
2013 Income and Affordability Study

April 4, 2013

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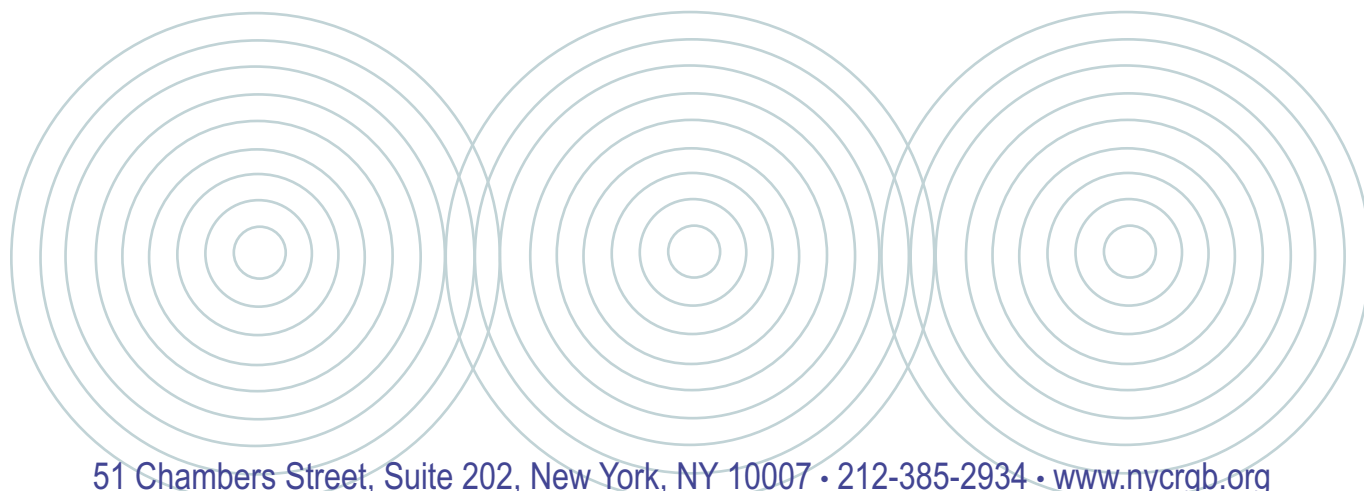
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2013 Income and Affordability Study

What's New

- ✓ Results from the *2011 Housing and Vacancy Survey* show that the NYC vacancy rate is 3.12%, median renter income is \$38,447, median gross rent is \$1,204, and the median gross rent-to-income ratio is 33.6%.
- ✓ New York City's economy grew by 2.2% in 2012, compared to a 2.0% increase during 2011.
- ✓ The City gained 79,500 jobs in 2012, resulting in a 2.1% increase from 2011 in total employment levels.
- ✓ The unemployment rate rose slightly in 2012, to an average of 9.2% last year, up from 9.0% in 2011.
- ✓ Inflation averaged 2.0% in the metro area in 2012, down from 2.8% in the prior year.
- ✓ Inflation-adjusted wages decreased 4.5% during the most recent 12-month period, following a 1.2% increase in the preceding 12 months.
- ✓ In 2012, an average of 43,295 people were staying in Dept. of Homeless Services shelters each night, up 14.6% from 2011.
- ✓ The number of non-payment filings decreased 1.5% in 2012, while those actually heard in Housing Court increased 5.2%, and the number of evictions increased 4.0%.

Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) to consider “relevant data from the current and projected cost of living indices” and permits consideration of other measures of housing affordability in its deliberations. To assist the Board in meeting this obligation, the RGB research staff produces an annual Income and Affordability Study, which reports on housing affordability and tenant income in New York City's rental market. The study highlights year-to-year changes in many of the major economic factors affecting New York City's tenant population and takes into consideration a broad range of market forces and public policies affecting housing affordability. Such factors include New York City's overall economic condition — unemployment rate, wages, Consumer Price Index and Gross City Product — as well as the number of eviction proceedings and the impact of welfare reform and federal housing policies on rents and incomes.

Overview

Results from the *2011 Housing and Vacancy Survey* were released last year, and showed that the vacancy rate for New York City is 3.12%. Approximately 45% of renter households in NYC are rent stabilized, with a vacancy rate of 2.63%. The survey also shows that the median household income in 2010 was \$37,000 for rent stabilized tenants, versus \$38,447 for all renters. The median gross rent for rent stabilized tenants was also lower than that of all renters, at \$1,160 versus \$1,204 for all renters. And rent stabilized tenants saw a median gross rent-to-income ratio of 34.9% in 2011, compared to 33.6% for all renters.

Looking at New York City's economy during 2012, it showed both strengths and weaknesses as compared with the preceding year. Positive indicators include growing employment levels, which rose for the third consecutive year, increasing 2.1% in 2012. Gross City Product also increased for the third consecutive year, rising in real terms by 2.2% in 2012. In addition, the rate of inflation also slowed, down to 2.0% from 2.8% in 2011, and housing court non-payment filings fell 1.5%.

Negative indicators included a 4.0% increase in evictions, despite the number of non-payment filings in Housing Court declining. In addition, cash assistance levels increased for the fourth consecutive year, increasing by 0.9% between 2011 and 2012. The number of Supplemental Nutrition Assistance Program (SNAP) recipients also rose, increasing for the tenth consecutive year, by 0.7% in 2012. In addition, homelessness rose over 2011 levels, increasing to an average of more than 43,000 persons a night, a 14.6% increase. Inflation-adjusted wages also decreased 4.5% during the most recent 12-month period (the fourth quarter of 2011 through the third quarter of 2012). And the

unemployment rate rose slightly, following a decrease in the prior year, rising 0.2 percentage points, to 9.2%.

The most recent numbers, from the fourth quarter of 2012 (as compared to the fourth quarter of 2011), show that homeless levels were up 19.0%, SNAP recipients were up 2.3%, and cash assistance levels were up 1.6%. However, both non-payment housing court filings and calendared court cases¹ fell, by 4.8% and 2.7% respectively, employment levels were up 1.6%, unemployment rates fell by 0.43 percentage points, and real GCP rose by 2.8%.

Economic Conditions

Economic Output and Consumer Prices

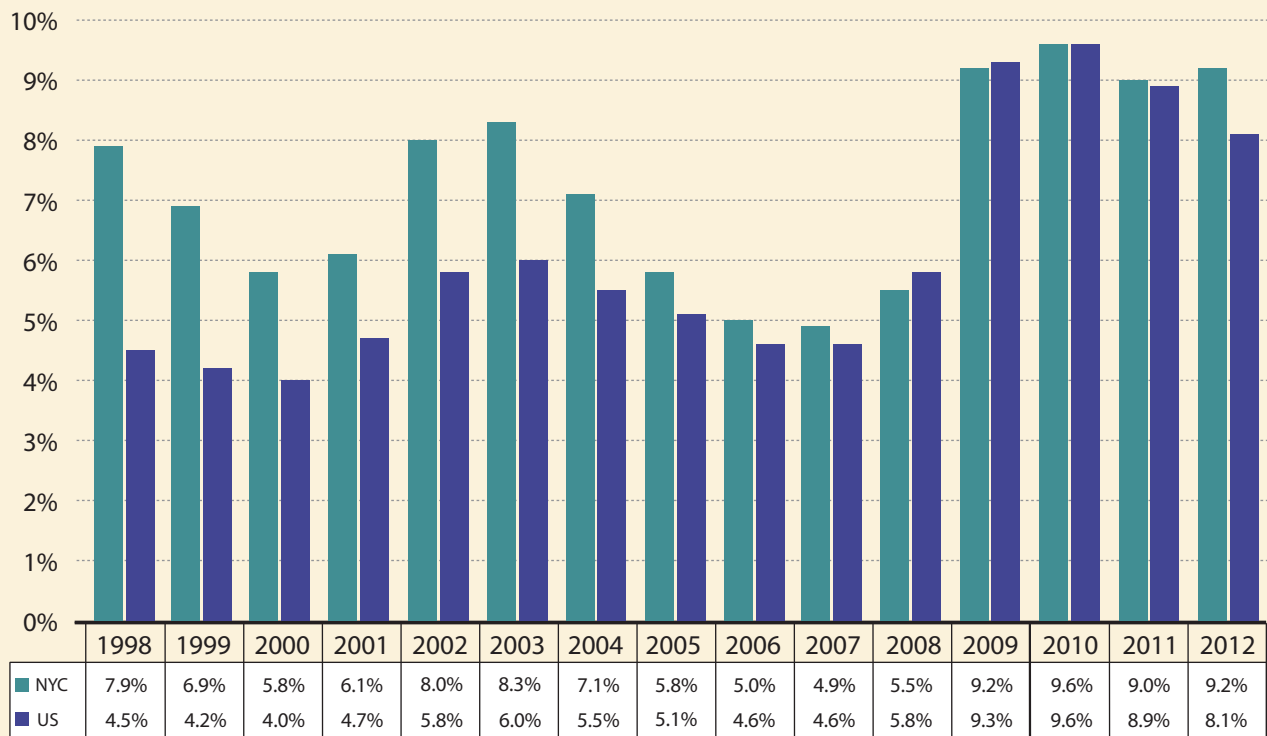
New York City's economy expanded during 2012, rising for the third consecutive year. New York City's Gross

City Product (GCP), which measures the total value of goods and services produced, increased by 2.2% during 2012.² There has been positive economic growth in all but two quarters since the first one of 2010, reaching a 2012 high of 3.5% growth during the third quarter. Prior to the growth in the first quarter of 2010, GCP had decreased in each of the preceding eight quarters, and also fell slightly during the second and third quarters of 2011. For comparison, GCP increased by an average of 3.0% during the 1990s and 1.4% during the 2000s. The analogous national number, United States Gross Domestic Product (GDP), increased 2.2% during 2012, following a 1.8% increase during 2011. On a quarterly basis, GDP has increased every quarter since the third one of 2009, including a 2012 high of 3.1% during the third quarter.³

The Consumer Price Index (CPI), which measures the change in the cost of typical household goods, increased 2.0% in the NYC metropolitan area during

NYC and U.S. Unemployment Rates, 1998-2012

NYC Unemployment Rate Rises, U.S. Rate Falls in 2012



Source: U.S. Bureau of Labor Statistics and NYS Dept. of Labor; Data is updated annually and may differ from that in prior reports.

