

# 2020 HOUSING SUPPLY REPORT

**NYC Rent Guidelines Board**

**May 27, 2020**





# Summary

- The Rent Stabilization Law requires the RGB to consider the "overall supply of housing accommodations and overall vacancy rates."
- Contains housing stock trends in New York City, focusing on:
  - Housing and Vacancy Survey Findings
  - New Construction and Demolitions
  - Conversions and Subdivisions
  - Cooperatives and Condominiums
  - Rehabilitation
  - Government Housing Programs, including Tax Incentives and In Rem Housing

# Special Note

- Note that while published in May 2020, due to constraints in gathering current data, this report focuses almost exclusively on data from 2019. Future editions of this report will better reflect the impact of the COVID-19 pandemic on housing supply.

# Major Findings

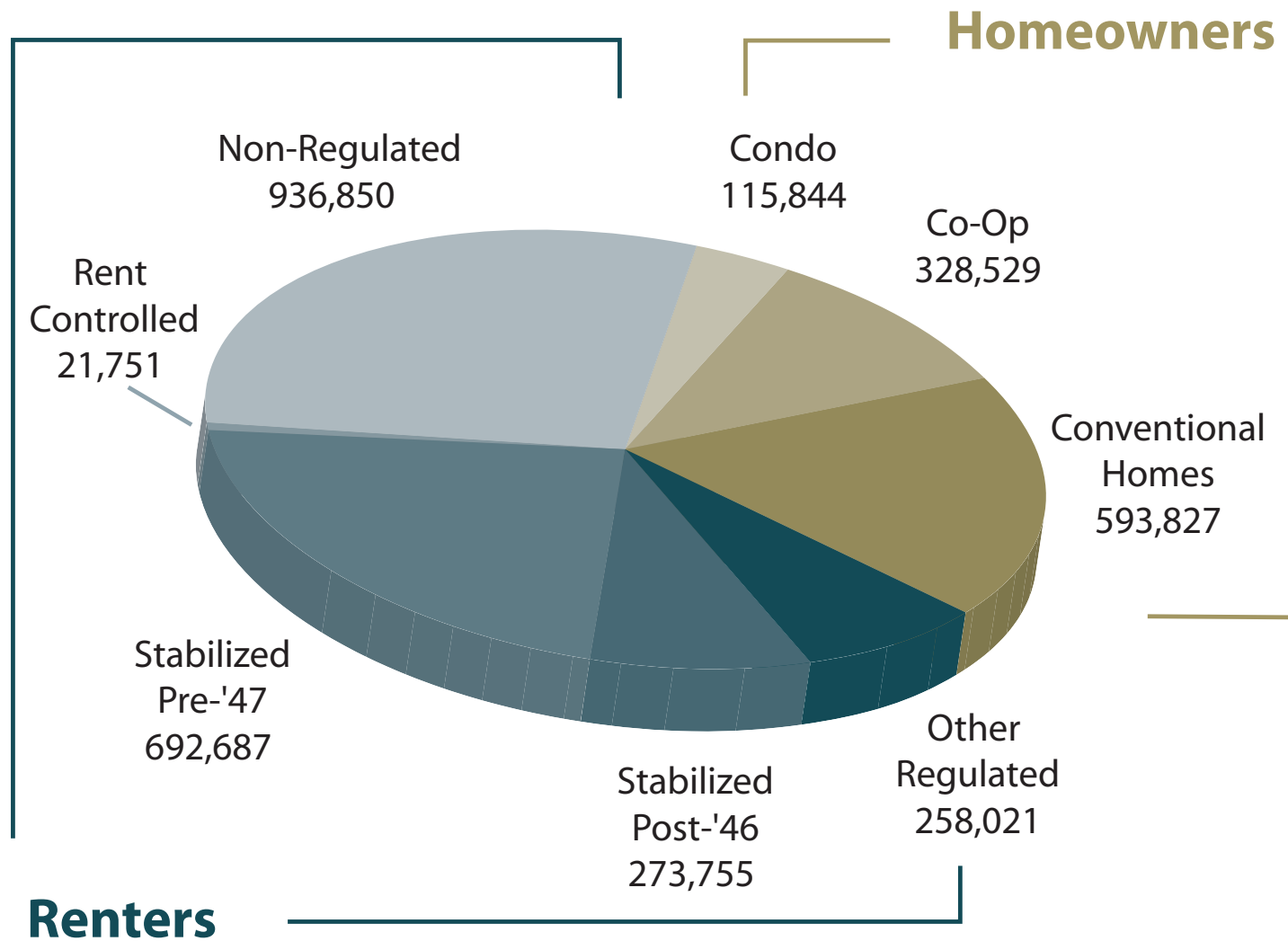
- Building permit approvals for new housing units increased 27.0% in 2019
  - 1<sup>st</sup> Quarter 2020: Decrease of 10.8%
  - April 2020: Decrease of 75.6%
- Number of new housing units completed in 2019 decreased 6.9%
- 25,889 units of housing “started” through City programs (61% preservations), a decrease of 24.3%.
- Demolitions up 0.3%
- 22.6% decrease in the number of residential units in co-op or condo plans approved in 2019

