



2021 Income and Affordability Study

NEW YORK CITY RENT GUIDELINES BOARD

April 15, 2021

What is the I&A Study?

- Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board 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

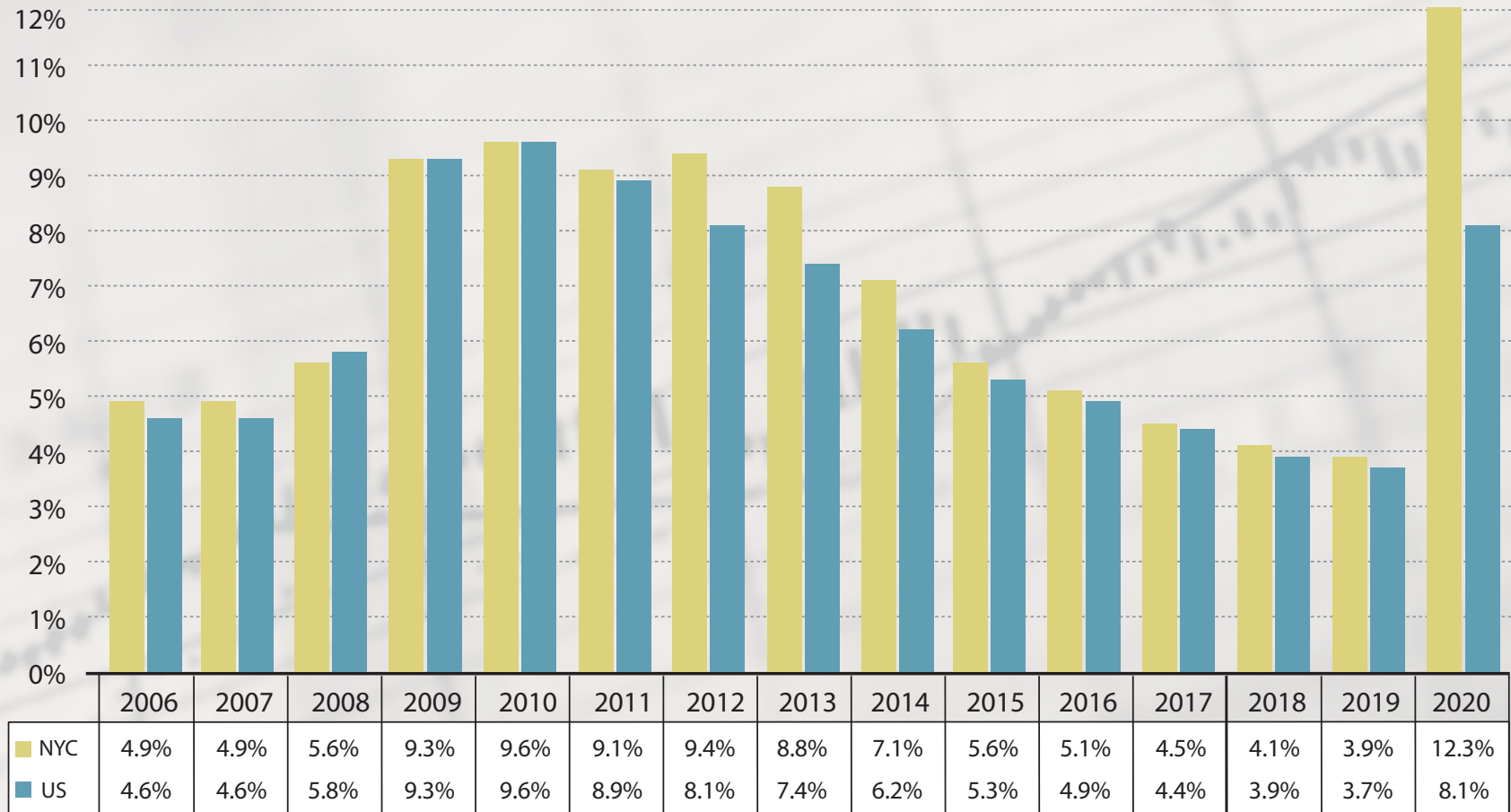
What is the I&A Study?

- The *I&A Study* reports on housing affordability and tenant income by examining economic factors, rent levels, and public policies
- Factors include:
 - Economic factors such as inflation and job growth
 - Household income and housing costs
 - Eviction proceedings, homelessness, usage of emergency assistance and other indicators

Income & Affordability Overview

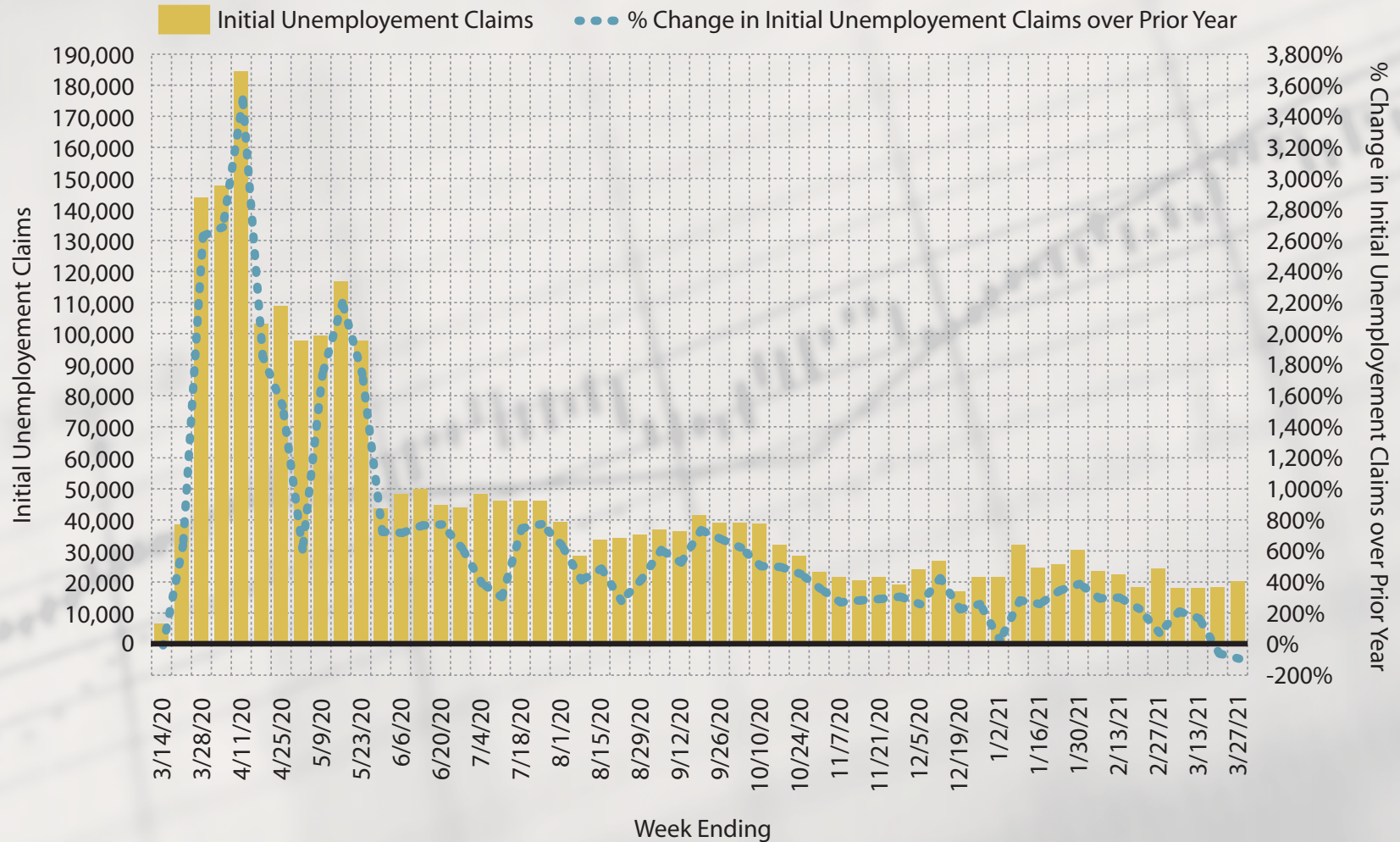
- City's economy contracts by "real" 6.3%
- City loses 516,600 jobs, 11.1% decline
- Equal rise in inflation, 1.7%
- Average "real" wages increase 6.0%; "real" total wages decrease 1.8%
- Unemployment rate rises to 12.3%
- Non-payment filings fall 56.4% and calendared cases by 62.7%
- Evictions decrease 82.0%
- Homeless levels fall 5.9%
- Cash assistance recipients increase 8.6%
- SNAP recipients increase 5.2%

