2015 Housing Supply Report

May 28, 2015

Updated July 20, 2015

Board Members

Chair:
Rachel D. Godsil

Public Members:
Steven Flax
Cecilia Joza
K. Sabeel Rahman
Helen Schaub

Owner Members:
Scott Walsh
Sara Williams Willard

Tenant Members:
Harvey Epstein
Sheila Garcia

Staff Members

Executive Director:
Andrew McLaughlin

Research Director:
Brian Hoberman

Sr. Research Associate:
Danielle Burger

Office Manager:
Leon Klein

51 Chambers Street, Suite 202, New York, NY 10007 • 212-385-2934 • www.nycrgb.org

2015 Housing Supply Report

What's New

- ✔ The Citywide vacancy rate was 3.45% in 2014.
- ✔ Permits for 20,483 new dwelling units were issued in New York City in 2014, a 13.8% increase over the prior year and the fifth consecutive year of increase.
- ✔ There was an 82.5% increase in the number of co-op or condo units accepted in 2014, to 267 plans containing 9,573 units.
- ✔ The number of housing units newly receiving 421-a exemptions decreased 12.0% in 2014, to 6,945.
- ✔ The number of housing units newly receiving J-51 abatements and exemptions decreased 26.7% in 2014, to 40,787.
- ✔ The number of new housing units completed in 2014 decreased 6.4% over the prior year, to 11,867.
- ✔ Demolitions were up in 2014, increasing by 17.7%, to 1,513 buildings.
- ✔ City-sponsored residential construction spurred 8,797 new housing starts in FY 2014, 57% of which were rehabilitations.
- ✔ The City-owned *in rem* housing stock fell, declining 1.7% during FY 2014, to 762 units.

Overview

A tight housing market remains in New York City, with a Citywide rental vacancy rate of 3.45% and 12.2% of all rental housing considered overcrowded as of 2014. Between 2013 and 2014 there was a 13.8% increase in the number of permits issued for new dwelling units, rising to 20,483, the fifth consecutive year of increase. The number of units accepted by the Attorney General in co-op and condo plans also rose, by 82.5%, with the number of plans rising by 40.5%. But the number of units receiving 421-a benefits fell, decreasing 12.0% from 2013 levels, while rehabilitation of residential units under the J-51 tax abatement and exemption program also fell during 2014, down 26.7%. The number of completed housing units also fell during 2014, decreasing 6.4% to 11,867 units. For the second consecutive year, demolitions rose, with a 17.7% rise in the number of buildings demolished during 2014.

New York City's Housing Inventory

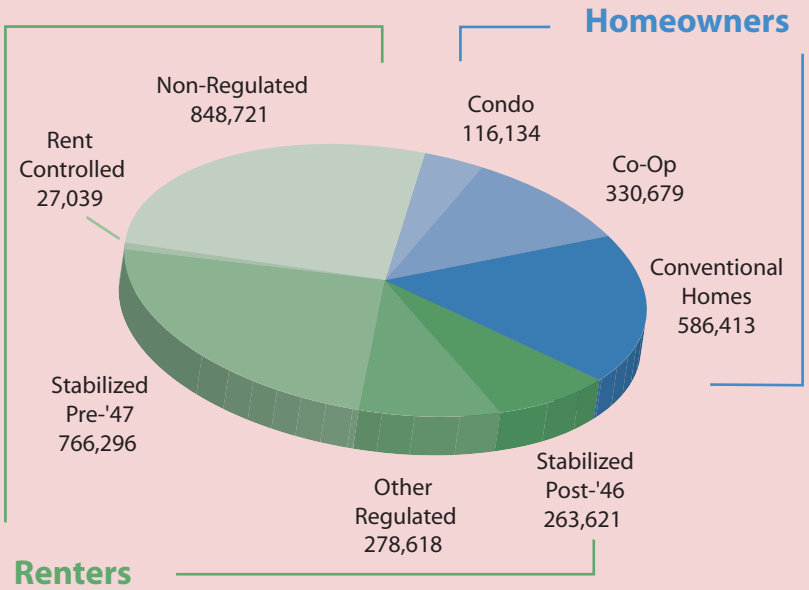
Most New Yorkers live in multi-family rental housing rather than owning homes. According to the *2014 Housing and Vacancy Survey (HVS)*,[1] rental units comprise 64.2% of New York City's available housing stock, 76% more than the proportion of rental units in the nation as a whole.[2] New York City in 2014 had a total of 3,400,093 housing units, the largest housing stock since the first *HVS* was conducted in 1965. New York City's housing is not only dominated by the size of its rental housing stock, but unlike most cities, the bulk of rental units are rent regulated. Of the 2,184,297 occupied and vacant rental units reported in the most recent HVS, 38.9% were unregulated, or "free market." The remaining units were rent regulated, including pre-war (pre-47) rent stabilized (35.1%), post-war (post-46) rent stabilized (12.1%), rent control (1.2%), or various other[3] types of regulation programs (12.8%). (See pie chart on following page)

The *HVS* also indicated that New York City's housing market remains tight, finding a Citywide vacancy rate of 3.45% in 2014, below the 5% threshold required for rent regulation to continue under State law. This translates into the availability of just 75,458 vacant units out of more than 2.1 million rental units Citywide. The vacancy rate ranged from 2.69% in Queens to 4.07% in Manhattan. Brooklyn's vacancy rate was 3.06%, the Bronx's rate was 3.77%, while Staten Island's sample size is so small that the rate is too inaccurate to report.[4]

Vacancy rates also vary by rent regulation status. Post-war stabilized units had the tightest market for non-income based housing, with a vacancy rate of 1.63% in 2014. Pre-war stabilized units also maintained a low vacancy rate, at 2.29%, while private, non-regulated units were vacant at a 5.60% rate.

Number of Renter and Owner Units

New York City's Housing Stock Is Predominantly Renter-Occupied



Source: U.S. Bureau of the Census, *2014 New York City Housing and Vacancy Survey*
Note: Above figures exclude vacant units that are not available for sale or rent.

The frequency of crowding also varied by rent regulation status. Overall, 12.2% of all rental housing in New York City in 2014 was overcrowded (defined as more than one person per room, on average) and 4.7% was severely overcrowded (defined as an average of more than 1.5 persons per room). Pre-war stabilized housing was most crowded, with 15.0% of units overcrowded and 6.1% severely overcrowded, while 14.6% of post-war units were overcrowded, and 5.5% of were severely overcrowded. Overall, 14.9% of rent stabilized housing was overcrowded and 6.0% was severely overcrowded. In non-regulated housing, 11.3% was overcrowded and 4.2% severely overcrowded.

Changes in the Housing Inventory

Housing Permits

Housing supply grows in a variety of ways: new construction, substantial rehabilitation of deteriorated buildings, and conversions from non-residential buildings into residential use. The number of permits authorized for new construction is a measure of how many new dwelling units will be completed and ready for occupancy, typically within three years, depending on the type of housing structure.

Following a dramatic decrease in 2009, the City has issued an increasing number of housing permits each year. In 2014, permits were issued for 20,483 units of new housing, an increase of 13.8% from the 17,995 units in 2013 (see graph on following page). However, despite five years of consecutive increases in permits, permit levels are still more than 13,000 units lower than the levels in 2008.[5]

While permits increased by double digits in Manhattan, Brooklyn, and Queens, they fell by double digits in the Bronx and Staten Island. (See Appendix 1 and the map on Page 6) Queens' permits increased by the greatest proportion, rising 55.0%, to 4,900 units. Newly issued permits also increased in Brooklyn, by 23.0% (to 7,551 units) and by 11.9% in Manhattan (to 5,435 units). But permits issued fell in the Bronx, by 28.5% (to 1,885 units) and by 40.7% in Staten Island (to 712 units).

As noted above, permit levels have not yet rebounded to 2008 levels (the most recent peak in

permits), with permits down 44.0% in Manhattan, 43.3% in Staten Island, 40.7% in Brooklyn, 36.6% in Queens, 24.1% in the Bronx, and 39.6% Citywide.

