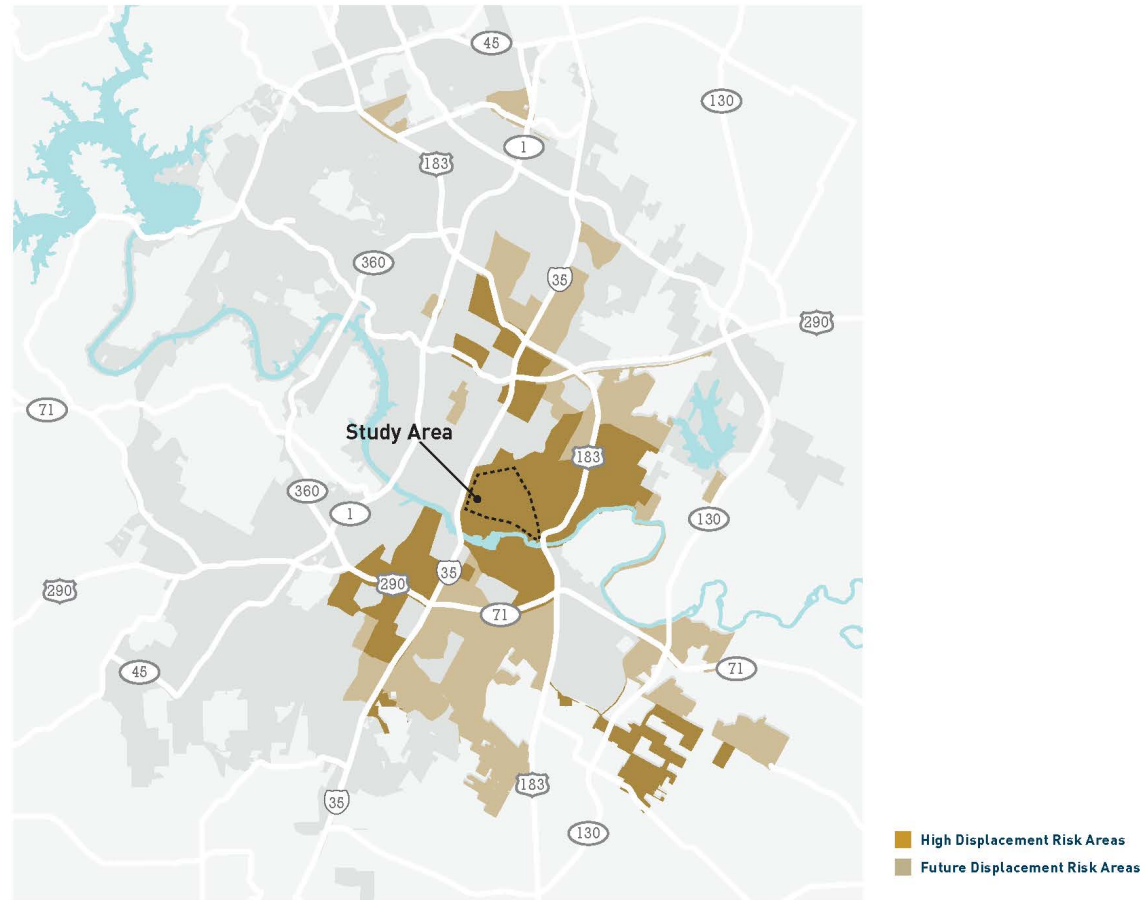


East 12th St Affordable Housing Study

Displacement Risk – Affordability and Gentrification

The study area faces high displacement risk



Housing Burden – Study area* analysis

**The study area faces
severe housing burden**

% Owner-Occupied Units	
With A Mortgage: Cost Burdened	30.6% vs 27.6%
Without A Mortgage: Cost Burdened	26.4% vs 15.4%

% Renter-Occupied Units	
Cost Burdened	40.2% vs 45.1%

Demand for Affordable Housing

– Study area* population analysis

Population in the study area
are poorer and older than
those in the overall City

Median Household Income

Study Area
Overall City



% Persons Below Poverty

23.2% vs 13.1%

% Persons 65+ Years Old

13.5% vs 9.5%

Demand for Affordable Housing

– Study area* population analysis

Different household characteristics drive different housing needs.

In the study area, there are fewer married-couple households; more families with no spouse present; and more nonfamily households with roommates living together than in the City overall.

