

# On Housing in New York City 2019

A presentation made to  
the Latino Leadership Institute

Carlos Vargas-Ramos, PhD

January 26, 2019

# Survival Priorities in Extreme Conditions

- 3 weeks without food
- 3 days without water
- 3 days without shelter!

# New York State Constitution

- Callahan v. Carey, 1979 — Consent Decree (1981)

## ARTICLE XVII

### SOCIAL WELFARE

#### **[Public relief and care]**

Section 1. The aid, care and support of the needy are public concerns and shall be provided by the state and by such of its subdivisions, and in such manner and by such means, as the legislature may from time to time determine. (New. Adopted by Constitutional Convention of 1938 and approved by vote of the people November 8, 1938.)

# New York State Constitution

## ARTICLE XVIII HOUSING

- §1. Housing and nursing home accommodations for persons of low income; slum clearance.
2. *Idem*; powers of legislature in aid of.
3. Article VII to apply to state debts under this article, with certain exceptions; amortization of state debts; capital and periodic subsidies.
4. Powers of cities, towns and villages to contract indebtedness in aid of low rent housing and slum clearance projects; restrictions thereon.
5. Liability for certain loans made by the state to certain public corporations.
6. Loans and subsidies; restrictions on and preference in occupancy of projects.
7. Liability arising from guarantees to be deemed indebtedness; method of computing.
8. Excess condemnation.
9. Acquisition of property for purposes of article.
10. Power of legislature; construction of article.

## Applicable Laws and Regulations (Selection)

- NYS Multiple Dwelling Unit Law
- Rent Stabilization Law
- NYC Housing Maintenance Code
- United States Housing Act 1937
- Quality Housing and Work Responsibility Act 1998

# Housing in NYC, 2011-2017

	Housing Units <sup>(a)</sup>					
	2011		2014		2017	
	Number	Percent	Number	Percent	Number	Percent
<b>Total housing units</b>	3,352,041	100.0%	3,400,093	100.0%	3,469,240	100.0%
<b>Total rental units</b>	2,172,634	64.8%	2,184,297	64.2%	2,183,064	62.9%
Occupied	2,104,816	62.8%	2,108,838	62.0%	2,103,874	60.6%
Vacant, available for rent	67,818	2.0%	75,458	2.2%	79,190	2.3%
<b>Total owner units</b>	1,014,940	30.3%	1,033,226	30.4%	1,038,200	29.9%
Occupied	984,066	29.4%	1,015,299	29.9%	1,006,081	29.0%
Vacant, available for sale	30,875	0.9%	17,926	0.5%	32,119	0.9%
<b>Vacant units, not available for sale or rent</b>	164,467	4.9%	182,571	5.4%	247,977	7.1%

Source: New York City Department of Housing Preservation and Development (HPD). 2018. “Selected Initial Findings of the 2017 New York City Housing and Vacancy Survey.” February 9.

Available in

<https://www1.nyc.gov/assets/hpd/downloads/pdf/about/2017-hvs-initial-findings.pdf>



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## About HPD



Established in 1978, the **New York City Department of Housing Preservation and Development (HPD)** is the largest municipal housing preservation and development agency in the nation.

The agency's mission is to promote the quality and affordability of the city's housing and the strength and diversity of its many neighborhoods. HPD strives to achieve this mission by:

- [Preserving affordable housing and protecting tenants](#)
- [Developing new affordable housing](#)
- [Enforcing the Housing Maintenance Code](#)
- [Engaging neighborhoods in planning](#)

HPD is responsible for carrying out [Housing New York](#), Mayor Bill de Blasio's initiative to build or preserve 300,000 affordable homes by 2026. HPD is leading the Mayor's charge, in partnership with over 13 sister agencies, advocates, developers, tenants, community organizations, elected officials, and financial institutions.

Housing is considered affordable if it costs about one-third or less of what the people living there make. This stock includes publicly subsidized units, rent-regulated units, public housing operated by NYCHA, and privately-owned units.



<https://www1.nyc.gov/site/hpd/about/nychvs.page>

The screenshot shows the top portion of the NYC Housing Preservation & Development website. At the top center is the NYC logo with the text "Housing Preservation & Development" below it. To the right, there are links for "한국어" (Korean), "Translate", and "Text-Size". Below this is a horizontal navigation bar with tabs for "Owner", "Developer", "Vendor", "Community", and "Sec. 8", followed by a search box. A teal-colored navigation bar below contains three buttons: "Data & Policy", "News & Events", and "Contact".

## New York City Housing and Vacancy Survey (NYCHVS)

Every three years, the Department of Housing Preservation and Development (HPD) partners with the U.S. Census Bureau to conduct the [New York City Housing and Vacancy Survey \(NYCHVS\)](#). The 2017 NYCHVS is now available (see link below).

Since 1965, the NYCHVS has been used to measure the rental vacancy rate and housing stock for the five boroughs of New York City. The rental vacancy rate is the primary purpose of the survey because it determines the continuation of current rent regulation laws. See HPD's [Rent Regulation Memos](#) based on the 2017 NYCHVS. Other important survey data include rent regulatory and homeownership status, unit, building and neighborhood conditions, rents, utility costs, employment and income, and much more about housing and households in New York City. Click here for [Frequently Asked Questions](#).

The Census bureau surveys a sample of New York City residences, including approximately 19,000 units selected to represent all the types of housing in New York City: single family homes, apartments, condominiums, coops, and public housing, among others. The survey covers both rental and homeownership. All cases are selected at random and each selected household represents 170 other households in the five boroughs of New York City. This is why it is so important for all sampled households to answer survey questions. Every answer is held confidential and all Census Bureau employees are sworn for life to protect the privacy of survey participants and their answers.

Participation in the survey is voluntary, but the thirty minutes it takes to complete the survey will have a real impact in securing better, more affordable, and safer housing for millions of New Yorkers. And the Census bureau hires local New Yorkers to conduct the survey. So the NYCHVS isn't just about New York City, it is by New York City and for New York City.

# Data

Census Academy

Combining Data

Data Tools and Apps

Developers

Infographics &  
Visualizations

Related Sites

Software

Tables

Training & Workshops



## 2017 New York City Housing and Vacancy Survey Microdata

**Microdata:** The microdata files have been reviewed, as part of our quality check, and are now restored to the website. There were no revisions to the data. For further information, please contact either Bob Callis or Ramon Toledo on 301-763-3199

### Related Information

[NYCHVS Datasets](#)

[NYCHVS Tables](#)

[Sub-borough Maps](#)

<https://www.census.gov/data/datasets/2017/demo/nychvs/microdata.html>

<https://www.census.gov/en.html>



## Nevada and Idaho Are the Nation's Fastest-Growing States

[Read More](#)

The U.S. population grew by 0.6 percent and Nevada and Idaho were the nation's fastest-growing states between July 1, 2017, and July 1, 2018.

### SURVEYS

#### Help for Survey Participants

Verify that the survey you received is real and learn how to respond.

[>](#)

### QUICKFACTS

#### Access Local Data

Learn about your community, county, state and the U.S. It's fast, easy and shareable.

[>](#)

### POPULATION CLOCK

January 16, 2019

USA  
**328,300,690**

World  
**7,546,565,470**

[>](#)

### U.S. CENSUS BUREAU ECONOMIC INDICATORS

<b>Advance Report Durable Goods</b> November 2018 Report Released 8:30 AM EST, 12/21/18	\$250.8 B New Orders 0.8%
<b>New Residential Construction</b> November 2018 Report Released 8:30 AM EST, 12/18/18	1,256,000 Housing starts 3.2%
<b>Business Inventories</b> October 2018 Report Released 10:00 AM EST, 12/14/18	\$1,982.2 B 0.6%
<b>Advance Monthly Retail Sales</b> November 2018 Report Released 8:30 AM EST, 12/14/18	\$513.5 B 0.2%

[All Economic Indicators](#)

\* change not statistically significant    ◦ significance not reported / applicable