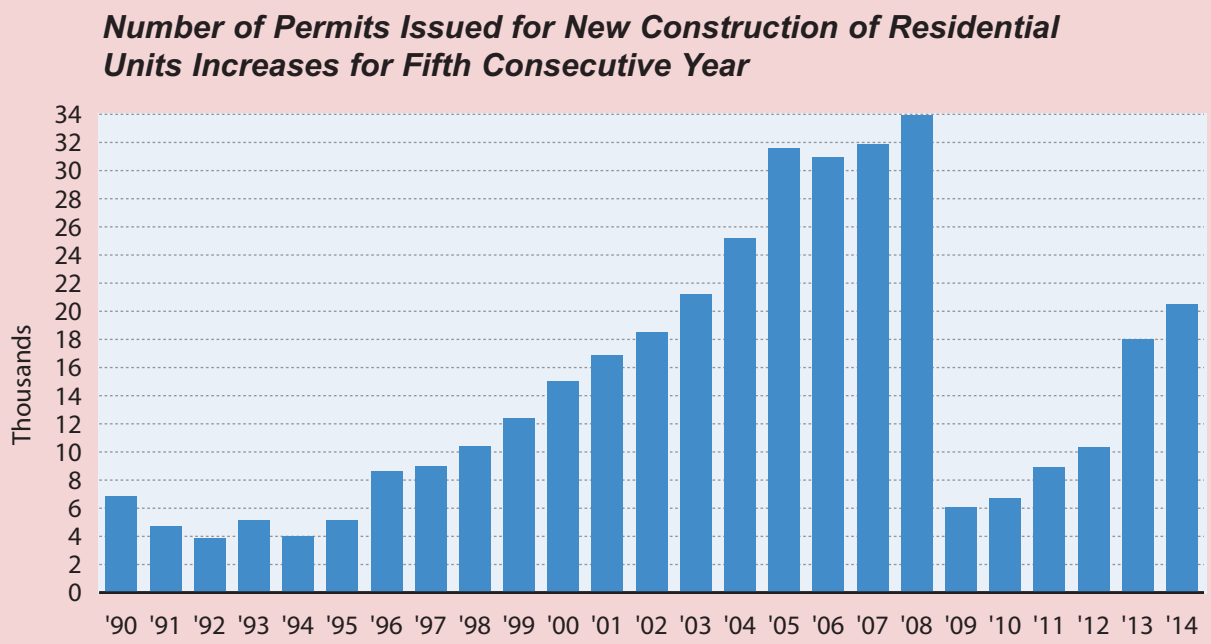
Permits issued Citywide in the first quarter of 2015 were up as compared to the same period of the prior year, with both increases and decreases at the borough level. The number of permits issued in New York City increased from 5,101 in the first quarter of 2014 to 6,183 during the first quarter of 2015, a 21.2% increase. Permits issued in New York City as a whole rose despite decreases in three boroughs. Overall permits issued were propelled upward by significant increases in both the Bronx and Brooklyn, with increases of 48.0% and 107.2%, respectively. But permits issued fell in Manhattan, by 36.2% as compared to the first quarter of 2014, as well in Queens and Staten Island, dropping 26.7% and 7.4%, respectively. In Manhattan, where permits issued in the first quarter of 2015 fell by more than a third, the average size of the buildings newly permitted rose from 65 units to 105 units, but the number of buildings permitted fell by 61%. In Brooklyn, where newly permitted units more than doubled, the average building size rose from 22 units to 38 units, while the number of buildings rose by a smaller proportion, 18%.

Permit data can also be analyzed more deeply by looking at the reported size of the buildings applying for permits. In 2014, a total of 1,513 buildings received permits (containing a total of 20,483 housing units). Citywide, 35.8% of these buildings were single-family, 25.3% were two-family, 11.6% were three- or four-family structures, and 27.4% were buildings with five or more units. Almost 91% of all permits Citywide were for units in five-family or greater buildings, with the average five-family or greater building containing 45 units for the City as a whole, and 80 units in Manhattan (both roughly the same as the prior year). As the chart on the following page illustrates, almost all building permits in Manhattan were for the largest buildings, while in Staten Island virtually all permits were for either one- or two-family buildings. Building size was more evenly distributed in the other boroughs. (See Appendix 2)

Housing Completions

This report also examines the number of units completed in the City each year, illustrating what

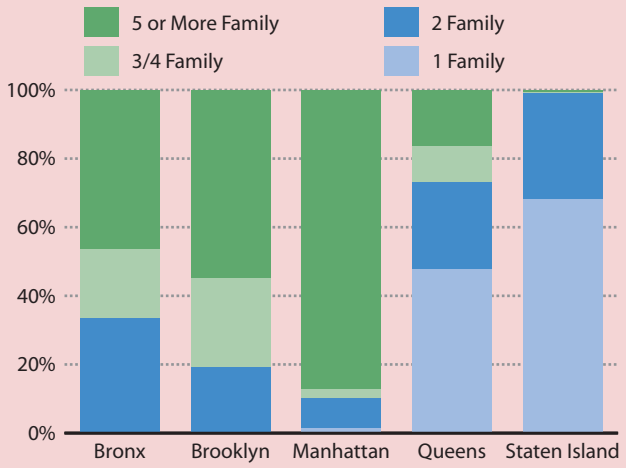
Units Issued New Housing Permits, 1990-2014, in Thousands



Source: U.S. Bureau of the Census, Manufacturing and Construction Division Building Permits Branch

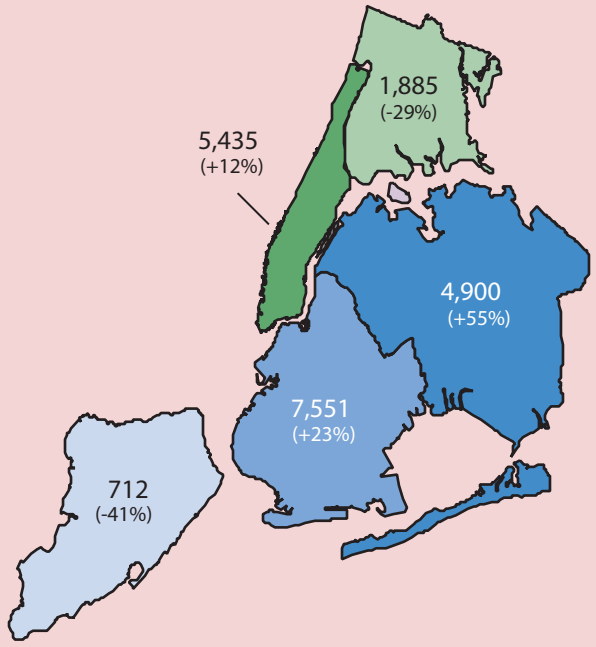
Residential Building Permits, 2014

Permits by Building Size:
Most New Buildings in Manhattan are Five Family or More, in Staten Island One- and Two-Family Homes Predominate



Source: U.S. Bureau of the Census, Manufacturing and Construction Division - Building Permits Branch

Total Number of Permits Issued in 2014 and Percentage Change From 2013 by Borough



Source: U.S. Bureau of the Census, Manufacturing and Construction Division - Building Permits Branch

housing actually enters the market in a particular year. In 2014, approximately 11,867 new housing units were completed, a 6.4% decrease from 2013.[6] At the local level, completions were up in three boroughs, rising by the greatest proportion in the Bronx, which rose 30.5% (to 1,660 units). Completions also rose in Brooklyn, up 13.6% (to 4,485 units) and Staten Island, up 10.0% (to 530 units). But completions fell in both Manhattan and Queens, by 28.6% in Manhattan (to 2,231 units) and by 23.2% in Queens (to 2,961 units). (See Appendix 3 for historical breakdown[7])

City-Sponsored Construction

Housing is also created through publicly funded sources, including programs sponsored by the NYC Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). HPD's Office of Development operates a number of programs that develop affordable housing for low- and moderate-income New Yorkers. Programs include the Extremely Low and Low-Income Affordability Program, which is HPD's multi-family new construction housing initiative, financed through both public and private sources; the Affordable Neighborhood Cooperative Program, which provides very low interest loans for the rehabilitation of buildings into affordable cooperatives for low and moderate-income households; and the Multifamily Housing Rehabilitation Loan Program, which provides rehabilitation loans at a maximum 3% interest for the replacement of major building systems. HDC operates some of the same programs as HPD, in addition to programs such as the Mitchell-Lama Preservation Program, which offers loans to Mitchell-Lama owners in order to make needed capital improvements, and the Preservation Program, which provides tax-exempt bond financing to affordable housing developments with at least 50 units.

