

2016 Housing Supply Report

May 26, 2016

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2016 Housing Supply Report

What's New

- ✓ Permits for 56,528 new dwelling units were issued in New York City in 2015, a 176.0% increase over the prior year and the sixth consecutive year of increase.
- ✓ There was a 106.2% increase in the number of co-op or condo units accepted in 2015, to 439 plans containing 19,742 units.
- ✓ The number of housing units newly receiving 421-a exemptions decreased 21.3% in 2015, to 5,468.
- ✓ The number of housing units newly receiving J-51 abatements and exemptions increased 8.5% in 2015, to 44,259.
- ✓ The number of new housing units completed in 2015 increased 21.0% over the prior year, to 14,357.
- ✓ Demolitions were up in 2015, increasing by 24.7%, to 1,887 buildings.
- ✓ City-sponsored residential construction spurred 20,327 new housing starts in FY 2015, 58% of which were rehabilitations.
- ✓ The City-owned *in rem* housing stock fell, declining 45.0% during FY 2015, to 419 units.

Overview

Between 2014 and 2015 there was a 176.0% increase in the number of permits issued for new dwelling units, rising to 56,528, the sixth consecutive year of increase. The number of units accepted by the Attorney General in co-op and condo plans also rose, by 106.2%, with the number of plans rising by 64.4%. But the number of units receiving 421-a benefits fell for the fourth consecutive year, decreasing 21.3% from 2014 levels, while rehabilitation of residential units under the J-51 tax abatement and exemption program rose during 2015, up 8.5%. The number of completed housing units rose during 2015, increasing 21.0% to 14,357 units, as did the number of demolitions, rising for the third consecutive year, by 24.7% during 2015. A tight housing market also 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.

New York City's Housing Inventory

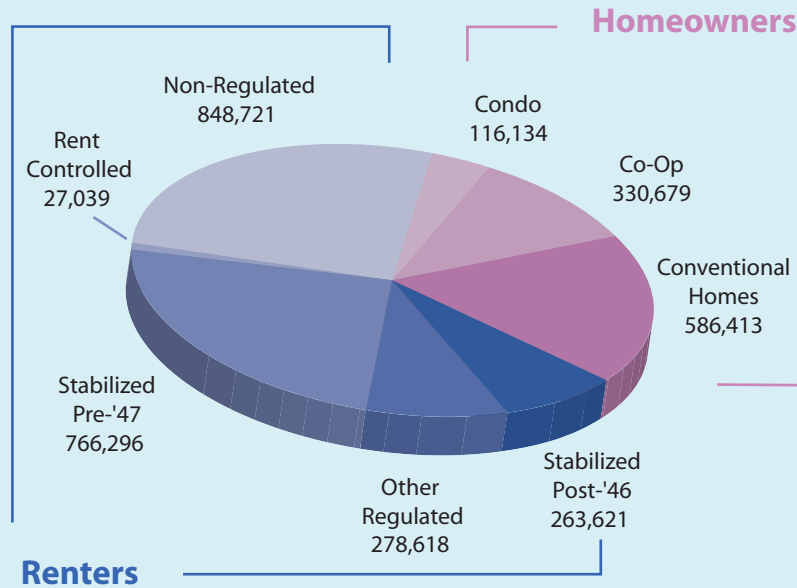
Most New Yorkers live in multi-family rental housing rather than owning homes. According to the *2014 Housing and Vacancy Survey (HVS)*,¹ rental units comprise 64.2% of New York City's available housing stock, 76% more than the proportion of rental units in the nation as a whole.² New York City in 2014 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 other³ types of regulation programs (12.8%). (See pie chart on the 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 a low of 2.69% in Queens to a high of 4.07% in Manhattan. Brooklyn's vacancy rate was 3.06%, the Bronx's rate was 3.77%, while the sample size in Staten Island is so small that an accurate rate cannot be reported.⁴

Vacancy rates also vary by rent regulation status. Post-war stabilized units had one of the lowest vacancy rates, at 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% 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 2015, permits were issued for 56,528 units of new housing, an increase of 176.0% from the 20,483 units in 2014 (see graph on following page).⁵

Permits increased by triple digits in every borough but Staten Island, where they fell 24.0%. (See Appendix 1 and the map on Page 6.) Brooklyn's permits increased by the greatest percentage, rising 244.7%, to 26,026 units. Newly issued permits also increased in Queens, by 158.5% (to 12,667 units); in the Bronx, by 148.4% (to 4,682 units); and by 132.1% in Manhattan (to 12,612 units).

Permit levels are now higher Citywide than 2008 levels (the previous peak in permits), with permits as compared to 2008 up 104.2% in Brooklyn, 88.6% in the Bronx, 63.9% in Queens, 30.0% in Manhattan, and 66.7% Citywide. They are down 56.9% in Staten Island.

Almost two-thirds of permits issued during 2015

were during the second quarter, in the three months before the 421-a program was originally set to expire. Permits for new units issued in this quarter rose 638.1% over the same quarter of 2014, even as the number of buildings containing these units rose only 104.4%. The average building size rose in all boroughs but Staten Island, rising by the greatest proportion in Queens, where the average building size in this quarter rose from 11 to 49 units as compared to the same quarter of 2014. Average building size also rose substantially in Manhattan (rising from 52 units to 168 units) and Brooklyn (rising from 14 units to 40 units). Following an extension of the 421-a program through mid-January, 2016, permits issued during the fourth quarter of 2015 also rose substantially as compared to the same quarter of the previous year, rising 122.8%. For historical permit information by quarter, see Appendix 3.