Unemployment Statistics



Source: NYS Department of Labor and U.S. Bureau of Labor Statistics

NYC Initial Unemployment Claims



Source: NYS Department of Labor and U.S. Bureau of Labor Statistics

Cumulative Initial Unemployment Claims (52 Weeks, March 2020-March 2021)*

Geography	2020-2021	2019-2020	OTY Net Change	OTY % Change
New York City	2,463,018	329,720	2,133,298	647%
Bronx**	524,026	71,011	453,015	638%
Brooklyn**	749,921	101,730	648,191	637%
Manhattan**	384,278	62,468	321,810	515%
Queens**	690,333	76,448	613,885	803%
Staten Island**	114,460	18,063	96,397	534%
New York State	5,169,005	842,528	4,326,477	514%
United States	76,396,351	11,209,532	65,186,819	582%

*Comparison of the 52-week period of March 8, 2020 through March 6, 2021 to the 52-week period of March 10, 2019 through March 7, 2020.

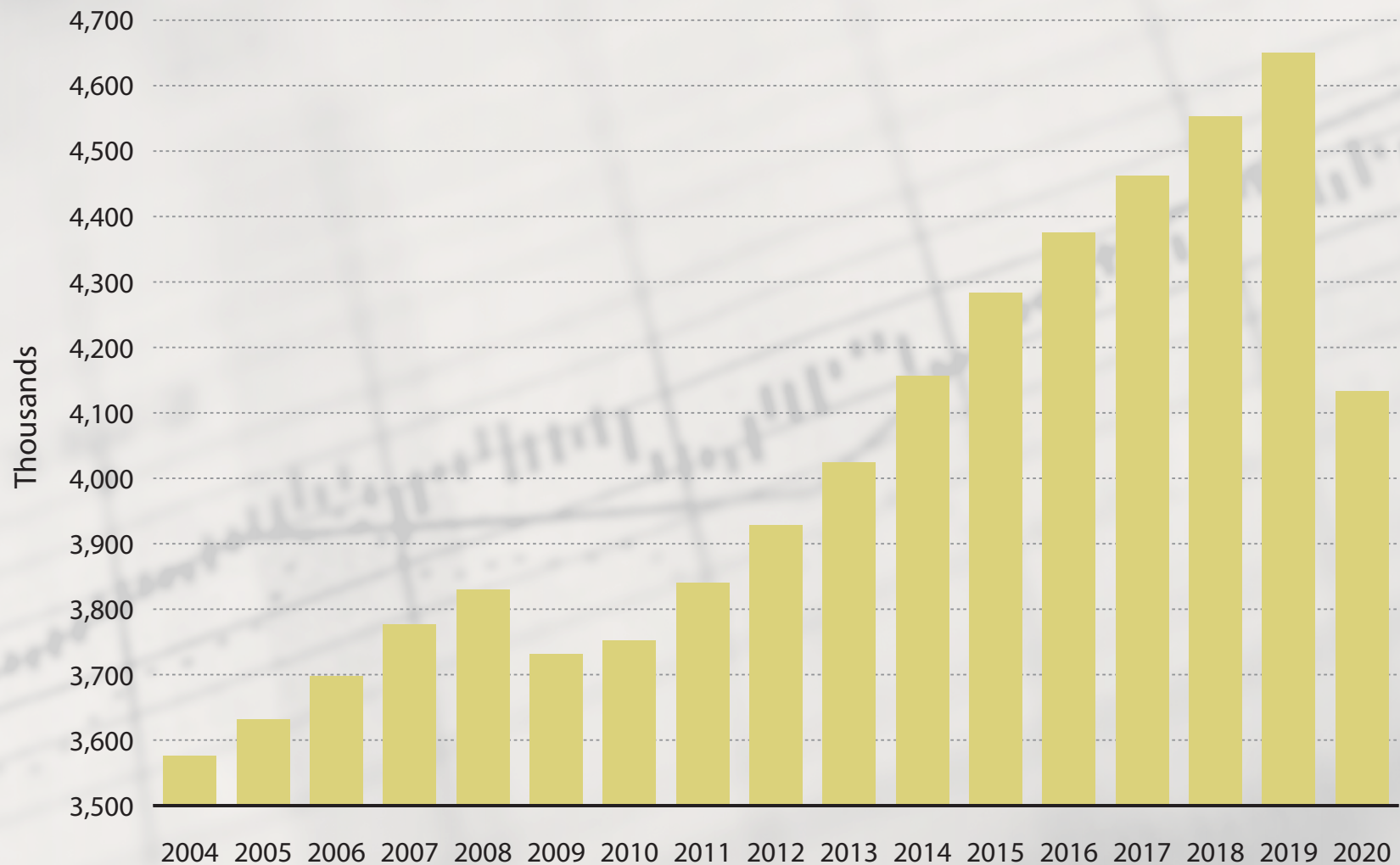
**Borough rates are very close estimates. See Endnote 12 of the report for more details.

Cumulative Initial Unemployment Claims for Weeks Ending March 13, 20, 27*

Geography	2021	2020	OTY Net Change	OTY % Change
New York City	56,569	188,929	-132,360	-70%
Bronx	12,160	30,173	-18,013	-60%
Brooklyn	17,196	58,245	-41,049	-70%
Manhattan	9,001	35,075	-26,074	-74%
Queens	15,425	56,236	-40,811	-73%
Staten Island	2,787	9,200	-6,413	-70%
New York State	139,220	464,359	-325,139	-70%
United States	2,871,755	24,555,747	-21,683,992	-88%

