**HPD Affordable Housing Production Open Data Files**

Introduction

The Department of Housing Preservation and Development (HPD) reports on projects, buildings, and units that began after January 1, 2014, and are counted towards either the [Housing New York](https://www1.nyc.gov/assets/hpd/downloads/pdfs/about/hny-final-report.pdf) plan (1/1/2014 – 12/31/2021) or the [Housing Our Neighbors: A Blueprint for Housing & Homelessness](https://www1.nyc.gov/site/hpd/about/housing-blueprint.page) plan (1/1/2022 – present).

The HPD Affordable Housing Production Open Data is published as two different files.

1. Affordable Housing Production by Building presents the data by building, and includes building-level data, such as house number, street name, BBL, and BIN for each building in a project. The unit counts are provided by building.
2. Affordable Housing Production by Project presents the data by project, and includes project-level data, such as senior units, but does not include building-level data. The unit counts are provided for each project, rather than by building.

All unit counts in both files are reported at the project start date. The project start date is the date of the project’s loan or agreement closing.

HPD Housing Production data is updated quarterly.

For certain types of projects to assist homeowners or special populations, some location-identifying information is excluded from both of the housing production files. These projects are marked as “CONFIDENTIAL” in the Project Name column of each dataset. In these cases, the Building ID, House Number, Street Name, and Planned Tax Benefit data have been removed.

A list of answers to frequently asked questions is included at the end of this document. Please direct questions about these datasets to [opendata@hpd.nyc.gov](mailto:opendata@hpd.nyc.gov).

Data Dictionary

Affordable Housing Production by Building

Each record in the Affordable Housing Production by Building file represents a building in a specific housing development or preservation project. A building may appear in the file more than once if it has been involved in multiple projects.

| **Field** | **Data Type** | **Description** |
| --- | --- | --- |
| Project ID | Plain Text | The Project ID is a unique numeric identifier assigned to each project by HPD. |
| Project Name | Plain Text | The Project Name is the name assigned to the project by HPD. Note: Certain types of projects to assist homeowners or special populations are marked as “CONFIDENTIAL”. |
| Program Group | Plain Text | The broadened program category for a project, which is based on the project’s primary program. See table below labeled “Program Group Definitions” for more information. |
| Project Start Date | Date & Time | The Project Start Date is the date of the project loan or agreement closing. |
| Project Completion Date | Date & Time | The Project Completion Date is the date that the last building in the project was completed. If the project has not yet completed, then the field is blank. |
| Building ID | Plain Text | The Building ID is a unique numeric identifier assigned to each building by HPD. Note: Building IDs for Confidential projects are masked. |
| House Number | Number | The House Number is the street number in the building’s address. E.g., the house number is ‘100’ in ‘100 Gold Street.’ Note: address information for Confidential projects are masked. |
| Street Name | Plain Text | The Street Name is the name of the street in the building’s address. E.g., the street name is ‘Gold Street’ in ‘100 Gold Street.’ Note: address information for Confidential projects are masked. |
| Borough | Plain Text | The Borough is the borough where the building is located. |
| Postcode | Number | The Postcode is the postcode where the building is located. |
| BBL | Number | The BBL (Borough, Block, and Lot) is a unique identifier for each tax lot in the City. |
| BIN | Number | The BIN (Building Identification Number) is a unique identifier for each building in the City. |
| Community Board | Number | The Community Board field indicates the New York City Community District where the building is located. |
| Council District | Number | The Council District field indicates the New York City Council District where the building is located. |
| Census Tract | Number | The Census Tract field indicates the 2010 U.S. Census Tract where the building is located. |
| NTA - Neighborhood Tabulation Area | Plain Text | The Neighborhood Tabulation Area field indicates the New York City Neighborhood Tabulation Area where the building is located. |
| Latitude | Plain Text | The Latitude and Longitude specify the location of the property on the earth’s surface. The coordinates provided are an estimate of the location based on the street segment and address range. |
| Longitude | Plain Text |
| Latitude (Internal) | Plain Text | The Latitude (Internal) and Longitude (Internal) specify the location of the property on the earth’s surface. The coordinates provided are of the internal centroid derived from the tax lot. |
| Longitude (Internal) | Plain Text |
| Building Completion Date | Date & Time | The Building Completion Date is the date the building was completed. The field is blank if the building has not completed. |
| Reporting Construction Type | Plain Text | Reporting Construction Type indicates whether the building is categorized as ‘new construction’ or ‘preservation’ in HPD housing production statistics. ‘New construction’ is whereaffordable housing units are created through the development of new buildings or down payment assistance enabling a new homeowner to access an affordable home. ‘Preservation’ is where existing buildings receive physical rehabilitation and/or financial operating assistance in exchange for affordability for existing and future tenants. Note that some preservation projects may not involve construction. |
| Extended Affordability Only | Plain Text | The Extended Affordability Only field indicates whether the project is considered to be Extended Affordability. An extended affordability project involves no construction but secures an extended or new regulatory agreement. All extended affordability projects have a ‘reporting construction type’ of ‘preservation.’ |
| Prevailing Wage Status | Plain Text | The Prevailing Wage Status field indicates whether the project is subject to prevailing wage requirements, such as Davis Bacon. |
| Extremely Low-Income Units | Number | Extremely Low-Income Units are units with rents that are affordable to households earning 0 to 30% of the area median income (AMI). |
| Very Low-Income Units | Number | Very Low-Income Units are units with rents that are affordable to households earning 31 to 50% of the area median income (AMI). |
| Low-Income Units | Number | Low-Income Units are units with rents that are affordable to households earning 51 to 80% of the area median income (AMI). |
| Moderate Income Units | Number | Moderate Income Units are units with rents that are affordable to households earning 81 to 120% of the area median income (AMI). |
| Middle Income Units | Number | Middle Income Units are units with rents that are affordable to households earning 121 to 165% of the area median income (AMI). |
| Other Income Units | Number | Other Units are units reserved for building superintendents. |
| Studio Units | Number | Studio Units are units with 0-bedrooms. |
| 1-BR Units | Number | 1-BR Units are units with 1-bedroom. |
| 2-BR Units | Number | 2-BR Units are units with 2-bedrooms. |
| 3-BR Units | Number | 3-BR Units are units with 3-bedrooms. |
| 4-BR Units | Number | 4-BR Units are units with 4-bedrooms. |
| 5-BR Units | Number | 5-BR Units are units with 5-bedrooms. |
| 6-BR+ Units | Number | 6-BR+ Units are units with 6-bedrooms or more. |
| Unknown-BR Units | Number | Unknown-BR Units are units with an unknown number of bedrooms. |
| Counted Rental Units | Number | Counted Rental Units are the units in the building, counted toward a housing plan, where assistance has been provided to landlords in exchange for a requirement for affordable units. |
| Counted Homeownership Units | Number | Counted Homeownership Units are the units in the building, counted toward a housing plan where assistance has been provided directly to homeowners. |
| All Counted Units | Number | The Counted Units field indicates the total number of affordable, regulated units counted towards a housing plan that are in the building. |
| Total Units | Number | The Total Units field indicates the total number of units, affordable and market rate, in each building. |