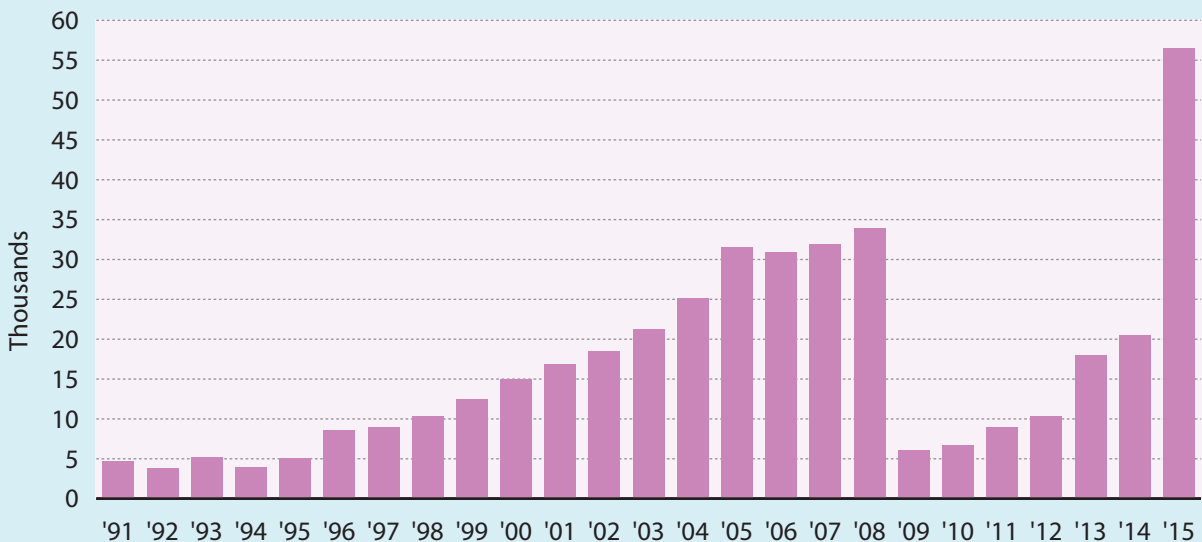
Permits issued Citywide in the first quarter of 2016 were down as compared to the same period of the prior year, with both increases and decreases at the borough level. The number of permits issued in New York City decreased from 6,183 in the first quarter of 2015 to 2,158 during the first quarter of 2016, a 65.1%

decrease. Citywide figures were propelled downward by significant decreases in permits issued in Brooklyn, Manhattan, and Queens, with decreases of 86.5%, 74.3% and 52.9%, respectively. Permits issued rose in the Bronx, by 54.4% as compared to the first quarter of 2015, as well in Staten Island, rising 29.5%. Due to a 67.3% drop in the average building size Citywide, permits issued for new units decreased in this quarter, even as the number of buildings newly permitted rose by 6.9%. Notably, in Manhattan, where the number of buildings newly permitted in both the first quarter of 2015 and 2016 was 11, the average building size fell from 105 units to 27 units, and fell in Brooklyn from 38 units to eight units.

Permit data can also be analyzed more deeply by looking at the reported size of the buildings applying for permits. In 2015, a total of 1,998 buildings received permits (containing a total of 56,528 housing units). Citywide, 23.5% of these buildings were single-family, 19.2% were two-family, 10.0% were three- or four-family structures, and 47.3% were buildings with five-or-more units. This is by far the highest proportion of five-or-more unit buildings since at least 1996 (the first year data is available). Almost 97% of all permits

Units Issued New Housing Permits, 1991-2015, in Thousands

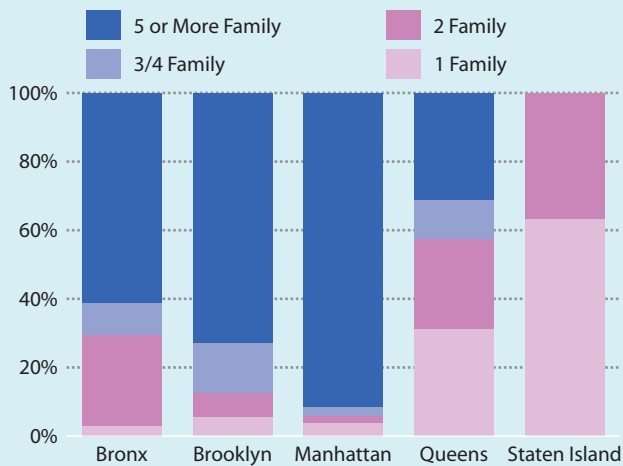
Number of Permits Issued for New Construction of Residential Units Increases for Sixth Consecutive Year