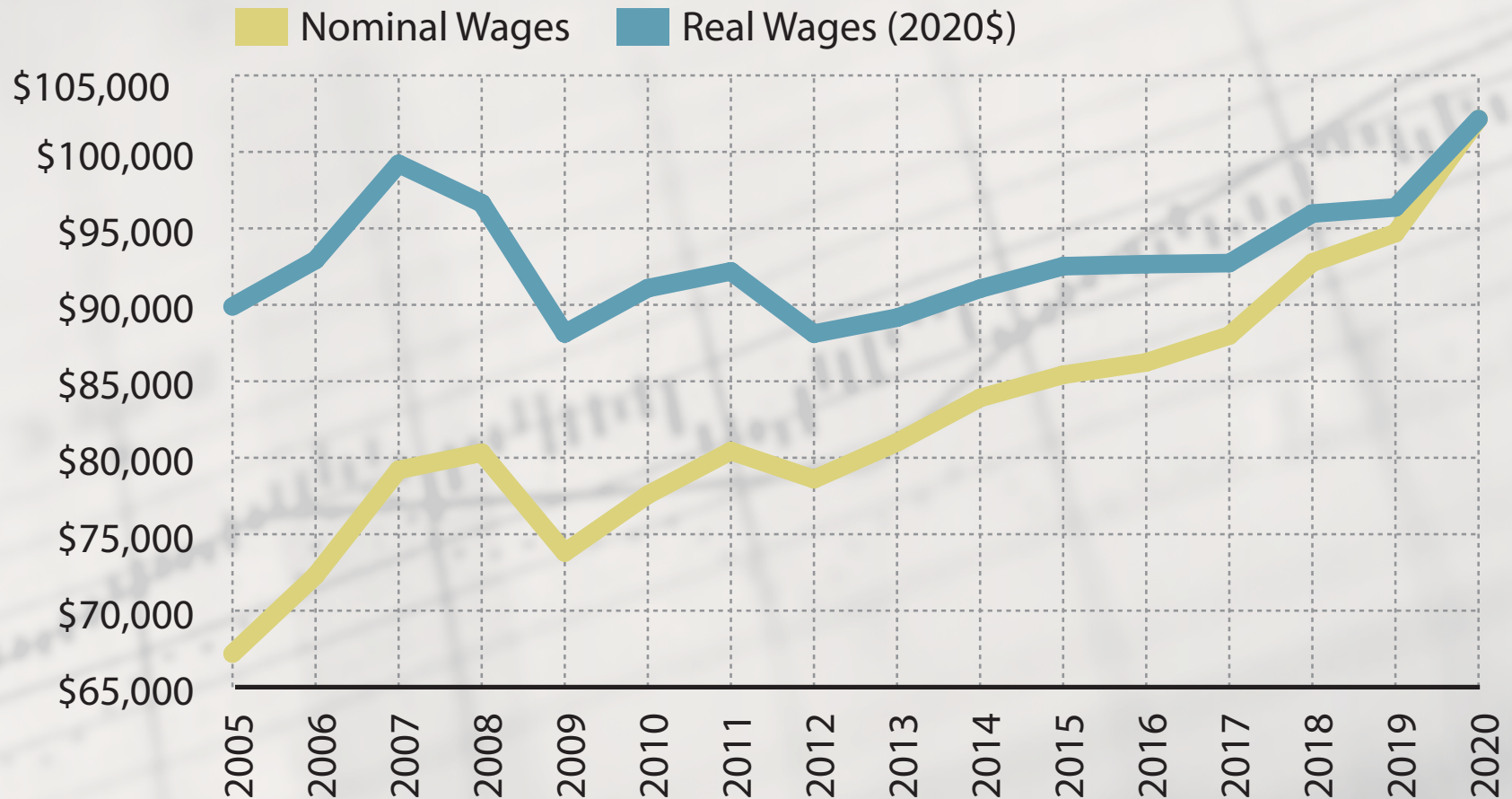
*Comparison of the three-week period of March 7, 2021 through March 27, 2021 to the three-week period of March 8, 2020 through March 28, 2020.

