

# Affordable Housing and Columbia's Expansion

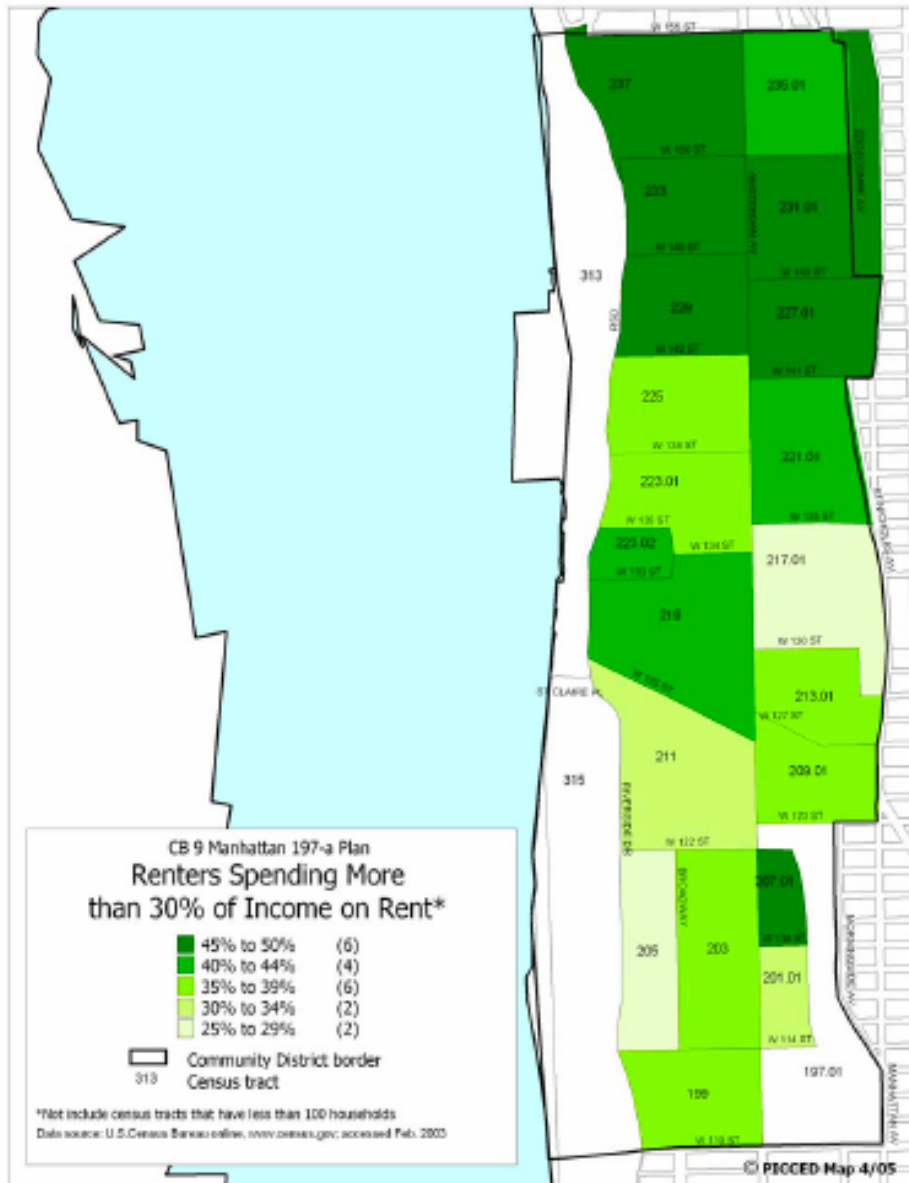
- In the 1960s, to make way for the construction of the eastern portion of Columbia's Morningside Campus and housing for Columbia affiliates in the neighborhood, the University evicted more than 9000 people.
- Since 1968, Columbia has acquired and converted more than 6000 units of affordable, rent-regulated housing for institutional use.
- In 2003, Columbia announced its plans to create a new campus in West Harlem, causing concern throughout the neighborhood that Columbia's record of destroying affordable would continue unabated.
- Should it acquire the housing in the expansion area, Columbia has pledged to relocate displaced tenants. However, in addition to destroying the 150 units of affordable housing in the expansion area, the Environmental Impact Statement for Columbia's development estimates 5,000 tenants within ½ mile of the expansion being displaced through rising rents.
- Columbia is contributing to a citywide crisis: in 2002 alone, 20,000 rent-stabilized units were lost to deregulation, and between 1990 and 2005 22,688 units of Mitchell-Lama housing were lost.

**Columbia has not committed to creating a single unit of affordable housing as part of an expansion project that will only exacerbate the existing housing crises in the University, the neighborhood, and the City at large.**

## **So what is affordable housing?**

The federal government's definition of affordable housing is when no more than 30% of a household's income is spent on rent.

In 2005, CD9 had a median household income of \$32,918/year, so rents over \$823/month would be considered generally "unaffordable." The median monthly rent burden in CD9 happens to be past this limit (\$884); currently, 40% of CD9 residents pay over 1/2 their monthly incomes on rent (including Columbia University affiliates). Moreover, the median household income of West Harlem is lower than that of CD9 as a whole (in 2000, under \$20,000/year), so the need for affordable housing is even greater here.



(see reverse for map)