HPD- and HDC-sponsored programs spurred a total of 8,797 housing starts[8] in FY 2014, a 42.8% decrease from the prior fiscal year.[9] Of these starts, 4,971 were preservation starts, and 3,826 were new construction starts. HPD and HDC collectively expect to start an additional 16,000 units of new construction

and preservation in FY 2015. During the first three quarters of FY 2015 there were 9,591 starts by HPD and HDC.[10]

In May of 2014, Mayor Bill de Blasio announced details of his ten-year, $41 billion plan to build and/or preserve 200,000 units of affordable housing. "Housing New York: A Five-Borough, Ten-Year Plan" projects that 60% of these units will be preservations, and 40% will be new construction. The majority, 58%, will be for low-income residents (defined as $42,000-$67,000 for a family of four), with 22% geared for residents making more than this amount, and 20% for residents making less than this amount.[11]

As part of this plan, the Mayor has stated his intention to work with State legislators to renew and strengthen rent stabilization laws when they expire in June of 2015, and try to shift regulation of rent stabilization from the State to the City. The City will also add additional resources to those facing eviction, and plans to have HPD work more closely with DHCR to help tenants apply for rent reductions when landlords are not within code compliance. The City will also help owners realize savings in the cost of utilities and fuel by providing grants and loans that promote energy- and water-efficiency.

In creating new affordable housing (80,000 of the planned total), the plan calls for a variety of approaches, including development on underutilized City-owned properties, City assistance with remediation of brownfield sites, and zoning changes that would allow for less parking and greater density. The plan describes a shift towards promoting smaller units, including standard-size studio apartments, as well as the "micro-units" currently under construction in Manhattan and detailed in the *2013 Housing Supply Report*. The "Housing New York" plan has not been updated as of the publication of this report.

Tax Incentive Programs

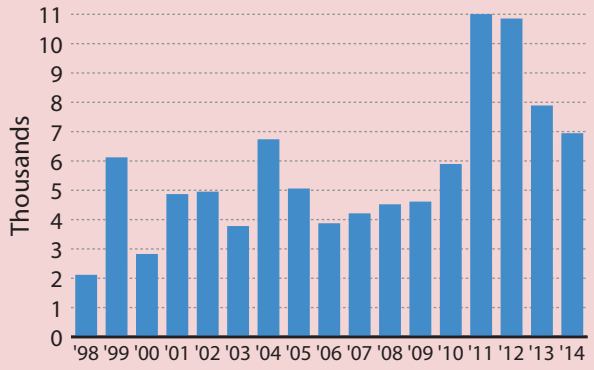
The City offers various tax incentive programs to promote the development of new housing . The 421-a tax incentive program is available for new renter- and owner-occupied multifamily properties containing three or more rental units. The program allows for a reduction in the taxable assessed value of eligible properties. That is, owners are exempt from paying additional real estate taxes due to the increased value of the property resulting from the improvements made. Eligible projects must be new construction of multiple dwellings on lots that are vacant, predominantly vacant, or improved with a non-conforming use three or more years before the new construction commenced. Rental apartments built with 421-a tax exemptions are subject to the provisions of the Rent Stabilization Laws during the exemption period. Initial rents are first approved by HPD and are then subject to increases established by the NYC Rent Guidelines Board.

A variety of factors are used to establish the level and period of 421-a benefits, and properties are also subject to construction guidelines. Properties receive an exemption for 10 to 25 years depending on location, the number of units reserved for low- and moderate-income tenants, and whether they are located in a neighborhood preservation area. Longer exemption periods apply in northern Manhattan and boroughs outside Manhattan, and to projects that receive governmental assistance or contain not less than 20% low-income units.[12]

The *2007 Housing Supply Report* outlined major changes in the 421-a program which took effect in 2008, including a major expansion of the Geographic

Units Newly Receiving 421-a Certificates, 1998-2014, in Thousands

12% Decrease in Number of Units Newly Issued 421-a Certificates in 2014



Source: NYC Department of Housing Preservation and Development

Exclusion area (the area which requires 20% of units in any given building to be set aside for affordable housing), new limits on the amount of assessed value that is exempt from taxes, and on-site affordability requirements extended to a length of 35 years. The 421-a program is set to expire in June of 2015, and as of the time of this publication has not yet been renewed by the NYS Legislature.

Through the 421-a program, the number of housing units newly receiving exemptions decreased for the third consecutive year, down 12.0%, to 6,945 units (see graph on the previous page), including decreases in every borough but the Bronx and Queens.[13] Newly certified units did increase in the Bronx, up 22.5%, and also rose modestly in Queens, up 2.5%, while they fell in Brooklyn, by 24.4%, and in Manhattan, by 11.6%. Newly certified units also fell in Staten Island, from 161 in 2013 to none in 2014.

Citywide, the largest proportion of units receiving benefits in 2014 were in buildings located in Brooklyn and Manhattan, which contained 31.8% and 31.7% of the total units in the City, respectively. Queens had 22.4% of these units, the Bronx had 14.1%, and no units in Staten Island newly received exemptions in 2014. Because buildings in Manhattan are so much larger than buildings in the outer boroughs, nearly one-third of units were in Manhattan, despite having only 27 of the 328 buildings (8%) newly approved for 421-a benefits Citywide. Notably, while the number of units newly approved in 2014 fell by 12%, the number of buildings containing these units fell by a greater proportion (22%), indicating that the average building size in 2014 was larger than that in 2013. (See Appendices 6 and 7)

While the overall number of newly certified 421-a units fell between 2013 and 2014, the number of rental units in this program rose, by 14.5%. Much of this growth was propelled by construction in Manhattan, which saw its 421-a rental units double, even as the number of buildings fell from 13 to nine. The number of co-op/condo units in Manhattan fell by more than half during this same time period.

In Fiscal Year 2015, the 421-a program will cost the City $1.1 billion in lost tax revenue for all housing types, including 83,000 rental units, 56,000 co-op and condo units, and 29,000 1-3 family and mixed-use structures.[14]

Another program that has offered affordable housing, the New York State Mitchell-Lama program, has suffered from a loss of housing since "buyouts" from the program began in 1985. Between 1955 and 1978, approximately 140,000 units of low- and middle-income housing were built in New York City through this tax-break and mortgage subsidy program. Since buyouts began in 1985, the City has lost approximately 44,000 units of Mitchell-Lama housing (including 4,000 units of hospital/university staff housing), although some has transitioned to rent stabilization. After averaging an annual loss of more than 5,000 units between 2004 and 2007, the pace has now slowed considerably, and only two developments (both in Manhattan, totaling 691 units) bought out in 2014.[15]

Conversions and Subdivisions

New housing units are also brought onto the market through subdivisions and conversions. Subdivisions involve the division of existing residential space into an increased number of units. Non-residential spaces, such as offices or other commercial spaces, can also be converted for residential use. As chronicled in prior *Housing Supply Reports*, during the mid-2000s, with a tight housing market and high demand for luxury apartments, there were an increasing number of conversions in neighborhoods Citywide. Conversions occurred in facilities as diverse as hospitals, recording studios, power plants, office buildings, and churches.

One indicator of conversions is the number of non-residential buildings newly receiving J-51 benefits for conversion to residential use. In 2014, four formerly non-residential buildings, containing 243 units, received J-51 benefits for conversion. All were rental units. Overall, this is 52% less units than in 2013, when 504 units (the majority being rental units) in formerly non-residential buildings converted using J-51 benefits.[16]

Conversion of single room occupancy (SRO) buildings also continued over the past year. SRO owners may convert SRO housing to other uses after obtaining a "Certificate of No Harassment" (CONH) from HPD. Following two consecutive years of increase, approved CONH applications fell, down 16.3% from 129 CONH in 2013 to 108 in 2014.[17]

Efforts are also underway to ensure that SROs are used for permanent housing rather than as transient hotels. As of May 1, 2011, laws were newly passed strengthening the City's ability to crack down on housing being used illegally for transient occupancy. Transient occupancy is now clearly defined as stays of less than 30 days, and between May of 2011 and April of 2012 1,820 violations (ranging from $800 to $2,000) were issued to illegal hotel operators (including private apartments, hostels, and SROs).[18] More than 4,400 violations have been issued since (including 1,076 between May 1, 2014 and April 30, 2015),[19] and in late 2012, the City Council strengthened this law even further, increasing fines to up to $25,000 for repeat offenders.[20]