Employment Statistics



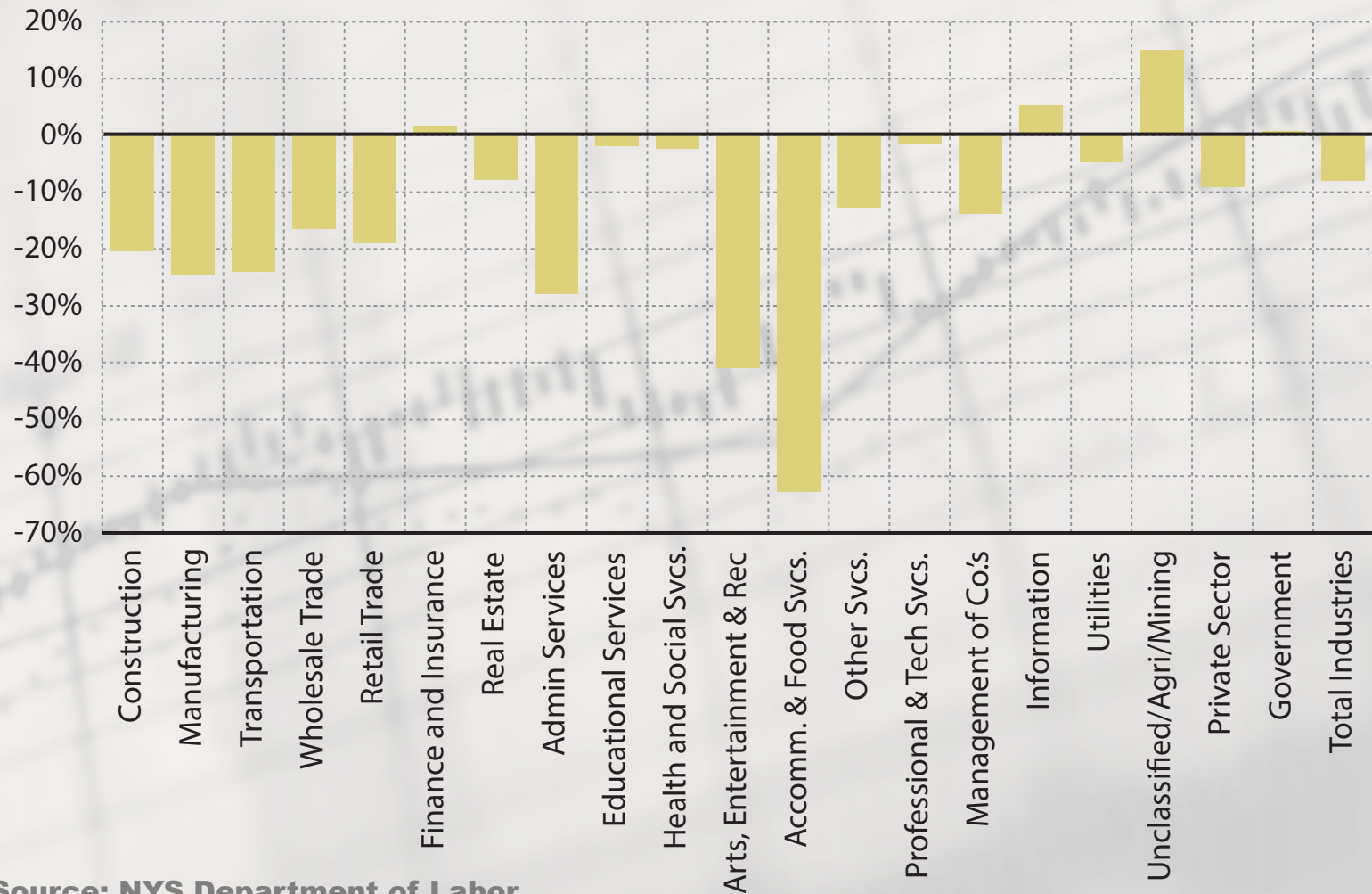
Source: NYS Department of Labor

Average Wage Data



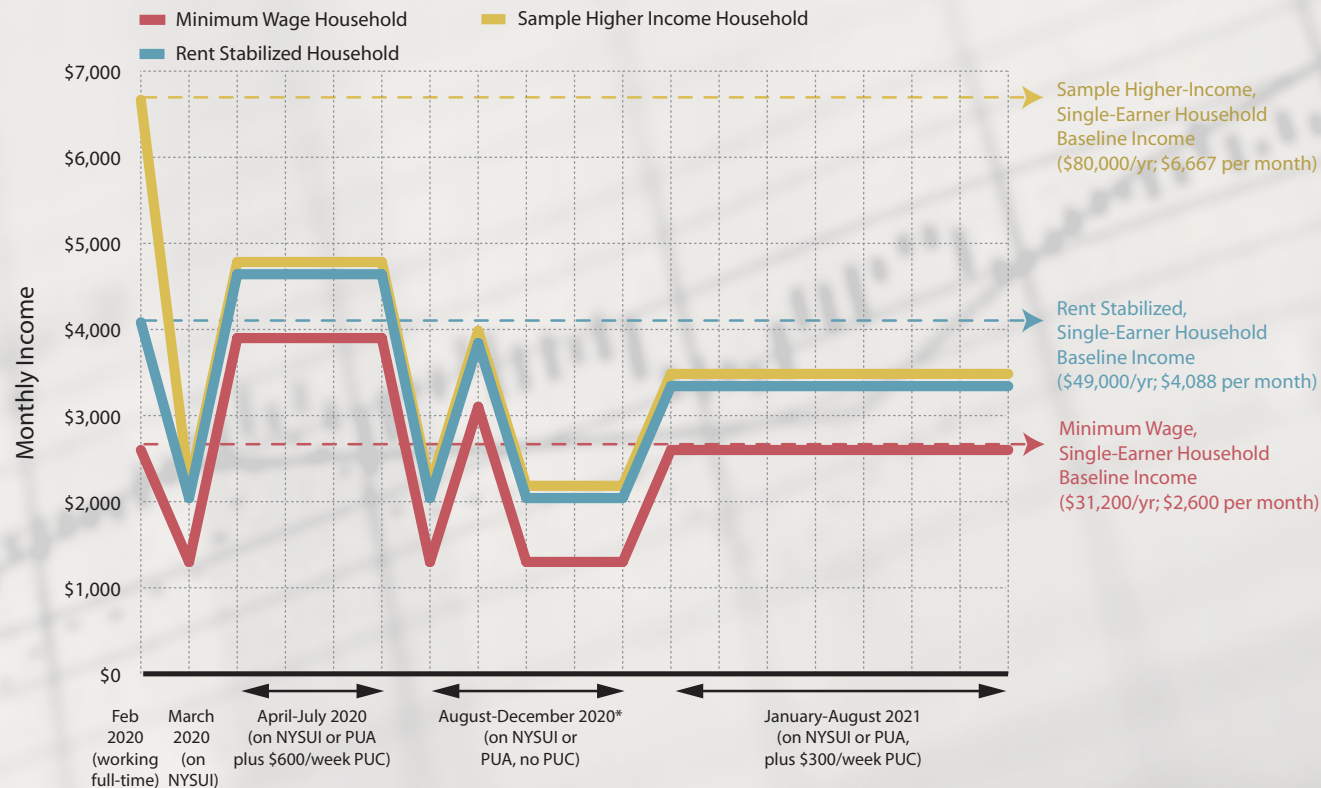
Source: NYS Department of Labor

% Change in “Real” Total Wages (2nd and 3rd Quarters, 2019-2020)



Source: NYS Department of Labor

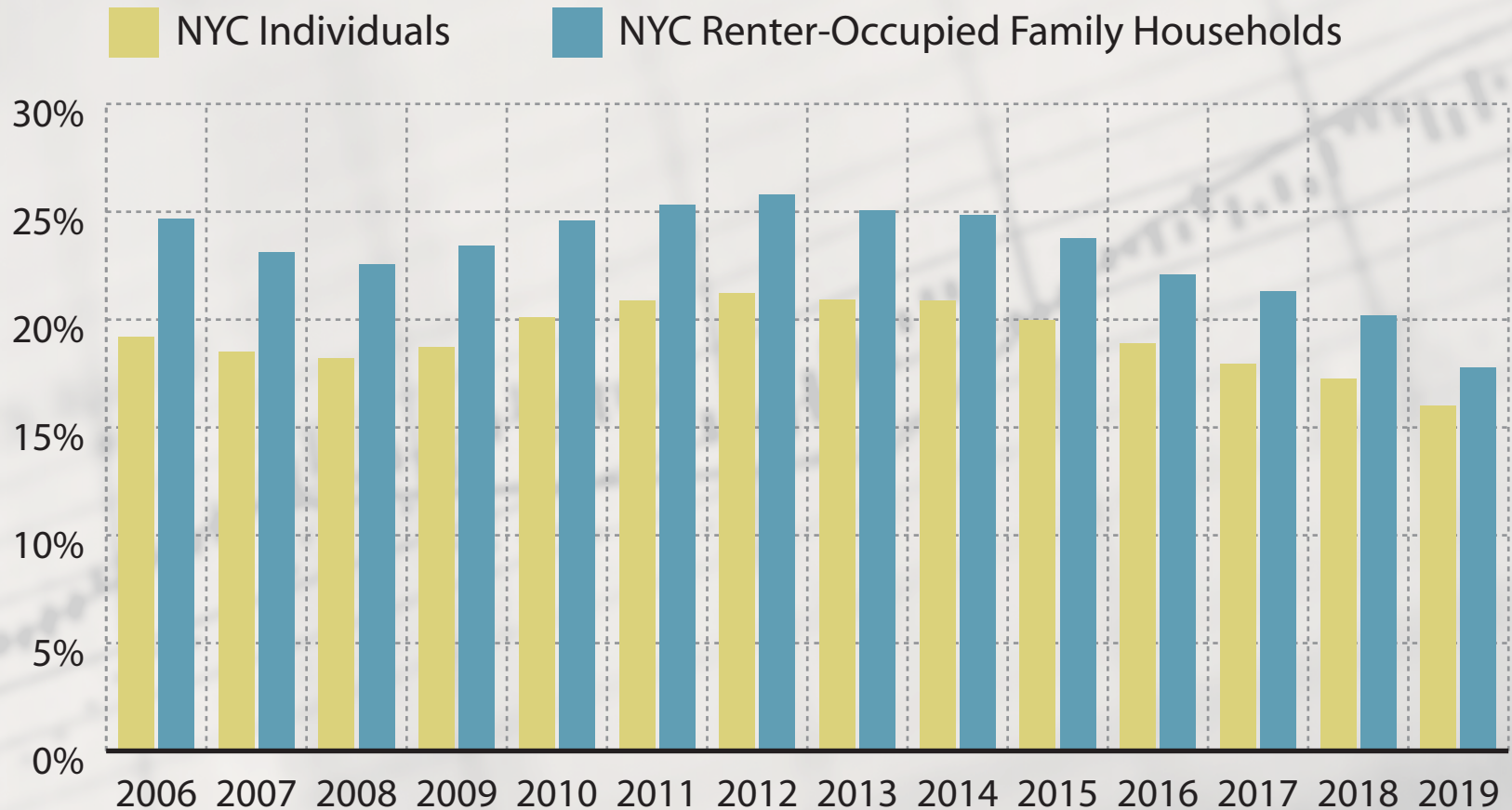
Monthly Income Examples for Sample Single-Earner Households Experiencing Unemployment



NYSUI = New York State Unemployment Insurance **PUA** = Pandemic Unemployment Assistance (federal)
PUC = Pandemic Unemployment Compensation (federal)

