

QUIZ QUESTIONS to accompany Donna M. Airoidi's Capstone Project

Affordable Housing Lottery Quiz Questions:

1. True or False: The new rules introduced in October 2016 for how the affordable housing lottery is conducted applies to all buildings in New York City that participate in the lottery.

A: The answer is False. The rules apply only to those buildings that have received some type of incentive – tax break or subsidy – from a city program. Buildings with state incentives follow different rules. If a building has received both state and city incentives, the city rules will apply.

2. True or False: Applicants can apply for the affordable housing lottery only through the city's online system, Housing Connect.

A: The answer is False. Individuals can complete paper applications and mail them in provided they are postmarked by the building's lottery deadline date. The paper applications are entered into the Housing Connect system, and then the Department of Housing, Preservation and Development assigns each applicant a lottery log number.

3. Which one of the following applicants is not eligible for an affordable housing apartment through the lottery:

- A homeless individual
- A full-time student
- A senior citizen
- An individual who has been to housing court
- It depends

A: It depends. Homeless individuals, provided they can show they earn or receive payments that meet an apartment's minimum income, are eligible, as are senior citizens. For full-time students as sole occupants, they are not eligible for buildings that are financed with Low Income Housing Tax Credits (LIHTC) or tax-exempt bonds, however, they are eligible for buildings that have only 421-a tax exemptions and/or are participating in the city's Inclusionary Housing program. As of new rules introduced in October 2016, developers are no longer supposed to discriminate against anyone who has been to housing court, at least for city-funded projects. However, there are instances where they can reject an individual if "an applicant has had a for-cause conviction, provided a warrant of eviction was executed upon within the last four years and the tenant never restored to possession;" and if an applicant has had a "history of multiple

landlord-tenant actions within the last four years, provided that the actions were commenced by the landlord and resulted in a judgment of possession.”

4. True or False: The city runs the affordable housing lottery but is not responsible for the selection of applicants for the units in the lottery.

A: The answer is True. The city does run the lottery and assigning of log numbers, but developers or the managing agents they hire are the ones who screen and select applicants for available units.

5. Which of the following types of income are counted toward an individual’s calculated earnings? Select all that apply.

- W-2 statements
- 1099 statements
- A one-time cash gift
- Tips from a job as a bartender
- Monthly cash gifts from a parent

A: All except a one-time cash gift.

6. No member of an applicant’s household may own any residential real property in or within what mile radius of New York City?

- 50 miles
- 75 miles
- 100 miles
- 125 miles

A: A 100-mile radius. If an applicant owns residential property within 100 miles of New York City, they are ineligible for rental affordable housing.

7. True or False: Income calculations for an applicant with W-2 statements only can deduct business expenses.

A: The answer is False. Only individuals who identify as self-employed and have 1099 statements can deduct their business expenses from earned income. If they have both W-2 and 1099 forms, they can still deduct business expenses, but only up to the amount of the earnings identified on 1099 forms. If an applicant owns real estate which is rented to another party (and

outside of the 100-mile radius and falls below a set asset cap for the available unit), they can deduct expenses related to owning the real estate from the income derived from that property.

8. How long does a self-employed individual have to work in their field in order to claim self employment?

- 6 months
- 1 year
- 2 years
- 3 years
- 5 years

A: Technically, it's supposed to be three years, but the Applicant Income Guide says two years can be OK, too.