In an effort to stop illegal hotel rentals, the NYS Attorney General (AG), at the end of May, 2014, announced a data sharing agreement with Airbnb, a company who facilitates short-term rentals in private residences. Airbnb agreed to provide the AG's office with anonymous information about their "host's" rental activities and if the AG can identify illegal activity within one year from receipt of the data, Airbnb will provide the identity of the hosts.[21]

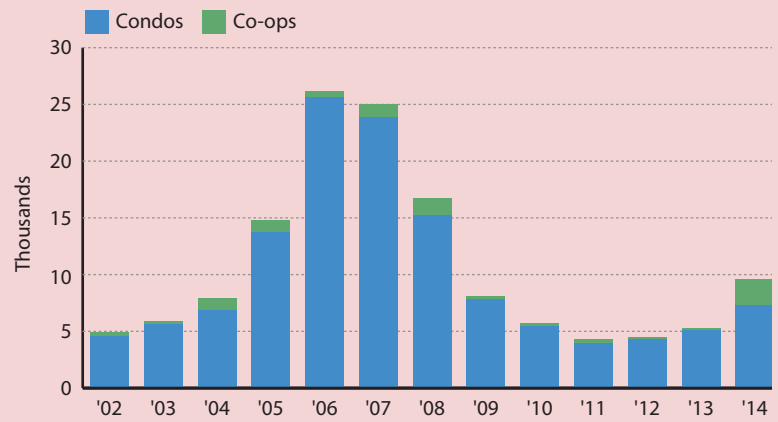
The AG's office used this data to publish a report in October of 2014 detailing Airbnb rental activity. In part, the report found that of the more than 35,000 listing analyzed, up to 72% were illegal. The report also found that a disproportionate number of units were being rented out by commercial users, as opposed to private homeowners or renters. While 94% of Airbnb hosts offered at most two unique units during the study period, the other 6% of hosts offered hundreds of unique units for rent, comprising 36% of all bookings and 37% of all revenue. The AG's office also found that at least 200 of these units were being used as illegal hostels, and that 4,600 units were being booked for stays of three months a year or more (including 2,000 of these that were rented for at least six months of the year). Most rentals were found to be in Manhattan and Brooklyn, with only 3% of the total revenue made by hosts emanating from rentals in Queens, Staten Island, or the Bronx.[22]

Cooperative and Condominium Activity

Developers planning to build new co-op or condo buildings, and owners wishing to convert their rental buildings to co-ops or condos, must file plans with, and receive acceptance from, the New York State Attorney General's Office.[23] In 2014, the Attorney General accepted 267 co-op and condo plans, a 40.5% increase from the number accepted in 2013. These 267 plans encompassed 9,573 housing units, 82.5% more than in 2013 and the third consecutive year of increase in units (see graph on this page). While the third year of increase, levels are still well below the recent highs of 25,000-26,000 units in 2006-2007.

More than half of all plans, 150, were accepted for buildings located in Brooklyn; 87 were located in Manhattan; 27 plans were accepted for Queens; three plans were accepted in Staten Island; and no plans were in the Bronx. Because Manhattan buildings tend to be larger than the outer boroughs, more units were located in Manhattan (6,378), with Brooklyn (2,208)

New Co-op and Condo Units, 2002-2014



Source: NYS Attorney General's Office

and Queens (975) trailing, and only 12 units in Staten Island and none in the Bronx. (See Appendices 4 and 5)

The majority of the plans accepted Citywide in 2014 were for new construction, comprising 210 of 267 plans, and a total of 5,155 of 9,573 units. This is similar to the prior year, when new construction accounted for 151 of the 190 accepted plans. The second largest source of co-op and condo units were units located in non-eviction conversions (with 20 plans and 3,956 units), and 37 plans, with 462 units, were rehabilitations. Of all the newly accepted plans in 2014, 76.4% of the units were in condo plans, and 23.6% were in co-op plans (see graph on previous page). This is the highest proportion of co-op units since 1997.

While the conversion of rental housing into co-op and condo units increases the housing inventory for sale, it simultaneously reduces the total number of housing units for rent. Conversions represented 41.3% of the total number of units in 2014 co-op and condo plans, a much larger share than the 16.1% share in 2013, and the largest proportion since 2002. Because most conversion plans are non-eviction plans (including all plans in 2014), only when the original rental tenant moves out, or opts to buy the apartment, does the apartment become owner-occupied and removed from the rental universe.

Rehabilitation

Another method for adding (or keeping) residential units to the City's housing stock is through rehabilitation of old buildings. As buildings age, they must undergo renovation and rehabilitation to remain in habitable condition. This is particularly relevant to NYC's rental housing stock, where more than 61% of units are in buildings constructed prior to 1947.[24] Through tax abatement and exemption subsidy programs offered by the City for rehabilitation, units are able to remain in, or be readmitted to, the City's housing stock. The J-51 tax abatement and exemption program is intended to encourage the periodic renovation of New York City's stock of both renter- and owner-occupied housing.

The J-51 tax relief program is similar to the 421-a program in that it requires that those rental units not already rent stabilized be subject to rent regulation for the duration of the benefits. Rehabilitation activities that are permitted under J-51 regulations are Major Capital Improvements (MCIs), moderate and gut rehabilitation of both government-assisted and privately-financed multiple dwellings (which requires significant improvement to at least one major building-wide system), as well as improvements to co-ops and condos (subject to certain assessment guidelines if the project does not include substantial governmental assistance). While prior incarnations of the J-51 program allowed for conversion of lofts and non-residential buildings into multiple dwellings, regulations effective January 1, 2012 allow only for conversions if there is substantial governmental assistance.[25]

In 2014, 40,787 units newly received J-51 benefits, a decrease of 26.7% from the previous year (see graph on the next page and Appendix 7).[26] These units were contained in 1,406 buildings, a decrease of 26.2% from 2013 levels. The location of the units newly receiving benefits ranged from 35.0% located in Brooklyn; to 34.4% in Queens; 20.9% in the Bronx; 9.0% in Manhattan; and 0.7% in Staten Island. Units newly receiving benefits fell by double digits in the Bronx, Manhattan, and Queens, by 70.1%, 16.5%, and 11.8%, respectively. But units newly receiving J-51 benefits rose substantially in Brooklyn, up 115.0%, as well as Staten Island, which rose from 180 units to 281. (See Appendices 6 and 7) In Brooklyn, where units more than doubled, the average size of the building rose substantially, increasing from 34 units in 2013 to 52 units in 2014.

In Fiscal Year 2015, the J-51 tax program will cost the City $259.7 million in lost tax revenue for all housing types, including approximately 315,000 rental units and 244,000 owner units.[27] The J-51 program is set to expire in June of 2015, and as of the publication of this report has not yet been renewed by the NYS Legislature.

While J-51 is owner-initiated, a City-initiated program will also help rehabilitate NYC's housing stock. In January, 2011, HPD began their "Proactive Preservation Initiative (PPI)," which identifies those buildings in need of rehabilitation, regardless of whether there are complaints from tenants in the

building. HPD works to identify distressed buildings that are actively declining and in danger of becoming blighted and those buildings that exhibit levels of distress that warrant further action are placed on the PPI list. HPD works with these buildings to reduce housing code violations, and once violations have been reduced by at least 80%, buildings are removed from the list.[28] Through December, 2014, a total of 851 buildings have been added to the PPI list, and 370 (43%) of these buildings were subsequently released from the program due to improvements in the buildings. An additional 139 buildings (16%) were found to have high enough level of violations that they qualified for transfer to the Alternative Enforcement Program (details below). Of the 342 buildings remaining on the PPI list (as of December, 2014), 73% have shown improvement in building conditions, and violations have dropped an average of 43%.[29]