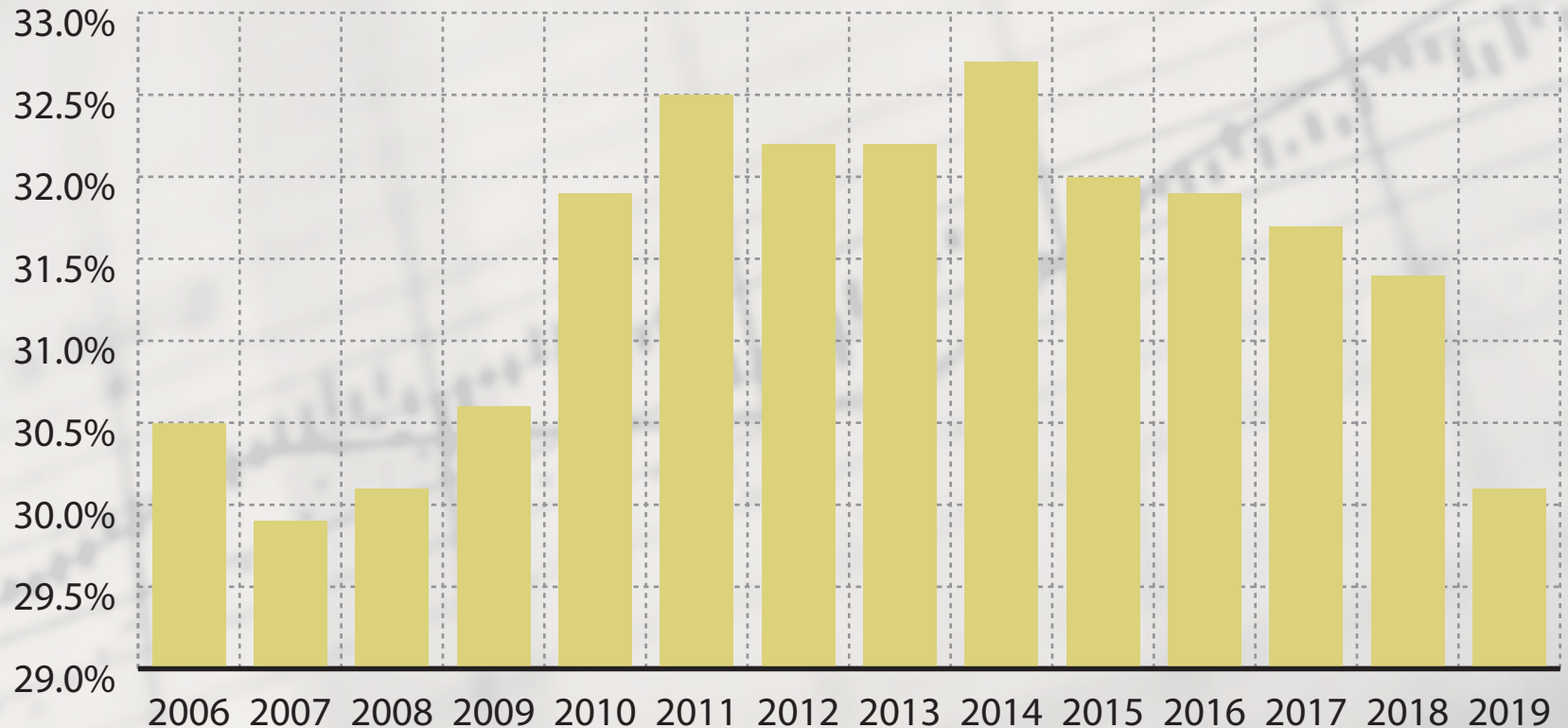
*In September of 2020, up to six weeks of retroactive payments of \$300 per week (up to \$1,800 total) were provided to qualified beneficiaries through the federal Lost Wages Assistance Program. Retroactive payments were made only to those people unemployed during the six-week period spanning the end of August through the beginning of September of 2020 who certified (or had previously certified) that they lost employment due to COVID-19.

Poverty Data



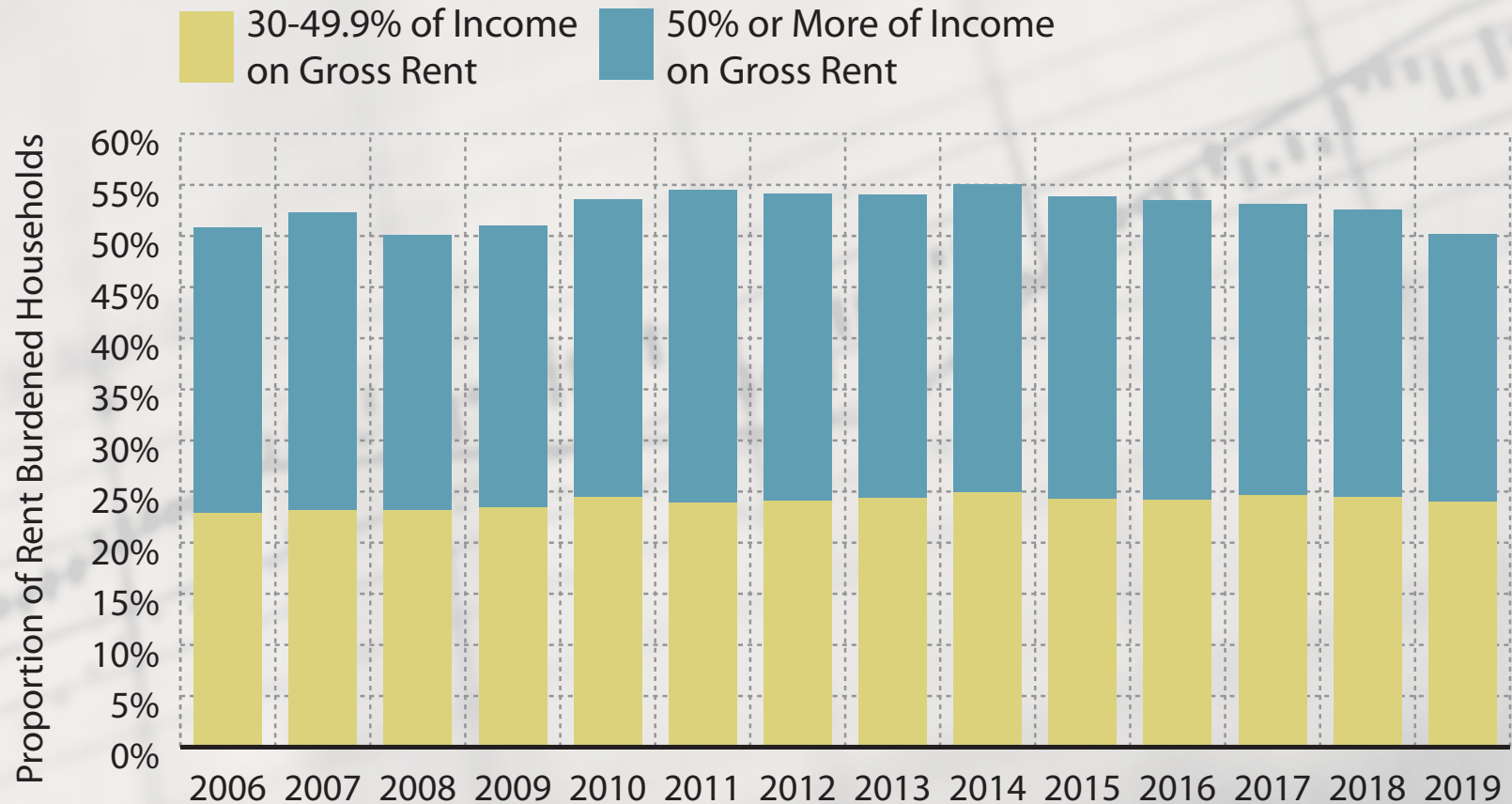
Source: 2006-2019 American Community Surveys

Median Gross Rent-to-Income Ratios (ACS Survey)