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

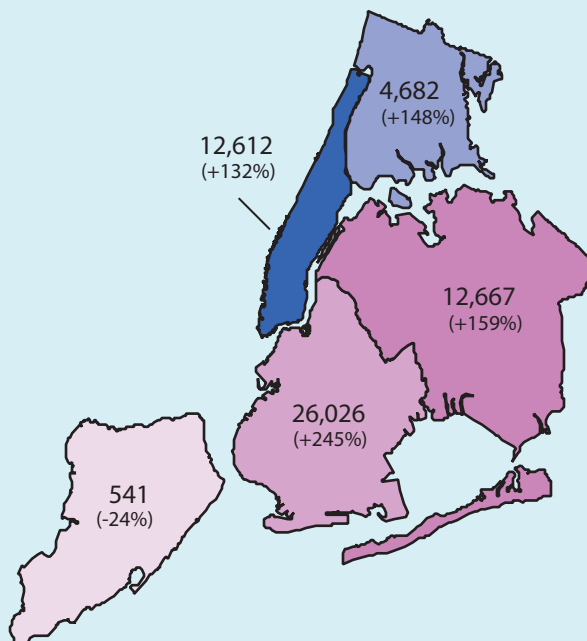
Residential Building Permits, 2015

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 2015 and Percentage Change From 2014 by Borough



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

issued Citywide were for units in five-family or greater buildings, with the average five-family or greater building containing 58 units for the City as a whole, and 131 units in Manhattan (both large increases from the prior year). As the chart on this page illustrates, almost all building permits in Manhattan and Brooklyn 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 Bronx and Queens. (See Appendix 2.)

Housing Completions

This report also examines the number of units completed in the City each year, illustrating what housing actually enters the market in a particular year. In 2015, an estimated 14,357 new housing units were completed, a 21.0% increase from 2014.⁶ At the local level, completions were up in all boroughs, rising by the greatest proportion in the Bronx, which rose 44.3% (to 2,396 units). Completions also rose in Manhattan, up 33.8% (to 2,986 units), Brooklyn, up 18.7% (to 5,324 units), Queens, up 5.0% (to 3,110 units), and Staten Island, up 2.1% (to 541 units). (See Appendix 4 for a 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 20,327 housing starts⁸ in FY 2015, a 126.1% increase over the prior Fiscal Year.⁹ Of these starts, 11,842 were preservation, and 8,485 were new construction. HPD and HDC collectively expect to start an additional 18,000 units of new construction and preservation in FY 2016. During the first eight months of FY 2016 there were 12,977 starts by HPD and HDC, an increase of 19.3% over the prior Fiscal Year.¹⁰

As part of Mayor de Blasio's ten-year, \$41 billion plan to build and/or preserve 200,000 units of affordable housing, in March of this year the City Council modified the rules surrounding Mandatory Inclusionary Housing (MIH) to increase affordability requirements when rezoning allows additional residential density. The new MIH requirements will apply to any building with more than 10 units. The specific requirements will be decided at the discretion of the City Council, which has four affordability options to choose from. Per the new guidelines, buildings in rezoned areas must include between 20%-30% affordable units, targeted at households making anywhere from 40%-115% of Area Median Income. Buildings with between 11 and 25 units have the option to pay into a fund to develop affordable housing off-site. Neighborhoods that are currently under review for rezoning include East New York in Brooklyn; Inwood and East Harlem in Manhattan; Flushing West and Long Island City in Queens; the Jerome Avenue corridor in the Bronx; and Bay Street in Staten Island.¹¹

In January of 2016, the Administration reported that they had financed 40,204 units of affordable housing since Mayor de Blasio took office, 65% preservation and 35% new construction. Just over 5,000 of these units were dedicated to special needs populations (the homeless and seniors) and 91% of the units were rentals. By borough, 35.7% of the starts

were located in Manhattan, with 29.5% in Brooklyn, 27.4% in the Bronx, 4.2% in Queens, and 3.2% in Staten Island. By affordability level, 5.0% of the starts were aimed at extremely low-income households, 10.5% at very low-income households, 61.0% at low-income households, 6.0% at moderate-income households, and 17.0% at middle-income households.¹²

Tax Incentive Programs

The City offers various tax incentive programs to promote the development of new housing. The 421-a tax incentive program, now expired, was available for new renter- and owner-occupied multifamily properties containing three or more rental units. The program allowed for a reduction in the taxable assessed value of eligible properties. That is, owners were exempt from paying additional real estate taxes due to the increased value of the property resulting from the improvements made. Eligible projects were required to be new construction of multiple dwellings on lots that were 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 were subject to the provisions of the Rent Stabilization Laws during the exemption period. Initial rents were required to be approved by HPD and were then subject to increases established by the NYC Rent Guidelines Board.

A variety of factors were used to establish the level and period of 421-a benefits, and properties were also subject to construction guidelines. Properties received an exemption for 10 to 25 years depending on location, the number of units reserved for low- and moderate-income tenants, and whether they were located in a neighborhood preservation area. Longer exemption periods applied in northern Manhattan and boroughs outside Manhattan, and to projects that received governmental assistance or contained not less than 20% low-income units.¹³

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 Exclusion area (the area which required 20% of units

in any given building to be set aside for affordable housing), new limits on the amount of assessed value that was exempt from taxes, and on-site affordability requirements extended to a length of 35 years. The 421-a program expired in January of 2016, and as of the time of this publication has not yet been renewed by the NYS Legislature.