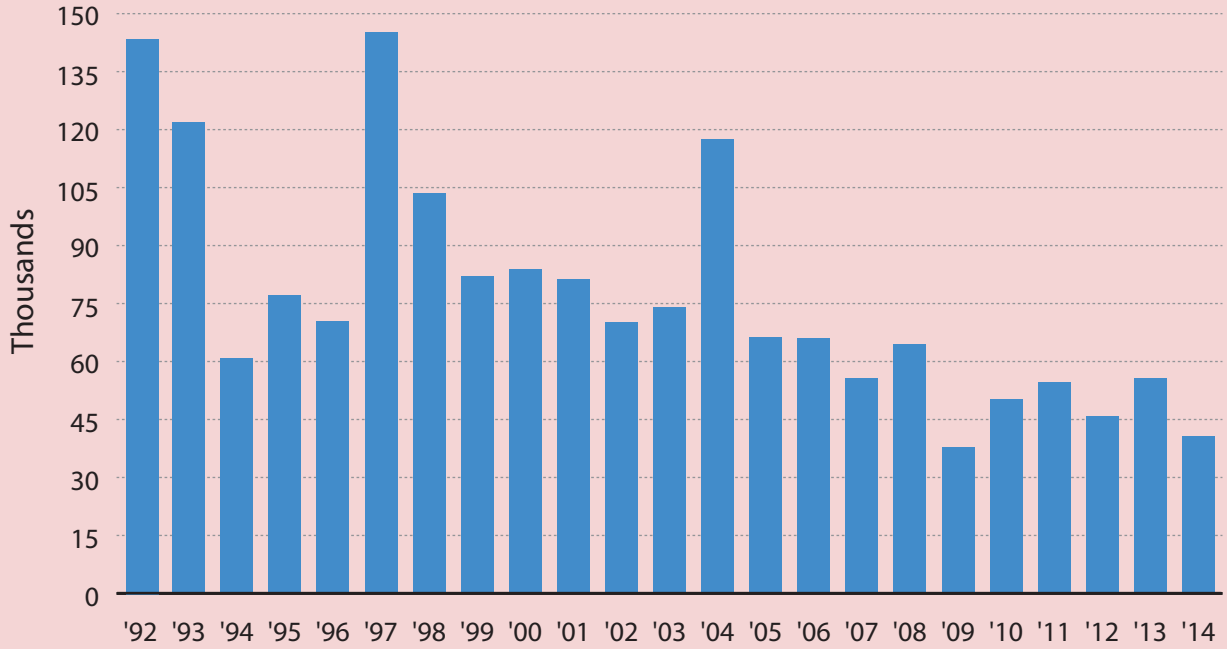
HPD is also continuing rehabilitation work through its "Alternative Enforcement Program (AEP)," now in its eighth year of identifying the 200-250 "worst" buildings in the City, based on housing code violations. In the eighth round of this program, HPD has expanded the maximum number of buildings from 200 to 250, with the most recent group of buildings containing 3,473 units of housing. If landlords in this program do not make repairs to their buildings, the City steps in to do so, and then charges the landlords. Through the first seven rounds of the program, the City has discharged 937 of 1,387 buildings that entered the program, with 450 buildings and 3,656 units of housing remaining (in addition to those added during Round 8).[30]

Tax-Delinquent Property

In Rem Housing

For two decades, the City foreclosed on thousands of tax-delinquent residential properties, becoming the owner and manager of these buildings, known as *in rem* properties. By its peak in 1986, the City owned and managed 4,000 occupied buildings containing 40,000 units of housing and almost 6,000 vacant buildings containing 55,000 units of housing. Most of these were dilapidated multi-family buildings occupied

Units Receiving Initial J-51 Benefits, 1992-2014, in Thousands



Source: NYC Department of Housing Preservation and Development

by a predominantly low-income population. To counter this trend, HPD developed multiple disposition programs over time to manage, rehabilitate and sell many of these *in rem* buildings. HPD's Alternative Management Programs began in 1994 with the goal of returning City-owned properties to private owners and stimulating neighborhood development. HPD has successfully reduced the number of occupied and vacant *in rem* units in central management to 762 through June 2014, a 98.3% decline since FY 1994.[31]

Anti-Abandonment Strategies

The City has been able to significantly reduce its share of *in rem* buildings by identifying buildings at risk and helping owners. Key initiatives to prevent abandonment include the Third Party Transfer Program, which targets distressed and other buildings with tax arrears,[32] and housing education courses, which teach owners and superintendents basic management, maintenance, and finance skills to improve their properties.[33]

Since the mid-1990s, the City has not taken title (i.e., vesting) of properties that are tax delinquent. Instead, the City has developed a comprehensive anti-abandonment strategy. First, tax liens for properties that are not distressed are sold in bulk to private investors. After the lien is sold, the lien holder is entitled to collect the entire lien amount, plus other interest and charges, from the property owner. In addition, the property owner must continue to pay current taxes to the City. If the owner has not paid the lien or entered into a payment plan, the lien holder can file for foreclosure on the property.[34]

An additional facet of the City's anti-abandonment strategy is third party transfer. For buildings that are distressed and in tax arrears, the City can initiate an *in rem* tax foreclosure action against property owners. The policy, authorized under Local Law 37 of 1996, transfers the title of *in rem* properties directly to new owners (qualified third parties) without the City ever taking title itself. The properties are temporarily transferred to Neighborhood Restore, a nonprofit corporation, and upon the judgment of the court, are transferred to a qualified third party.[35] Since it began in 1996, the NYC Dept. of Finance has collected at least $536 million in revenue associated with properties in this program, and more than 500 buildings have been transferred to responsible for-profit and non-profit owners. No new properties were transferred during 2014.[36]

Demolitions

While in the early 1990s relatively few residential buildings in New York City were demolished, this began to change in 1996, the same year that the number of building permits issued began to increase significantly. In fact, the number of buildings demolished between 2005 and 2007 alone was almost triple the number demolished in all the years from 1990 to 1999 combined. But after generally declining during the most recent recession, demolitions have increased for the second consecutive year. A total of 1,513 buildings were demolished in 2014, a 17.7% increase over the prior year, following an increase of 14.6% in 2013. Queens accounted for 36.7% of all the buildings demolished in 2014, Brooklyn had 30.0%, Staten Island had 17.1%, the Bronx had 8.3%, and Manhattan had the lowest proportion, 8.0%. Demolitions rose in every borough but Manhattan, where they fell 16.6%. Proportionally, demolitions rose by the greatest amount in Brooklyn, rising 23.7%, followed by Queens, with a 22.5% rise, Staten Island, with a 19.4% rise, and the Bronx, which rose by 19.0%.[37] (See Appendix 8)

Conclusion

In 2014, housing permits increased for the fifth consecutive year, rising by 13.8%, while the number of completed housing units fell, by 6.4%. The number of units newly receiving 421-a tax benefits fell 12.0% in 2014, while units newly receiving J-51 tax abatements and exemptions fell by 26.7%. For the third consecutive year (following five years of decline) there was an increase in newly accepted co-op and condo units/plans, with units rising 82.5% and plans rising by 40.5%. Rental housing availability remains tight, with a Citywide vacancy rate of just 3.45% in 2014, and overcrowding remains a problem. Mayor de Blasio's ten-year housing initiative plans to develop and

preserve 200,000 units of housing, helping to reduce the affordable housing shortage. ❐

Endnotes

1. The New York City Housing and Vacancy Survey (HVS) is conducted triennially, sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. Data is based on "Selected Initial Findings of the 2014 New York City Housing and Vacancy Survey," prepared by HPD.

2. The U.S. housing stock was comprised of 36.5% renter-occupied units, according to the 2013 American Community Survey, conducted by the U.S. Census Bureau. To calculate the ratio of renter-occupied units in New York City, staff did not include vacant units that are not for sale or for rent in the total number of housing units.

3. Other units include public housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4 and Loft Board units.

4. Since the number of vacant units available for rent in Staten Island is small, and the HVS is a sample survey, the sampling error of the vacancy rate is likely to be large, and thus, the Census Bureau could not calculate an accurate vacancy rate.

5. U.S. Census Bureau web site. <http://censtats.census.gov/bldg/bldgprmt.shtml>.

6. NYC Dept. of City Planning data. Note that the data is continually updated and is subject to change, including data from prior years.

7. Beginning with the *2006 Housing Supply Report,* the NYC Department of City Planning (DCP) defines a housing completion as any unit receiving either a final or a temporary Certificate of Occupancy in the stated year. DCP provided this information for the 2004 calendar year and beyond, and believes it is a more accurate representation of new housing in New York City than previous methodologies which only counted final Certificates of Occupancy.

8. Starts refer to the number of units beginning construction or rehabilitation in a given period.

9. Preliminary Fiscal 2015 Mayor's Management Report (MMR). <http://home2.nyc.gov/html/ops/html/data/mmr.shtml>

10. Citywide Performance Reporting website: <http://www.nyc.gov/html /ops/cpr/html/home/home.shtml>; Accessed May 2015.

11. ""Housing New York: A Five-Borough, Ten-Year Plan," NYC Department of Housing Preservation and Development. May 5, 2014.