2012, a lower rate of inflation than seen in the previous year, when prices rose on average 2.8%.⁴ The U.S. CPI for urban consumers rose at a slightly faster rate than the metropolitan area between 2011 and 2012, increasing 2.1%, following an increase of 3.2% during 2011.

Unemployment Statistics

Following a 0.6 percentage point decrease in 2011, unemployment rates rose in 2012, rising 0.2 percentage points, to 9.2%.⁵ This is the fourth rate increase in the past five years. While the NYC unemployment rate rose slightly, the U.S. unemployment rate fell for the second consecutive year, declining from 8.9% in 2011 to 8.1% in 2012.⁶ (See graph on previous page and Appendix 1) The 1.1 percentage point difference between the NYC and U.S. rates is the largest gap between the two figures since 2004.

In January of 2013, the most recently available data, the unemployment rate for New York City was 9.9%, 0.1 percentage point higher than the previous January. The analogous national figure was 8.5% in January of 2013, 0.3 percentage points lower than January of 2012.

For all of 2012, Manhattan had the lowest unemployment rate of the boroughs, 7.7%, while Queens and Staten Island had virtually identical unemployment rates in 2012, at 8.3% and 8.5%, respectively. Brooklyn had the second-highest unemployment rate, at 9.9%, while the Bronx once again had the highest rate of the boroughs, 12.7%. Unemployment rates rose in every borough during 2012, from between 0.2 and 0.4 percentage points. The Citywide unemployment rate is now at the same level it was in 2009.

Employment Statistics

Two other employment indices are tracked in the *I&A Study*. The New York City labor force participation rate measures the proportion of all non-institutionalized people, age 16 and older, who are employed or actively looking for work. This ratio increased slightly in 2012, to 59.9%, up from 59.7% in 2011.⁷ This remained lower than the U.S. rate, which decreased to 63.7% from 64.1% in 2011.⁸ A related statistic, the

New York City employment/population ratio, measures the proportion of those who are actually employed as a ratio of all non-institutionalized people age 16 or older. This ratio has remained virtually unchanged for the past four years, at 54.4% in 2012, up 0.1 percentage point from 2011. For comparison, the U.S. employment/population ratio increased slightly over the same period, up from 58.4% in 2011 to 58.6% in 2012, the first increase since 2006.

Despite rising unemployment rates, the number of people employed in New York City increased for the third consecutive year (see graph on next page). Overall, among both city residents as well as those commuting into the city, New York City gained 79,500 jobs in 2012, a 2.1% increase from 2011.⁹

Employment levels rose in almost every industry, rising by the greatest proportion in the Leisure and Hospitality sector, which grew by 6.1% (20,900 jobs) during 2012. Professional and Business Services also grew significantly, rising by 3.6% (21,700 jobs) during 2012, and the Information sector grew by 3.3% (5,700 jobs). Notably, the manufacturing sector grew by 0.9% in 2012, the first rise in this industry in fifteen years. All other sectors that experienced growth rose from between 2.1% and 3.0%. See Appendix 2 for more detailed employment information.

In 2011, the largest proportional drop in employment was in the Government sector, which fell 0.9%, shedding 5,100 jobs. A little less than half of the jobs lost were at the local government level. The only other industry to decline, the Financial Activities sector, fell by 0.2%, a loss of 900 jobs.

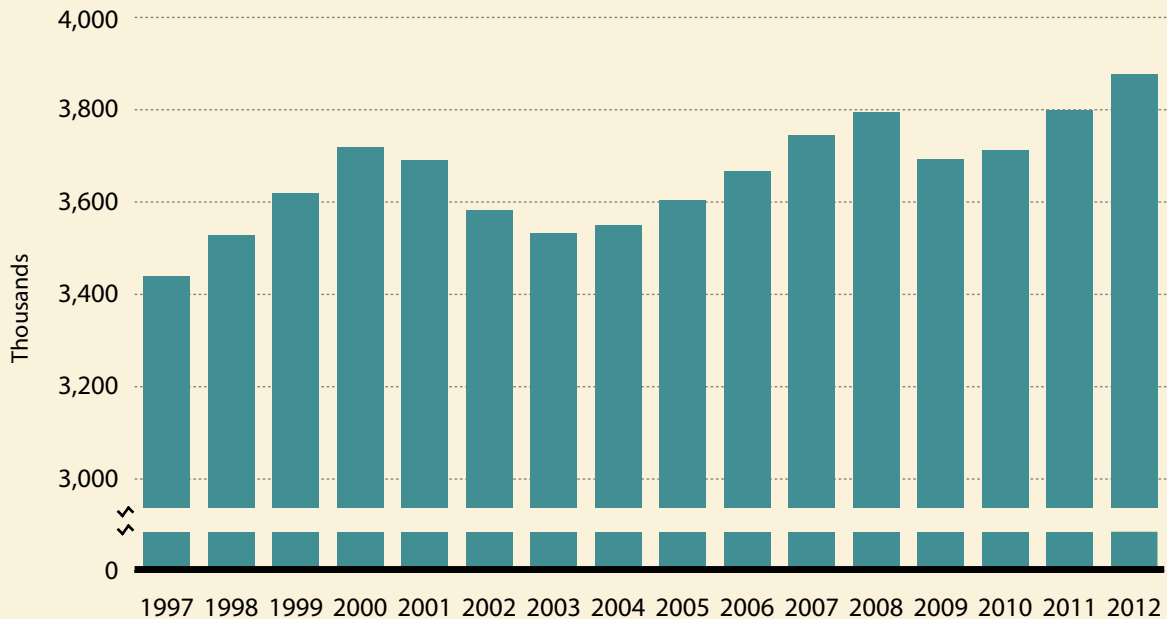
During the first month of 2013, total employment levels were up as compared to 2012, with levels 1.8% higher in January 2013 as compared with January 2012. As with 2012 yearly averages, January data showed further declines in the Government and Financial Activities sectors, along with the Information and Manufacturing sectors, while Professional and Business Services and Other Services rose by the greatest proportionally.

Wage Data

This report also examines wage data of employees working in New York City (regardless of where they

Average Annual Payroll Employment, NYC, 1997-2012

NYC Employment Levels Rise for Third Consecutive Year



Source: NYS Dept. of Labor

live), though the analysis is limited by the fact that there is a significant lag time in the reporting of income data. The most recent annual numbers, which cover the 2011 calendar year, reveal an increase in nominal wages, but a decrease in “real” wages (wages adjusted for inflation) for almost all job sectors. After increasing by 3.8% in 2010, real wages for all sectors declined by 0.3% in 2011, falling from \$80,216 (in 2011 dollars) to \$79,968.¹⁰ Nominal wages (wages in current dollars) increased by 2.5% over the same time period, following a 5.5% increase in the prior year.

Due to the six-month lag time in reporting of wage data, in order to present the most recent statistics possible, staff has formulated a “year” that comprises the most recent 12-month period (in this case, the fourth quarter of 2011 through the third quarter of 2012). This “year” was then compared with the equivalent period of the preceding “year,” which in this most recent time period showed that overall wages decreased by 4.5% in real terms and by 2.4% in nominal terms (note that 2012 data is preliminary).

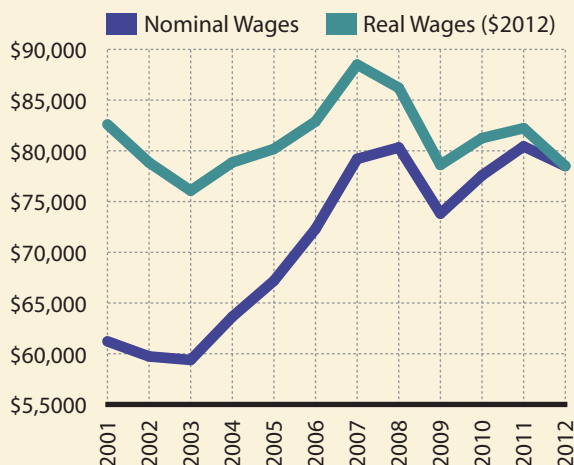
This compares to increases from the preceding 12-month period of 1.2% in real terms and 3.7% in nominal terms. (See graph on next page)

Real wages in the Finance and Insurance sector, which accounts for more than a quarter of all wages in New York City (and therefore carries more weight than any other single sector), fell by a real 9.3% during the most recent 12-month time period. This compares to 0.8% and 13.0% increases in the prior two 12-month periods. The sector with the second greatest weight, Administrative, Waste, Educational, and Health Services (accounting for more than 15% of all wages), fell by a real 1.6% during this time period. Professional and Technical Services (accounting for 13% of all wages) fell by a real 2.1%.