Despite the expiration of the program, 421-a units approved before the expiration continue to be newly certified as they reach completion. In 2015, the number of housing units newly certified decreased for the fourth consecutive year, down 21.3%, to 5,468 units (see graph below), including decreases in every borough but Staten Island.¹⁴ Newly certified units did increase in Staten Island, rising from zero units to 11, while they fell in the Bronx, by 84.6%; in Manhattan, by 18.1%; in Queens, by 10.2%; and in Brooklyn, by 4.6%.

Citywide, the largest proportion of units newly certified in 2015 were in buildings located in Brooklyn and Manhattan, which contained 38.5% and 33.0% of the total units in the City, respectively. Queens had 25.5% of these units, the Bronx had 2.8%, and 0.2% were in Staten Island. Because buildings in Manhattan are so much larger than buildings in the outer boroughs, one-third of units were in Manhattan,

despite having only 22 of the 180 buildings (12%) newly approved for 421-a benefits Citywide. Notably, while the number of units newly approved in 2015 fell by 21%, the number of buildings containing these units fell by a greater proportion (45%), indicating that the average building size in 2015 was larger than that in 2014. (See Appendices 7 and 8.)

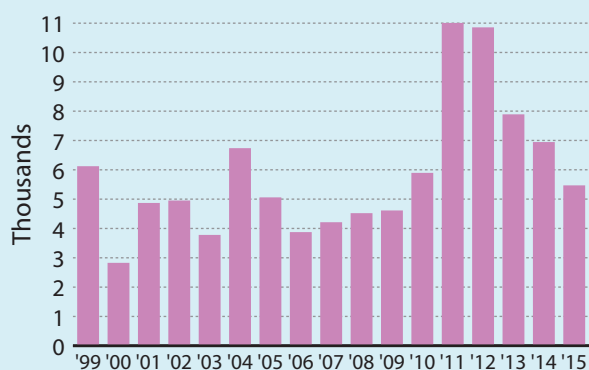
While the overall (both owner- and renter-occupied) number of newly certified 421-a units fell 21.3% between 2014 and 2015, the number of rental units in this program fell by a lesser amount, 9.5%. While the number of rental units rose in Brooklyn and Queens, by 20.3% and 22.3%, respectively, they fell by 83.4% in the Bronx and 9.6% in Manhattan. One rental building, containing 11 units, was newly approved in Staten Island, which saw neither a newly approved rental nor owner-occupied building in 2014.

In Fiscal Year 2016, the 421-a program will cost the City \$1.2 billion in lost tax revenue for all housing types, including 88,000 rental units, 56,000 co-op and condo units, and 29,000 1-3 family and mixed-use structures.¹⁵

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 45,000 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 one development (in Manhattan, with 1,651 units) bought out in 2015.¹⁶

Units Newly Receiving 421-a Certificates, 1999-2015, in Thousands

21% Decrease in Units Newly Issued 421-a Certificates in 2015



Source: NYC Department of Housing Preservation and Development

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 2015, one formerly non-residential building, containing 39 units, received J-51 benefits for conversion to a co-op or condo. This is 84% less units than in 2014, when 243 units (all rental) in formerly non-residential buildings converted using J-51 benefits.¹⁷

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 a decrease in 2014, approved CONH applications rose, up 52.8%, from 108 in 2014 to 165 in 2015.¹⁸

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).¹⁹ More than 5,800 violations have been issued since (including more than 1,300 between May, 2015 and April, 2016),²⁰ and in late 2012, the City Council strengthened this law even further, increasing fines to up to \$25,000 for repeat offenders.²¹

As detailed in last year’s *Housing Supply Report*, the NYS Attorney General, using data provided by Airbnb, released a report in October of 2014 that found that as many as 72% of the company’s listings were illegal, and 6% of hosts (offering hundreds of units for rent) garnered 36% of all bookings and 37% of all revenue.²² In the wake of that report, and facing pressure from regulators to release data about their business, in December of 2015 and February of 2016 Airbnb released limited data on its New York City

rentals. Focused primarily on listings of “Entire Home” rentals, many of which are illegal in New York City, the data shows that as of February 15, 2016, of the 40,349 listings on Airbnb, 54% were offers of entire homes. Of the hosts who offer entire homes, approximately 40% of the revenue comes from hosts with multiple listings, including 10% from hosts with five or more listings. In a letter to State lawmakers that accompanied the February data, Airbnb reaffirmed their commitment to remove listings from their site that are controlled by commercial operators.²³ However, a news report from the end of February claims that of the more than 600 hosts who were removed from the site in November of 2015, 134 had relisted at least one unit on the site, with 44 adding at least two.²⁴

Cooperative and Condominium Activity

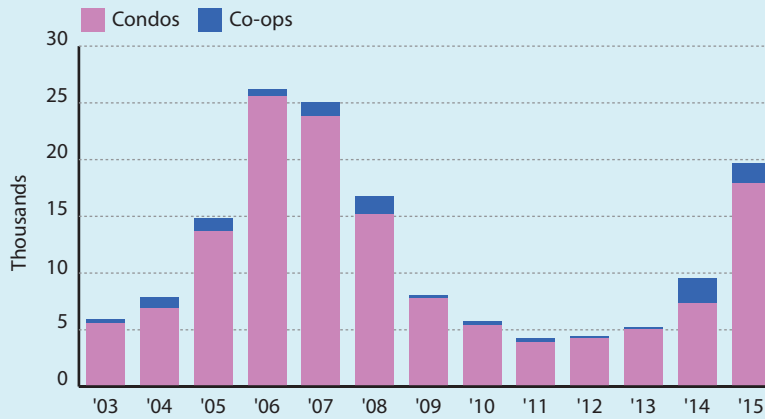
Developers planning to build new co-op or condo buildings, and owners wishing to convert their rental buildings to co-ops or condos, must file plans with, and receive acceptance from, the New York State Attorney General’s Office.²⁵ In 2015, the Attorney General accepted 439 co-op and condo plans, a 64.4% increase from the number accepted in 2014. These 439 plans encompassed 19,742 housing units, 106.2% more than in 2014 and the fourth consecutive year of increase in units (see graph on the next page).