12. Program information available at: <http://www1.nyc.gov/site/hpd/ developers/tax-incentives-421a.page>

13. NYC Department of Housing Preservation and Development, Tax Incentives Program data.

14. "Annual Report on Tax Expenditures," NYC Dept. of Finance publication, February, 2015.

15. The number of Mitchell-Lama buyouts were provided most recently through the NYC Dept. of Housing Preservation and Development and the NYS Division of Housing and Community Renewal, and in previous years through other sources, such as the report "Affordable No More: An Update" by the Office of the New York City Comptroller, Office of Policy Management on May 25, 2006. One additional development in 2014, staff housing for a hospital, also bought out in 2014.

16. NYC Department of Housing Preservation and Development, Tax Incentives Program data.

17. NYC Department of Housing Preservation and Development.

18. Mayor Bloomberg Announces Results of City's Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities." *Mayor's Office Press Release 157-12.* April 27, 2012.

19. Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement. Inclusive of data through April 30, 2015.

20. "Illegal Hotel Fines Could Skyrocket," *The Real Deal*. September 12, 2012.

21. "Airbnb Will Hand Over Host Data to New York," *NY Times*, May 21, 2014.

22. "Airbnb in the City," NYC Attorney General, October 2014 and press release, "A.G. Schneiderman Releases Report Documenting Widespread Illegality Across Airbnb's NYC Listings; Site Dominated by Commercial Users," October 16, 2014..

23. NYS Attorney General's Office, Real Estate Financing Bureau data and the NYC Dept. of Housing Preservation and Development, Sales Unit. Virtually all accepted units reported are from data provided by the NYS Attorney General. For the purposes of this report, "accepted" refers only to those co-op and condo plans that require offering plans. Those that do not, and receive a "no-action" letter from the NYS Attorney General's office, are not included in this data.

24. *2014 NYC Housing and Vacancy Survey*, U.S. Census Bureau.

25. Landlord Information/Tax Incentives: J-51, NYC Department of Housing Preservation and Development web site. <hhttp://www1.nyc.gov/site/hpd/developers/tax-incentives-j51.page>.

26. NYC Dept. of Housing Preservation and Development, Tax Incentives Program data. Note that, similar to the 421–a program, J-51 provides tax abatements and incentives to both renter- and owner-occupied units.

27. "Annual Report on Tax Expenditures," NYC Dept. of Finance publication, February, 2015.

28. "HPD Commissioner Wambua, Council Speaker Quinn Celebrate Success of Proactive Preservation Initiative and Announce Publication of the Second At-Risk Building List." *HPD Press Release.* March 21, 2012.

29. At-Risk Buildings List as of December 31, 2014. <http://www1.nyc.gov/site/hpd/owners/PPI.page>

30. HPD testimony to the NYC Rent Guidelines Board on March 12, 2015 and "HPD Commissioner Visnauskas Announces List of Buildings with 2,700 Units in Latest Round of Alternative Enforcement Program." *HPD Press Release.* February 4, 2014.

31. NYC Dept. of Housing Preservation and Development.

32. NYC Department of Housing Preservation and Development website. <http://www1.nyc.gov/site/hpd/owners/compliance-property-tax-delinquency.page>

33. NYC Department of Housing Preservation and Development website. <http://www1.nyc.gov/site/hpd/renters/online-digital-library.page>

34. NYC Department of Finance, General Information on the City's Tax Lien Sale Process. <http://www1.nyc.gov/site/finance/taxes/property-lien-sales.page>

35. "New York City Case Study: Third Party Transfer Initiative: A Solution To Property Abandonment," by Lisa Mueller, Local Initiative Support Corporation report, January 14, 2003. <http://www.lisc.org/content/publications/detail/794/>

36. Most recent figures obtained from NYC Dept. of Housing Preservation and Development, May, 2015.

37. NYC Department of Buildings (DOB) data. Note that demolition statistics include both residential as well as commercial buildings, as the DOB does not specify the type of building in its data.

Appendices

1. Permits Issued For Housing Units in New York City, 1960-2015

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1960	--	--	--	--	--	**46,792**
1961	--	--	--	--	--	**70,606**
1962	--	--	--	--	--	**70,686**
1963	--	--	--	--	--	**49,898**
1964	--	--	--	--	--	**20,594**
1965	--	--	--	--	--	**25,715**
1966	--	--	--	--	--	**23,142**
1967	--	--	--	--	--	**22,174**
1968	--	--	--	--	--	**22,062**
1969	--	--	--	--	--	**17,031**
1970	--	--	--	--	--	**22,365**
1971	--	--	--	--	--	**32,254**
1972	--	--	--	--	--	**36,061**
1973	--	--	--	--	--	**22,417**
1974	--	--	--	--	--	**15,743**
1975	--	--	--	--	--	**3,810**
1976	--	--	--	--	--	**5,435**
1977	--	--	--	--	--	**7,639**
1978	--	--	--	--	--	**11,096**
1979	--	--	--	--	--	**14,524**
1980	--	--	--	--	--	**7,800**
1981	--	--	--	--	--	**11,060**
1982	--	--	--	--	--	**7,649**
1983	--	--	--	--	--	**11,795**
1984	--	--	--	--	--	**11,566**
1985	1,263	1,068	12,079	2,211	3,711	**20,332**
1986	920	1,278	1,622	2,180	3,782	**9,782**
1987	931	1,650	3,811	3,182	4,190	**13,764**
1988	967	1,629	2,460	2,506	2,335	**9,897**
1989	1,643	1,775	2,986	2,339	2,803	**11,546**
1990	1,182	1,634	2,398	704	940	**6,858**
1991	1,093	1,024	756	602	1,224	**4,699**
1992	1,257	646	373	351	1,255	**3,882**
1993	1,293	1,015	1,150	530	1,185	**5,173**
1994	846	911	428	560	1,265	**4,010**
1995	853	943	1,129	738	1,472	**5,135**
1996	885	942	3,369	1,301	2,155	**8,652**
1997	1,161	1,063	3,762	1,144	1,857	**8,987**
1998	1,309	1,787	3,823	1,446	2,022	**10,387**
1999	1,153	2,894	3,791	2,169	2,414	**12,421**
2000	1,646	2,904	5,110	2,723	2,667	**15,050**
2001	2,216	2,973	6,109	3,264	2,294	**16,856**
2002	2,626	5,247	5,407	3,464	1,756	**18,500**
2003	2,935	6,054	5,232	4,399	2,598	**21,218**
2004	4,924	6,825	4,555	6,853	2,051	**25,208**
2005	4,937	9,028	8,493	7,269	1,872	**31,599**
2006	4,658	9,191	8,790	7,252	1,036	**30,927**
2007	3,088	10,930	9,520	7,625	739	**31,902**
2008	2,482	12,744	9,700	7,730	1,255	**33,911**
2009	1,647	1,003	1,363	1,474	570	**6,057**
2010	1,064	2,093	704	2,358	508	**6,727**
2011	1,116	1,522	2,535	3,182	581	**8,936**
2012	2,552	3,353	2,328	1,428	673	**10,334**
2013	2,638	6,140	4,856	3,161	1,200	**17,995**
2014	**1,885**	**7,551**	**5,435**	**4,900**	**712**	**20,483**
2015 (1st Qtr)Ω	561 (379)	3,574 (1,725)	1,154 (1,809)	782 (1,067)	112 (121)	6,183 (5,101)

Ω First three months of 2015. The number of permits issued in the first three months of 2014 is in parenthesis.

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch.