Only three sectors increased in real terms during the most recent 12-month period, including Utilities, which rose a real 10.2%, but accounts for only 0.6% of all wages; the Real Estate sector, which rose a real 0.5%, and accounts for 2.6% of all wages, and the Information sector, which rose a real 0.4% and

Real and Nominal Wages, 2001-2012

Both Real and Nominal Wages Decrease in 2012



Source: NYS Dept. of Labor

Note: Each "year" consists of the first three quarters of that year, and the fourth quarter of the preceding year.

accounts for 6.3% of all wages. Of the sectors not specially mentioned herein, they fell in real terms anywhere from 0.8% to 9.4%. Note that if the Finance and Insurance sector, the sector with the highest wages and the most weight, were taken out of the analysis for this time period, real wages would have fallen by a real 2.0% instead of 4.5%. For detailed information on real and nominal wage increases for this time period, see Appendices 3 and 4.

Looking at 2012 wage data on a quarterly basis, compared to the same quarters of 2011 wages fell in real terms in every quarter, by 7.3% in the first quarter, 1.8% in the second, and 2.8% in the third.

Bankruptcy Statistics

Staff also examined bankruptcy filings for New York City residents from 2000-2012. Between 20,000 and 30,000 persons filed for personal bankruptcy annually between 2000 and 2004, before surging to 42,852 in 2005 as bankruptcy laws were set to change. In the following year, with new laws in place making it more difficult to file for bankruptcy, only 7,961 persons filed for personal bankruptcy, an

81.4% decline. Filings then increased every year through 2010, reaching a high of 17,685. Rates dropped for both New York City and the nation as a whole fell for the second consecutive year, by 20.6% (to 12,625) and 13.3%, respectively.¹¹

Poverty Statistics

The Census Bureau reports that the New York City poverty rate for all individuals was 20.9% in 2011, an increase from 20.1% in 2010, 18.7% in 2009 and 18.2% in 2008. This compares to 15.9% for the nation as a whole in 2011.¹² Poverty rates vary widely depending on borough. Rates range from a low of 11.7% in Staten Island, to 15.8% in Queens, 18.3% in Manhattan, 23.6% in Brooklyn, and 30.4% in the Bronx, consistently the highest rate of the boroughs. In all boroughs but Staten Island, rates increased as compared to the prior year.

Also reported is the poverty rate for persons under the age of 18 in New York City, which was 29.8% in 2011. The rate was 18.4% for individuals 18 to 64 and 19.0% for persons 65 years and over. Furthermore, 18.0% of all families were living under the poverty line in 2011. For families containing related children under the age of 18, this figure rises to 24.8%. For married-couple families, the overall poverty rate was 10.8% in 2011, while for female- and male-headed families (i.e., no spouse present) it was 31.6% and 17.4%, respectively. With the exception of families with children under the age of 18 and individuals under the age of 18 (each of which declined by 0.2 percentage points), all statistics rose as compared with the prior year.

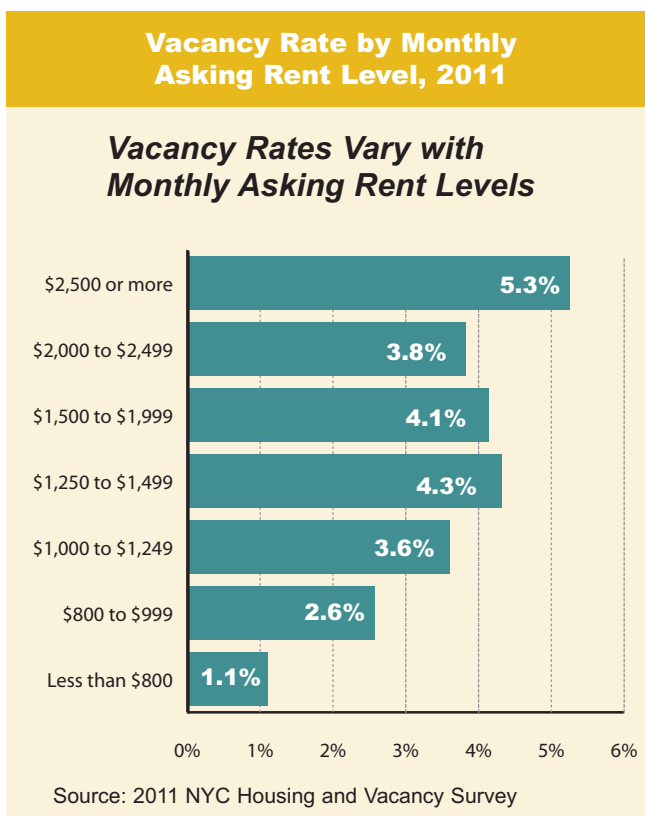
For comparison, overall rates were as high as 26.4% in the mid-nineties.¹³ The Census Bureau is also beginning work on a "Supplemental Poverty Measure," an additional measure of poverty that will include more factors in estimating income resources.¹⁴ Using this new methodology, the NYC Center for Economic Opportunity (CEO) calculated household poverty rates from 2005-2010 and found poverty rates higher than those officially released by the Census Bureau.¹⁵ For instance, the official household poverty rate in 2010 was 18.8% and the CEO estimate was 21.0%. The gap between official and CEO estimates has been as high

as 3.0 percentage points over the six years studied by this City agency.

2011 Housing & Vacancy Survey

Vacancy Rates

Results from the *2011 Housing and Vacancy Survey (HVS)* were released last year, and they revealed the continuation of a very tight New York City housing market.¹⁶ This triennial survey of the housing and demographic characteristics of the City's residents found that the citywide vacancy rate was 3.12% in 2011, well below the 5% threshold required for rent regulation to continue under state law.¹⁷ Brooklyn had the lowest vacancy rate in the city, at 2.61%, translating into the availability of just 18,011 rentals in a borough with 691,177 rental apartments. Queens, by contrast, had the highest vacancy rate in 2011, at 3.79%. Of the remaining boroughs, the Bronx had a vacancy rate of 3.22%, Manhattan was at 2.80%, and the small sample size in Staten Island made the rate too inaccurate to report.



The *HVS* found vacancy rates varying significantly among different asking rents. As might be expected, apartments renting for the least had the lowest vacancy rates, while those apartments renting at the high end had substantially higher vacancy rates. Apartments with an asking rent of less than \$800 had a vacancy rate of just 1.1%, while those renting for at least \$2,500 had a vacancy rate of 5.3%. (See graph on this page for a further breakdown.)

Income

According to the *2011 HVS*, which reflects household income for 2010, the median income for all rental households was \$38,447.¹⁸ Owner households earned substantially higher income, which in 2010 was \$74,992, almost double the average income of renters.

The *2011 HVS* found different income levels among those living in units that were rent controlled, rent stabilized, or unregulated. Rent controlled tenants continued to have the lowest household income, earning a median of \$28,000 in 2010. Tenants living in stabilized buildings built prior to 1947 ("pre-war") had a median income of \$36,000, and post-46 ("post-war") tenants earned a median income level of \$40,000. Stabilized tenants on the whole had a median income of \$37,000, while those tenants in unregulated apartments¹⁹ earned a median of \$52,003 in 2010.

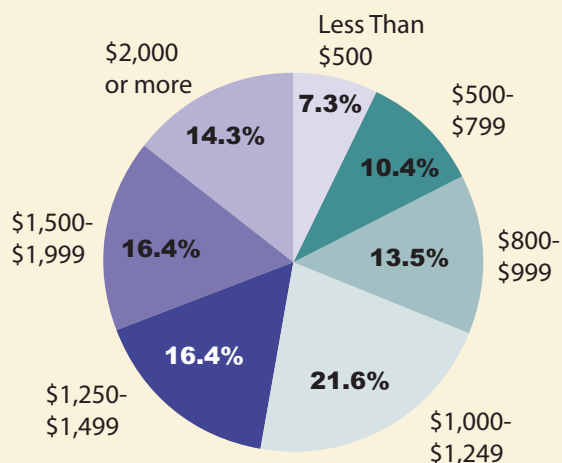
Rent

The *HVS* also examines rent levels, and it revealed that in 2011 the median monthly contract rent, which excludes any additional tenant payments for fuel and utilities, for all rental units was \$1,100 a month. Rent stabilized tenants paid, on average, slightly less than the typical rental tenant, with a median contract rent of \$1,050 for all rent stabilized tenants in 2011, \$1,030 for pre-war rent stabilized apartments, and \$1,100 for post-war rent stabilized apartments. Rent controlled tenants paid the least in contract rent, a median of \$800, and tenants living in private, nonregulated rentals paid \$1,369.

Median gross rent, which includes fuel and utility payments, was \$1,204 a month for all renters. Rent

Gross Rent Levels of Apartments, 2011

Wide Range of Monthly Apartment Rents in NYC



Source: 2011 NYC Housing and Vacancy Survey

stabilized tenants on the whole paid a median gross rent of \$1,160 in 2011, including \$1,150 for pre-war rent stabilized apartments, and \$1,200 for post-war rent stabilized apartments. Rent controlled tenants also paid the least in gross rent, a median of \$895, and tenants living in private, nonregulated rentals paid \$1,510.

The *HVS* also breaks down the distribution of renter occupied housing by gross rent level. Of the more than two million rental units in New York City that report cash rent, just over 7% rent for less than \$500 a month, and a quarter rent for between \$500-\$999. Slightly more than two-thirds of rental units rent for over \$1,000, including more than 30% that rent for \$1,500 or more.²⁰ (See graph on this page for a further breakdown.)

Affordability of Rental Housing

Examining affordability of rental housing, the 2011 *HVS* reported that the median gross rent-to-income ratio for all renters was 33.6%, meaning that half of all households residing in rental housing pay more than 33.6% of their income in gross rent, and half pay less. This is the highest ratio in the history of the *HVS*. Furthermore, a third (32.5%) of rental households pay

50% or more of their household income in gross rent. Generally, housing is considered affordable when a household pays no more than 30% of their income in rent.²¹ The contract rent-to-income ratio was 30.8% for all renters in 2011, the highest ratio ever reported by the *HVS*, and the first time this ratio has been above 30%.