Almost half of all plans, 209, were accepted for buildings located in Brooklyn; 180 were located in Manhattan; 39 plans were accepted for Queens; nine plans were accepted in the Bronx; and two plans were in Staten Island. Because Manhattan buildings tend to be larger than the outer boroughs, more units were located in Manhattan (11,476), with Brooklyn (5,265) and Queens (2,567) trailing, and only 414 units in the Bronx and 20 in Staten Island. (See Appendices 5 and 6.)

The majority of the plans accepted Citywide in 2015 were for new construction, comprising 342 of 439 plans, and a total of 14,578 of 19,742 units. This is similar to the prior year, when new construction accounted for 210 of the 267 accepted plans. The second largest source of co-op and condo units were

New Co-op and Condo Units, 2003-2015

Rise in Newly Accepted Co-op & Condo Units



Source: NYS Attorney General's Office

units located in non-eviction conversions (with 37 plans and 4,106 units), and 59 plans, with 988 units, were rehabilitations. One plan, with 70 units, was a conversion eviction plan sponsored by HPD. Of all the newly accepted plans in 2015, 91.4% of the units were in condo plans, and 8.6% were in co-op plans (see graph on this page).

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 21.2% of the total number of units in 2015 co-op and condo plans, a lesser share than the 41.3% share in 2014. Because most conversion plans are non-eviction plans (including all but one plan in 2015), 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 housing stock, where more than 57% of units are in buildings constructed prior to 1947.²⁶ 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.²⁷

In 2015, 44,259 units newly received J-51 benefits, an increase of 8.5% from the previous year (see graph on the next page and Appendix 8).²⁸ These units were contained in 2,175 buildings, an increase of 54.7% from 2014 levels. The location of the units newly receiving benefits ranged from 39.3% located in Queens; to 26.1% in the Bronx; 25.6% in Brooklyn; 6.4% in Manhattan; and 2.6% in Staten Island. Units newly receiving benefits fell by double digits in Manhattan and Brooklyn, by 22.9% and 20.6%, respectively. But units newly receiving J-51 benefits rose substantially in Queens, up 24.0%, as well as in the Bronx, up 35.4%, and in Staten Island, which rose 309.6%. (See Appendices 7 and 8.) While the number

of units newly receiving J-51 benefits rose Citywide, the average size of the buildings receiving benefits dropped, from an average of 29 units in 2014, to 20 units in 2015.

In Fiscal Year 2016, the J-51 tax program will cost the City \$266.2 million in lost tax revenue for all housing types, including approximately 300,000 rental units and 237,000 owner units.²⁹

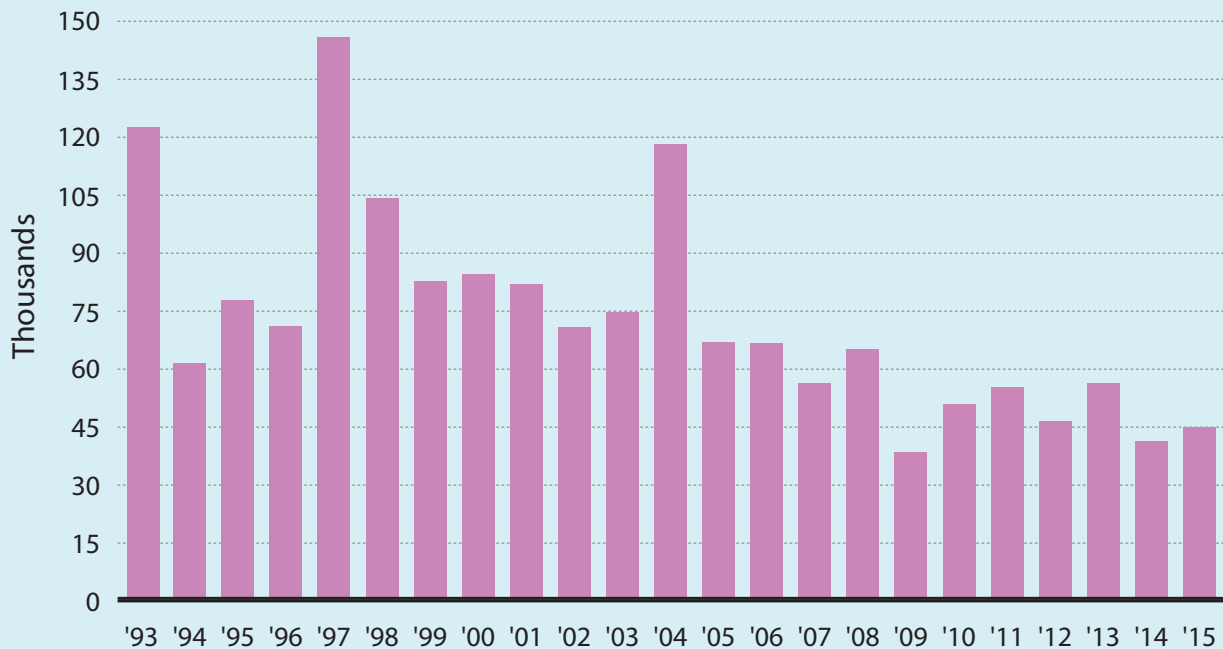
While J-51 is owner-initiated, a City-initiated program will also help rehabilitate NYC’s housing stock. In January, 2011, HPD began their “Proactive Preservation Initiative (PPI),” which identifies those buildings in need of rehabilitation, regardless of whether there are complaints from tenants in 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.³⁰ Through June 30, 2015, a total of 1,078