# Major Findings

- The number of housing units newly receiving 421-a exemptions decreased 19.6%
- The number of housing units newly receiving J-51 abatements/exemptions decreased 54.8%
- Certificates of No Harassment increase 8.4%
- Illegal hotel violations increase 3.1%
- 11.5% of all rental housing is overcrowded
- Citywide vacancy rate was 3.63% in 2017



# Number of Renter and Owner Units



Source: 2017 HVS

# New Housing Permits

- Permit approvals for new housing units increased by 27.0%, to 26,547, in 2019
  - Manhattan, up 53.8%, to 5,512 units
  - Bronx, up 49.8%, to 5,541 units
  - Brooklyn, up 14.8%, to 9,696 permits
  - Queens, up 12.2%, to 5,137 units
  - Staten Island, up 9.1%, to 661 units

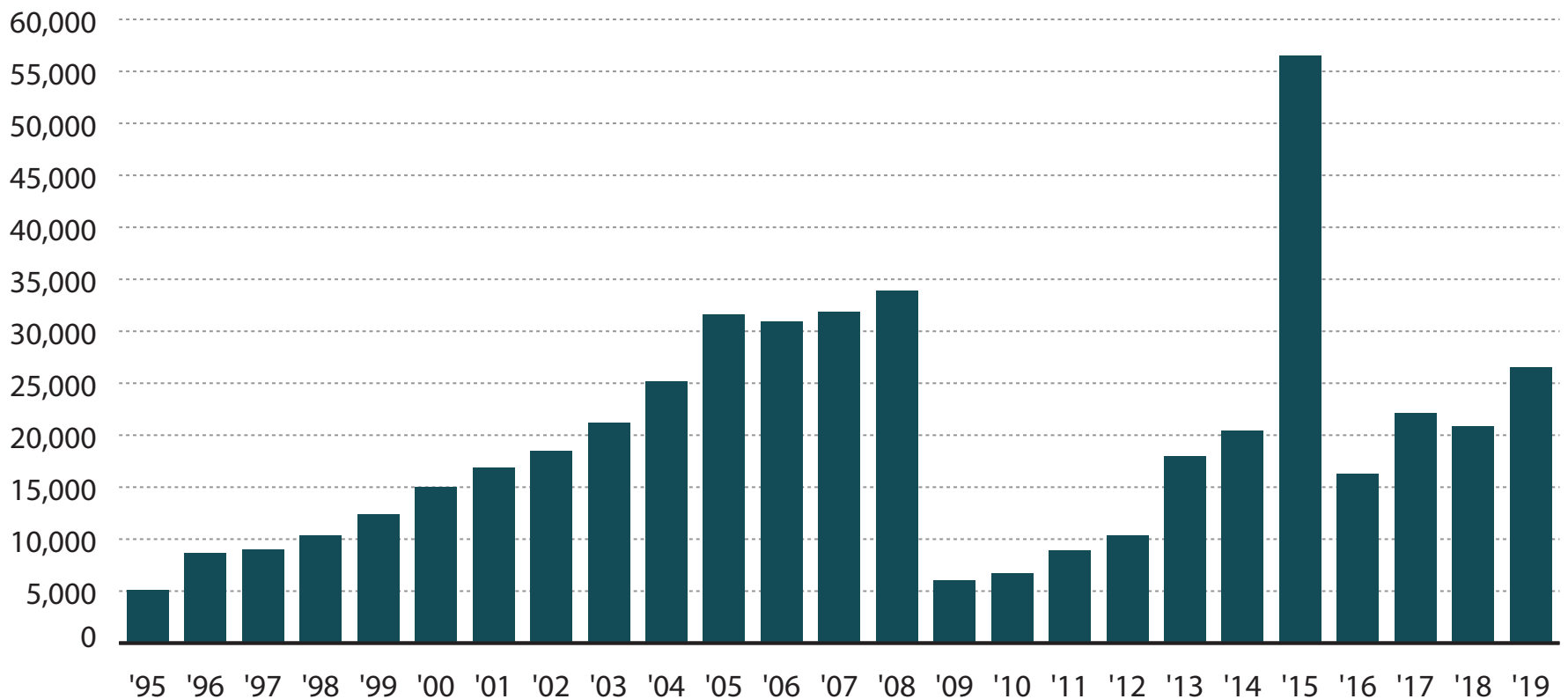
# New Housing Permits

- First quarter 2020 permits decreased by 10.8%
  - Decreases in all but one borough
    - Staten Island, down 70.3%; Manhattan, down 36.0%; Brooklyn, down 24.2%; and the Bronx, down 7.9%
    - Up 21.3% in Queens
    - Just over two-thirds of permits were issued during January, while just 11% were issued during March.
  - Recently released data from April 2020 shows a 75.6% decrease in permits as compared to the same month of the prior year.



# Units Issued New Housing Permits

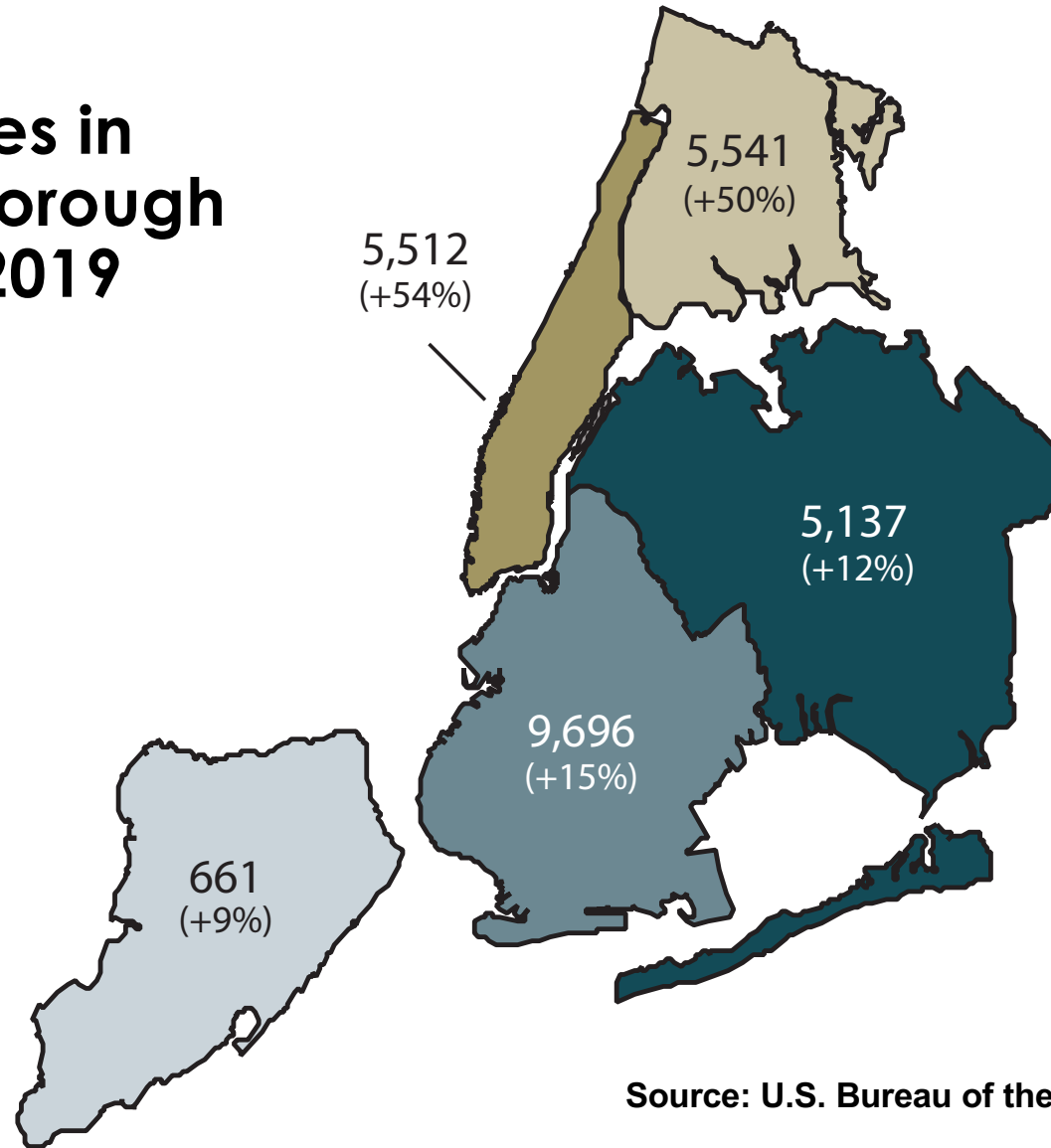
## Number of Permits Issued for New Construction of Residential Units Increases