Rent stabilized tenants are facing a higher financial burden than tenants on the whole, with a median gross rent-to-income ratio of 34.9%, meaning a majority of rent stabilized tenants are not able to afford their apartments, based on the HUD benchmark for housing affordability. Looking at these figures more closely, rent stabilized tenants in pre-war apartments are facing a median rent burden of 35.5%, while tenants in post-war units had a median ratio of 33.8% in 2011. For comparison, unregulated tenants had a median gross rent-to-income ratio of 33.4% and rent controlled tenants faced a median burden of 30.5%.

Other Measures of Affordability

American Community Survey

Despite ongoing efforts by a number of government agencies and non-profit groups, housing affordability remains an issue in a city ranked 33rd highest among 75 big cities in the Census Bureau's nationwide 2011 *American Community Survey* of gross rent-to-income ratios.²² At 32.5%, the median gross rent-to-income ratio in New York City increased 0.6 percentage points as compared to 2010. This is the fourth consecutive year of increase in the gross rent-to-income ratio. By borough, rates ranged from a low of 28.5% in Manhattan, to 29.7% in Staten Island, 33.6% in Brooklyn, 34.0% in Queens, and 35.8% in the Bronx. The percentage of households Citywide paying 50% of more of their income towards rent in 2011 also increased, up to 30.6% from 29.1% in 2010.

This survey also reports that between 2010 and 2011, median monthly contract rents for all apartments in New York City increased a nominal 4.0% and median gross rents increased by 3.5% (and by 1.1% and 0.6%, respectively, in real terms). In addition, during 2011 median household income for renters dropped both nominally and in real terms, by 0.2%

and 3.0% respectively, to \$37,891. Since the inception of this survey in 2005, renter income has fluctuated in “real” 2011 dollars from a low of \$37,891 in 2011 to a high of \$41,417 in 2008. Real income has fallen in each year since this 2008 high.

The survey also provides mean household income for cities in quintiles. In New York City the top quintile (i.e., the top 20%) in mean household income makes 25.25 times more than the lowest quintile (i.e., the lowest 20%), the sixth highest ratio among big cities, and an increase from 23.79 in 2010. While New York’s income disparity ratio does rank near the top nationwide, it lags notably behind Atlanta, with a ratio of 38.55, the highest disparity among big cities. Other major cities, such as Los Angeles (21.68), Chicago (22.25), Houston (20.92), and Philadelphia (21.34), all have smaller differentials between income levels than New York City. Among the cities ranking higher than New York City are Boston (30.40) and Washington, DC (28.97). The smallest disparity among big cities is in Santa Ana, California, with a ratio of 9.16. While the ratio between the upper and lower quintiles was 25.25 for all of New York City, it was 40.39 in Manhattan, where the top quintile makes an average of over \$380,000 more annually than the lowest quintile.

Consumer Price Index

One of the many prices tracked in the federal Consumer Price Index (CPI) is the cost of rental housing. While not specific to New York City (the local CPI area extends into the suburbs of New York City), the CPI can provide a useful comparison of the rise of housing costs to those of other components of the price index.²³ For the 44-year period since the inception of rent stabilization (from 1968 to 2012) the cost of rental housing in New York rose 677% and overall prices rose more slowly, at 600%. This is the converse of nationwide averages, where the cost of rental housing rose at a slower pace than overall costs (501% and 560%, respectively).

Between 2011 and 2012, rental costs rose 2.4% in the NYC area, versus an overall increase in prices of 2.0%. This is just slightly higher than the 2011 rent increase of 2.2%. This is the third consecutive year that rental prices rose less than 3%, a threshold below which hadn’t been seen since 1996. And while the rate

of inflation of rents did increase during 2012, it was still lower than many other recent years, including rates of 4.5% in 2007, 5.1% in 2008, and 3.9% in 2009.

In the U.S. as a whole, rental costs rose at a faster pace than the New York City area, rising by 2.7% in 2012. Rental costs in the area also rose slower than four of the seven cities selected for comparison, including the metropolitan areas of Philadelphia, Boston, San Francisco, and Washington, DC, which rose at rates of between 2.5% to 4.1% in 2012. But rental rates in the NYC metropolitan area did rise faster than the other three cities selected for comparison, including Atlanta, which saw rents rise 1.5% following three years of decline, Chicago, which rose by 1.9%, and Los Angeles, which rose by 2.1%.

Section 8 Housing Availability

Following increased funding in 2007 to the Section 8 housing voucher program (which allows recipients to live in privately owned housing, paying 30% of their income towards rent), the New York City Housing Authority (NYCHA) opened the waiting list for the first time since 1994.²⁴ These expanded funding levels led to significant increases in the number of Section 8 occupied units funded by NYCHA (which increased from 82,801 in FY 2007 to a recent high of 100,570 in FY 2010, a 21.5% increase), as well as significant increases in the number of people placed through Section 8 vouchers during those years. The number of Section 8 apartments has since fallen, to less than 93,000 units.²⁵ NYCHA also tracks the number of applicants newly placed through the Section 8 program. This data is not available for Fiscal Year 2011 as a whole, but fell from 7,523 during FY 2010, to 421 in FY 2012. In the first four months of FY 2012 and 2013, respectively, placements rose from 216 to 249. There are approximately 124,000 people currently on the NYCHA Section 8 waiting list.

The NYC Dept. of Housing Preservation and Development (HPD) also maintains a Section 8 program, although as opposed to NYCHA, applicants must fall within specific HPD preference categories or special admission programs, and applications are not accepted from the general public.²⁶ As of the beginning of FY 2013, HPD was funding 37,460

Section 8 vouchers, up 3.3% from the same period of the previous year.²⁷ Notably, more than 43% of HPD's Section 8 vouchers are utilized by tenants with disabilities. And among all HPD Section 8 rentals, the average tenant share of rent is \$334, with an average income level of \$15,221.²⁸

Non-Government Sources of Affordability Data

Staff also calculated electricity costs for a typical rental household. Assuming usage of 300 kWh and supply via Con Edison, the average renter's bill would have increased by 1.3% during 2012, following a 1.0% decrease during 2011. During the most recent 12-month period (April of 2012 through March of 2013), due to double-digit increases during January and February of 2013, costs rose 3.7% as compared to the prior "year." For comparison, during the previous 12-month period, costs decreased 0.2%.²⁹

Another measure of affordability is the Council for Community and Economic Research's Cost of Living Index (COLI), which tracks the cost of living in more than 300 urban areas, including Manhattan, Brooklyn, and Queens (the Bronx and Staten Island were not included in this survey). Based on 60 different items, the survey collects more than 90,000 prices for housing, utilities, groceries, transportation, health care, and miscellaneous goods and services. In each of the first three quarters of 2012, Manhattan, Brooklyn, and Queens ranked as numbers one, two, and six/seven respectively on the list of most expensive urban areas.³⁰ The study calculated that Manhattan was approximately 2.3 times as expensive to live in as the national average, while Brooklyn was approximately 1.8 times more expensive, and Queens was roughly 1.5 times more expensive.

This same study found that someone moving from Boston who makes \$49,081 a year (the 2011 median household income in Boston) would need to make \$80,132 to achieve the same standard of living in Manhattan, while paying 26% more for groceries, 16% more for transportation, and 164% more for housing (including 119% more for renters). Moving to either Brooklyn or Queens would be somewhat more economical, requiring a salary of \$64,099 in Brooklyn

and \$52,966 in Queens to achieve the same standard of living. As with Manhattan, the most inflated component in these outer boroughs is housing, which is approximately 103% more expensive in Brooklyn than in Boston (with rental apartments 38% more expensive), and 36% more expensive in Queens (with rental apartments 21% more expensive). Per this survey, housing costs rose at a slower pace than Boston in both Brooklyn and Queens during 2012, and rose more quickly in Manhattan. In nominal terms, the survey found that apartment rents did not change in Brooklyn between 2011 and 2012, but rose 12.4% in Queens and 17.2% in Manhattan. Housing costs overall rose 2.6% in Brooklyn and 8.2% in Manhattan, and fell 2.0% in Queens.³¹

While the study found that significantly more income is required to live in New York City with the same standard of living as in Boston (see prior paragraph), actual incomes fell short of what the study determined was required in both Manhattan and Brooklyn. Actual 2011 median household incomes were \$66,299 in Manhattan and \$42,752 in Brooklyn, a difference of 17.3% and 33.3% respectively.³² The median household income in Queens (where the study found that overall prices dropped 1.8% in 2012), was approximately \$600 more than required to move from Boston (where the study found that overall prices rose 2.0%).

Another quarterly index, the Housing Opportunity Index (HOI), showed that during the third quarter of 2012 the New York metropolitan area was the least affordable area to buy a home for the eighteenth straight quarter.³³ In the fourth quarter of 2012, the New York area was ranked as the second least affordable home buying area.³⁴ The survey found that 29.6% of owner-occupied housing in the metropolitan area was affordable to households earning the median income. Although it was one of the least affordable buyer's markets, substantially more homes were affordable than in recent years, such as in the fourth quarter of 2006, when only 5.1% of homes were considered affordable.³⁵ The fourth quarter of 2012 marks the second highest ratio of affordable owner housing since 2002.