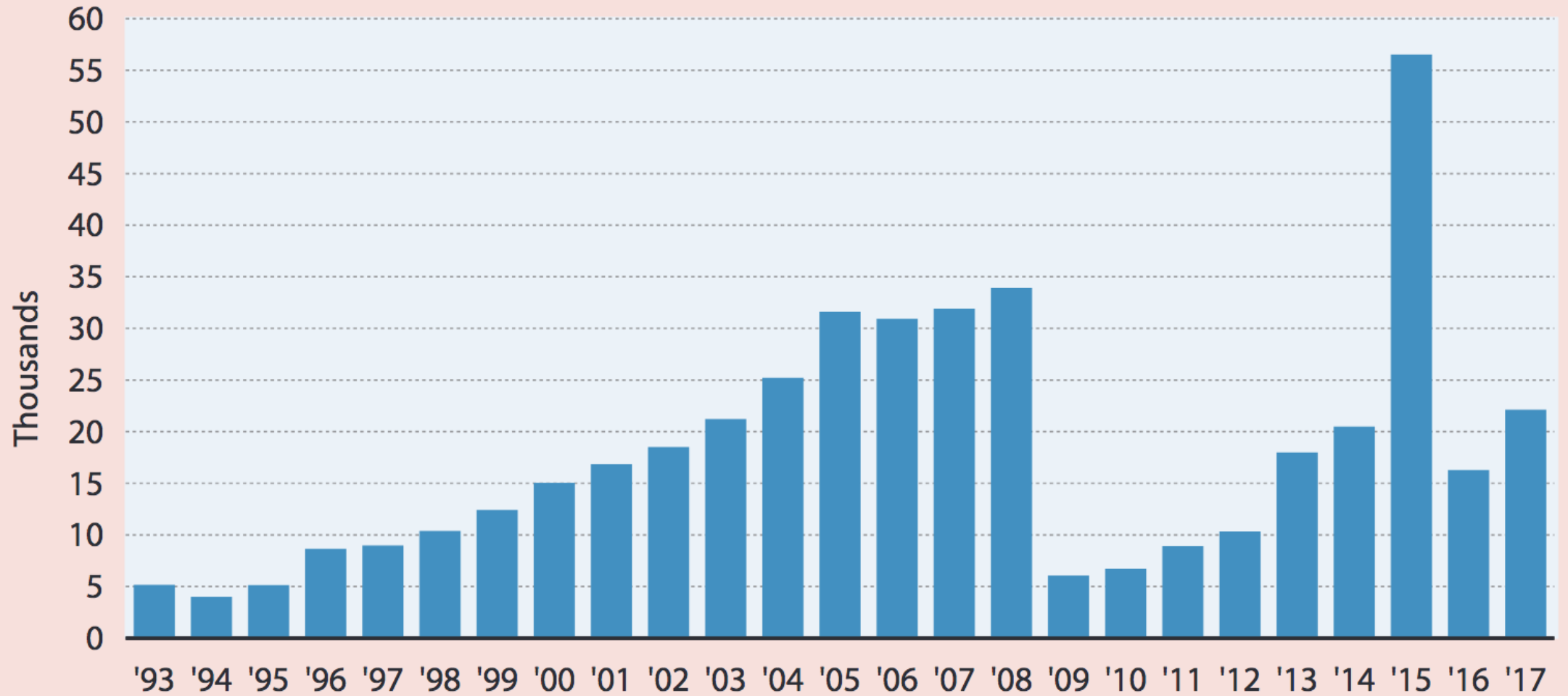
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occupied	2,104,816	2,108,838	2,103,874	0.0%
vacant, available	67,818	75,458	79,190	16.8%
Total owner units	1,014,940	1,033,226	1,038,200	<b>2.3%</b>
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vacant, available	30,875	17,926	32,119	4.0%

Source: US Census Bureau, NYC Housing and Vacancy Survey, 2011, 2014, 2017.

## ***Number of Permits Issued for New Construction of Housing Units Increases for Seventh Time in Eight Years***



**New York City Rent Guidelines Board**

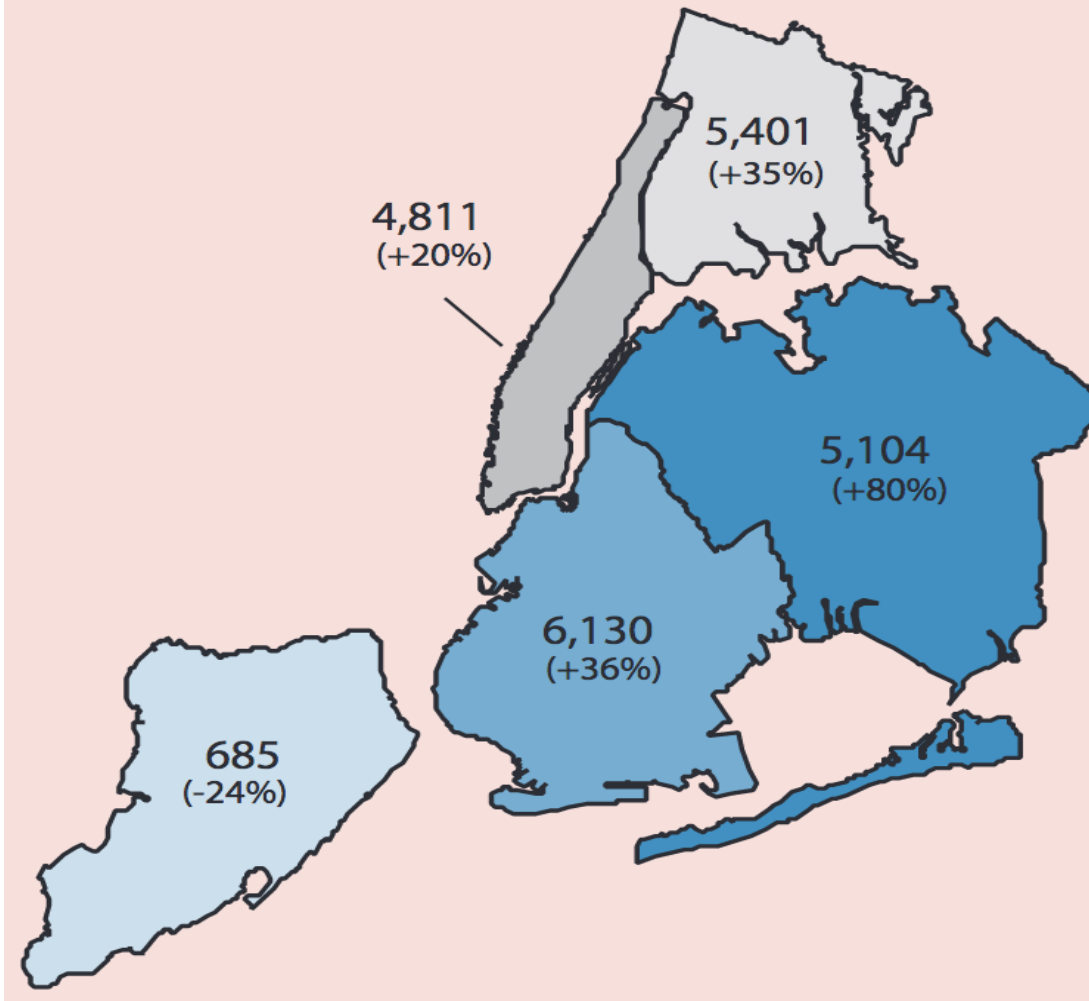
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# **2018 Housing Supply Report**

**May 24, 2018**

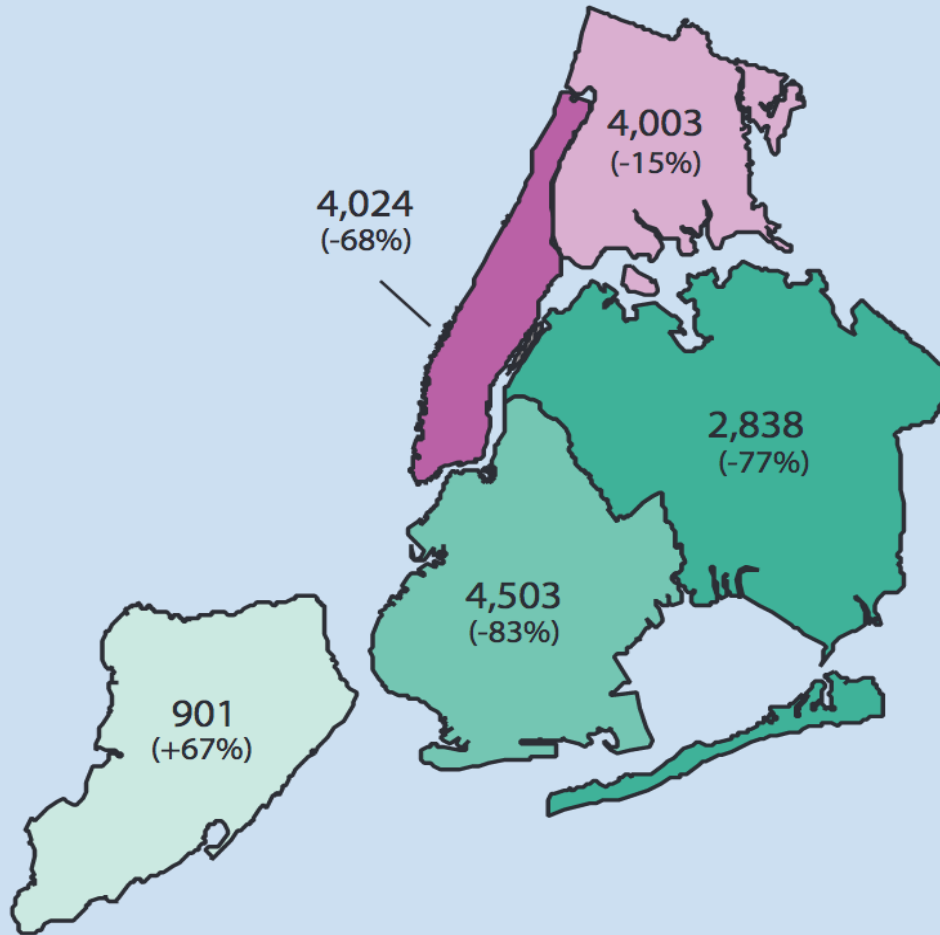
<https://www1.nyc.gov/assets/rentguidelinesboard/pdf/18HSR.pdf>