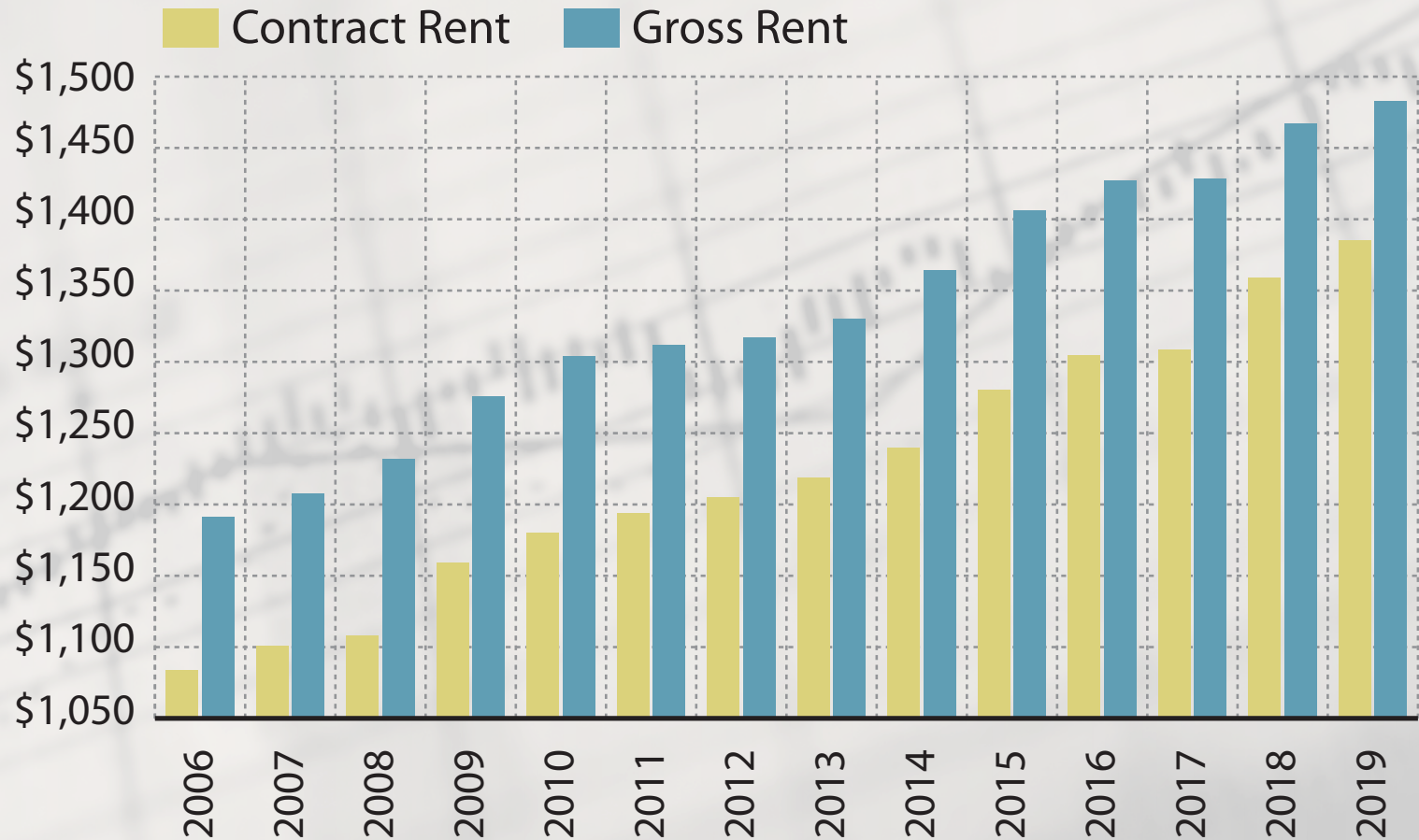
Source: 2006-2019 American Community Surveys

Rent Burdened Households (ACS Survey)



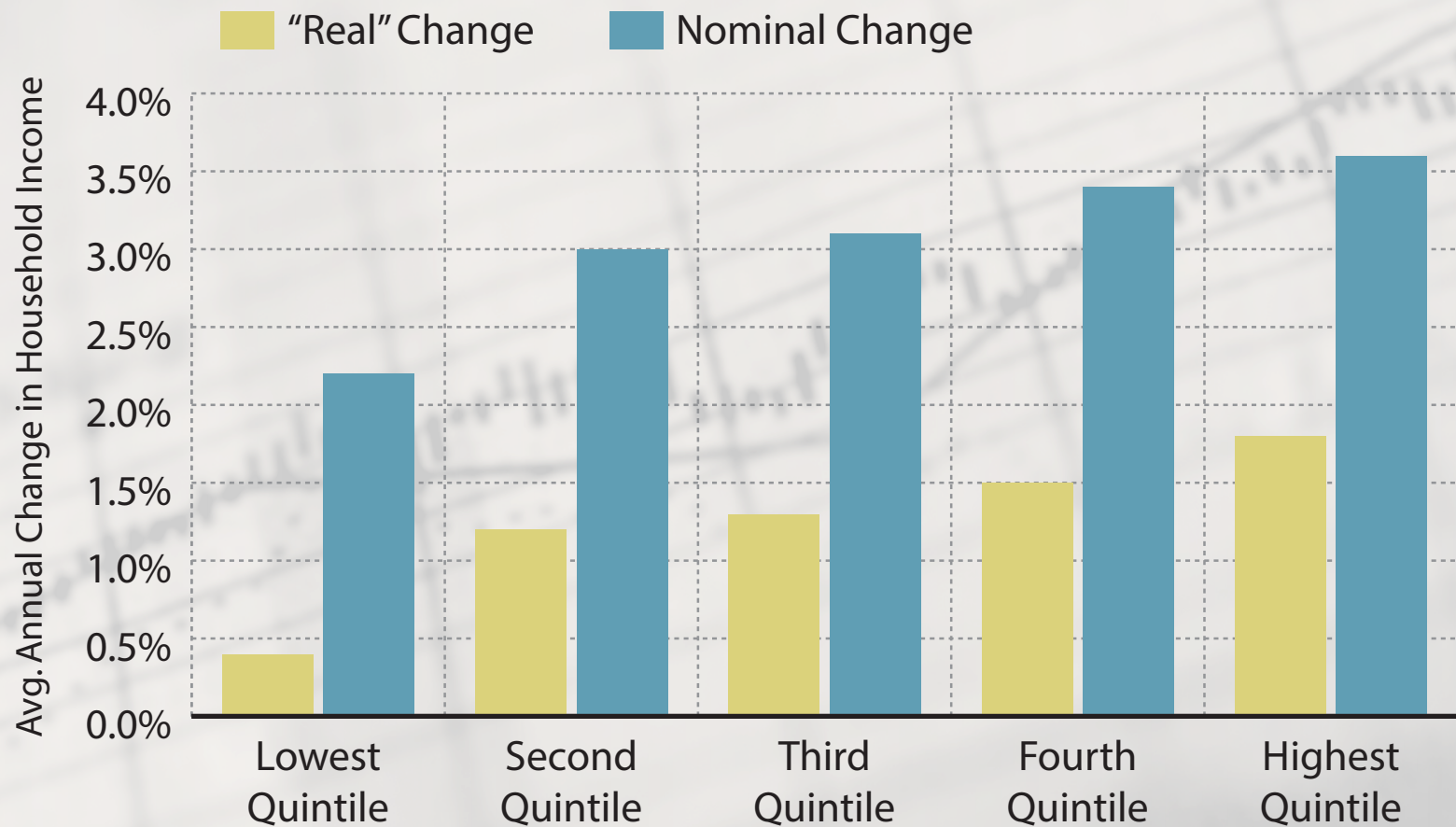
Source: 2006-2019 American Community Surveys

Monthly Rent in Real 2019 Dollars (ACS Survey)