% Household Distribution

Study Area
Overall City

Family

Married couples

24%

39%

No spouse present

23%

13%

Nonfamily

Living alone (<65 y/o)

25%

28%

Living alone (65+ y/o)

9%

7%

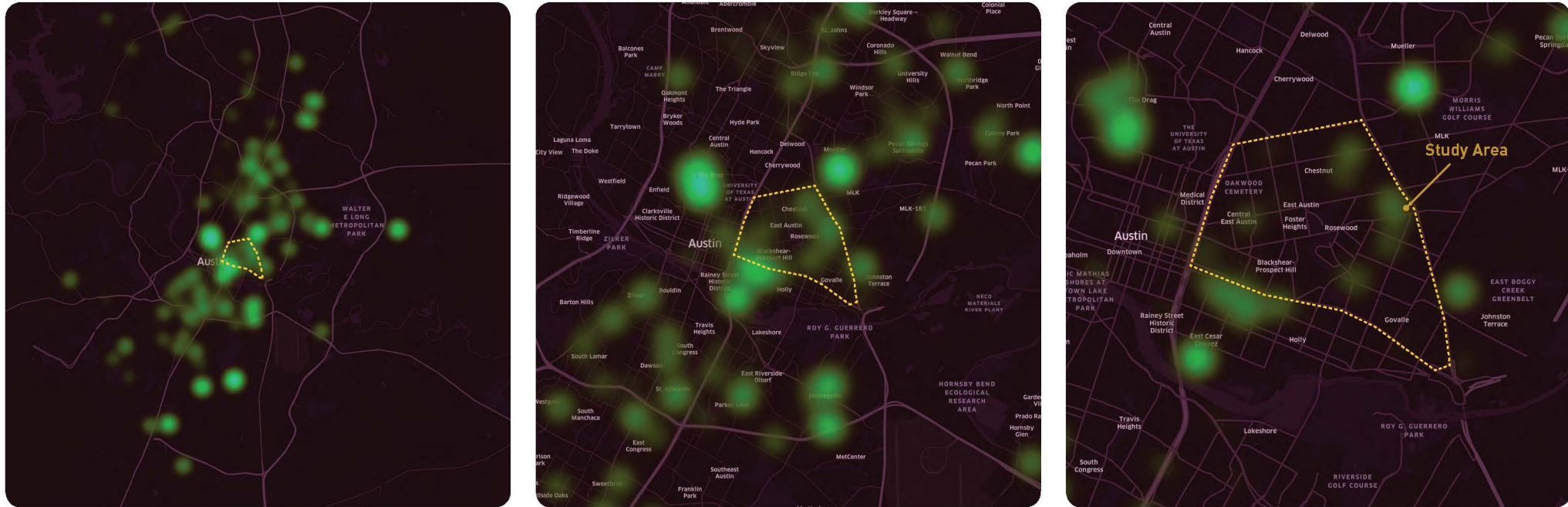
Roommates

18%

14%

Affordable Housing Citywide Inventory

Affordable Units