**Total Number of Permits Issued  
in 2017 and Percentage Change  
From 2016 by Borough**

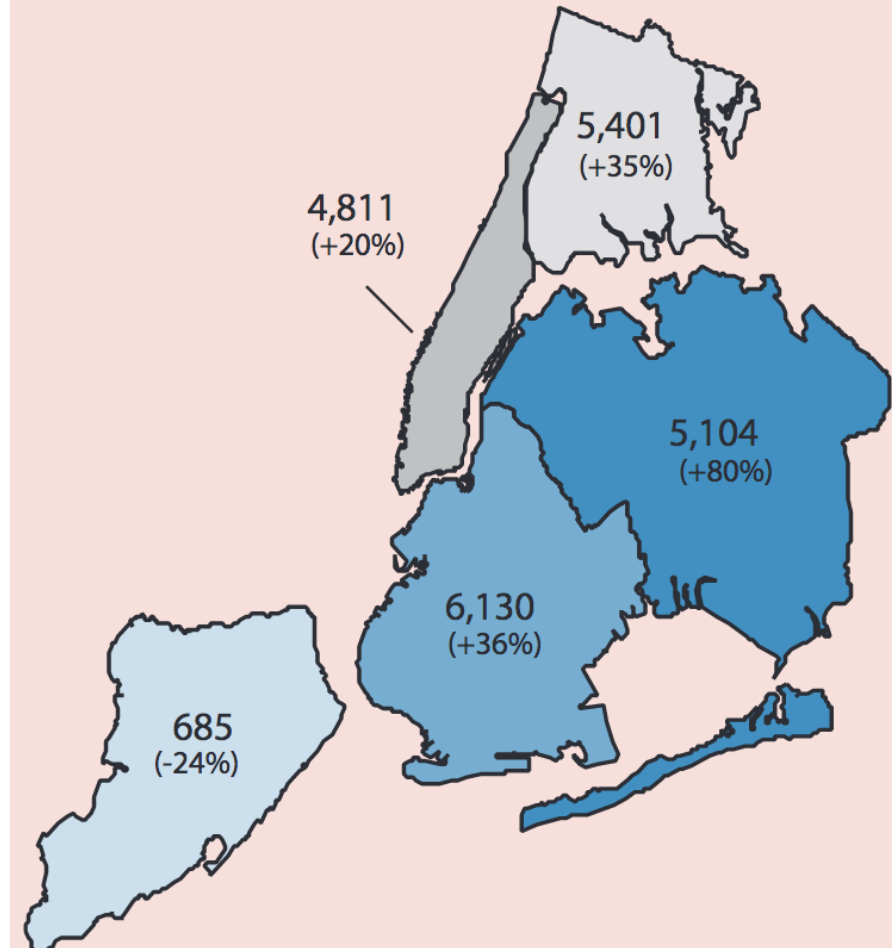




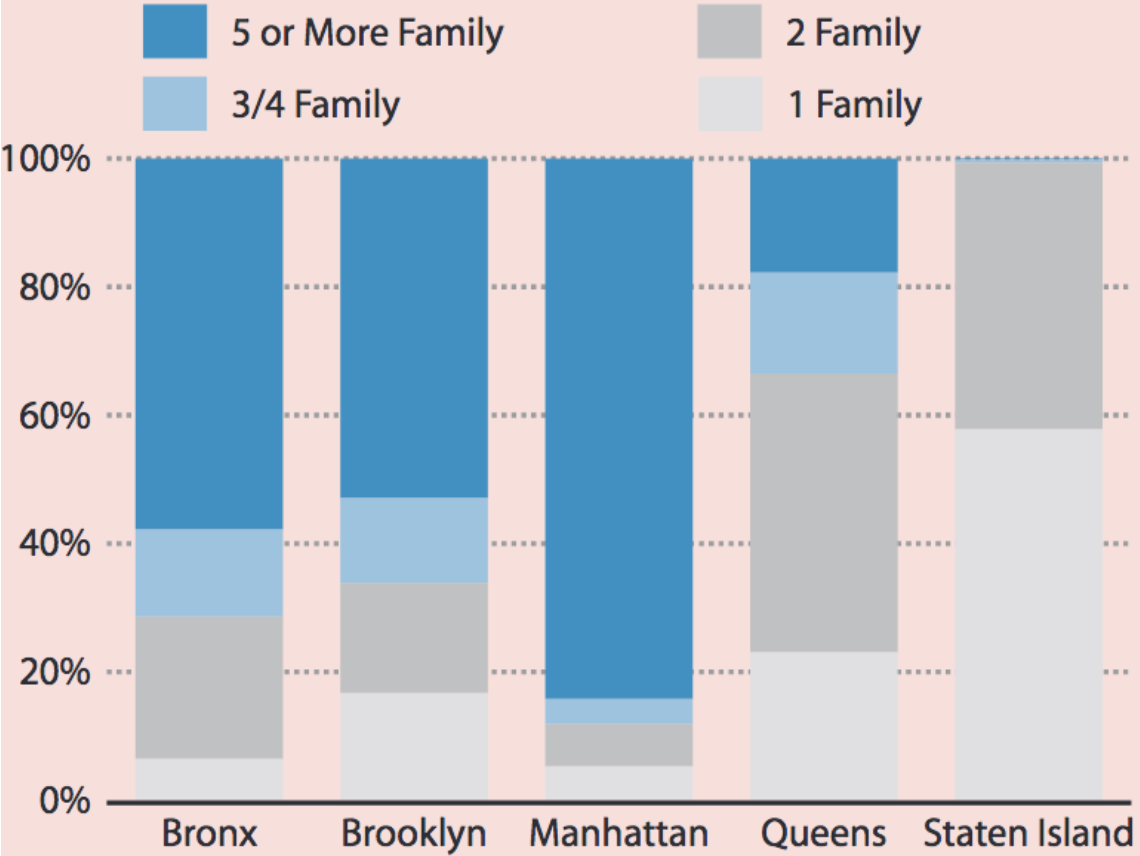
**Total Number of Permits Issued in 2016 and Percentage Change From 2015 by Borough**



**Total Number of Permits Issued in 2017 and Percentage Change From 2016 by Borough**



***Permits by Building Size:  
Most New Buildings in Manhattan are Five  
Family or More, in Staten Island One- and  
Two-Family Homes Predominate***



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Total population	8,128,980		8,560,072	<b>5.3%</b>

Source: US Census Bureau, NYC Housing and Vacancy Survey, 2011, 2014, 2017; ACS (5-year estimates) 2011, 2017.

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<b>Regulatory Status</b>	<b>2014</b>		<b>2017</b>	
	<b>Percent Crowded (&gt;1 person per room)</b>	<b>Percent Severely Crowded &gt;1.5 persons per room)</b>	<b>Percent Crowded (&gt;1 person per room)</b>	<b>Percent Severely Crowded &gt;1.5 persons per room)</b>
<b>All</b>	12.2%	4.7%	11.5%	4.5%

<b>Construction Type</b>	<b>CY 2014</b>	<b>CY 2015</b>	<b>CY 2016</b>	<b>CY 2017</b>	<b>CY 2018</b>	<b>HNY to Date (%)</b>
New Construction (NC)	6,931	7,338	7,213	7,212	10,099	38,793 (32%)
Preservation (P)	12,726	13,807	15,173	17,359	24,061	83,126 (68%)
<b>Total</b>	<b>19,657</b>	<b>21,145</b>	<b>22,386</b>	<b>24,571</b>	<b>34,160</b>	<b>121,919 (100%)</b>