Every year the National Low Income Housing Coalition (NLIHC) issues a study to determine

whether rents are affordable to the lowest wage earners.³⁶ Per their 2013 study, in order to afford a two-bedroom apartment at the City's Fair Market Rent, (\$1,474 a month, as determined by the U.S. Department of Housing and Urban Development) a full-time worker must earn \$28.35 per hour, or \$58,960 a year. Alternately, those who earn minimum wage would have to work 156 hours a week (or two persons would each have to work 78 hours a week) to be able to afford a two-bedroom unit priced at Fair Market Rent. This is a 3.5% increase in necessary wages as compared to the previous year. If legislation currently pending in Albany is passed raising the minimum wage from \$7.25 to \$9.00³⁷, the number of hours required to work to afford a two-bedroom apartment falls to 126 hours, a drop of 16.6% from 2012 levels.³⁸

In March of 2013, the Community Service Society released data from their annual survey, "The Unheard Third,"³⁹ a survey of 1,468 New York City residents conducted in July of 2012. Per the methodology of their study, approximately one-third of respondents surveyed are considered "poor" (making less than 100% of the poverty line). Another one-third are "near-poor" (earning between 100% and 200% of the poverty line). And the remaining one-third are "moderate-income" and "higher-income," who make more than 200% of the poverty line. The federal poverty line in 2012 was \$15,130 for a family of two, \$19,090 for a family of three, and \$23,050 for a family of four.⁴⁰

When asked if being able to afford rent, mortgage, or maintenance costs was a serious problem, 48% of poor and near-poor respondents cited it as a "very serious" or "somewhat serious" problem, while 30% of the moderate- and higher-income respondents stated the same. For the subcategory of low-income ("poor" and "near-poor") tenants in non-subsidized rentals, this figure rises to 54%. In addition, when asked what issues the respondents want the next administration to focus on, "making housing more affordable" was the fourth most popular answer among both the lower- and the higher-income groups, with 26% of low-income respondents naming it as one of their top two priorities, and 18% of higher-income respondents doing the same.

In addition, 23% of the low-income respondents reported that they had fallen behind in their rent or mortgage over the past year, 15% had a utility turned off for non-payment, 12% moved in with other people because of financial problems, and 12% had been threatened with eviction or foreclosure. Approximately one-third of these "poor" and "near-poor" respondents reported at least one housing hardship in the past year.

The rates of housing hardship were lower across the board for the higher-income group, with 8% reporting they had fallen behind in their rent or mortgage over the past year, 5% having a utility turned off for non-payment, 5% moving in with other people because of financial problems, and 3% being threatened with eviction or foreclosure. Among these "moderate-" and "higher-income" respondents, 13% reported at least one housing hardship in the past year.

Cash Assistance Programs

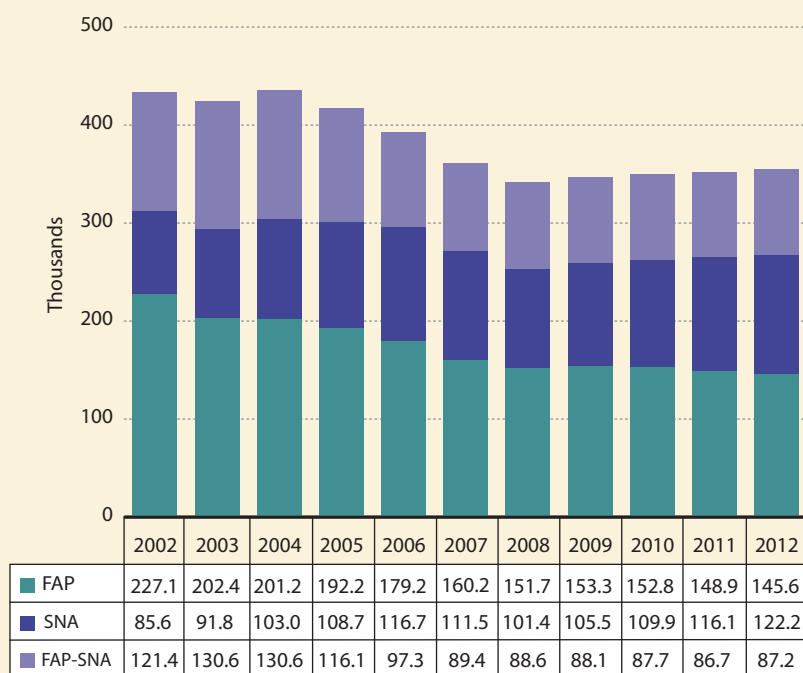
For the fourth consecutive year, the total number of cash assistance cases in New York City increased, rising by 0.9% between 2011 and 2012.⁴¹ This follows an increase of 0.4% in the prior year, 1.0% in 2010, and 1.5% during 2009 (see graph on the next page). Despite increases in the past four years, over the last 18 years the number of cash assistance recipients has dropped significantly, falling 68.7% since March 1995, when the City's welfare reform initiative began and 1,161,000 recipients were on the rolls.

The number of applications for cash assistance also increased during 2012, rising 2.6% over 2011 levels, including an increase of 4.0% in denied applications, and 1.7% in approved applications.⁴² At the same time, the number of reported job placements among cash assistance recipients decreased during 2012, falling by 2.8%, or 2,222 jobs.⁴³

The number of Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) recipients also increased for the tenth straight year, rising 0.7% to an average of 1.84 million in 2012. While the rate of growth in SNAP recipients was the lowest since 2006, levels have more than doubled over the past nine years, rising from an average of close to

Cash Assistance Programs, 2002-2012, in Thousands

Cash Assistance Caseloads Rise Slightly



Source: NYC Human Resources Administration
 Note: FAP-SNA refers to welfare recipients who were converted from the Family Assistance Program (FAP) to the Safety Net Assistance Program (SNA)

900,000 in 2003 to more than 1.8 million in 2012.⁴⁴ The number of Medicaid enrollees also increased by 3.1% during 2012, to more than three million.⁴⁵

Housing Policy

New York City receives funding for a variety of housing programs from the U.S. Department of Housing and Urban Development (HUD). These programs include the Community Development Block Grant, which funds housing and community development programs; the HOME Investment Partnership Program, which helps preserve existing housing stock; the Emergency Shelter Grant program, which is used for homeless programs; and Housing Opportunities for Persons with AIDS. Other funds are used by NYCHA for capital modernization, and another major funding source, HUD Competitive Funds, have most recently have been used largely for

homeless housing services. In FY 2011, federal funding for New York City housing programs exceeded \$940 million.⁴⁶

Final funding level data for FY 2012 was not released by the NYC Dept. of City Planning in time for the publication of this report. As soon as this data is available, Board members will be distributed an updated report.

Evictions & Homelessness

Homelessness & Emergency Assistance

Homelessness in the City, based on data from the Dept. of Homeless Services (DHS), increased for the fourth consecutive year during 2012, rising by 14.6%.⁴⁷ Each night, an average of 43,295 persons stayed in DHS shelters during 2012, up 5,531 persons from a year earlier, and up considerably from the average of 20,000-25,000 found in the 1990s.

While levels rose on the whole, so did the subcategory of the number of families sheltered each day, by an average of 11.8%.⁴⁸ The figure for families includes the number of families with children sheltered each night, which rose 10.3% during 2012 (to reach an average of 9,094), and the number of adult families sheltered each night, which increased 20.9% over the year (to an average of 1,611). The number of single adults sheltered also rose during 2012, increasing 5.9%, to an average of 9,047 persons. While overall homeless rates increased more than 14% during 2012, looking at the data on a quarterly level shows that rates increased at a faster pace as the year went on. Rates rose by 8.0%, 12.6%, 18.7%, and 19.0% in the first, second, third and fourth quarters respectively, as compared to the same quarters of the previous year. On a monthly basis, the greatest increase was seen in December of 2012, when 7,638 more persons stayed in City shelters than the previous December.

Fewer people were also being relocated to permanent housing during 2012. Following large drops in 2011 (coinciding with the end of the Advantage program, which provided homeless families with rent subsidies for up to two years), permanent housing placements for families with children, adult families, and single adults all fell again during 2012. For families with children, placement dropped by approximately 7.5% (an exact figure cannot be provided because December, 2011 statistics are unavailable), to 4,677 placements.⁴⁹ For adult families, rates dropped by 26.8%, to 492 placements. And for single adults, the majority of whom are placed with family members or return to independent living, placements fell by approximately 19.9% during 2012, to 6,980 placements.

Other homeless indicators include the average amount of time spent in temporary housing, which increased among all categories for the second consecutive year, rising by 59 days for families with children (to 356 days), by 61 days for adult families (to 442 days), and by 16 days for single adults (to 275 days). While homeless individuals were spending more time in temporary housing during 2012, those placed in permanent housing were also returning to the system in greater numbers, with approximately 7.3% of families with children returning to DHS within one year (up from approximately 2.9%) and approximately 9.0% returning within two years (up from approximately 8.1%). However, the number individuals or families who have never before utilized a City shelter decreased during 2012, falling approximately 20.0%, to an average of 1,203 per month.

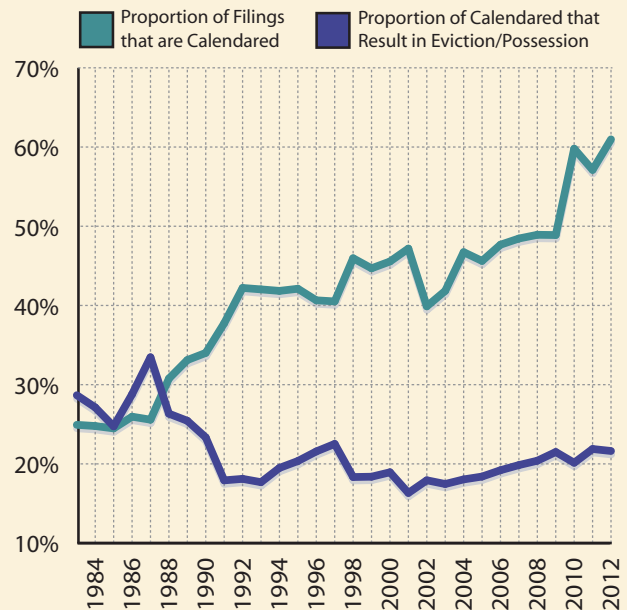
Housing Court

Another useful way to assess the impact of economic conditions on New York City's renters is to examine housing court data.⁵⁰ Specifically, Housing Court actions are reviewed to determine the proportion of tenants who are unable to meet their rental payments. To measure the number of households experiencing the most severe affordability problems, evictions are also tracked.