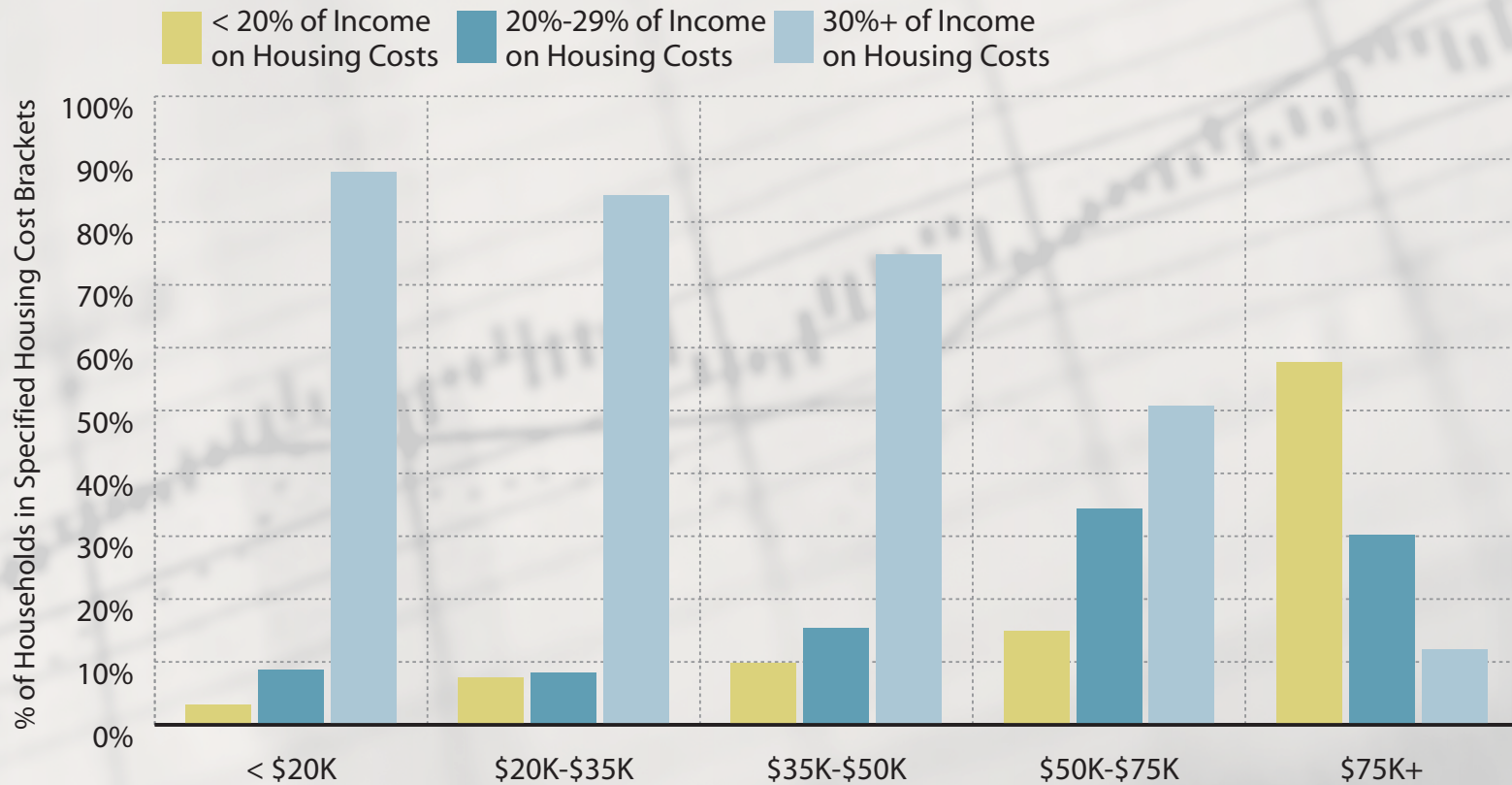
Source: 2006-2019 American Community Surveys

Household Income Changes by Quintile, 2006-2019 (ACS Survey)



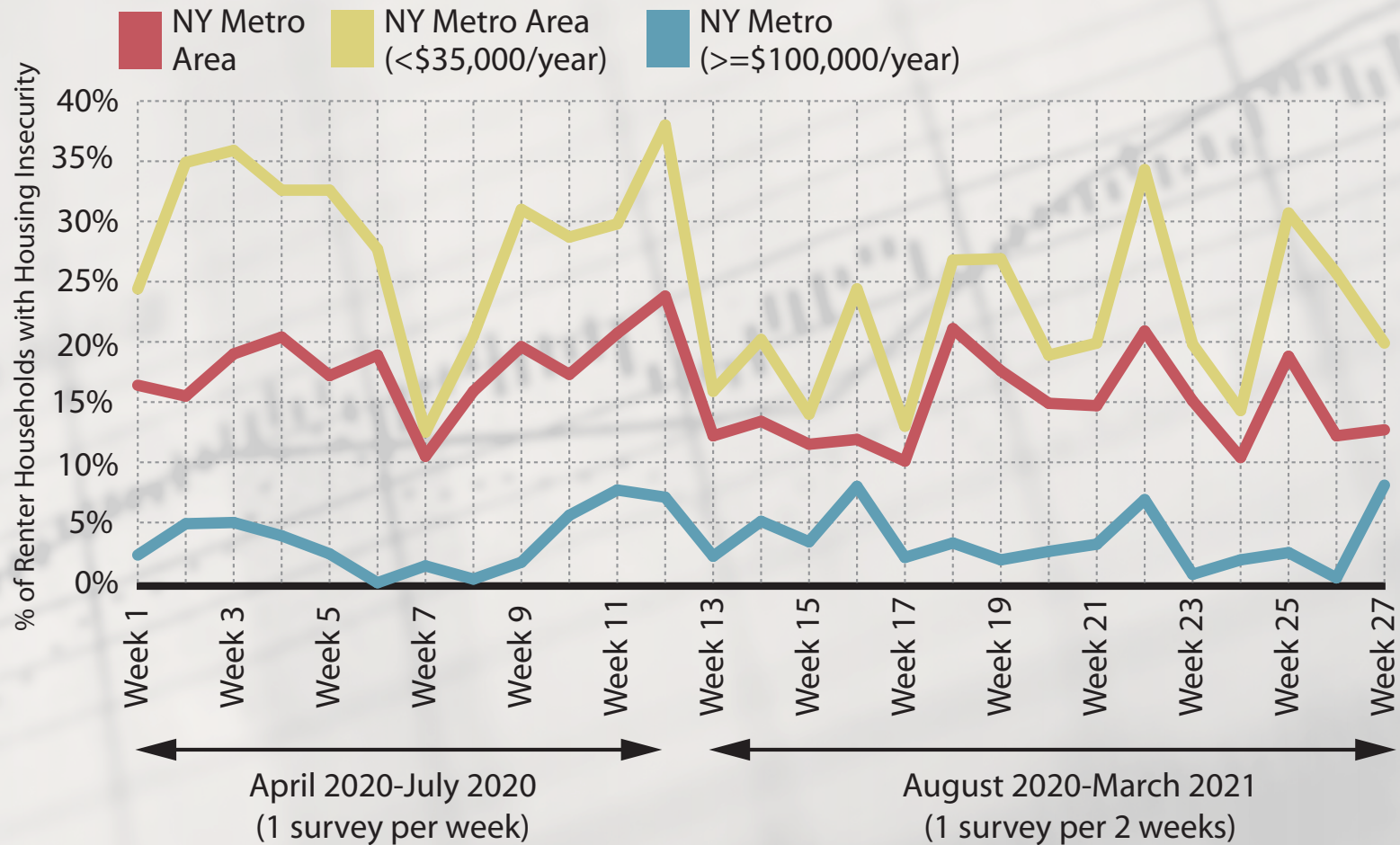
Source: Source: 2006-2019 American Community Surveys

Renter Housing Costs as a % of Household Income (ACS Survey)