<https://www1.nyc.gov/site/hpd/about/housing-new-york-by-the-numbers.page>

STATE:NEW YORK

## -----SECTION 8 INCOME LIMITS-----

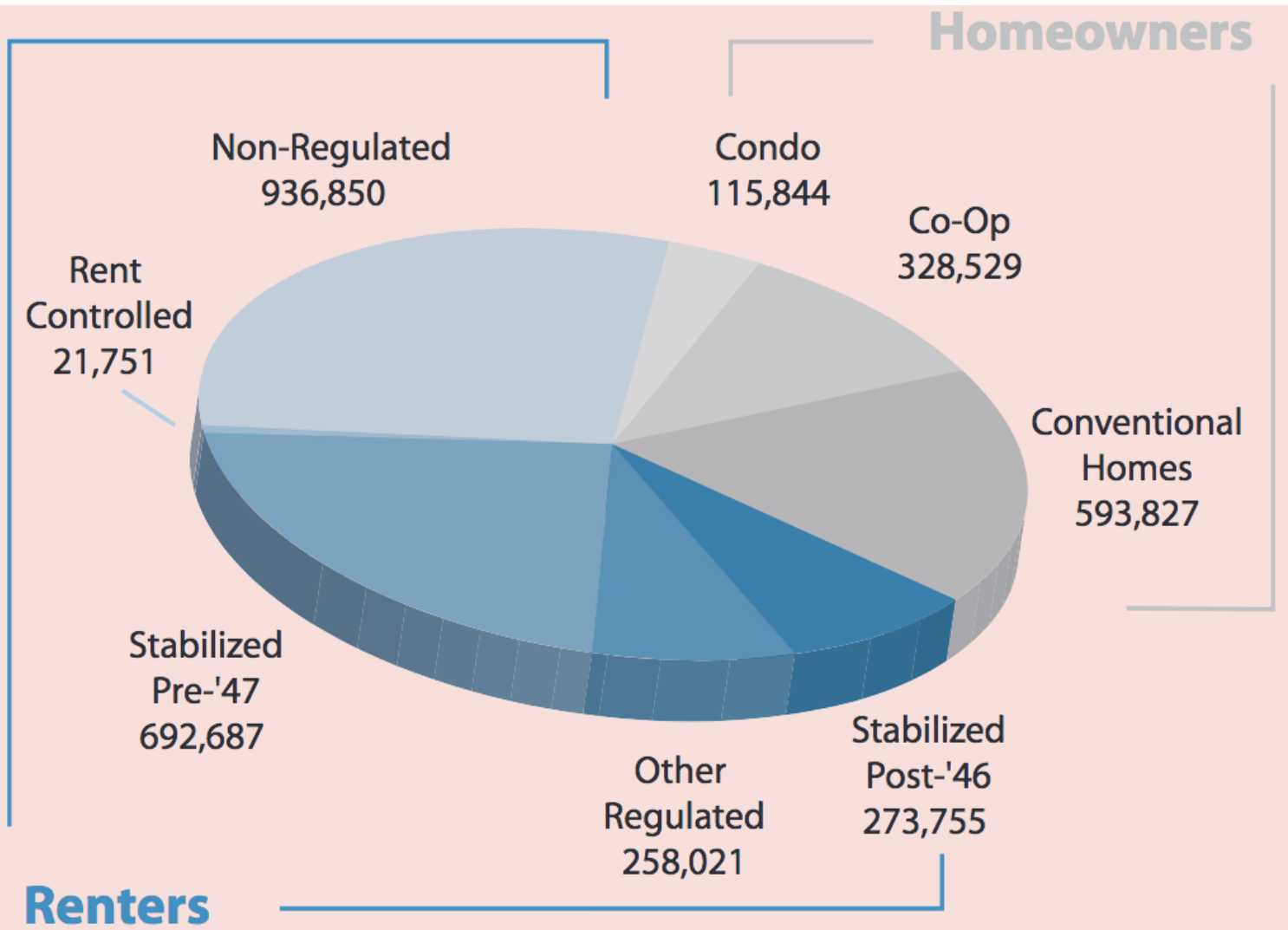
	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA									
FY 2018 MFI: 86400	EXTR LOW INCOME	18150	20750	23350	25900	29420	33740	38060	42380
	VERY LOW INCOME	30250	34600	38900	43200	46700	50150	53600	57050
	LOW-INCOME	48400	55300	62200	69100	74650	80200	85700	91250
Binghamton, NY MSA									
FY 2018 MFI: 66900	EXTR LOW INCOME	14050	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
	LOW-INCOME	37450	42800	48150	53500	57800	62100	66350	70650
Buffalo-Cheektowaga-Niagara Falls, NY MSA									
FY 2018 MFI: 74700	EXTR LOW INCOME	15700	17950	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	26150	29900	33650	37350	40350	43350	46350	49350
	LOW-INCOME	41850	47800	53800	59750	64550	69350	74100	78900
Elmira, NY MSA									
FY 2018 MFI: 71000	EXTR LOW INCOME	14950	17050	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44050	46900
	LOW-INCOME	39800	45450	51150	56800	61350	65900	70450	75000
Glens Falls, NY MSA									
FY 2018 MFI: 72500	EXTR LOW INCOME	15000	17150	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
	LOW-INCOME	40000	45700	51400	57100	61700	66250	70850	75400
Ithaca, NY MSA									
FY 2018 MFI: 89000	EXTR LOW INCOME	17700	20200	22750	25250	29420	33740	38060	42380
	VERY LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
	LOW-INCOME	47150	53900	60650	67350	72750	78150	83550	88950
Kingston, NY MSA									
FY 2018 MFI: 79200	EXTR LOW INCOME	16650	19000	21400	25100	29420	33740	38060	42380
	VERY LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	LOW-INCOME	44350	50700	57050	63350	68450	73500	78600	83650
New York-Newark-Jersey City, NY-NJ-PA MS									
Nassau-Suffolk, NY HMFA									
FY 2018 MFI: 116700	EXTR LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
	VERY LOW INCOME	40850	46700	52550	58350	63050	67700	72400	77050
	LOW-INCOME	61350	70100	78850	87600	94650	101650	108650	115650
New York, NY HMFA									
FY 2018 MFI: 70300	EXTR LOW INCOME	21950	25050	28200	31300	33850	36350	38850	42380
	VERY LOW INCOME	36550	41750	46950	52150	56350	60500	64700	68850
	LOW-INCOME	58450	66800	75150	83450	90150	96850	103500	110200

<https://www.huduser.gov/portal/datasets/il/il18/Section8-IncomeLimits-FY18.pdf>



Affordability	AMI %	CY 2014	CY 2015	CY 2016	CY 2017	CY 2018	HNY to Date
Extremely Low	0-30%	2,778	1,894	4,350	4,346	6,517	<b>19,885</b>
Very Low	31-50%	2,424	2,606	3,476	7,531	13,951	<b>29,988</b>
Low	51-80%	11,934	9,622	10,843	9,587	10,655	<b>52,641</b>
Moderate	81-120%	770	1,698	1,378	2,178	1,102	<b>7,126</b>
Middle	121-165%	1,626	5,233	2,253	775	1,802	<b>11,689</b>
Other	Super	125	92	86	154	133	<b>590</b>

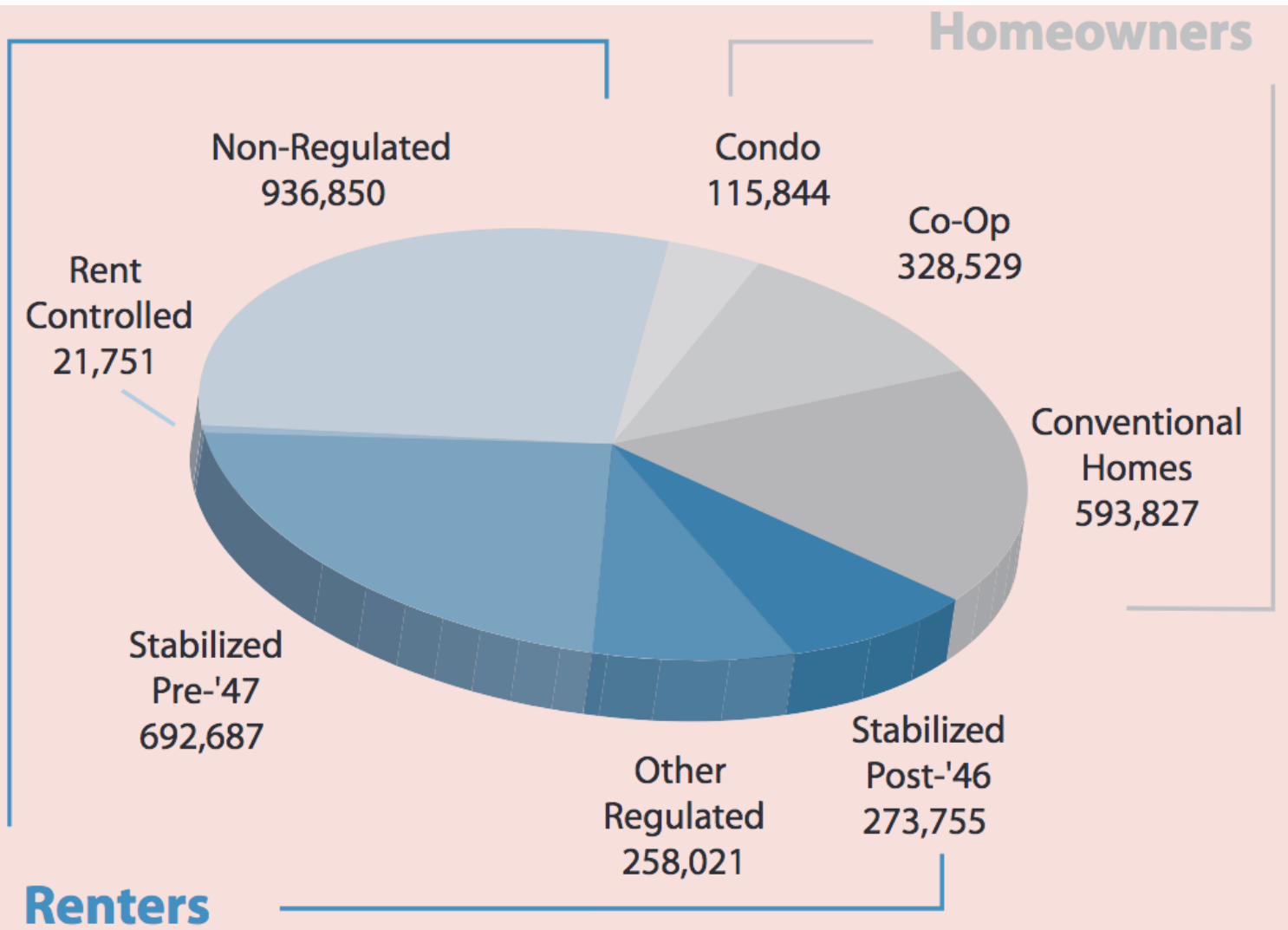
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Source: U.S. Bureau of the Census, *2017 New York City Housing and Vacancy Survey*  
 Note: Above figures exclude 247,977 vacant units that are not available for sale or rent.