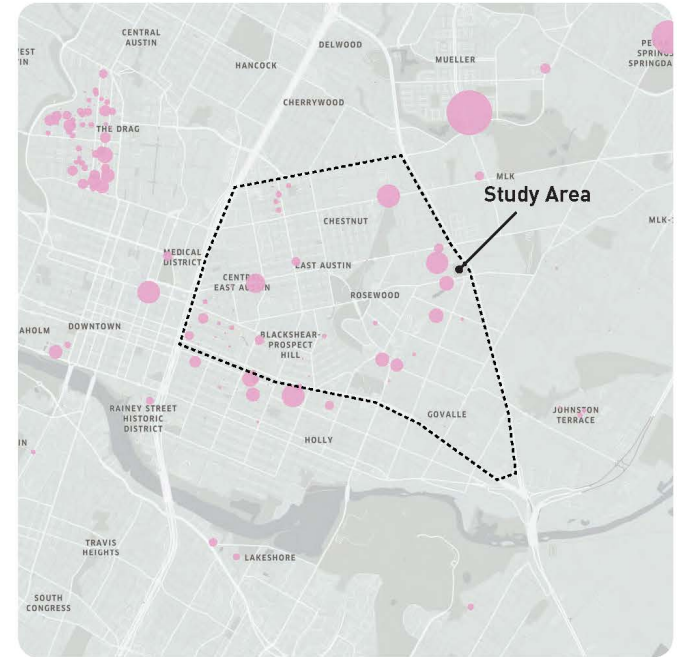
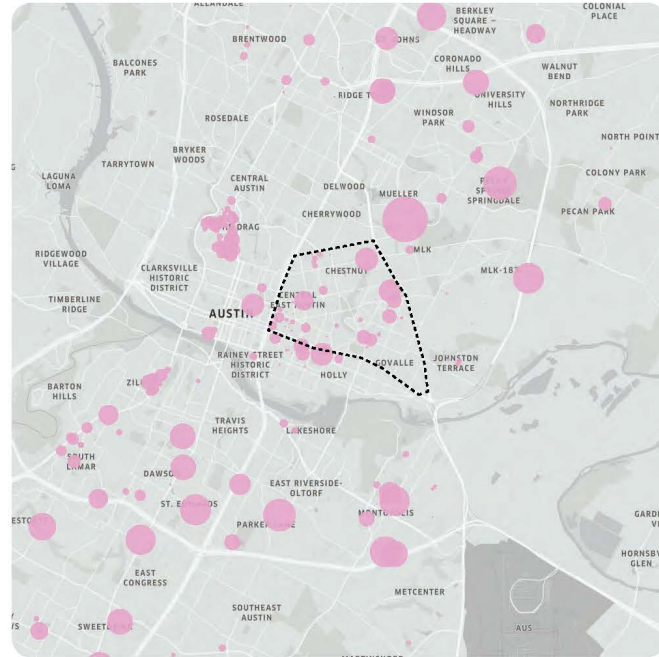
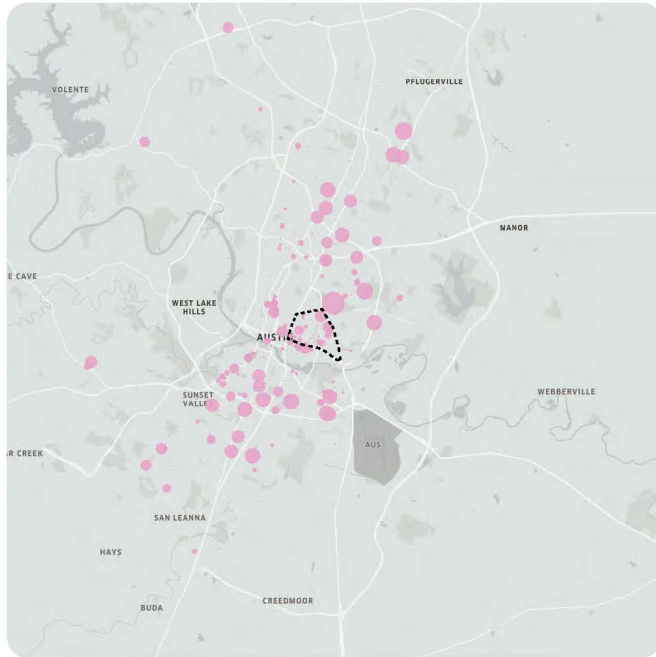


Brightness represents the density of units

The study area, while being close to several major affordable housing development sites, is in itself not a significant pool of affordable units.