Following an increase of 3.8% in non-payment filings in Housing Court during 2011, filings fell by

Housing Court Statistics, 1983-2012

Non-Payment Cases Heard and Proportion of Evictions both Increase



Source: Civil Court of NYC and NYC Dept. of Investigations

1.5% in 2012 (to 217,914), the second lowest level recorded since at least 1983 (the first year data is available).⁵¹ While the number of non-payment filings decreased, the number of cases resulting in an actual court appearance (“calendared”) rose by 5.2%, so the proportion of cases which resulted in an appearance increased by 3.9 percentage points. At 61.0%, this proportion is the highest the RGB has ever recorded (see graph on this page and Appendix 6). During the mid-to-late 1980s, an average of 27.1% of non-payment filings were calendared.

The proportion of non-payment proceedings Citywide that resulted in an eviction/possession ruling in 2012 decreased by 0.24 percentage points, falling from 21.9% to 21.6%. This translates to 28,743 court decisions ruled for the tenant’s eviction from a total of 132,860 non-payment proceedings calendared.⁵² The decrease was due to the fact that the number of cases calendared increased at a faster rate, 5.2%, than evictions, which rose by 4.0% (to the highest level in

the history of the *I&A Study*). This proportion remains lower than that found in the mid- to late-1980s, when typically a quarter to a third of cases reaching court resulted in an order of eviction or possession.

Conclusion

In 2012, economic indicators for New York City were mixed, including increased evictions, cash assistance levels, and homelessness, but rising Gross City Product, and employment levels. Results from the *2011 Housing and Vacancy Survey* show that the City's vacancy rate is now 3.12% and the median gross rent-to-income ratio is 33.6%.

Looking forward, various City agencies have made predictions about the future health of the New York City economy. Among their predictions, they estimate that in 2013 the City will gain anywhere between 41,000 and 65,000 jobs, unemployment will fall to 8.4%, GCP growth will potentially grow anywhere from 0.0% to 2.6%, and wages will rise from 1.5% to 1.8%. They also see the economy brightening even more during the next few years, with decreasing unemployment rates (to as low as 6.8% by 2017), job gains, and a rise in both wage growth and GCP.⁵³ □

Endnotes

1. This data is obtained from the Civil Court of the City of New York, which cannot provide exact "quarterly" data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the second week of September through the end of the year. It is compared to the same period of the prior year.
2. Data from the NYC Comptroller's Office as of March, 2013. GCP figures are adjusted annually by the New York City Comptroller's Office. The figures in this report are the latest available estimate from that office, based on inflation adjusted 2005 chained dollars.
3. US Bureau of Economic Analysis. <http://www.bea.gov/national/index.htm#gdp>; Data accessed March, 2013.
4. US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed February, 2013.
5. NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2013. Data is revised annually and may not match data reported in prior years.
6. US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2013.
7. The NYC labor force participation rate and employment/population ratio are derived from unpublished data from the U.S. Bureau of Labor Statistics, obtained from the NYC Comptroller's Office. Note that prior years' data are annually revised, and may differ from figures reported in prior years' *Income and Affordability Studies*.
8. Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2013.
9. New York State Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2013. Data is revised annually and may not match data reported in prior years.
10. New York State Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2013.
11. Data obtained from The Administrative Office of the U.S. Courts in March, 2013.
12. Poverty statistics were researched on the US Census Bureau's Factfinder Site: <http://factfinder2.census.gov> in February of 2013.
13. Data is from prior reports of the Community Service Society of New York, which uses Census Data to compute their own poverty statistics. Studies average two consecutive years of census data in calculating poverty rates.
14. "Census Bureau to Develop a Supplemental Poverty Measure." March 2, 2010. U.S. Dept. of Commerce Press Release.
15. "Working Paper: The CEO Poverty Measure, 2005-2010." April, 2012. New York City Center for Economic Opportunity. Note that the CEO poverty rates are adjusted periodically and may not match figures found in prior reports.
16. The *New York City Housing and Vacancy Survey (HVS)* is sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. All HVS data reported herein is either taken directly from the tables on the HVS website or derived from the raw data posted there: www.census.gov/hhes/www/housing/nychvs/2011/nychvs11.html.
17. State law requires the City to formally extend rent stabilization every three years, after publication of vacancy rates from the triennial *Housing and Vacancy Survey*. Local Law 016 of 2012 was signed into law by Mayor Bloomberg on March 26, 2012, extending rent stabilization until April 1, 2015.
18. Total household income in the HVS includes wages, salaries, and tips; self-employment income; interest dividends; pensions; and other transfers and in-kind payments.
19. Private non-regulated units consist of units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rentals in cooperatives or condominium buildings.
20. There were 46,188 units which did not report a cash rent because they were being occupied rent-free.
21. The HUD benchmark for housing affordability is a 30% rent-to-income ratio. Source: Basic Laws on Housing and Community Development, Subcommittee on Housing and Community Development of the Committee on Banking Finance and Urban Affairs, revised through December 31, 1994, Section 3.(a)(2).
22. 2011 American Community Survey, U.S. Census Bureau. <http://factfinder2.census.gov> (Based on places with a population of more than 250,000).
23. US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed February, 2013.

24. Press Release, Mayor's Office. "Mayor Bloomberg and NYCHA Chairman Hernandez Announce that Section 8 Voucher List Will Open For First Time in Twelve Years," January 29, 2007.
25. Preliminary FY 2013 Mayor's Management Report, NYC Housing Authority section.
26. Eligibility guidelines per the NYC Housing Preservation and Development website: <http://www.nyc.gov/html/hpd/html/section8/section8-intro.shtml>.
27. Preliminary FY 2013 Mayor's Management Report, NYC Housing Preservation and Development section.
28. DTR Section 8 General Program Indicators, NYC Housing Preservation and Development website: <http://www.nyc.gov/html/hpd/downloads/pdf/Section8-Program-Statistics.pdf> (dated 12/17/2012).
29. A typical bill was calculated using rate schedules published on the Con Edison website at <http://www.coned.com/rates>. The rates used were for Service Classification #1, Residential and Religious, at a usage rate of 300kWh, per averages stated by a representative from Con Edison.
30. ACCRA Cost of Living Index Press Release. First, Second, and Third Quarters of 2012. The Council for Community and Economic Research. <http://www.coli.org/PressClippings.asp>
31. ACCRA cost of living report. The Council for Community and Economic Research. <https://www.coli.org/compare.asp>
32. 2011 American Community Survey, U.S. Census Bureau. <http://factfinder2.census.gov>
33. "Nationwide Housing Affordability Improves in Third Quarter." Press Release from the National Association of Home Builders, November 15, 2012.
34. "Nationwide Housing Affordability Increases at Year-End 2012." Press Release from the National Association of Home Builders, February 21, 2012.
35. National Association of Home Builders. Various tables on website: http://www.nahb.com/reference_list.aspx?sectionID=135; Data accessed February 2013.
36. "Out of Reach 2012," National Low Income Housing Coalition. <http://nlihc.org/oor/2013>
37. "Minimum Wage Hike Sails Through NY Assembly," *The Business Review*. March 6, 2013. Also see NYS Assembly Bill A38-A and Senate Bill S1835-A.
38. Data is derived by using the methodology that the National Low Income Housing Coalition uses: http://nlihc.org/sites/default/files/oor/2013_OOR_Appendix-A.pdf.
39. "The Race for Mayor: What's in it for Low-Income New Yorkers?." Community Service Society. March 2013. <http://www.cssny.org/publications/entry/the-race-for-mayor>
40. 2012 Federal Poverty Guidelines can be found at: <http://aspe.hhs.gov/poverty/12poverty.shtml>
41. New York City Human Resources Administration. Cash Assistance Recipients Trend Chart: http://www.nyc.gov/html/hra/html/statistics/trend_charts.shtml
42. Data directly from the NYS Office of Temporary and Disability Assistance, March, 2013.
43. New York City Human Resources Administration. Job Placements (FA & SNA) Trend Chart: http://www.nyc.gov/html/hra/html/statistics/trend_charts.shtml
44. New York City Human Resources Administration. Food Stamp Recipients Trend Chart: http://www.nyc.gov/html/hra/html/statistics/trend_charts.shtml
45. New York City Human Resources Administration. Medicaid Enrollees Trend Chart: http://www.nyc.gov/html/hra/html/statistics/trend_charts.shtml
46. Consolidated Plan Annual Performance Report, 2011. NYC Dept. of City Planning.
47. Figures prior to July, 2011 from the NYC Dept. of Homeless Services Critical Activities Reports: <http://www.nyc.gov/html/dhs/html/communications/car.shtml>. Data from July, 2011 through December of 2012 directly from the Policy & Planning Office of the NYC Dept. of Homeless Services. Note that the NYC Department of Housing Preservation and Development, the NYC Department of Youth and Community Development, and the NYC Human Resources Administration also operate emergency shelters, which house approximately 5,000 persons per night.
48. Beginning three years ago, the Dept. of Homeless Services (DHS) now splits families into two groups – families with children and adult families (generally spouses and domestic partners). Approximately 85% of "families" are families with children.
49. Certain statistics were not available for December of 2011 and/or January of 2012. In the case of permanent housing placements, where December 2011 data is not available for either Families with Children or Single Adults, an average for January-November of 2011 was used as a proxy for December data. To obtain the average number of families who return to DHS within either one or two years, an 11-month average for used for both 2011 and 2012 (January-November and February-December, respectively). The same methodology was used to obtain an average for the number of individuals who have never before utilized a DHS shelter.
50. After the publication of the 2013 I&A Study on April 4, we were informed that data originally reported to the RGB by the Civil Court of the City of New York was incomplete. Specifically, both the number of non-payment filings and the number of non-payment cases calendared were in fact higher than those that were originally reported to us. Corrected data was provided to the Rent Guidelines Board on April 10, 2013, which is reflected in this version of the report.
51. Civil Court of the City of New York data.
52. Eviction data from the NYC Department of Investigation, Bureau of Auditors data.
53. "Testimony...On the Mayor's Preliminary Budget for Fiscal Year 2014 and Financial Plan through 2017" NYC Independent Budget Office, March 4, 2013. And "Comment on New York City's Preliminary Budget for FY 2014 and Financial Plan for Fiscal Years 2013-2017." NYC Comptroller's Office, March 4, 2013.