**Rental Housing Inventory, by Rent Regulation Status  
New York City 2017**

	<u>Number</u>	<u>Percent</u>
<b>All rental units</b> (occupied and vacant available)	2,183,064	100%
<b>Rent controlled</b>	21,751 <sup>(c)</sup>	1.0%
<b>Rent stabilized</b>	966,442	44.3%
Pre-1947 stabilized	692,687	31.7%
Post-1947 stabilized	273,755	12.5%
<b>Private non-regulated units<sup>(a)</sup></b>	936,850	42.9%
<b>All other rental units<sup>(b)</sup></b>	258,021	11.8%



Source: U.S. Bureau of the Census, *2017 New York City Housing and Vacancy Survey*  
 Note: Above figures exclude 247,977 vacant units that are not available for sale or rent.

<b>Housing units</b>	<b>2017</b>	<b>2014</b>	<b>Difference</b>	<b>Percent Change</b>
<b>Total housing units</b>	3,469,240	3,400,093	69,147	2.0%
<b>Total rental units</b>	2,183,064	2,184,297	-1,233	-0.1%
<i>rent controlled</i>	21,751	27,039	-5,288	-19.6%
<i>rent stabilized</i>	966,442	1,029,917	-63,475	-6.2%
Pre-1947 stabilized	692,687	766,296	-73,609	-9.6%
Post-1946 stabilized	273,755	263,621	10,134	3.8%
<i>Private non-regulated</i>	936,850	848,721	88,129	10.4%
<i>All other</i>	258,021	278,618	-20,597	-7.4%
<b>Total owner units</b>	1,038,200	1,033,226	4,974	0.5%
condo	115,844	116,134	-290	-0.2%
co-op	328,529	330,679	-2,150	-0.7%
conventional	593,827	586,413	7,414	1.3%

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**Vacant for Rent Units and Vacancy Rates, by Rent Regulation Status  
New York City 2011, 2014, and 2017**

	2011		2014		2017	
	Vacant Units Available for Rent	Net Vacancy Rate <sup>(a)</sup>	Vacant Units Available for Rent	Net Vacancy Rate <sup>(a)</sup>	Vacant Units Available for Rent	Net Vacancy Rate <sup>(a)</sup>
<b>All vacant for rent units</b>	67,818	3.12%	75,458	3.45%	79,190	3.63%
<b>Rent stabilized units</b>	26,003	2.55%	21,822	2.12%	19,927	2.06%
Pre-1947 stabilized	19,457	2.54%	17,535	2.29%	16,612	2.40%
Post-1947 stabilized	6,546	2.59%	4,287 <sup>(d)</sup>	1.63%	3,315	1.21%
<b>Private non-regulated units<sup>(b)</sup></b>	37,643	4.61%	47,518	5.60%	56,856	<u>6.07%</u>
<b>All other rental units<sup>(c)</sup></b>	4,172 <sup>(d)</sup>	1.40%	6,119	2.20%	2,407	0.93%

Sources: U.S. Census Bureau, 2011, 2014, and 2017 New York City Housing and Vacancy Surveys.

Monthly Rent Level <sup>(b)(c)</sup>	Vacant Units Available for Rent			Net Rental Vacancy Rate		
	2011	2014	2017	2011	2014	2017
<b>All Rental Units</b>	67,818	75,458	79,190	3.12%	3.45%	3.63%
<b>Less than \$800</b>	4,295 <sup>(d)</sup>	6,658	3,532	1.11%	1.87%	1.15%
<b>\$800 to \$999</b>	8,280	8,994	4,527	2.59%	3.43%	2.09%
<b>\$1,000 to \$1, 499</b>	24,308	24,677	17,152	3.21%	3.22%	2.52%
\$1,000 - \$1,249	10,109	15,154	8,421	2.45%	3.19%	2.21%
\$1,250 - \$1,499	14,199	9,523	8,731	4.12%	3.28%	2.93%
<b>\$1,500 to \$1,999</b>	17,853	11,250	17,185	5.02%	3.10%	4.11%
<b>\$2,000 or more</b>	13,083	23,880	36,794	4.24%	6.22%	7.42%
\$2,000 - \$2,499	4,205 <sup>(d)</sup>	5,302	9,681	3.41%	3.89%	5.20%
\$2,500 or more	8,878	18,578	27,113	4.80%	7.51%	8.74%

Sources: U.S. Census Bureau, 2011, 2014, and 2017 New York City Housing and Vacancy Surveys.



The Bloomberg administration had sought increase the stock of housing by 165,000 units in ten years, by building anew or rehabilitating existing units of housing. It came close, with 160,000 units by the last count.

The DeBlasio administration produced a plan to increase the stock of housing by an additional 200,000, with an emphasis on permanently affordable units of housing, at an estimated cost of \$41.4 billion.

<b>Housing Units</b>	<b>2011</b>	<b>2014</b>	<b>2017</b>	<b>Percent Change 2011-2017</b>
Total housing units	3,352,041	3,400,093	3,469,240	<b>3.5%</b>
Total rental units	2,172,634	2,184,297	2,183,064	<b>0.5%</b>
occupied	2,104,816	2,108,838	2,103,874	0.0%
vacant, available	67,818	75,458	79,190	<b>16.8%</b>
Total owner units	1,014,940	1,033,226	1,038,200	<b>2.3%</b>
occupied	984,066	1,015,299	1,006,081	2.2%
vacant, available	30,875	17,926	32,119	4.0%
Total population	8,128,980		8,560,072	<b>5.3%</b>

[About](#)[Renter](#)[Owner](#)[Developer](#)[Vendor](#)[Community](#)[Sec. 8](#)

## 2018: A Record-Breaking Year for Affordable Housing ▶

### READ MORE

Mayor de Blasio announced that the City financed 34,160 affordable homes last year, setting a new high-water mark for affordable housing production in New York City.

This brings the total number of homes financed to date in the Housing New York plan to 121,919 apartments - nearly 85 percent of which are affordable to low-income New Yorkers.

# HPD

- Office of Asset and Property Management
- Office of Enforcement and Neighborhood Services
- Office of Strategy and Operations
- Office of Development
- Office of Legal Affairs
- Office of Financial Management and Analysis
- Office of Policy and External Affairs

# HPD

- Office of Asset and Property Management
  - *In Rem*, Urban renewal, TIL, Emergency Housing Services (Homeless Rental Unit), At-risk bldgs.
- Office of Enforcement and Neighborhood Services
  - Code enforcement (e.g. heat/hot water, maintenance, vermin)
- Office of Development
  - Bldg and land development, Tax incentive program, Low-income tax credit, Inclusionary housing program, Site selection, Article 8A Loan, Tax foreclosure of HPD-managed or –owned property.