Source: U.S. Bureau of the Census

# Residential Building Permits

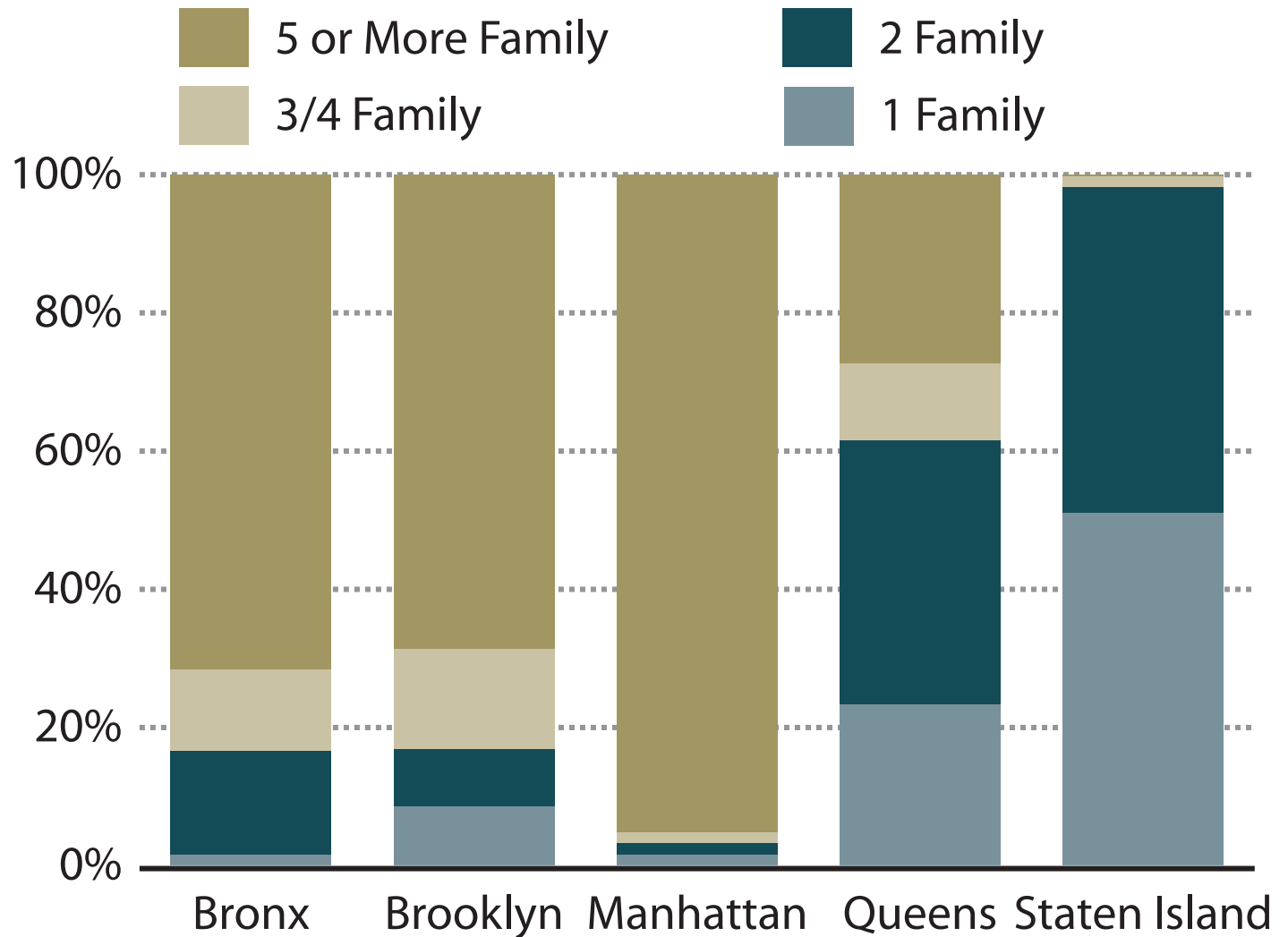
**Increases in  
every borough  
during 2019**