Appendices

1. Average Annual Employment Statistics by Area, 2001-2012

Unemployment Rate	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Bronx	7.4%	9.8%	10.0%	9.2%	7.5%	6.7%	6.7%	7.4%	11.9%	12.7%	12.3%	12.7%
Brooklyn	6.6%	8.7%	9.0%	7.6%	6.2%	5.4%	5.3%	5.9%	9.8%	10.3%	9.7%	9.9%
Manhattan	5.7%	7.7%	7.5%	6.2%	5.0%	4.3%	4.2%	4.8%	8.4%	8.1%	7.4%	7.7%
Queens	5.4%	7.2%	7.4%	6.3%	5.2%	4.5%	4.4%	4.9%	8.3%	8.7%	8.1%	8.3%
Staten Island	5.2%	7.0%	7.4%	6.4%	5.2%	4.5%	4.5%	5.0%	8.1%	8.8%	8.2%	8.5%
NYC	6.1%	8.0%	8.3%	7.1%	5.8%	5.0%	4.9%	5.5%	9.2%	9.6%	9.0%	9.2%
U.S.	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%
Labor Force Participation Rate												
NYC Δ	58.8%	59.4%	58.9%	58.6%	58.5%	59.0%	59.2%	59.5%	60.0%	60.1%	59.7%	59.9%
U.S.	66.8%	66.6%	66.2%	66.0%	66.0%	66.2%	66.0%	66.0%	65.4%	64.7%	64.1%	63.7%
Employment-Population Ratio												
NYC Δ	55.2%	54.6%	54.0%	54.5%	55.2%	56.1%	56.3%	56.3%	54.5%	54.4%	54.3%	54.4%
U.S.	63.7%	62.7%	62.3%	62.3%	62.7%	63.1%	63.0%	62.2%	59.3%	58.5%	58.4%	58.6%
Gross City Product (NYC)												
(billions, in 2005 \$)	474.3	468.2	462.1	471.4	495.1	523.6	542.8	540.2	517.1	527.3	537.9	549.9
% Change	4.18%	-1.28%	-1.31%	2.01%	5.03%	5.76%	3.66%	-0.49%	-4.27%	1.97%	2.01%	2.23%
Gross Domestic Product (U.S.)												
(billions, in 2005 \$)	11,337.5	11,543.1	11,836.4	12,246.9	12,623.0	12,958.5	13,206.4	13,161.9	12,757.9	13,063.0	13,299.1	13,591.1
% Change	1.08%	1.81%	2.54%	3.47%	3.07%	2.66%	1.91%	-0.34%	-3.07%	2.39%	1.81%	2.20%

Notes: The New York City Comptroller's Office revises the Gross City Product periodically. The GCP & GDP figures presented here may not be the same as those reported in prior years. Note that GCP and GDP figures are preliminary. The NYS Dept. of Labor also periodically revises unemployment rates, and rates reflected here might not match those figures reported in prior years.

Sources: U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis, U.S. Dept. of Commerce; NYS Dept. of Labor; NYC Comptroller's Office.

Δ Unpublished data from the Bureau of Labor Statistics. These figures are revised periodically.

2. Average Payroll Employment by Industry for NYC, 2003-2012 (in thousands)

Industry Employment	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2011-2012 Change
Manufacturing	126.6	120.8	113.9	106.1	101.0	95.6	81.6	76.3	75.7	76.4	0.9%
Construction, Natural Resources & Mining Δ	112.7	111.8	113.3	118.5	127.3	132.7	120.8	112.5	112.3	115.0	2.4%
Trade, Transport & Utilities	534.1	539.9	548.2	559.0	570.5	574.5	552.4	559.1	574.7	587.7	2.3%
Leisure & Hospitality	260.3	270.1	276.7	284.9	297.8	310.2	308.5	322.2	342.2	363.1	6.1%
Financial Activities	433.6	435.5	445.1	458.3	467.6	465.0	434.2	428.6	439.5	438.6	-0.2%
Information	163.9	160.2	162.8	164.9	166.9	169.5	165.3	166.0	170.9	176.6	3.3%
Professional & Business Svcs.	536.6	541.6	555.6	571.4	591.8	602.9	568.9	575.3	597.6	619.3	3.6%
Educational & Health Svcs.	658.2	665.3	678.8	694.7	705.1	719.0	734.6	752.8	769.3	785.2	2.1%
Other Services	149.1	150.5	153.2	154.3	157.7	160.8	160.3	160.6	165.2	170.2	3.0%
Total Private Sector	2,975.1	2,995.6	3,047.6	3,112.1	3,185.6	3,230.2	3,126.5	3,153.3	3,247.4	3,332.0	2.6%
Government ‡	556.6	554.4	555.6	555.2	559.0	564.1	567.0	558.0	550.6	545.5	-0.9%
City of New York	448.3	447.9	449.8	450.4	453.9	458.5	462.1	451.4	451.7	449.4	-0.5%
Total	3,531.7	3,550.0	3,603.3	3,667.3	3,744.6	3,794.3	3,693.4	3,711.3	3,798.0	3,877.5	2.1%

Notes: Totals may not add up due to rounding. Figures may have been revised from prior years by the NYS Department of Labor. Total excludes farm employment but includes unclassified jobs.

Δ Beginning in 2005, Construction and Natural Resources & Mining are no longer two separate employment sectors. Prior year figures reflect that change.

‡ Government includes federal, state, and local (City of New York) jobs located in New York City. Local government figures have been revised from prior years to include those employed by the City of New York as well as city-based public corporations such as the HHC (Health and Hospitals Corporation) and the MTA.

Source: NYS Department of Labor

3. Average Real Wage Rates by Industry for NYC, 2004-2012 (2012 dollars)

Industry	2004	2005	2006	2007	2008	2009	2010	2011	2012	2011-12 % Change
Construction	\$71,350	\$69,073	\$68,386	\$70,771	\$72,328	\$73,213	\$73,560	\$73,073	\$71,169	-2.6%
Manufacturing	\$54,805	\$57,939	\$55,157	\$57,520	\$56,598	\$55,243	\$54,657	\$55,488	\$52,661	-5.1%
Transportation	\$52,666	\$51,342	\$50,292	\$51,967	\$49,573	\$49,807	\$50,316	\$50,397	\$49,577	-1.6%
Trade*	\$52,783	\$52,598	\$52,457	\$53,853	\$51,918	\$49,719	\$49,470	\$50,346	\$49,957	-0.8%
Finance and Insurance	\$235,319	\$246,901	\$275,728	\$317,008	\$301,348	\$242,814	\$274,448	\$276,740	\$250,969	-9.3%
Real Estate	\$61,495	\$62,280	\$63,302	\$68,330	\$66,374	\$62,492	\$62,643	\$64,092	\$64,414	0.5%
Admin/Waste/Edu/Health**	\$49,269	\$49,546	\$49,278	\$50,067	\$50,025	\$50,333	\$50,773	\$50,345	\$49,517	-1.6%
Arts, Entertainment & Rec	\$67,767	\$67,579	\$66,514	\$70,352	\$66,145	\$65,506	\$67,155	\$66,705	\$62,795	-5.9%
Accomm & Food Svcs.	\$30,870	\$30,842	\$30,751	\$31,222	\$30,981	\$29,664	\$29,821	\$29,928	\$29,680	-0.8%
Other Svcs.	\$43,158	\$43,254	\$43,598	\$44,617	\$45,352	\$45,142	\$46,483	\$46,016	\$43,234	-6.0%
Professional & Tech Svcs.	\$108,541	\$111,254	\$109,969	\$113,303	\$114,994	\$112,396	\$112,424	\$116,073	\$113,638	-2.1%
Management of Companies	\$185,133	\$184,150	\$187,266	\$205,386	\$192,180	\$165,482	\$191,395	\$196,156	\$185,744	-5.3%
Information	\$109,334	\$109,424	\$111,064	\$114,003	\$113,084	\$108,391	\$111,124	\$113,186	\$113,601	0.4%
Utilities	\$103,739	\$102,271	\$100,571	\$104,490	\$100,251	\$95,368	\$99,835	\$101,412	\$111,728	10.2%
Unclassified/Agri/Mining***	\$35,838	\$38,984	\$38,423	\$41,407	\$41,251	\$36,170	\$40,589	\$41,357	\$37,472	1.9%
Private Sector	\$81,980	\$83,698	\$87,039	\$93,648	\$91,113	\$82,132	\$85,202	\$86,076	\$81,839	-4.9%
Government	\$62,296	\$61,215	\$60,054	\$59,531	\$58,281	\$59,110	\$59,503	\$59,873	\$58,424	-2.4%
Total Industries	\$78,856	\$80,183	\$82,895	\$88,502	\$86,207	\$78,614	\$81,253	\$82,232	\$78,504	-4.5%

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. The New York State Department of Labor revises the statistics annually. Real wages reflect 2012 dollars and differ from those found in this table in prior years.