## Homes and Community Renewal

Rental Housing Home Ownership Housing Partners Doing Business With Us About Us

### HCR Celebrates Ribbon Cutting for \$16 Million Affordable and Supportive Housing Development in Henrietta

December 5, 2018



<http://www.nyshcr.org/>

- Affordable Housing Corporation (AHC)
- Division of Homes and Community Renewal (DHCR)
- Housing Finance Agency (HFA)
  - Housing Trust Fund Corp. (HTFC)
- Municipal Bond Bank Agency (MBBA)
- State Of New York Mortgage Agency (SONYMA)
  - Mortgage Insurance Fund (MIF)

# NYS Homes and Community Renewal

- **Finance and Development**
  - All funding for housing development
    - Low Housing Tax Credit
    - Tax-exempt and taxable bond finance program
    - Single-family and capital award program
- **Housing Preservation**
  - Office of rent administration
  - Section 8
  - Asset management
  - Weatherization assistance program
- **Community Renewal**
  - NYS CDBG; NY Main Street; Affordable Housing Corp.
  - Neighborhood Stabilization Program; Neighborhood and Rural Preservation Program



## Division of Housing and Community Renewal (DHCR)

- Supervision, maintenance and development of affordable (low- and moderate-income) housing
- Oversight of public and publicly-assisted rental housing
- Administers rent regulations
- Administers housing development and community preservation (grants and loans)



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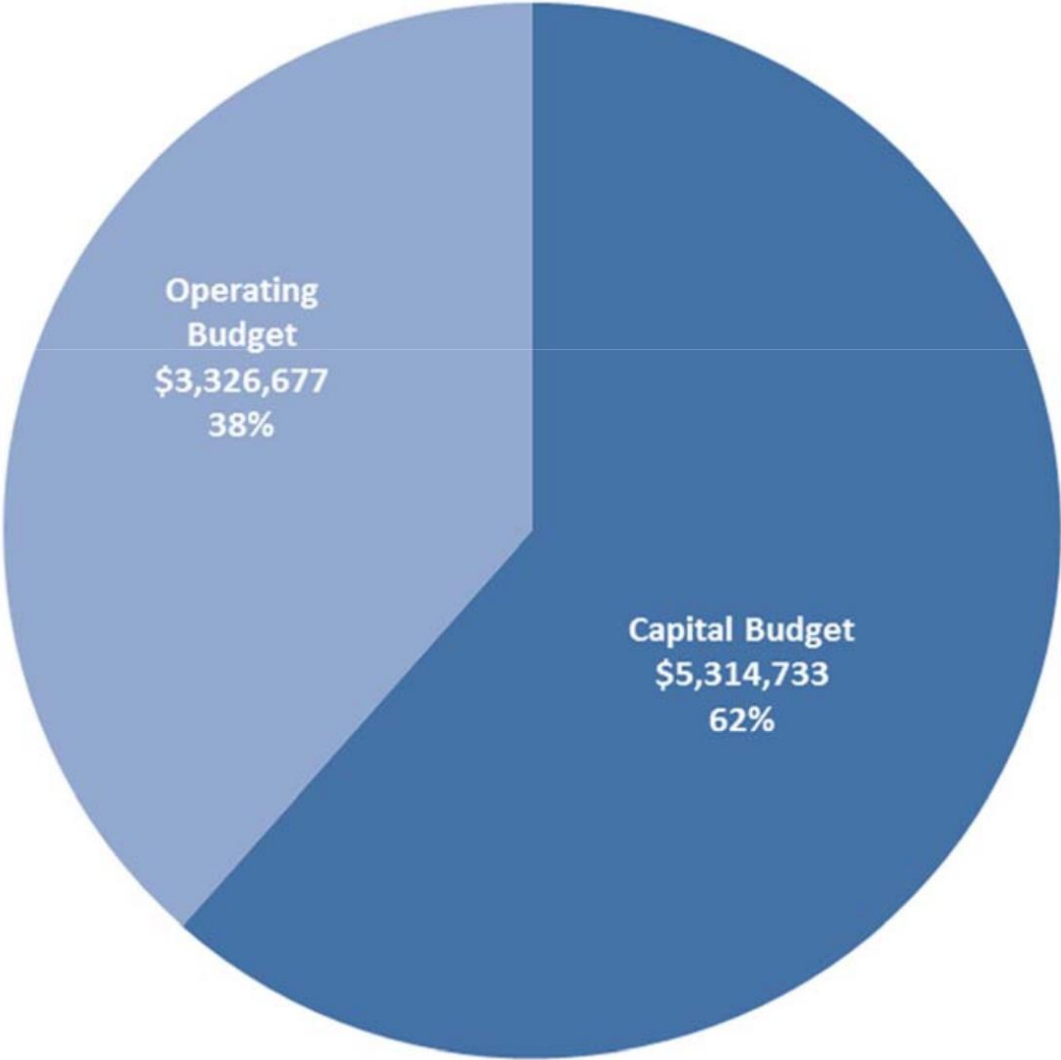


## About NYCHA



The New York City Housing Authority's mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. More than 400,000 New Yorkers reside in NYCHA's 326 public housing developments across the City's five boroughs. Another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program.

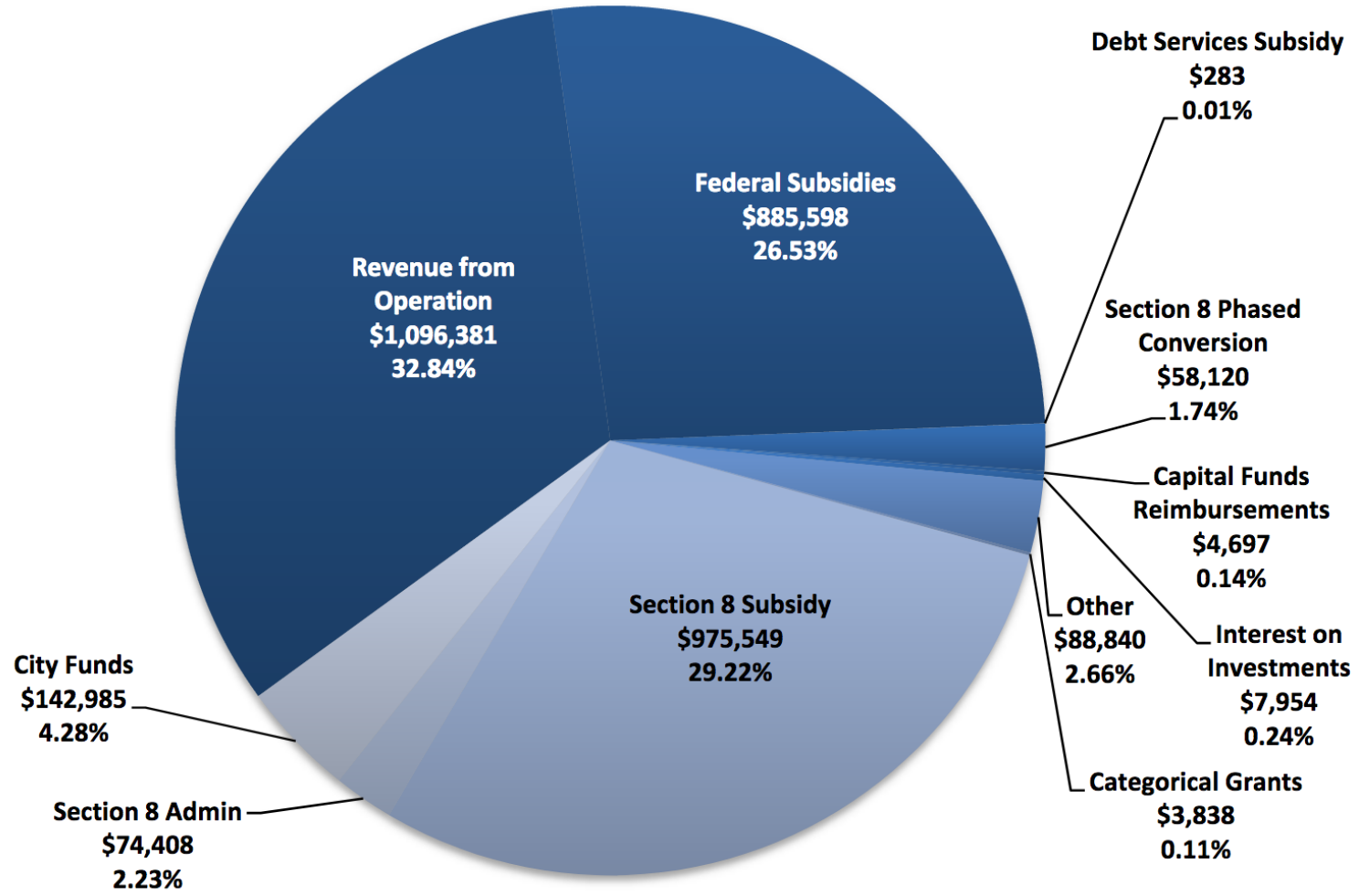
**Chart 1: FY 2018 Budget \$8.6 billion  
(\$000)**