Source: U.S. Bureau of the Census

# Residential Building Permits

**Most Permits in Manhattan are for 5 or More Family Buildings; In Staten Island, almost all 1- or 2-Families.**

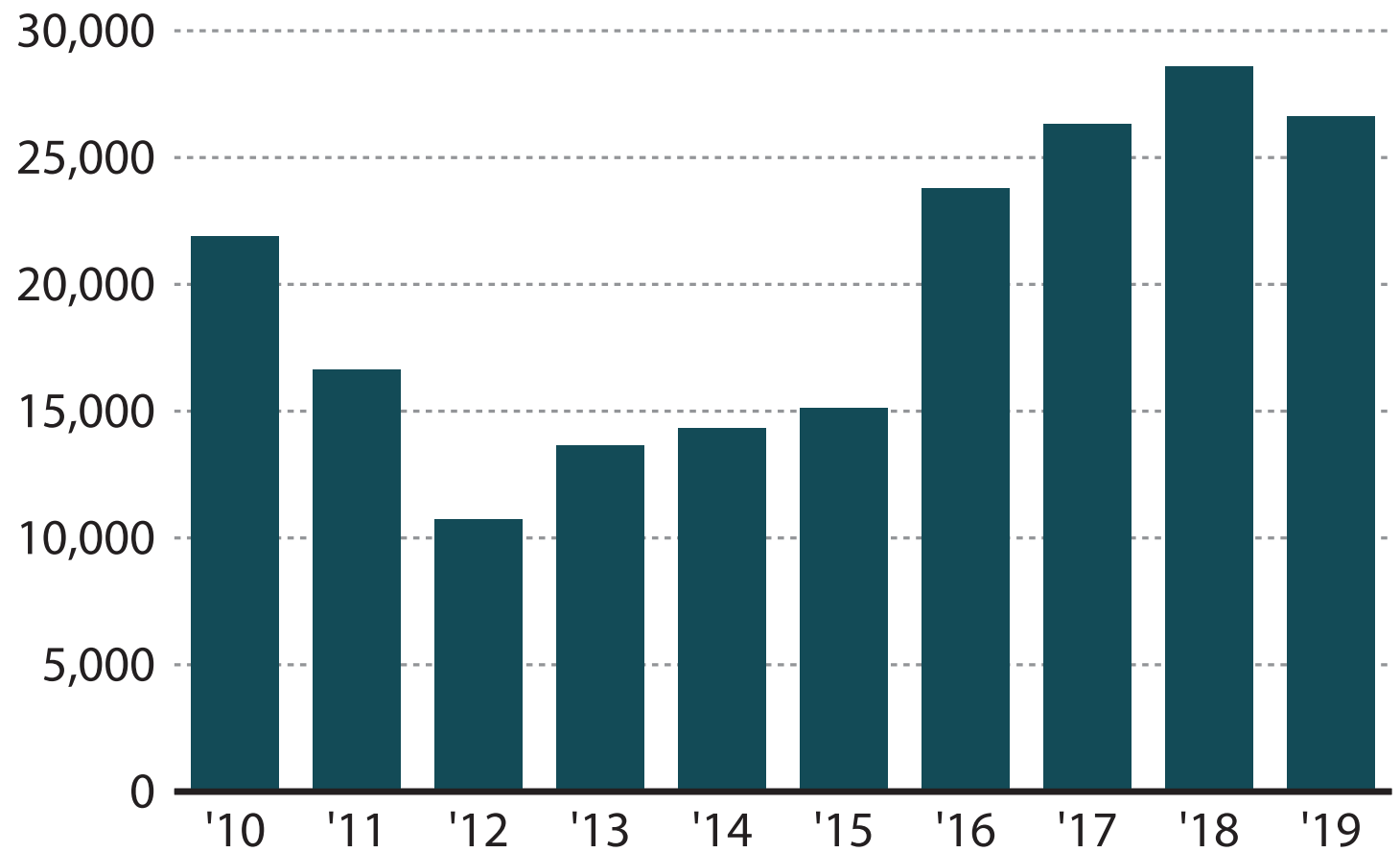


Source: U.S. Bureau of the Census



# Completions

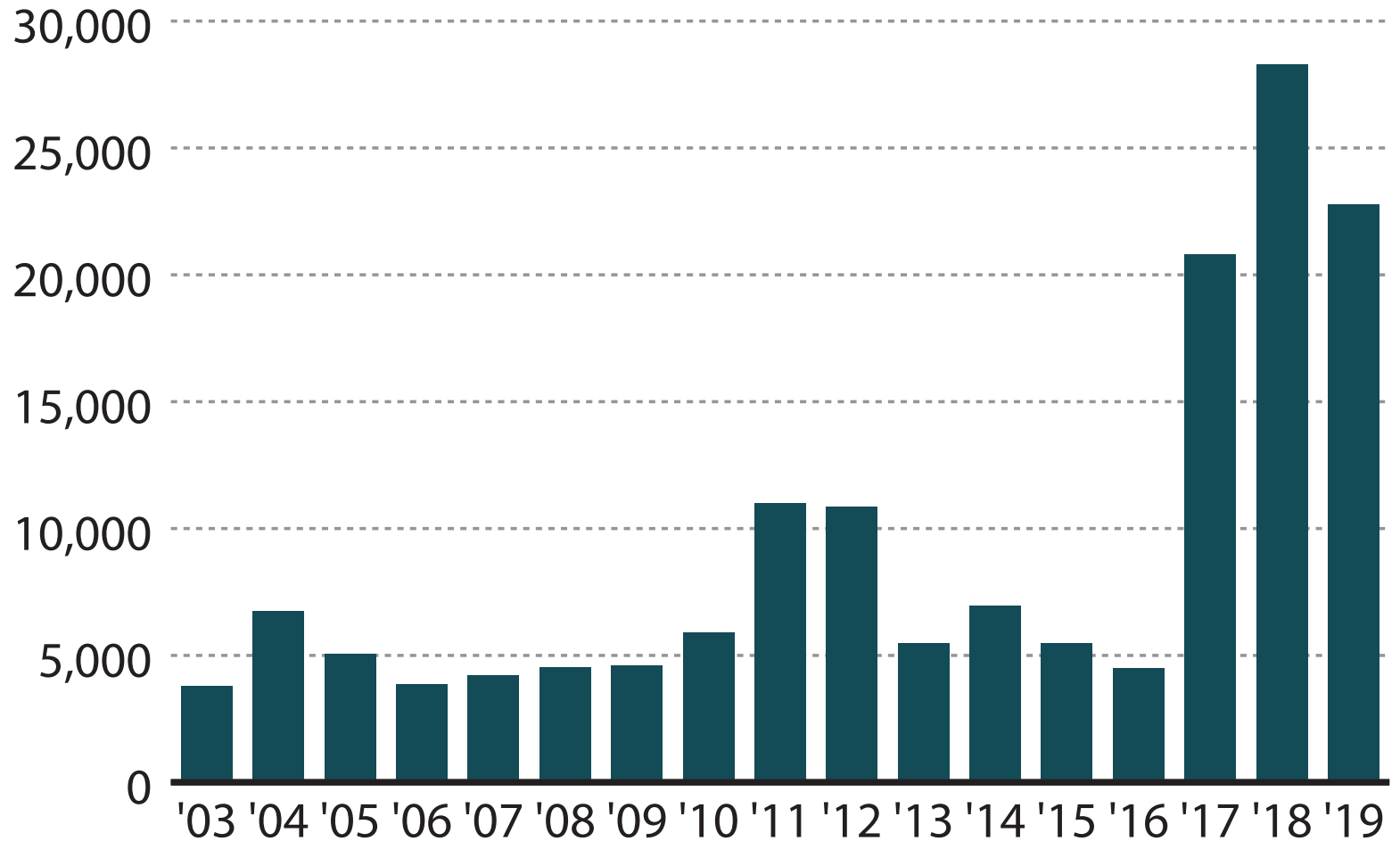
## Number of Completed Units Decreases