Affordable Housing Citywide Inventory

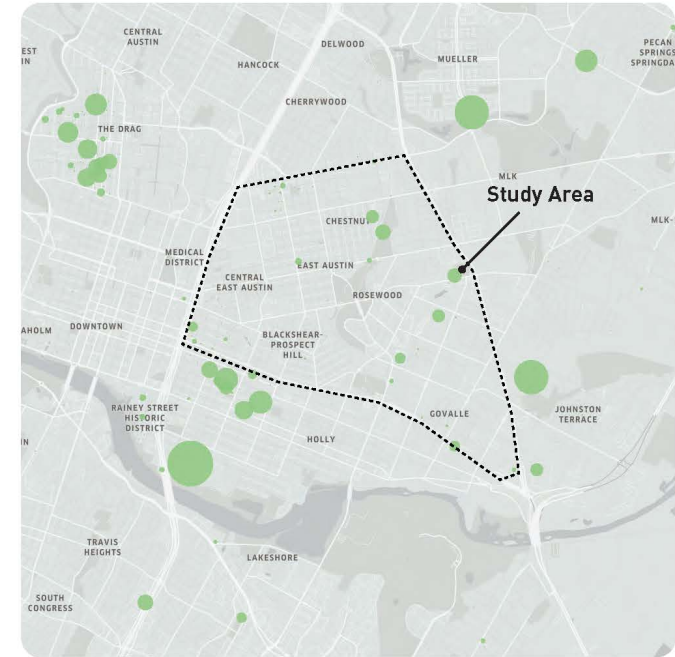
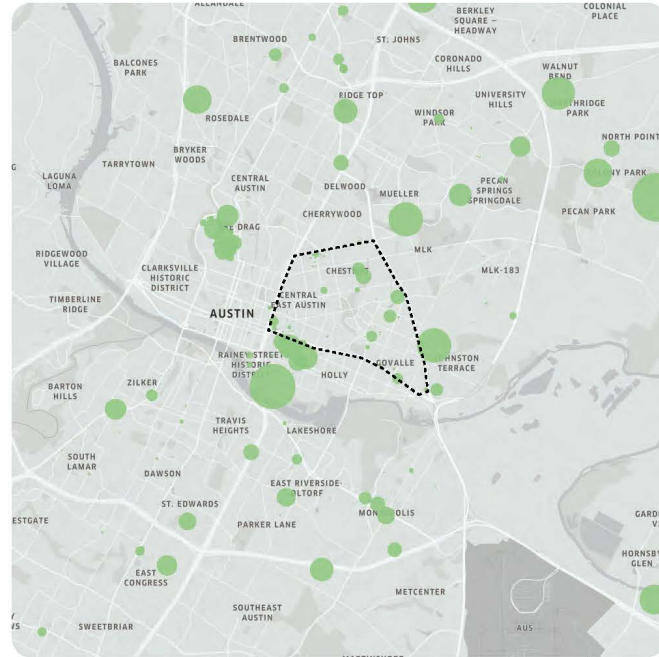
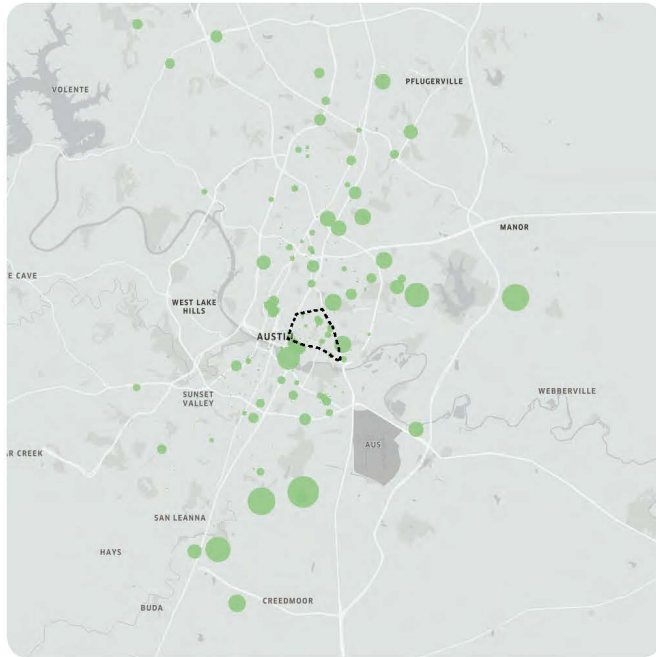
Affordable Units (Completed)



Circle size represents the number of units

Affordable Housing Citywide Inventory

Affordable Units (Under Development)