2. Permits Issued by Building Size & Borough (In Percentages), 2006-2014

Year/Borough	1-Family	2-Family	3/4 Family	5 or More-Family	Total Buildings
2006					
Bronx	7.7%	33.6%	51.4%	7.3%	959
Brooklyn	8.1%	23.2%	45.7%	23.0%	1,389
Manhattan	1.8%	3.5%	5.3%	89.4%	113
Queens	14.3%	49.7%	29.0%	7.1%	2,014
Staten Island	62.7%	36.2%	0.0%	1.1%	697
Citywide	*17.7%*	*36.7%*	*33.2%*	*12.4%*	*5,172*
2007					
Bronx	6.8%	43.7%	41.7%	7.8%	643
Brooklyn	0.0%	18.3%	51.7%	30.0%	1,079
Manhattan	5.0%	1.7%	5.8%	87.6%	121
Queens	17.1%	53.1%	21.3%	8.6%	1,562
Staten Island	60.7%	38.6%	0.2%	0.6%	511
Citywide	*16.0%*	*38.5%*	*29.8%*	*15.8%*	*3,916*
2008					
Bronx	43.4%	17.7%	23.1%	15.8%	373
Brooklyn	0.0%	25.0%	18.7%	56.3%	787
Manhattan	2.0%	0.0%	0.0%	98.0%	152
Queens	18.5%	42.3%	14.8%	24.4%	755
Staten Island	50.4%	40.1%	0.5%	9.0%	367
Citywide	*20.1%*	*30.0%*	*14.3%*	*35.7%*	*2,434*
2009					
Bronx	38.1%	14.4%	20.6%	26.9%	160
Brooklyn	0.8%	28.2%	38.9%	32.1%	131
Manhattan	0.0%	0.0%	11.8%	88.2%	34
Queens	29.7%	43.3%	16.0%	11.0%	418
Staten Island	48.0%	49.8%	0.0%	2.2%	271
Citywide	*31.2%*	*37.1%*	*15.3%*	*16.5%*	*1,014*
2010					
Bronx	9.2%	38.5%	23.1%	29.2%	65
Brooklyn	3.6%	31.4%	27.9%	37.1%	140
Manhattan	0.0%	18.2%	9.1%	72.7%	11
Queens	12.4%	67.2%	11.2%	9.2%	509
Staten Island	71.9%	27.2%	0.6%	0.3%	349
Citywide	*30.3%*	*47.3%*	*10.6%*	*11.8%*	*1,074*
2011					
Bronx	1.5%	35.3%	19.1%	44.1%	68
Brooklyn	0.0%	44.3%	30.5%	25.3%	174
Manhattan	3.6%	0.0%	3.6%	92.9%	28
Queens	21.5%	57.0%	11.9%	9.6%	386
Staten Island	52.5%	47.2%	0.0%	0.3%	341
Citywide	*26.5%*	*48.3%*	*11.3%*	*13.8%*	*997*
2012					
Bronx	5.9%	39.3%	17.0%	37.8%	135
Brooklyn	0.4%	20.5%	36.9%	42.2%	249
Manhattan	9.5%	4.8%	0.0%	85.7%	42
Queens	26.8%	41.9%	16.9%	14.4%	284
Staten Island	64.1%	34.6%	0.0%	1.3%	298
Citywide	*27.8%*	*32.5%*	*16.2%*	*23.5%*	*1,008*
2013					
Bronx	2.4%	41.6%	12.0%	44.0%	125*
Brooklyn	0.0%	19.8%	31.6%	48.6%	364*
Manhattan	1.6%	7.8%	0.0%	90.6%	64*
Queens	39.3%	32.6%	13.3%	14.8%	399*
Staten Island	55.9%	42.5%	0.2%	1.4%	431*
Citywide	*29.1%*	*32.0%*	*13.3%*	*25.7%*	*1,383**
2014					
Bronx	**0.0%**	**33.3%**	**20.4%**	**46.3%**	**108***
Brooklyn	**0.0%**	**19.3%**	**25.8%**	**55.0%**	**400***
Manhattan	**1.3%**	**9.0%**	**2.6%**	**87.2%**	**78***
Queens	**47.8%**	**25.4%**	**10.5%**	**16.3%**	**448***
Staten Island	**68.1%**	**31.1%**	**0.2%**	**0.6%**	**479***
Citywide	***35.8%***	***25.3%***	***11.6%***	***27.4%***	***1,513****

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch.
*Figures updated 07/15.

3. New Dwelling Units Completed in New York City, 1960-2014

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1960	4,970	9,860	5,018	14,108	1,292	**35,248**
1961	4,424	8,380	10,539	10,632	1,152	**35,127**
1962	6,458	10,595	12,094	15,480	2,677	**47,304**
1963	8,780	12,264	19,398	17,166	2,423	**60,031**
1964	9,503	13,555	15,833	10,846	2,182	**51,919**
1965	6,247	10,084	14,699	16,103	2,319	**49,452**
1966	7,174	6,926	8,854	6,935	2,242	**32,131**
1967	4,038	3,195	7,108	5,626	3,069	**23,036**
1968	3,138	4,158	2,707	4,209	3,030	**17,242**
1969	1,313	2,371	6,570	3,447	3,768	**17,469**
1970	1,652	1,695	3,155	4,230	3,602	**14,334**
1971	7,169	2,102	4,708	2,576	2,909	**19,464**
1972	11,923	2,593	1,931	3,021	3,199	**22,667**
1973	6,294	4,340	2,918	3,415	3,969	**20,936**
1974	3,380	4,379	6,418	3,406	2,756	**20,339**
1975	4,469	3,084	9,171	2,146	2,524	**21,394**
1976	1,373	10,782	6,760	3,364	1,638	**23,917**
1977	721	3,621	2,547	1,350	1,984	**10,223**
1978	464	345	3,845	697	1,717	**7,068**
1979	405	1,566	4,060	1,042	2,642	**9,715**
1980	1,709	708	3,306	783	2,380	**8,886**
1981	396	454	4,416	1,152	2,316	**8,734**
1982	997	332	1,812	2,451	1,657	**7,249**
1983	757	1,526	2,558	2,926	1,254	**9,021**
1984	242	1,975	3,500	2,291	2,277	**10,285**
1985	557	1,301	1,739	1,871	1,939	**7,407**
1986	968	2,398	4,266	1,776	2,715	**12,123**
1987	1,177	1,735	4,197	2,347	3,301	**12,757**
1988	1,248	1,631	5,548	2,100	2,693	**13,220**
1989	847	2,098	5,979	3,560	2,201	**14,685**
1990	872	929	7,260	2,327	1,384	**12,772**
1991	656	764	2,608	1,956	1,627	**7,611**
1992	802	1,337	3,750	1,498	1,136	**8,523**
1993	886	616	1,810	801	1,466	**5,579**
1994	891	1,035	1,927	1,527	1,573	**6,953**
1995	1,166	1,647	2,798	1,013	1,268	**7,892**
1996	1,075	1,583	1,582	1,152	1,726	**7,118**
1997	1,391	1,369	816	1,578	1,791	**6,945**
1998	575	1,333	5,175	1,263	1,751	**10,097**
1999	1,228	1,025	2,341	2,119	2,264	**8,977**
2000	1,385	1,353	6,064	2,096	1,896	**12,794**
2001	1,617	2,404	6,036	1,225	2,198	**13,480**
2002	1,220	2,248	8,326	1,981	2,453	**16,228**
2003	1,473	2,575	3,798	2,344	2,589	**12,779**
2004 π	3,326	4,512	6,150	3,087	2,291	**19,366**
2005 π	3,012	5,007	5,006	4,526	1,942	**19,493**
2006 π	4,311	6,418	5,199	5,940	1,900	**23,768**
2007 π	4,422	7,109	7,498	5,907	1,446	**26,382**
2008 π	4,217	7,254	6,118	5,437	1,019	**24,045**
2009 π	2,964	7,522	8,110	4,969	887	**24,452**
2010 π	3,948	7,181	7,801	4,401	714	**24,045**
2011 π	3,417	4,728	2,375	2,852	612	**13,984**
2012 π	1,413	3,611	1,159	2,632	640	**9,455**
2013 π	1,272	3,948	3,126	3,854	482	**12,682**
2014 π	**1,660**	**4,485**	**2,231**	**2,961**	**530**	**11,867**

Note: Dwelling unit count is based on the number of Certificates of Occupancy issued by NYC Department of Buildings, or equivalent action by the Empire State Development Corporation or NYS Dormitory Authority. Prior year's data may be adjusted and may not match prior reports.

π Data from 2004-2014 now includes Final Certificates of Occupancy (as with all other years) as well as Temporary Certificates of Occupancy data for the first time. Data will be updated every year to reflect the most current estimates.

Source: New York City Department of City Planning, Certificates of Occupancy issued in Newly Constructed Buildings.