*The Wholesale Trade and Retail Trade sectors have been combined into one category. **The Administrative and Waste Service, Educational Services, and Health Care and Social Assistance Service have been combined into one category. ***The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category.

Source: New York State Department of Labor, Research and Statistics Division.

4. Average Nominal Wage Rates by Industry for NYC, 2004-2012

Industry	2004	2005	2006	2007	2008	2009	2010	2011	2012	2011-12 % Change
Construction	\$57,584	\$57,878	\$59,646	\$63,337	\$67,396	\$68,738	\$70,232	\$71,478	\$71,169	-0.4%
Manufacturing	\$44,231	\$48,549	\$48,108	\$51,478	\$52,739	\$51,866	\$52,184	\$54,277	\$52,661	-3.0%
Transportation	\$42,504	\$43,021	\$43,865	\$46,508	\$46,193	\$46,762	\$48,040	\$49,296	\$49,577	0.6%
Trade*	\$42,599	\$44,073	\$45,753	\$48,196	\$48,378	\$46,680	\$47,232	\$49,247	\$49,957	1.4%
Finance and Insurance	\$189,917	\$206,885	\$240,490	\$283,707	\$280,801	\$227,972	\$262,032	\$270,698	\$250,969	-7.3%
Real Estate	\$49,630	\$52,186	\$55,212	\$61,152	\$61,848	\$58,673	\$59,809	\$62,692	\$64,414	2.7%
Admin/Waste/Edu/Health**	\$39,763	\$41,516	\$42,980	\$44,807	\$46,614	\$47,256	\$48,476	\$49,246	\$49,517	0.5%
Arts, Entertainment & Rec	\$54,692	\$56,626	\$58,014	\$62,961	\$61,635	\$61,502	\$64,117	\$65,249	\$62,795	-3.8%
Accomm & Food Svcs.	\$24,914	\$25,844	\$26,821	\$27,942	\$28,869	\$27,850	\$28,472	\$29,275	\$29,680	1.4%
Other Svcs.	\$34,831	\$36,244	\$38,026	\$39,930	\$42,260	\$42,383	\$44,380	\$45,012	\$43,234	-3.9%
Professional & Tech Svcs.	\$87,599	\$93,222	\$95,915	\$101,401	\$107,153	\$105,526	\$107,338	\$113,538	\$113,638	0.1%
Management of Companies	\$149,414	\$154,304	\$163,334	\$183,811	\$179,076	\$155,367	\$182,736	\$191,873	\$185,744	-3.2%
Information	\$88,240	\$91,689	\$96,870	\$102,027	\$105,373	\$101,766	\$106,097	\$110,714	\$113,601	2.6%
Utilities	\$83,724	\$85,695	\$87,718	\$93,514	\$93,415	\$89,538	\$95,318	\$99,197	\$111,728	12.6%
Unclassified/Agri/Mining***	\$28,924	\$32,665	\$33,513	\$37,058	\$38,438	\$33,959	\$38,753	\$40,454	\$37,472	-7.4%
Private Sector	\$66,163	\$70,133	\$75,916	\$83,810	\$84,900	\$77,112	\$81,347	\$84,196	\$81,839	-2.8%
Government	\$50,277	\$51,294	\$52,380	\$53,278	\$54,308	\$55,497	\$56,811	\$58,566	\$58,424	-0.2%
Total Industries	\$63,642	\$67,188	\$72,302	\$79,205	\$80,329	\$73,809	\$77,577	\$80,437	\$78,504	-2.4%

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. The New York State Department of Labor revises the statistics annually.

*The Wholesale Trade and Retail Trade sectors have been combined into one category. **The Administrative and Waste Service, Educational Services, and Health Care and Social Assistance Service have been combined into one category. ***The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category.

Source: New York State Department of Labor, Research and Statistics Division.

5. Consumer Price Index for All Urban Consumers, NY-Northeastern NJ, 2002-2012

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
March	191.1	197.1	203.4	212.4	218.2	224.6	233.1	235.1	240.1	245.6	251.9
June	191.5	196.9	206.0	210.7	222.6	228.3	238.6	237.2	240.8	248.5	252.4
September	193.3	199.6	205.9	215.8	222.9	228.3	240.1	238.6	241.5	250.6	254.6
December	193.1	199.3	206.8	214.2	221.3	229.4	233.0	238.4	241.9	248.3	253.6
Quarterly Average	192.3	198.2	205.5	213.3	221.3	227.6	236.2	237.3	241.1	248.2	253.1
Yearly Average	191.9	197.8	204.8	212.7	220.7	226.9	235.8	236.8	240.9	247.7	252.6

12-month percentage change in the CPI

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
March	2.52%	3.14%	3.20%	4.42%	2.73%	2.91%	3.82%	0.83%	2.14%	2.30%	2.55%
June	1.70%	2.82%	4.62%	2.28%	5.65%	2.54%	4.52%	-0.59%	1.54%	3.19%	1.57%
September	2.82%	3.26%	3.16%	4.81%	3.29%	2.43%	5.16%	-0.63%	1.22%	3.76%	1.59%
December	3.10%	3.21%	3.76%	3.58%	3.31%	3.66%	1.58%	2.32%	1.45%	2.66%	2.11%
Quarterly Average	2.53%	3.11%	3.68%	3.77%	3.74%	2.88%	3.77%	0.47%	1.58%	2.98%	1.96%
Yearly Average	2.57%	3.07%	3.54%	3.86%	3.76%	2.83%	3.90%	0.44%	1.71%	2.85%	1.97%

Source: U.S. Bureau of Labor Statistics; Base Period: 1982-1984=100

6. Housing Court Actions, 1983-2012

Year	Filings	Calendared	Evictions & Possessions	Year	Filings	Calendared	Evictions & Possessions
1983	373,000	93,000	26,665	1999	276,142	123,399	22,676
1984	343,000	85,000	23,058	2000	276,159	125,787	23,830
1985	335,000	82,000	20,283	2001	277,440	130,897	21,369*
1986	312,000	81,000	23,318	2002	331,309	132,148	23,697
1987	301,000	77,000	25,761	2003	318,077	133,074	23,236
1988	299,000	92,000	24,230	2004	261,085	121,999	22,010
1989	299,000	99,000	25,188	2005	261,457	119,265	21,945
1990	297,000	101,000	23,578	2006	256,747	122,379	23,491
1991	302,000	114,000	20,432	2007	251,390	121,793	24,171
1992	289,000	122,000	22,098	2008	246,147	120,420	24,600
1993	295,000	124,000	21,937	2009	251,871	123,149	26,449
1994	294,000	123,000	23,970	2010	213,066**	127,396	25,655
1995	266,000	112,000	22,806	2011	221,182	126,315	27,636
1996	278,000	113,000	24,370	2012	217,914	132,860	28,743
1997	274,000	111,000	24,995				
1998	278,156	127,851	23,454				

Note: "Filings" reflect non-payment proceedings initiated by rental property owners, while "Calendared" reflect those non-payment proceedings resulting in a court appearance. "Filings" and "Calendared" figures prior to 1998 were rounded to the nearest thousand.

*Note: 2001 Evictions and Possessions data is incomplete as it excludes the work of one city marshal who died in May 2001 and whose statistics are unavailable.

**Due to an administrative change at NYCHA relating to their handling of late rent payments, the number of non-payment filings decreased dramatically. If not for this change, the drop in non-payment filings between 2009 and 2010 would have been significantly less, or nonexistent.

Sources: NYC Civil Court, First Deputy Chief Clerk for Housing; NYC Department of Investigations, Bureau of City Marshals.

7. Homeless Statistics, 1982-2012

Year	Single Adults	Children	Families (inc. children)	Total Individuals
1982	3,786	2,507	1,005	7,584
1983	5,061	4,887	1,960	12,468
1984	6,228	7,432	2,981	17,491
1985	7,217	9,196	3,688	21,154
1986	8,890	10,493	4,286	24,896
1987	9,628	11,163	4,986	27,225
1988	9,675	11,401	5,091	27,646
1989	9,342	8,614	4,105	23,254
1990	8,535	6,966	3,591	20,131
1991	7,689	8,867	4,581	22,498
1992	6,922	9,607	5,270	23,494
1993	6,413	9,760	5,626	23,748
1994	6,235	9,610	5,629	23,431
1995	6,532	9,927	5,627	23,950
1996	7,020	9,945	5,692	24,554
1997	7,090	8,437	4,793	22,145
1998	6,875	8,054	4,558	21,277
1999	6,778	8,826	4,965	22,575
2000	6,934	9,290	5,192	23,712
2001	7,479	11,427	6,154	27,799
2002	7,750	14,952	8,071	34,576
2003	8,199	16,705	9,203	38,310
2004	8,612	15,705	8,922	37,319
2005	8,174	13,534	8,194	33,687
2006	7,662	12,597	8,339	32,430
2007	6,942	14,060	9,075	34,109
2008	6,530	14,327	8,856	33,554
2009	6,764	15,326	9,719	35,915
2010	7,825	14,788	9,635	36,175
2011	8,543	15,501	9,573	37,765
2012	9,047	18,068	10,705	43,295

Note: Data presented are the annual averages of the Dept. of Homeless Services shelter population. Street homelessness is not quantified in this data.

Source: New York City Department of Homeless Services