

## Introduction to the Local Law 217 Report

Data as of October 31, 2024

In accordance with New York City Local Law 217 of 2019, the following report presents statistics on outcomes of affordable housing lotteries administered through the City’s NYC Housing Connect online application portal. It reports the number of lottery applications submitted and leases signed—broken down by categories like income, race/ethnicity, and borough/neighborhood—since 2014.

NYC Housing Connect first launched in late 2013 to upgrade and expand what previously was a purely paper-based application process. In 2020, the City launched a new version of Housing Connect, further expanded and enhanced for a state-of-the-art user experience and streamlined processes from advertisement through lease-up. Since the new Housing Connect portal debuted in summer 2020, over 20,000 New Yorkers moved into new and rehabilitated homes via these lotteries for affordable housing.

This accomplishment comes as a result of the City’s increasing housing production and its commitment to fairness, consistency, and broad access to New York’s housing-seekers. Thousands more affordable units will be built or rehabilitated in the coming years. Where applicable, vacant and available units will be advertised via Housing Connect and move-ins to these in-the-works housing opportunities will be reflected in subsequent issuances of this report.

## Notes on the Report and the Data

### Overview

- This report was prepared in accordance with Local Law 217 of 2019.
- Affordable housing lotteries administered by the New York City Department of Housing Preservation and Development (HPD) and by the New York City Housing Development Corporation (HDC) are included in this report. This report does not include lotteries administered by New York State.

### Report Scope

- This report contains lotteries held for both rental and homeownership opportunities.
- This report only includes lotteries where affordable housing units were available to be leased or purchased. Lotteries held solely to establish a waiting list for potential future vacancies are not included. For this reason, New York City Mitchell-Lama lotteries, which are held to establish waiting lists, are not included.
- This report contains some lotteries which are still in progress, where some units are still in the lease-up process. This report includes aggregate data from lotteries advertised on Housing Connect with units which were leased or sold between 1/1/2022 and 10/31/2024. There were 20,200 leases signed for the lotteries included in this report. This report includes information on applicants who may have benefited from lottery preferences, such as the New York City resident preference and the municipal employee preference. This report does not break out outcomes for disability set-aside units, such as those for people with a mobility disability or with a vision or hearing disability, though applications and leases signed for applicants to units like these are

included in the totals. Disability set-aside units are distinct from preferences in that these units are specifically designated and designed for applicants who meet the applicable criteria. Set-aside units maintain their designation throughout the life of the project, as opposed to preferences, which only apply to the initial lottery.

- This report includes re-rental lotteries conducted for individual units that became vacant and were submitted to be filled through the new Housing Connect system.
- This report includes data for applicants who submitted paper applications, which are collected by developer representatives, or marketing agents, via postal mail, and data-entered into Housing Connect under the supervision of HPD or HDC. Some paper applications that arrived past a deadline date or did not contain sufficient information to be data-entered may be excluded.

## **Data**

### *General*

- All numbers shown in this report's tables represent lottery applications. If a household applied to multiple lotteries included in this report, that household is counted multiple times accordingly.
- If a category contains between 0 and 9 applicants or allows another category to be narrowed to between 0 and 9 applicants, the number has been replaced with the symbol "###" to protect the privacy of applicants.
- Applicants who are selected for homeownership opportunities do not sign leases; however, these applicants are included in the "Signed Leases" data as an equivalent for moving into a homeownership unit. In Housing Connect, applicants who do not have a current address, such as the homeless/unhoused, are prompted to enter their last permanent address. Applicants without a current address are listed by the borough and community district of their last permanent address.

### *Household Size*

- In the tables on "Household Size," any household sizes of 8 or larger have been grouped to protect the privacy of applicants because the sample size of households this size is so small.
- A small number of Housing Connect accounts were affected by a limited technology glitch that makes their household size indeterminate. Until that glitch can be corrected and the affected users contacted, those accounts will not be included in the household size counts.

### *Borough & Community District*

- Borough and Community Districts associated with applications in the report always refer to the location of the applicant's residence as reported upon application.
- Community District data in the reports are denoted by a three-digit code combining the borough number in the first position followed by the two-digit Community District number. Borough numbers are as follows: 1 = Manhattan, 2 = Bronx, 3 = Brooklyn, 4 = Queens, and 5 = Staten Island.

### *Household Income*

- Household Income is grouped per the categories defined in the law, which are based on Area Median Income (AMI) limits. These income limits are defined annually by the U.S. Department of Housing and Urban Development (HUD) for the New York, NY HUD Metro FMR Area (HMFA), as

established in section 3 of the Housing Act of 1937. More information on AMI and how it is calculated can be found on HPD and HUD’s websites.

- Any applications where the reported income was zero dollars are included in the “Extremely Low Income” category.
- Values for household incomes are the self-reported values, as entered by the applicant in their applications. This is to keep consistent the incomes tabulated between applications and signed leases, though these numbers often differ since marketing agents must verify a household’s eligibility using a variety of household income documents like tax returns and paystubs.

#### *Race & Ethnicity*

- The reports follow the conventions of the U.S. Census Bureau in analyzing the answers to questions regarding applicants’ race and ethnicity. If an applicant selected “Hispanic or Latino,” either alone or in combination with any other race category, they are reported as “Hispanic or Latino.” Those who did not select “Hispanic or Latino” but selected more than one race category are reported as “Multiracial/Other”. Those who did not select “Hispanic or Latino” and only selected the race category “Other” are also reported as “Multiracial/Other.”
- An applicant may select “Choose Not To Answer” in response to the race / ethnicity questions; these answers are reported as “Unknown.”
- Since race and ethnicity are collected on the individual household member level, and not for the household as a whole, the figures shown in this report reflect those for the primary household member. Where those are unknown, due to the limited technology glitch mentioned above, the households’ race/ethnicity are categorized as “Unknown”.

#### *Preferences*

- When a preference is applied to a lottery, a percentage of applications that meet the criteria for the preference category are reached earlier in the eligibility review process than they would otherwise. Individual lotteries may have different sets of preferences, which are displayed in Housing Connect lottery advertisements.
- All preference tables in the report only include data for lotteries where the relevant preference was applied.
- The label “Community District” preference is also sometimes referred to as Community Board preference. These should be considered synonymous.
- Note that an applicant can qualify for multiple preferences in the same lottery. For example, an applicant may meet eligibility criteria for the Community District preference and the municipal employee preference in the same lottery.
- Preferences are based on self-reported information for all “Applications”, “Invited to Confirm Eligibility” and “Selected Applications” data. For “Signed Leases” and “Selected but Declined” data, preferences data are based on information confirmed by the developer and/or marketing agent.
- Lotteries with a New York City Housing Authority (NYCHA) preference generally seek qualified applicants in two tiers: first, for residents of a NYCHA property, and second, if not a sufficient number of qualified applicants are located, for Section 8 voucher-holders whose voucher is administered by NYCHA. In only one lottery reflected in this report did the leasing agent have to resort to seeking applicants in the second tier. Since the logic identifying applicants in the second tier isn’t yet built into

Housing Connect, those applicants were identified manually and are not reflected in these numbers. Future versions of this report should include applicants in that tier.

- Since municipal employee status is collected on the individual household member level, and not for the household as a whole, the figures shown in this report reflect those for the primary household member. Where those are unknown, due to the limited technology glitch mentioned above, the household is categorized as “not a municipal employee”.