4. Number of Residential Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 2009-2014

	2009	2010	2011*	2012	2013	2014
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
Private Plans						
New Construction	335 (7,270)	235 (4,907)	185 (3,785)	121 (2,810)	151 (3,753)	210 (5,155)
Rehabilitation	1 (73)	0	2 (14)	11 (106)	21 (649)	37 (462)
Conversion (Non-Eviction)	29 (725)	20 (812)	20 (457)	25 (1,539)	18 (843)	20 (3,956)
Conversion (Eviction)	0	0	0	0	0	0
Private Total	**365 (8,068)**	**255 (5,719)**	**207 (4,256)**	**157 (4,455)**	**190 (5,245)**	**267 (9,573)**
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
HPD Sponsored Plans						
New Construction	0	0	0	0	0	0
Rehabilitation	0	0	0	0	0	0
Conversion (Non-Eviction)	0	0	0	0	0	0
Conversion (Eviction)	13 (274	4 (59)	9 (209)	3 (97)	0	0
HPD Total	**13 (274)**	**4 (59)**	**9 (209)**	**3 (97)**	**0**	**0**
Grand Total	**378 (8,342)**	**259 (5,778)**	**216 (4,465)**	**160 (4,552)**	**190 (5,245)**	**267 (9,573)**

*Figures corrected and differ from those found in the *2012 Housing Supply Report*
Note: Figures exclude "Homeowner" and "Commercial" plans/units.
Source: New York State Attorney General's Office, Real Estate Financing Bureau.

5. Number of Units in Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 1987-2014

Year	New Construction	Conversion Eviction	Conversion Non-Eviction	Rehabilitation	**Total New Construction Conversion & Rehab**	Units in HPD Sponsored Plans
1987	8,460	1,064	35,574	--	**45,098**	1,175
1988	9,899	1,006	32,283	--	**43,188**	1,159
1989	6,153	137	25,459	--	**31,749**	945
1990	4,203	364	14,640	--	**19,207**	1,175
1991	1,111	173	1,757	--	**3,041**	2,459
1992	793	0	566	--	**1,359**	1,674
1993	775	41	134	--	**950**	455
1994	393	283	176	807	**1,659**	901
1995	614	426	201	1,258	**2,499**	935
1996	21	0	149	271	**441**	0
1997	1,417	26	131	852	**2,426**	533
1998	3,225	0	386	826	**4,437**	190
1999	1,123	343	359	1,029	**2,854**	295
2000	1,911	203	738	220	**3,072**	179
2001	3,833	22	1,053	124	**5,032**	22
2002	2,576	260	1,974	348	**5,158**	260
2003	4,870	0	639	418	**5,927**	0
2004	6,018	274	1,550	334	**8,176**	274
2005	12,210	269	2,356	223	**15,058**	269
2006	19,870	273	6,331	0	**26,474**	273
2007	19,511	248	5,441	71	**25,271**	248
2008	13,998	241	2,582	130	**16,951**	241
2009	7,270	274	725	73	**8,342**	274
2010	4,916	59	812	0	**5,787**	59
2011	4,625	209	505	14	**5,353**	209
2012	2,810	97	1,539	106	**4,552**	97
2013	3,753	0	843	649	5,245	0
2014	**5,155**	**0**	**3,956**	**462**	**9,573**	**0**

Note: Rehabilitated units were tabulated separately beginning in 1994. HPD Plans are a subset of all plans. Some numbers were revised from prior years.

Source: New York State Attorney General's Office, Real Estate Financing Bureau.

6. Tax Incentive Programs, 2012-2014

Buildings Newly Receiving Certificates for 421-a Exemptions, 2012-2014

	2012			2013			2014		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	39	61	1,441	34	51	800	37	63	980
Brooklyn	143	197	3,028	152	208	2,921	107	148	2,209
Manhattan	52	52	4,862	56	57	2,493	29	27	2,203
Queens	92	166	1,521	79	97	1,515	62	90	1,553
Staten Island	1	1	4	4	6	161	0	0	0
TOTAL	**327**	**477**	**10,856**	**325**	**419**	**7,890**	**235**	**328**	**6,945**

Buildings Newly Receiving J-51 Tax Abatements and Exemptions, 2012-2014

	2012			2013			2014		
	Buildings	Units	Certified Cost ($1,000s)	Buildings	Units	Certified Cost ($1,000s)	Buildings	Units	Certified Cost ($1,000s)
Bronx	218	12,455	$30,607	297	28,511	$26,919	170	8,520	$13,171
Brooklyn	293	12,149	$22,430	194	6,635	$19,091	276	14,265	$26,517
Manhattan	115	5,265	$17,586	58	4,405	$6,719	69	3,678	$10,702
Queens	555	16,017	$12,072	1,355	15,928	$10,003	875	14,043	$10,885
Staten Island	0	0	$0	2	180	$200	16	281	$1,976
TOTAL	**1,181**	**45,886**	**$82,695**	**1,906**	**55,659**	**$62,933**	**1,406**	**40,787**	**$63,249**

Source: New York City Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs.

7. Tax Incentive Programs – Units Receiving Initial Benefits, 1981-2014

Year	421-a	J-51	Year	421-a	J-51
1981	3,505	--	1998	2,118	103,527
1982	3,620	--	1999	6,123	82,121
1983	2,088	--	2000	2,828	83,925
1984	5,820	--	2001	4,870	81,321
1985	5,478	--	2002	4,953	70,145
1986	8,569	--	2003	3,782	74,005
1987	8,286	--	2004	6,738	117,503
1988	10,079	109,367	2005	5,062	66,370
1989	5,342	64,392	2006	3,875	66,010
1990	980	113,009	2007	4,212	55,681
1991	3,323	115,031	2008	4,521	64,478
1992	2,650	143,593	2009	4,613	37,867
1993	914	122,000	2010	5,895	50,263
1994	627	60,874	2011	11,007	54,775
1995	2,284	77,072	2012	10,856	45,886
1996	1,085	70,431	2013	7,890	55,659
1997	2,099	145,316	**2014**	**6,945**	**40,787**

Source: New York City Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs.

8. Building Demolitions in New York City, 1985-2014

	Bronx		Brooklyn		Manhattan		Queens		Staten Island		Total	
Year	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	**5+ Units**	**Total**
1985	81	157	3	101	59	73	3	133	1	31	147	495
1986	48	96	14	197	19	38	3	273	4	67	88	671
1987	14	55	2	130	22	33	1	273	6	83	45	574
1988	3	34	2	169	25	44	2	269	0	160	32	676
1989	6	48	8	160	20	38	3	219	0	109	37	574
1990	4	29	3	133	20	28	5	119	0	71	32	380
1991	10	33	15	95	9	14	1	68	0	32	35	242
1992	12	51	6	63	2	5	1	41	0	33	21	193
1993	0	17	4	94	0	1	3	51	0	5	7	168
1994	3	14	4	83	5	5	2	42	0	8	14	152
1995	2	18	0	81	0	0	2	37	0	17	4	153
1996	-	30	-	123	-	25	-	118	-	84	-	380
1997	-	29	-	127	-	51	-	168	-	119	-	494
1998	-	71	-	226	-	103	-	275	-	164	-	839
1999	-	67	-	211	-	53	-	227	-	159	-	717
2000	-	64	-	499	-	101	-	529	-	307	-	1,500
2001	-	96	-	421	-	160	-	519	-	291	-	1,487
2002	-	126	-	500	-	89	-	600	-	456	-	1,771
2003	-	161	-	560	-	100	-	865	-	564	-	2,250
2004	-	238	-	691	-	141	-	1,128	-	547	-	2,745
2005	-	245	-	1,080	-	145	-	1,545	-	477	-	3,492
2006	-	334	-	1,109	-	259	-	1,485	-	381	-	3,568
2007	-	302	-	984	-	282	-	1,407	-	308	-	3,283
2008	-	206	-	925	-	252	-	1,082	-	215	-	2,680
2009	-	166	-	467	-	153	-	663	-	177	-	1,626
2010	-	121	-	326	-	76	-	464	-	129	-	1,116
2011	-	93	-	308	-	124	-	463	-	141	-	1,129
2012	-	121	-	284	-	144	-	434	-	139	-	1,122
2013	-	105	-	367	-	145	-	453	-	216	-	1,286
2014	-	**125**	-	**454**	-	**121**	-	**555**	-	**258**	-	**1,513**

Note: The Census Bureau discontinued collecting demolition statistics in December, 1995. The New York City Department of Buildings began supplying the total number of buildings demolished from 1996 forward, and cannot specify whether buildings are residential, nor if they have 5+ units. Demolition statistics from 1985 though 1995 are solely residential buildings.

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch; New York City Department of Buildings.