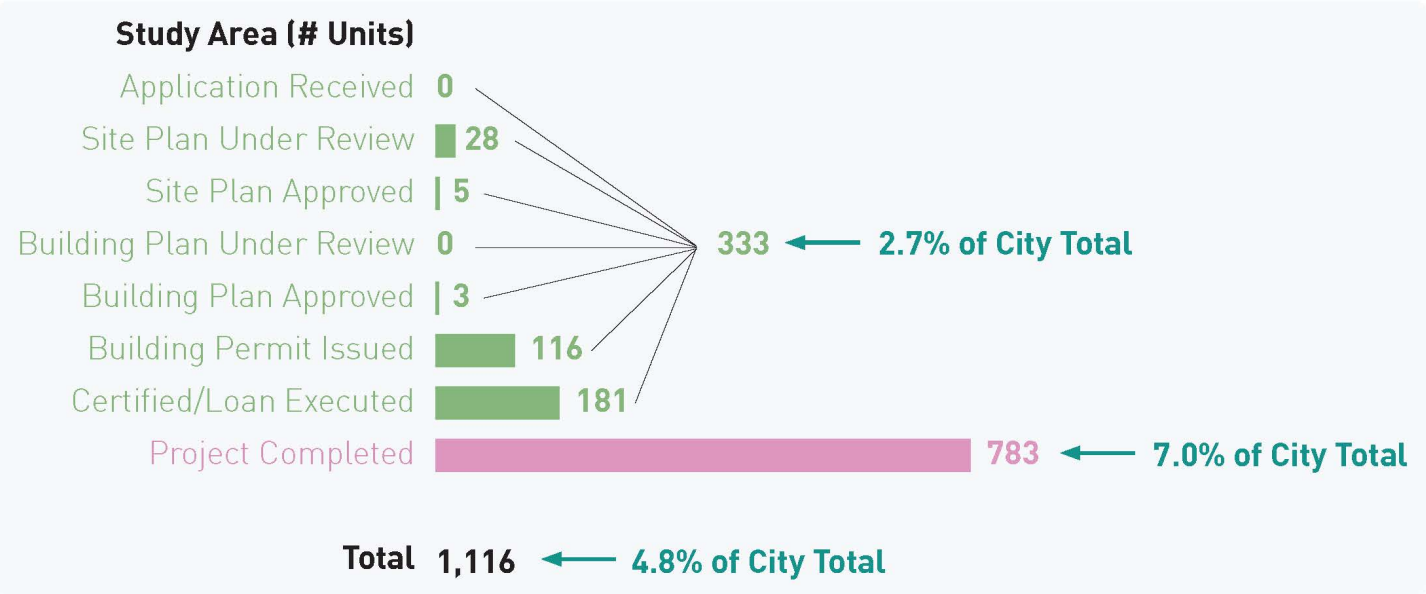


Circle size represents the number of units

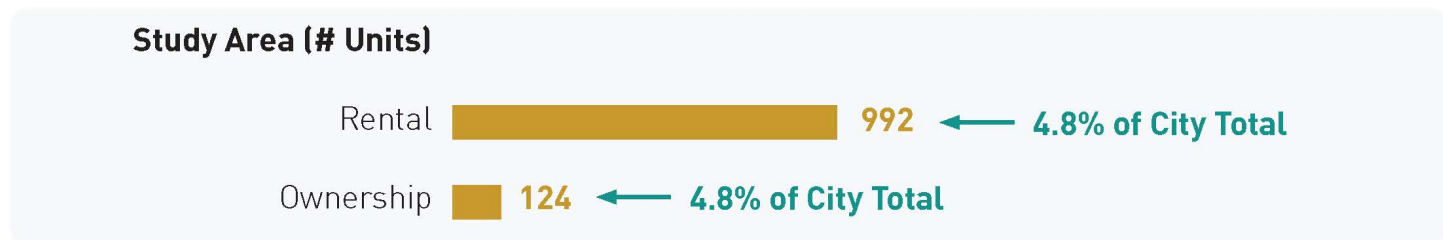
Affordable Housing Study Area Analysis

In the study area, the volume of new affordable housing development is small compared to the City overall

The study area, while accounting for **7.0%** of existing affordable units, accounts for only **2.7%** of units under development.