buildings have been added to the PPI list, and 512 (47%) of these buildings subsequently released from the program due to improvements in the buildings. An additional 187 buildings (17%) were found to have a high enough level of violations that they qualified for transfer to the Alternative Enforcement Program (details below). Of the 379 buildings remaining on the PPI list (as of July, 2015), 73% have shown improvement in building conditions, and violations have dropped an average of 43%.³¹

HPD is also continuing rehabilitation work through its “Alternative Enforcement Program (AEP),” now in its ninth year of identifying the 200-250 “worst” buildings in the City, based on housing code violations. The most recent group of 250 buildings include 3,704 units of housing, with 6,492 non-hazardous A-class violations, 20,543 hazardous B-class violations, and 5,143 immediately hazardous C-class violations. 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 eight rounds of the program, the City has discharged 1,128 buildings that

Units Receiving Initial J-51 Benefits, 1993-2015, in Thousands

2015 Saw Increase in Number of Units Newly Receiving J-51 Benefits



Source: NYC Department of Housing Preservation and Development

entered the program, with a combined total of 14,728 units of housing.³²

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 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 419 through June 2015, a 99.0% decline since FY 1994.³³

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,³⁴ and housing education courses, which teach owners and superintendents basic management, maintenance, and finance skills to improve their properties.³⁵

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.³⁶

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.³⁷ Since it began in 1996, the NYC Department 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 or 2015.³⁸

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 third consecutive year. A total of 1,887 buildings were demolished in 2015, a 24.7% increase over the prior year, following an increase of 17.7% in 2014. Brooklyn accounted for 35.4% of all the buildings demolished in 2015, Queens had 32.4%, Staten Island had 14.1%, Manhattan had 11.9%, and the Bronx had the lowest proportion, 6.1%. Demolitions rose in every borough but the Bronx, where they fell 7.2%. Proportionally, demolitions rose at the greatest rate in Manhattan, rising 86.0%; followed by Brooklyn, with a 47.1% rise; Queens, with a 10.3% rise; and Staten Island, which rose by 3.1%.³⁹ (See Appendix 9.)

Summary

In 2015, housing permits increased for the sixth consecutive year, rising by 176.0%, while the number of completed housing units increased by 21.0%. The number of units newly receiving 421-a tax benefits fell 21.3% in 2015, while units newly receiving J-51 tax abatements and exemptions increased by 8.5%. For the fourth consecutive year there was an increase in newly accepted co-op and condo units, with units rising 106.2% and plans rising by 64.4%. 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 calls for the development and preservation of 200,000 units of housing, 40,000 of which have already been started, to help reduce the affordable housing shortage. □

Endnotes

1. The New York City Housing and Vacancy Survey is conducted triennially, sponsored by the NYC Department of Housing Preservation and Development 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 36.9% renter-occupied units, according to the 2014 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 Department 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 2016 Mayor's Management Report .
<<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 2016.
11. <http://www1.nyc.gov/assets/planning/download/pdf/plans-studies/mih/mih-summary-adopted.pdf> and <http://labs.council.nyc/land-use/mih-zqa/mih/>
12. "Breaking Records: Mayor de Blasio's Affordable Housing Plan has Financed 40,000 Apartments So Far, Enough for 100,000 New Yorkers." *HPD Press Release*. January 11, 2016. Extremely Low-Income is defined as 0-30% of Area Median Income (AMI); Very Low-Income: 31-50% of AMI; Low-Income: 51-80% of AMI; Moderate-Income: 81-120% of AMI; Middle-Income: 121-165% of AMI.
13. Program information available at: <<http://www1.nyc.gov/site/hpd/developers/tax-incentives-421a.page>>
14. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
15. "Annual Report on Tax Expenditures," NYC Department of Finance publication, February, 2016.
16. The number of Mitchell-Lama buyouts were provided most recently through the NYC Department 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.
17. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
18. NYC Department of Housing Preservation and Development.
19. 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.
20. Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement. Inclusive of data through April 8 2016.
21. "Illegal Hotel Fines Could Skyrocket," *The Real Deal*. September 12, 2012.
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. Airbnb Action: Our Community Compact in New York City. <https://www.airbnbaction.com/our-community-compact-in-new-york-city/>
24. "Airbnb's Purged Listings Are Already Coming Back," *Bloomberg*, February 25, 2016. <http://www.bloomberg.com/news/articles/2016-02-25/airbnb-s-purged-landlords-are-re-listing-their-apartments>
25. NYS Attorney General's Office, Real Estate Financing Bureau data and the NYC Department 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.