Affordable Housing Production by Project

Each record in the Affordable Housing Production by Project file represents a housing development or preservation project. Location details for buildings are not provided. Please note that this file cannot be mapped. As of FY2018 Q3, the only fields in the Affordable Housing Production by Project that are not included in Affordable Housing Production by Building file are “Senior Units” and “Planned Tax Benefit.”

| **Field** |  | **Description** |
| --- | --- | --- |
| Project ID | Plain Text | The Project ID is a unique numeric identifier assigned to each project by HPD. |
| Project Name | Plain Text | The Project Name is the name assigned to the project by HPD. Note: Certain types of projects to assist homeowners or special populations are marked as “CONFIDENTIAL”. |
| Project Start Date | Date & Time | The Project Start Date is the date of the project loan or agreement closing. |
| Project Completion Date | Date & Time | The Project Completion Date is the date that the last building in the project was completed. If the project has not yet completed, then the field is blank. |
| Extended Affordability Only | Plain Text | The Extended Affordability Only field indicates whether the project is considered to be Extended Affordability. An extended affordability project involves no construction but secures an extended or new regulatory agreement. All extended affordability projects have a ‘reporting construction type’ of ‘preservation.’ |
| Prevailing Wage Status | Plain Text | The Prevailing Wage Status field indicates whether the project is subject to prevailing wage requirements, such as Davis Bacon. |
| Planned Tax Benefit | Plain Text | The Planned Tax Benefit field indicates the type of tax benefit that is anticipated for the project at the time of the project start. Data on actual/final tax benefits received can only be obtained from the NYC Department of Finance. Note: Planned Tax Benefit data for confidential projects are masked. |
| Extremely Low-Income Units | Number | Extremely Low-Income Units are units with rents that are affordable to households earning 0 to 30% of the area median income (AMI). |
| Very Low-Income Units | Number | Very Low-Income Units are units with rents that are affordable to households earning 31 to 50% of the area median income (AMI). |
| Low-Income Units | Number | Low-Income Units are units with rents that are affordable to households earning 51 to 80% of the area median income (AMI). |
| Moderate Income Units | Number | Moderate Income Units are units with rents that are affordable to households earning 81 to 120% of the area median income (AMI). |
| Middle Income Units | Number | Middle Income Units are units with rents that are affordable to households earning 121 to 165% of the area median income (AMI). |
| Other Income Units | Number | Other Units are units reserved for building superintendents. |
| Counted Rental Units | Number | Counted Rental Units are the units in the building, counted toward a housing plan, where assistance has been provided to landlords in exchange for a requirement for affordable units. |
| Counted Homeownership Units | Number | Counted Homeownership Units are the units in the building, counted toward a housing plan, where assistance has been provided directly to homeowners. |
| All Counted Units | Number | The Counted Units field indicates the total number of affordable, regulated units counted towards a housing plan that are in the building. |
| Total Units | Number | The Total Units field indicates the total number of units, affordable and market rate, in each building. |
| Senior Units | Number | Senior Units are units that are created or preserved for senior households. Senior Units are a subset of the Counted Units in a building and are also included in the appropriate Extremely Low Income, Low Income, Moderate Income, Middle Income, or Other category. |