Source: NYC Department of City Planning

# Units Receiving Final 421-a Certificates

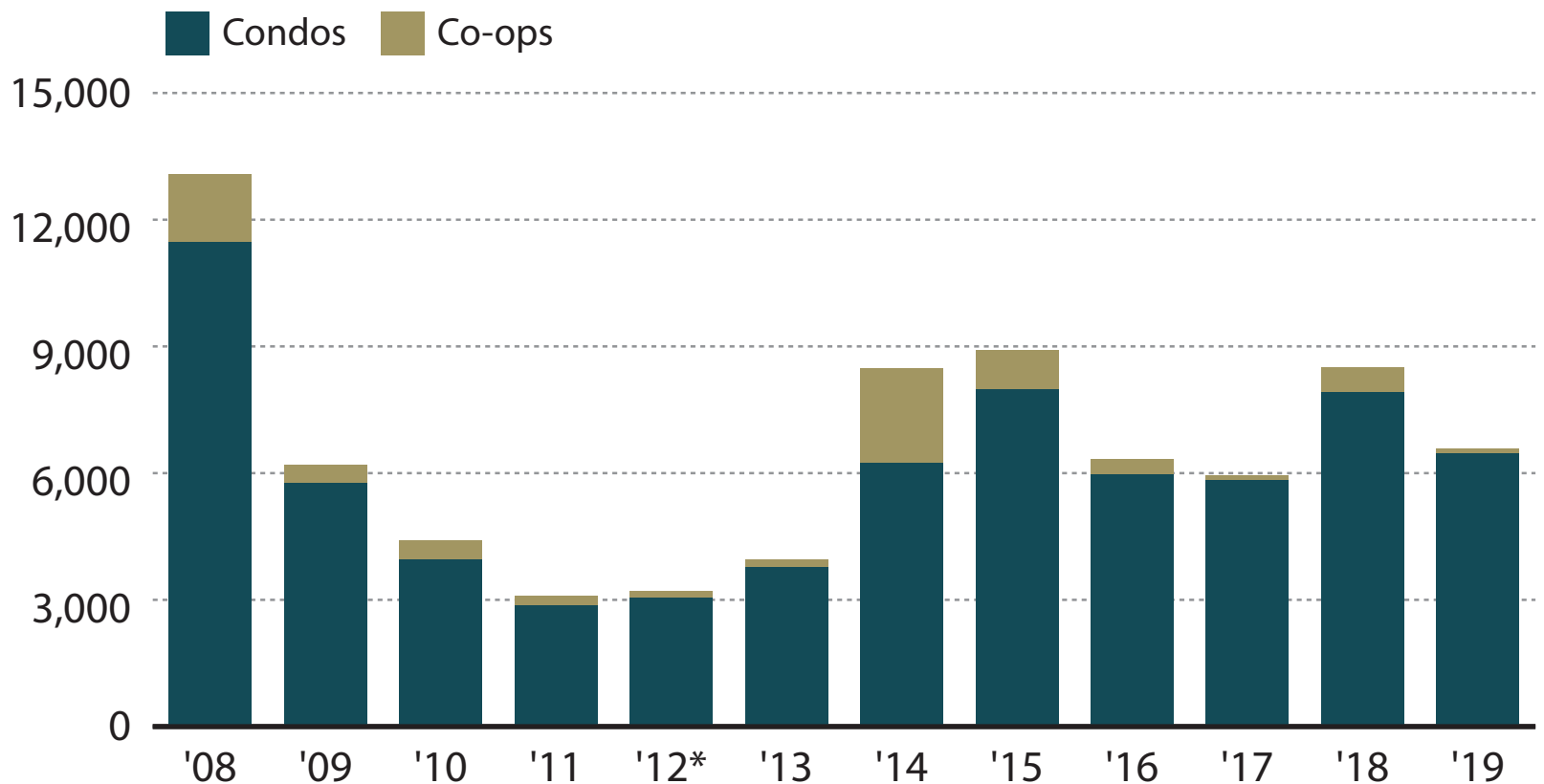
## Number of Units in 421-a Plans Decreases



