

Data Diary

Affordable Housing in Manhattan Community Board 1

Nov. 23, 2025

By Baron Carr

Data Source

[Area Median Income - HPD](#)

[Affordable Housing Production by Project | NYC Open Data](#)

Date pulled: Nov. 14, 2025

Location

Saved in my local folder:
data/Affordable_Housing_Project_FINAL.xlsx

Scope

I wanted to understand who affordable housing in Lower Manhattan is actually built for. My focus was on Manhattan Community Board 1 and the gap between required income and the number of units built.

Questions

Why are there so few units for families at the lowest income levels?
Why do the income requirements not match what lower-income families earn?
Who benefits from “affordable” housing in CB1?

Analysis

1. Imported the HPD dataset into Excel using the import CSV tool and kept that sheet as my original.
2. Filtered the data to only show projects in Manhattan Community Board: MN-01 and copied those results into a new sheet.
3. Created another sheet called AMI_reference and typed in HPD's required income amounts for a three-person household at each AMI level. AMI is regional, not neighborhood-specific
4. Built a Summary sheet with three fields: AMI level, required income, and units built.

5. From there, I used these numbers to build my final dataset for the Datawrapper chart that shows how the lowest-income families get the fewest affordable units.

Notes

1. The numbers reflect production, not turnover. Does not include rent-burden data
2. Required income amounts come directly from HPD's published AMI standards.
3. This analysis focuses only on CB1 and does not include other Manhattan districts.