n

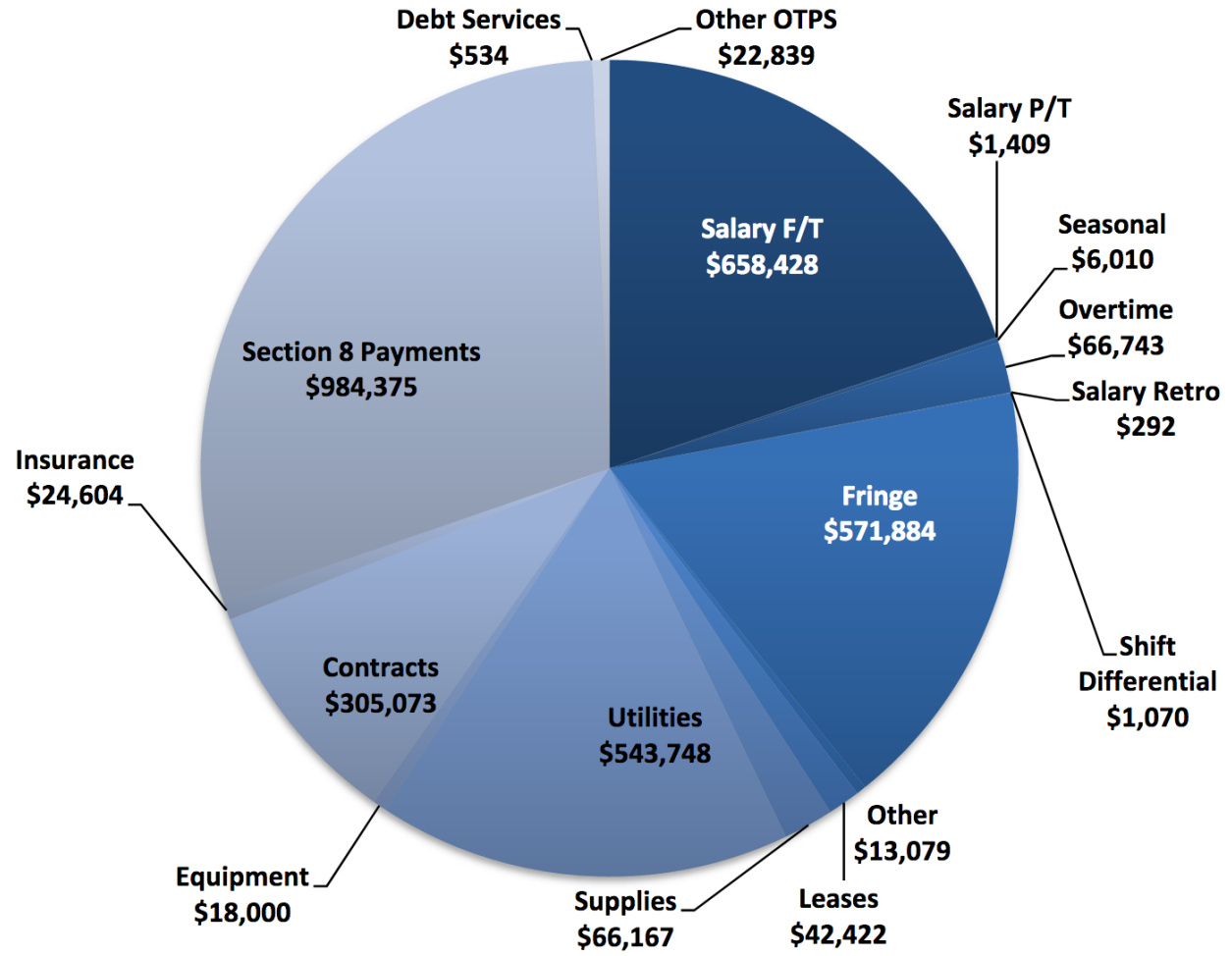
	FY 2016	FY 2017	FY 2018	Variance
Expenditures	YTD Actual	Cur. Mod. Budget	Budget	FY 17 vs. FY 18
<b><u>Personnel Services:</u></b>				
Salary F/T	630,081	659,040	658,428	(612)
Salary P/T	1,822	1,670	1,409	(261)
Seasonal	2,929	-	6,010	6,010
Overtime	89,106	77,420	66,743	(10,677)
Retro	11,793	227	292	65
Shift Differential	1,026	978	1,070	93
Fringe	535,907	588,890	571,884	(17,006)
Other Salary	12,670	14,042	13,079	(962)
<b>Subtotal Personnel Services</b>	<b>1,285,333</b>	<b>1,342,266</b>	<b>1,318,915</b>	<b>(23,351)</b>
<b><u>Other Than Personnel Services:</u></b>				
Leases	40,012	41,632	42,422	790
Supplies	76,885	69,820	66,167	(3,653)
Utilities	520,476	529,868	543,748	13,880
Equipment	20,948	16,077	18,000	1,923
Contracts	178,090	216,720	305,073	88,353
Insurance	81,938	40,513	24,604	(15,909)
Housing Assistance Payments	940,722	966,221	984,375	18,153
Debt Services	701	653	534	(120)
OTPS Other	30,314	18,286	22,839	4,553
<b>Subtotal Other Than Personnel Services</b>	<b>1,890,086</b>	<b>1,899,791</b>	<b>2,007,762</b>	<b>107,971</b>
<b>Total Expenses</b>	<b>3,175,419</b>	<b>3,242,057</b>	<b>3,326,677</b>	<b>84,620</b>
<b>Revenues</b>				
<b><u>Revenues from Operations:</u></b>				
Tenant Rental Revenue	1,023,170	1,053,094	1,074,404	21,310
Other Revenue from Operations	18,028	17,495	21,977	4,482
<b>Subtotal Revenues from Operations</b>	<b>1,041,199</b>	<b>1,070,589</b>	<b>1,096,381</b>	<b>25,792</b>
<b><u>Other Revenues:</u></b>				
Federal Subsidies	912,057	821,986	885,598	63,611
Debt Services Subsidy	342	360	283	(77)
Section 8 Phased Conversion	52,328	56,325	58,120	1,795
Capital Fund Reimbursements	6,986	12,697	4,697	(8,000)
Interest on Investments	3,208	4,726	7,954	3,228
Other	77,430	166,994	74,958	(92,037)
Categorical Grants	9,048	1,377	3,838	2,461
Section 8 Subsidy	944,360	941,043	975,549	34,506
Section 8 Admin	75,732	76,406	74,408	(1,997)
City Funds	61,025	81,927	142,985	61,058
<b>Subtotal Other Revenues</b>	<b>2,142,516</b>	<b>2,163,842</b>	<b>2,228,390</b>	<b>64,548</b>
<b>Total Revenues</b>	<b>3,183,715</b>	<b>3,234,431</b>	<b>3,324,771</b>	<b>90,340</b>
<b>Surplus /(Deficit) before Reserves</b>	<b>8,295</b>	<b>(7,626)</b>	<b>(1,906)</b>	<b>5,720</b>
HAP Reserve (HUD-HELD)	-	25,178	8,825	(16,353)
Section 8 Admin Reserve	-	3,569	5,057	1,487
<b>Surplus/(Deficit) net of Reserves</b>	<b>8,295</b>	<b>21,122</b>	<b>11,975</b>	<b>(9,146)</b>