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26. 2014 NYC Housing and Vacancy Survey, U.S. Census Bureau.
 27. Landlord Information/Tax Incentives: J-51, NYC Department of Housing Preservation and Development web site. <<http://www1.nyc.gov/site/hpd/developers/tax-incentives-j51.page>>.
 28. NYC Department 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.
 29. "Annual Report on Tax Expenditures," NYC Department of Finance publication, February, 2016.
 30. "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.
 31. At-Risk Buildings List as of June 30, 2015. <<http://www1.nyc.gov/site/hpd/owners/PPI.page>>
 32. "HPD Publishes List of 250 Distressed Properties in the Latest Round of HPD's Alternative Enforcement Program." *HPD Press Release*. February 2, 2016.
 33. NYC Department of Housing Preservation and Development.
 34. NYC Department of Housing Preservation and Development website. <<http://www1.nyc.gov/site/hpd/owners/compliance-property-tax-delinquency.page>>
 35. NYC Department of Housing Preservation and Development website. <<http://www1.nyc.gov/site/hpd/renters/online-digital-library.page>>
 36. 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>>
 37. "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.
 38. Most recent figures obtained from NYC Department of Housing Preservation and Development, May, 2016.
 39. 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, 1960-2016

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	4,682	26,026	12,612	12,667	541	56,528
2016 (1st Qtr) ^Q	866 (561)	482 (3,574)	297 (1,154)	368 (782)	145 (112)	2,158 (6,183)

Q First three months of 2016. The number of permits issued in the first three months of 2015 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), 2007-2015

Year/Borough	1-Family	2-Family	3/4 Family	5 or More-Family	Total Buildings
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
<i>Citywide</i>	<i>16.0%</i>	<i>38.5%</i>	<i>29.8%</i>	<i>15.8%</i>	<i>3,916</i>
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
<i>Citywide</i>	<i>20.1%</i>	<i>30.0%</i>	<i>14.3%</i>	<i>35.7%</i>	<i>2,434</i>
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
<i>Citywide</i>	<i>31.2%</i>	<i>37.1%</i>	<i>15.3%</i>	<i>16.5%</i>	<i>1,014</i>
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
<i>Citywide</i>	<i>30.3%</i>	<i>47.3%</i>	<i>10.6%</i>	<i>11.8%</i>	<i>1,074</i>
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
<i>Citywide</i>	<i>26.5%</i>	<i>48.3%</i>	<i>11.3%</i>	<i>13.8%</i>	<i>997</i>
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
<i>Citywide</i>	<i>27.8%</i>	<i>32.5%</i>	<i>16.2%</i>	<i>23.5%</i>	<i>1,008</i>
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
<i>Citywide</i>	<i>29.1%</i>	<i>32.0%</i>	<i>13.3%</i>	<i>25.7%</i>	<i>1,383</i>
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
<i>Citywide</i>	<i>35.8%</i>	<i>25.3%</i>	<i>11.6%</i>	<i>27.4%</i>	<i>1,513</i>
2015					
Brooklyn	5.3%	7.0%	14.7%	73.0%	812
Bronx	2.9%	26.3%	9.5%	61.3%	137
Manhattan	3.8%	1.9%	2.9%	91.4%	105
Queens	31.0%	26.3%	11.6%	31.2%	552
Staten Island	63.0%	36.7%	0.0%	0.3%	392
<i>Citywide</i>	<i>23.5%</i>	<i>19.2%</i>	<i>10.0%</i>	<i>47.3%</i>	<i>1,998</i>

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

3. Permits Issued For Housing Units by Quarter, 2005-2015

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
2005						
Q1	739	2,214	1,786	1,088	226	6,053
Q2	1,646	2,705	3,466	1,441	559	9,817
Q3	1,185	1,912	1,697	2,447	558	7,799
Q4	1,367	2,197	1,544	2,293	529	7,930
2006						
Q1	1,023	2,265	2,466	1,647	296	7,697
Q2	1,208	2,793	1,802	1,742	292	7,837
Q3	1,134	2,308	2,553	2,318	255	8,568
Q4	1,293	1,825	1,969	1,545	193	6,825
2007						
Q1	1,037	2,621	1,551	1,864	191	7,264
Q2	901	3,478	1,544	3,255	192	9,370
Q3	794	2,071	3,589	1,086	189	7,729
Q4	356	2,760	2,836	1,420	167	7,539
2008						
Q1	862	1,603	485	705	238	3,893
Q2	701	8,970	7,623	5,497	546	23,337
Q3	695	1,520	880	1,016	397	4,508
Q4	224	651	712	512	74	2,173
2009						
Q1	164	137	151	508	117	1,077
Q2	130	511	716	353	233	1,943
Q3	497	243	336	331	144	1,551
Q4	856	112	160	282	76	1,486
2010						
Q1	56	175	326	249	199	1,005
Q2	490	867	166	612	121	2,256
Q3	231	246	176	394	83	1,130
Q4	287	805	36	1,103	105	2,336
2011						
Q1	205	291	146	411	88	1,141
Q2	508	624	1,199	1,416	228	3,975
Q3	248	303	391	459	178	1,579
Q4	155	304	799	896	87	2,241
2012						
Q1	564	600	556	197	193	2,110
Q2	619	310	1,041	643	134	2,747
Q3	409	1,496	421	378	142	2,846
Q4	960	947	310	210	204	2,631
2013						
Q1	214	1,184	568	428	162	2,556
Q2	1,066	1,117	1,162	730	689	4,764
Q3	336	1,918	1,708	1,006	172	5,140
Q4	1,022	1,921	1,418	997	177	5,535
2014						
Q1	379	1,725	1,809	1,067	121	5,101
Q2	583	1,617	1,041	1,471	140	4,852
Q3	736	2,675	1,506	812	207	5,936
Q4	187	1,534	1,079	1,550	244	4,594
2015						
Q1	561	3,574	1,154	782	112	6,183
Q2	1,269	15,453	9,760	9,182	151	35,815
Q3	1,651	1,163	1,057	250	175	4,296
Q4	1,201	5,836	641	2,453	103	10,234