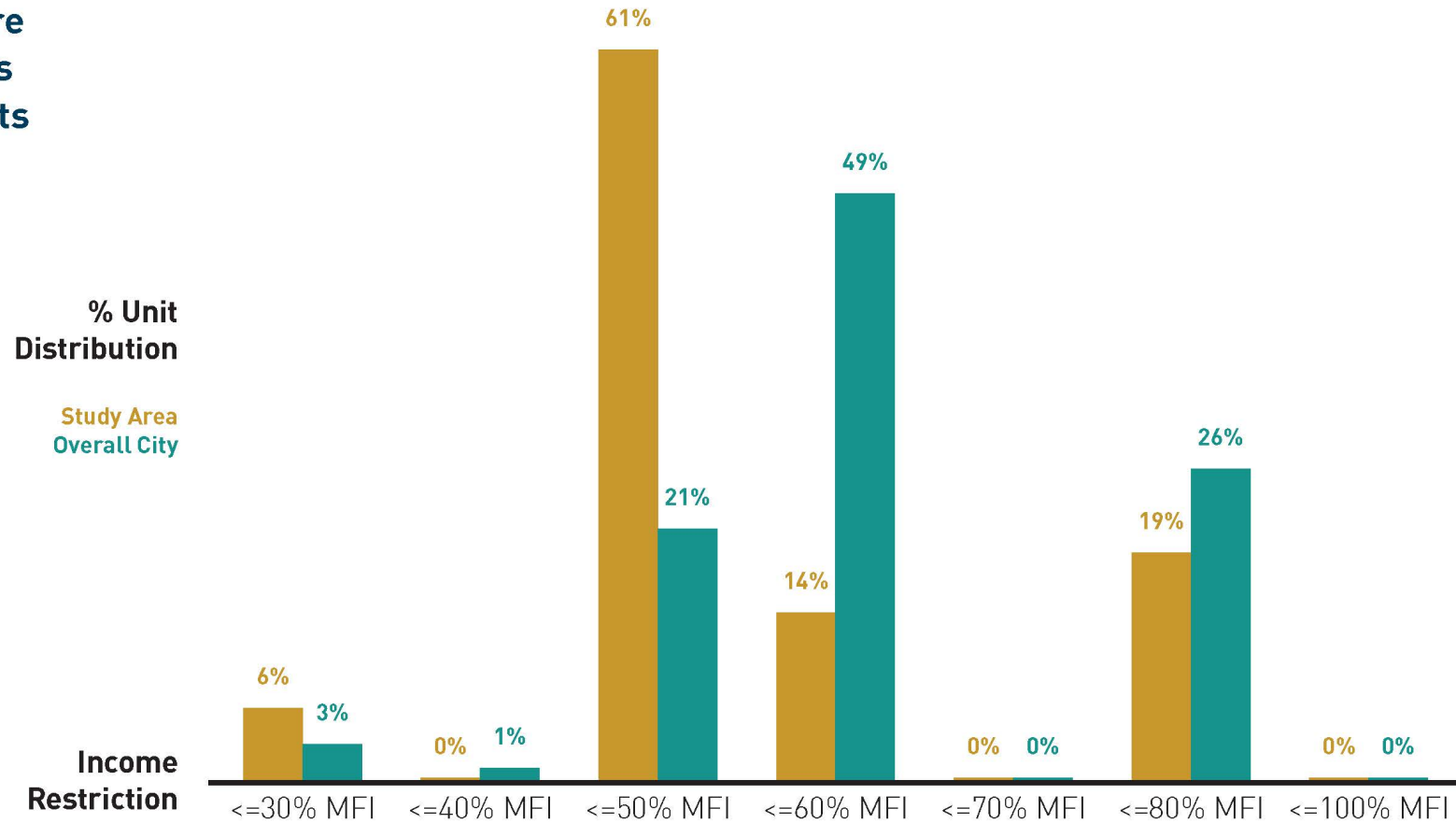


For each ownership unit, there are 9 rental units, both in the study area and in the City overall



Affordable Housing Study Area Analysis – Income

In the study area, there are higher percentage of units for lower-income residents than in the City overall



Affordable Housing Study Area Analysis – Income

In the study area, there is a larger share of 100% affordable development than in the City overall

% Unit Distribution (All)

Study Area

37% of affordable units are in mixed-income development

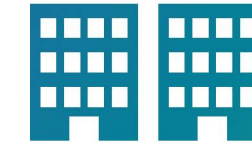
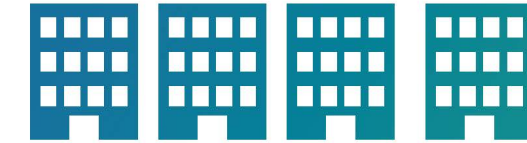


63% of affordable units are in 100% affordable development



Overall City

56% of affordable units are in mixed-income development



44% of affordable units are in 100% affordable development



Affordable Housing Study Area Analysis – Income

For mixed-income development, there are fewer components of market rate units in the study area than in the City overall

% Unit Distribution (Mixed-Income Development)