**Chart 1: FY 2018 Operating Revenue  
(\$000)**



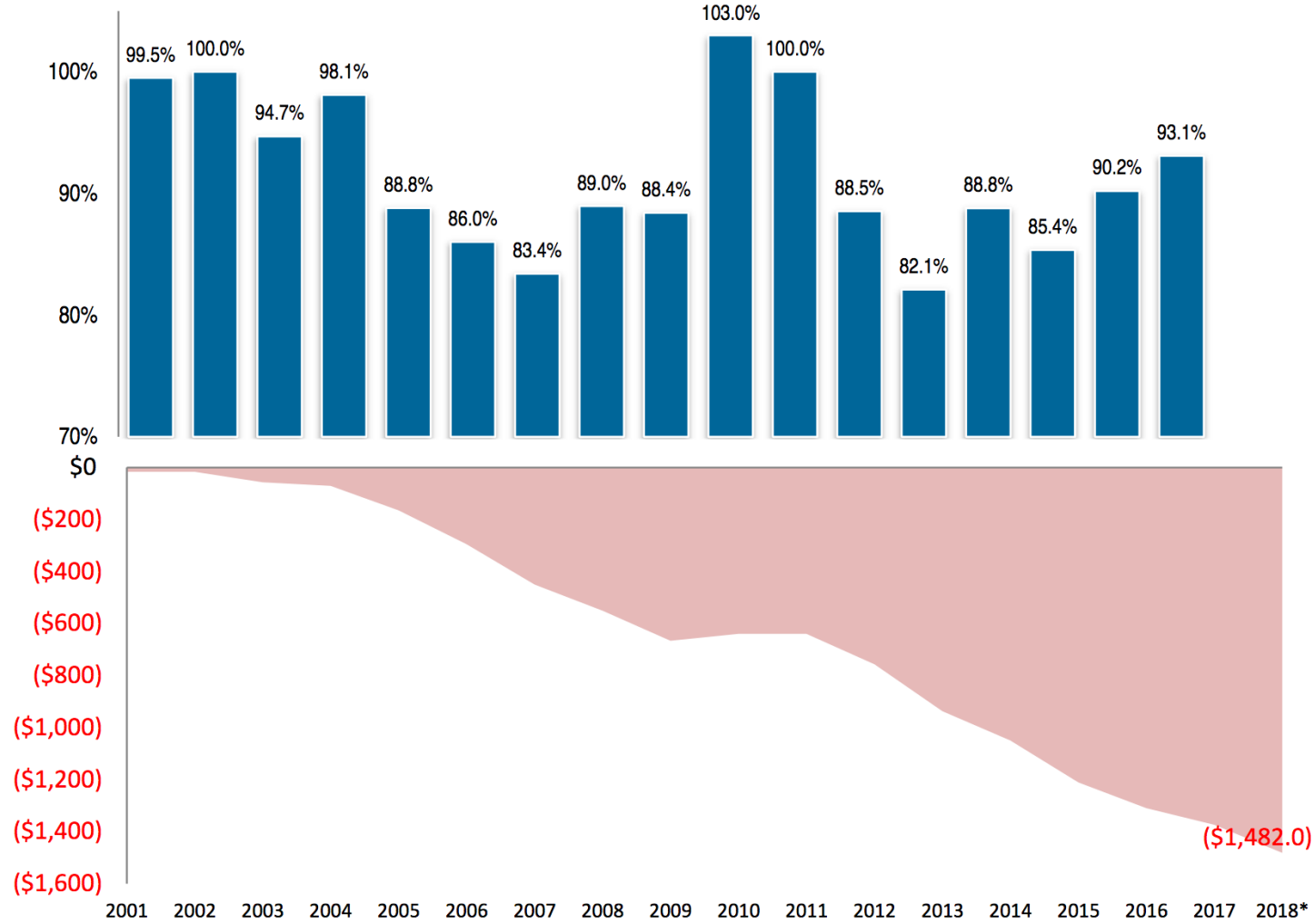
**Total Revenue \$3.26 billion**

**Chart 2: FY 2018 Use of Operating Funds  
(\$000)**



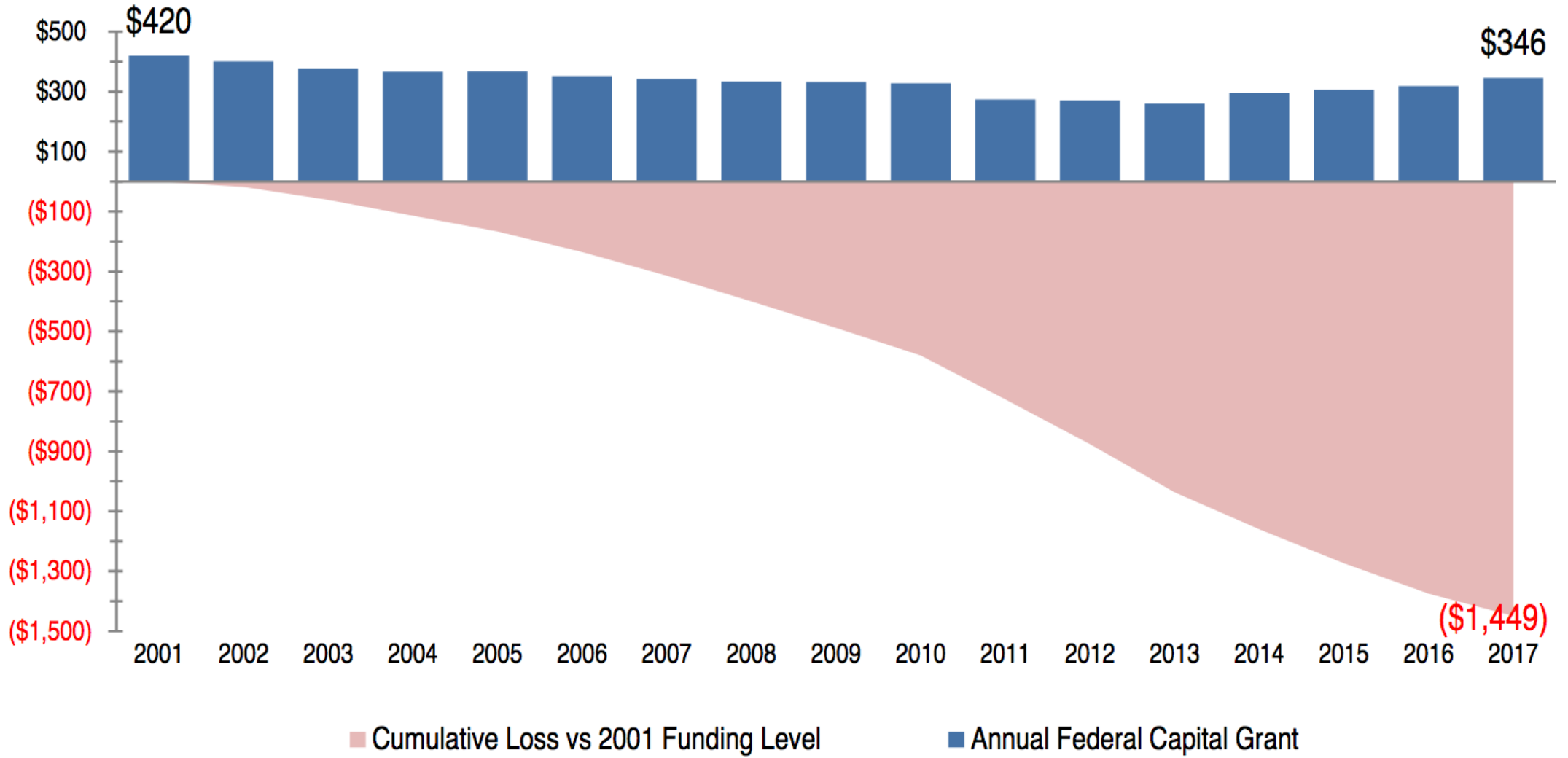
**Total Uses \$3.24 billion**

**Chart 4: Historical Operating Subsidy Proration and Cumulative Loss**  
(\$ in Millions)



\* FY 2018 figures is an estimate

**Chart 5: Historical Capital Federal Funding and Cumulative Loss**  
(\$ in Millions)





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# Uniform Land Use Review Procedure (ULURP)

CITY MAP CHANGES MAPS OF SUBDIVISIONS PLATTINGS ZONING MAP CHANGES CPC SPECIAL PERMITS REVOCABLE CONSENTS FRANCHISE RFP'S MAJOR CONCESSIONS NON-CITY PUBLIC IMPROVEMENTS HOUSING AND URBAN RENEWAL PLANS LANDFILLS DISPOSITION OF REAL PROPERTY ACQUISITION OF REAL PROPERTY SITE SELECTION	<b>DEPARTMENT OF CITY PLANNING</b> Application and Pre-Certification	<b>COMMUNITY BOARD</b>	<b>BOROUGH PRESIDENT and BOROUGH BOARD</b>	<b>CITY PLANNING COMMISSION</b>	SEE FLOW CHART BELOW FOR THE PROCESS FOR CITY COUNCIL AND MAYORAL REVIEW (Charter Section 197-d)	
	<ul style="list-style-type: none"> <li>Receives application and related documents.</li> <li>Forwards application and documents within 5 days to CB, BP, and CC (and BB, if project affects more than one CB).</li> <li>Certifies application as complete.</li> </ul>	<ul style="list-style-type: none"> <li>Notifies public.</li> <li>Holds public hearing.</li> <li>Submits recommendation to CPC, BP (and BB).</li> <li>Can waive rights on franchise RFP's and leases.</li> </ul>	<ul style="list-style-type: none"> <li>BP submits recommendation to CPC or waives right to do so.</li> <li>BB (if project affects more than one CB) may hold a public hearing and submit recommendation to CPC or waive right to do so.</li> </ul>	<ul style="list-style-type: none"> <li>Holds public hearing.</li> <li>Approves, modifies or disapproves application.</li> <li>Files approvals and approvals with modifications with City Council.</li> <li>Disapprovals are final, except for zoning map changes, special permits, and urban renewal plans.</li> </ul>		
	<b>PROCESS TAKES</b>	No Specified Time Limit (after 6 months, applicant or BP In some cases, may appeal to CPC for certification).	<b>60 Days</b>	<b>30 Days</b>		<b>60 Days</b>
	<i>Clock - 1 Year</i>					
	<b>TOTAL DAYS</b>		<b>60 Days</b>	<b>90 Days</b>		<b>150 Days</b>