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

4. New Dwelling Units Completed in New York City, 1960-2015

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
2015 π	2,396	5,324	2,986	3,110	541	14,357

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 2004-2015 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.

5. Number of Residential Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 2010-2015

	2010	2011*	2012	2013	2014	2015
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
Private Plans						
New Construction	235 (4,907)	185 (3,785)	121 (2,810)	151 (3,753)	210 (5,155)	341 (14,575)
Rehabilitation	0	2 (14)	11 (106)	21 (649)	37 (462)	59 (988)
Conversion (Non-Eviction)	20 (812)	20 (457)	25 (1,539)	18 (843)	20 (3,956)	37 (4,106)
Conversion (Eviction)	0	0	0	0	0	0
Private Total	255 (5,719)	207 (4,256)	157 (4,455)	190 (5,245)	267 (9,573)	437 (19,669)
HPD Sponsored Plans						
New Construction	0	0	0	0	0	1 (3)
Rehabilitation	0	0	0	0	0	0
Conversion (Non-Eviction)	0	0	0	0	0	0
Conversion (Eviction)	4 (59)	9 (209)	3 (97)	0	0	1 (70)
HPD Total	4 (59)	9 (209)	3 (97)	0	0	2 (73)
Grand Total	259 (5,778)	216 (4,465)	160 (4,552)	190 (5,245)	267 (9,573)	439 (19,742)

*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.

6. Number of Units in Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 1987-2015

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
2015	14,575	73	4,106	988	19,742	73

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.

7. Tax Incentive Programs, 2013-2015

Buildings Newly Receiving Certificates for 421-a Exemptions, 2013-2015

	2013			2014			2015		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	34	51	800	37	63	980	11	29	151
Brooklyn	152	208	2,921	107	148	2,209	80	92	2,107
Manhattan	56	57	2,493	29	27	2,203	22	22	1,804
Queens	79	97	1,515	62	90	1,553	29	36	1,395
Staten Island	4	6	161	0	0	0	1	1	11
TOTAL	325	419	7,890	235	328	6,945	143	180	5,468

Buildings Newly Receiving J-51 Tax Abatements and Exemptions, 2013-2015

	2013			2014			2015		
	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)
Bronx	297	28,511	\$26,919	170	8,520	\$13,171	173	11,534	\$18,065
Brooklyn	194	6,635	\$19,091	276	14,265	\$26,517	252	11,326	\$22,622
Manhattan	58	4,405	\$6,719	69	3,678	\$10,702	60	2,836	\$9,675
Queens	1,355	15,928	\$10,003	875	14,043	\$10,885	1,680	17,412	\$16,902
Staten Island	2	180	\$200	16	281	\$1,976	10	1,151	\$4,177
TOTAL	1,906	55,659	\$62,933	1,406	40,787	\$63,249	2,175	44,259	\$71,441

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

8. Tax Incentive Programs – Units Receiving Initial Benefits, 1981-2015

Year	421-a	J-51	Year	421-a	J-51
1981	3,505	--	1999	6,123	82,121
1982	3,620	--	2000	2,828	83,925
1983	2,088	--	2001	4,870	81,321
1984	5,820	--	2002	4,953	70,145
1985	5,478	--	2003	3,782	74,005
1986	8,569	--	2004	6,738	117,503
1987	8,286	--	2005	5,062	66,370
1988	10,079	109,367	2006	3,875	66,010
1989	5,342	64,392	2007	4,212	55,681
1990	980	113,009	2008	4,521	64,478
1991	3,323	115,031	2009	4,613	37,867
1992	2,650	143,593	2010	5,895	50,263
1993	914	122,000	2011	11,007	54,775
1994	627	60,874	2012	10,856	45,886
1995	2,284	77,072	2013	7,890	55,659
1996	1,085	70,431	2014	6,945	40,787
1997	2,099	145,316	2015	5,468	44,259
1998	2,118	103,527			

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

9. Building Demolitions in New York City, 1985-2015

Year	Bronx		Brooklyn		Manhattan		Queens		Staten Island		Total	
	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
2015	-	116	-	668	-	225	-	612	-	266	-	1,887

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 through 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.