Program Grouping Definitions

The table below defines the broadened program category for a project, based on the project’s primary program.

|  |  |  |
| --- | --- | --- |
| **Program Group** |  | **Description** |
| Homeowner Assistance Program | Alphanumerical | Programs that provide homeowner assistance for repairs, down payments, and mortgages. |
| Multifamily Finance Program | Alphanumerical | Programs that provide loans/financing for new construction or rehabilitation of multifamily projects. |
| Multifamily Incentives Program | Alphanumerical | Programs that provide financial incentives in exchange for multifamily construction/preservation projects. |
| Sandy Program | Alphanumerical | Programs related to Sandy Multifamily Program. |
| Small Homes Program | Alphanumerical | Programs relating to building or preserving small homes. |

Geocoding Methodology

The spatial fields (BBL, BIN, Community Board, Council District, Census Tract, Neighborhood Tabulation Area, Latitude, Longitude) in Affordable Housing Production by Building file are the output of [Geosupport](https://www1.nyc.gov/site/planning/data-maps/open-data/dwn-gde-home.page) Function 1B. HPD uses the [Geoclient API](https://developer.cityofnewyork.us/api/geoclient-api) to query Geosupport.

Some buildings listed in the Affordable Housing Production by Building file do not contain all of the spatial fields. If a building is under construction, the data available in Geosupport may be incomplete. The spatial fields will be revised quarterly as these buildings complete and Geosupport is updated.

Frequently Asked Questions (FAQs)

1. How many affordable units have been created or preserved since 2014?

The total number of affordable units created or preserved as part of a housing plan since 2014 can be found by summing the ‘Counted Units’ column in either Affordable Housing Production by Building or Affordable Housing Production by Project file.

1. How many housing development and preservation projects have occurred as part of a housing plan since 2014?

The total number of housing development and preservation projects since 2014 can be found by counting all of the records in the Affordable Housing Production by Project file.

1. How many affordable units have been created or preserved in a specific Community District?

The total number of affordable units created or preserved in a specific Community District can be found by filtering the data using the ‘Community Board’ column, and then summing the ‘Counted Units’ column.

1. How many senior units have been created or preserved since 2014?

The total number of senior units that have been created or preserved since 2014 can be found by summing the ‘Senior Units’ column in Affordable Housing Production by Project file.

1. Why is the ‘Senior Units’ column only included in the Affordable Housing Production by Project file?

In many cases, the number of senior units is only recorded by project when the project starts.

1. How do I map this dataset?

Affordable Housing Production by Building can be mapped using the ‘Latitude’ and ‘Longitude’ fields or the ‘Latitude (Internal)’, and ‘Longitude (Internal)’ fields. Affordable Housing Production by Project file cannot be mapped, because it does not include information about the buildings in each project.

Disclaimer

The data provided in the Housing Production Open Data files is for informational purposes. The City does not warranty the completeness, accuracy, content, or fitness for any particular purpose or use of any public data set made available. The data may be updated, corrected, overwritten and/or refreshed at any time. If you identify errors or inconsistencies in the data, please report them to [opendata@hpd.nyc.gov](mailto:opendata@hpd.nyc.gov).