Source: NYC Dept. of Housing Preservation and Development

# Accepted Co-op and Condo Units

## Number of Residential Units in Accepted Co-op and Condo Plans Decreases

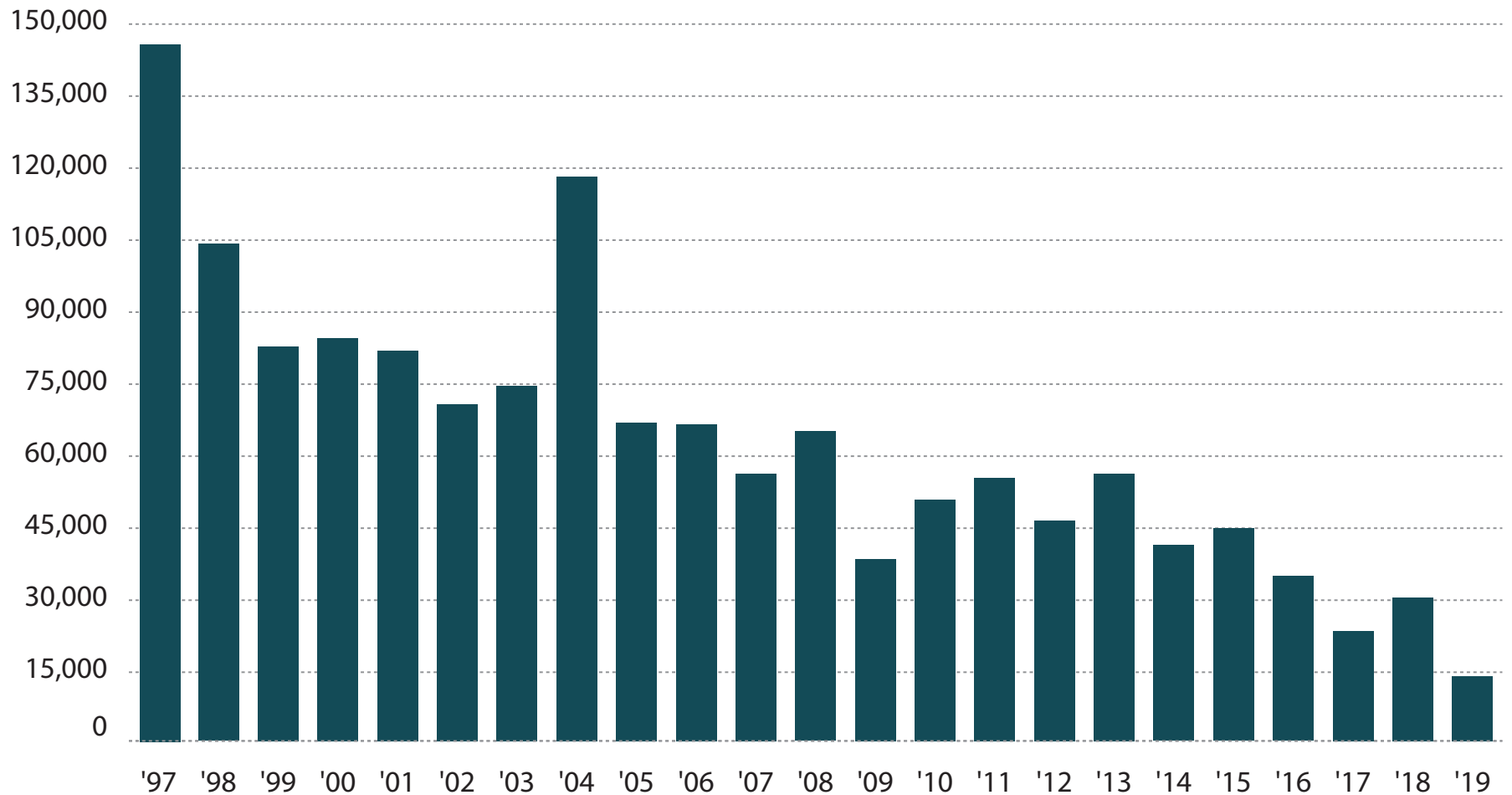


Source: NYS Attorney General's Office



# Units Receiving Initial J-51 Benefits

**Number of units newly receiving J-51 benefits falls**



Source: NYC Dept. of Housing Preservation and Development

# In Conclusion

- NYC housing supply through 2019:
  - Permits increased, but decreased in both the first quarter of 2020 and April of 2020, as compared to the same periods of the previous year
  - Decrease in number of new housing units completed
  - Decrease in residential co-op and condo units approved
  - Fewer units certified with 421-a tax incentives
  - Fewer rehabs with J-51 tax incentives
  - Increase in CONH and illegal hotel violations
  - Demolitions nearly flat
  - Low housing vacancy rates



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