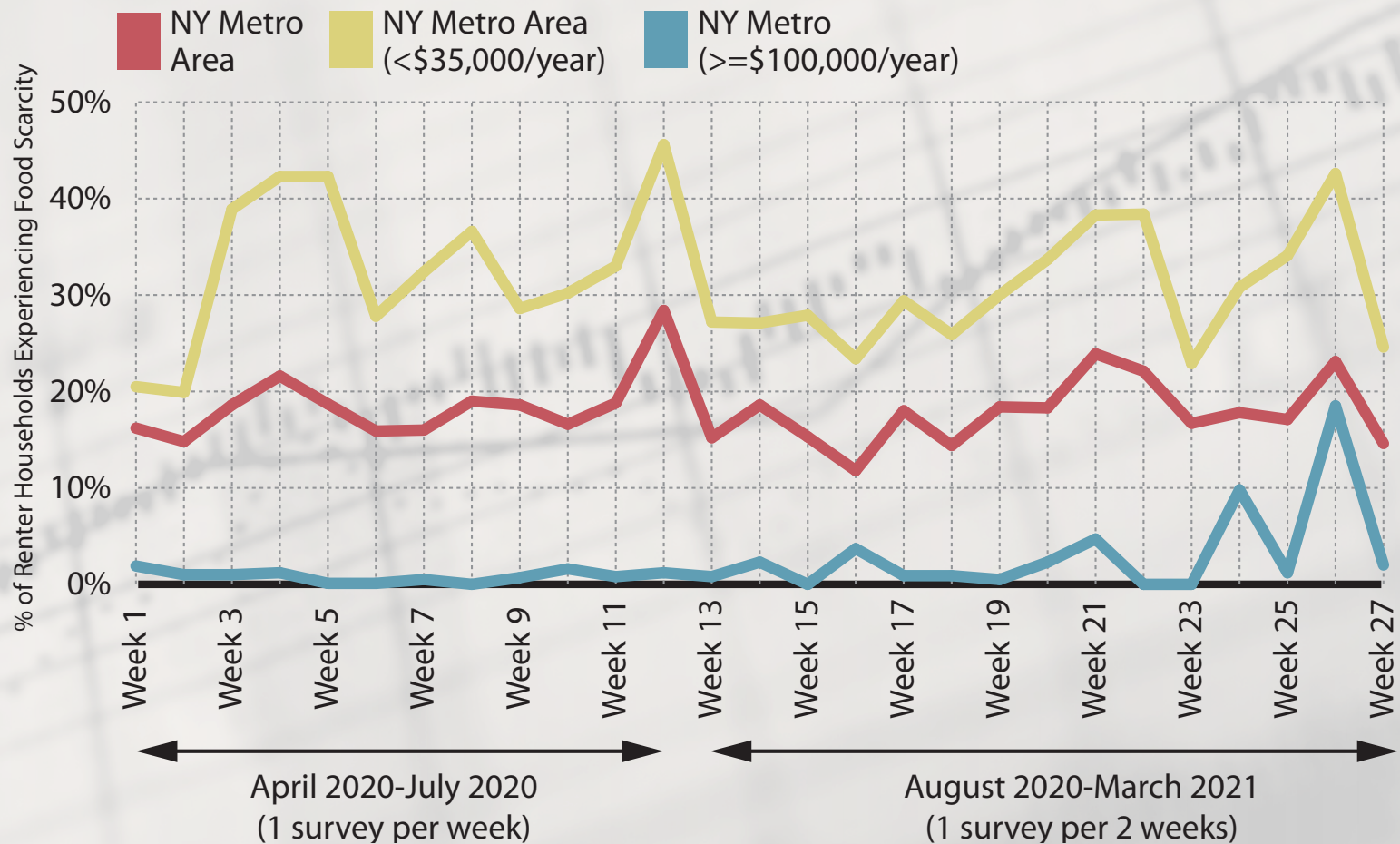
Source: 2019 American Community Surveys

% of Renter Households with Housing Insecurity



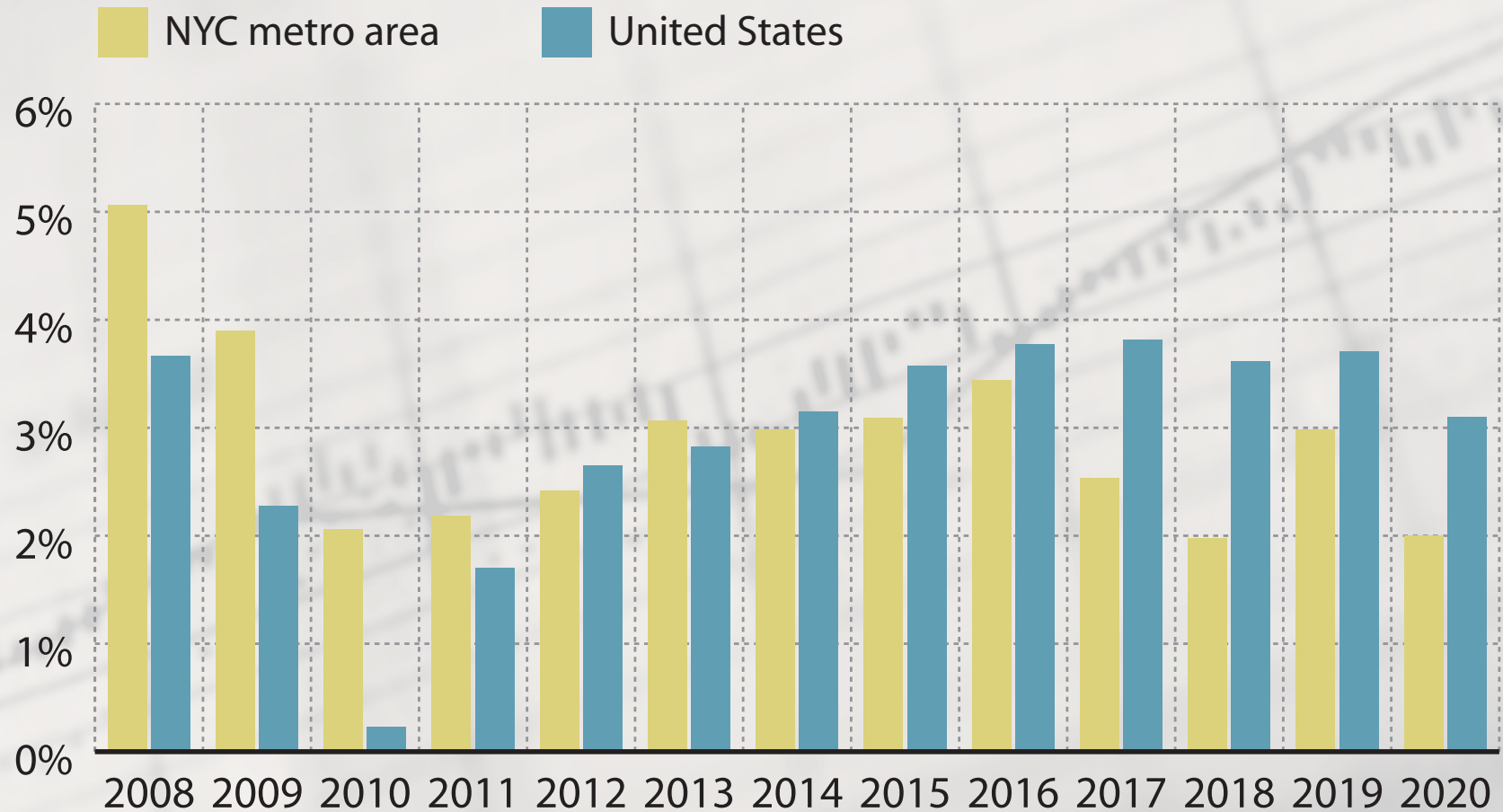
Source: Household Pulse Survey

% of Renter Households Experiencing Food Scarcity



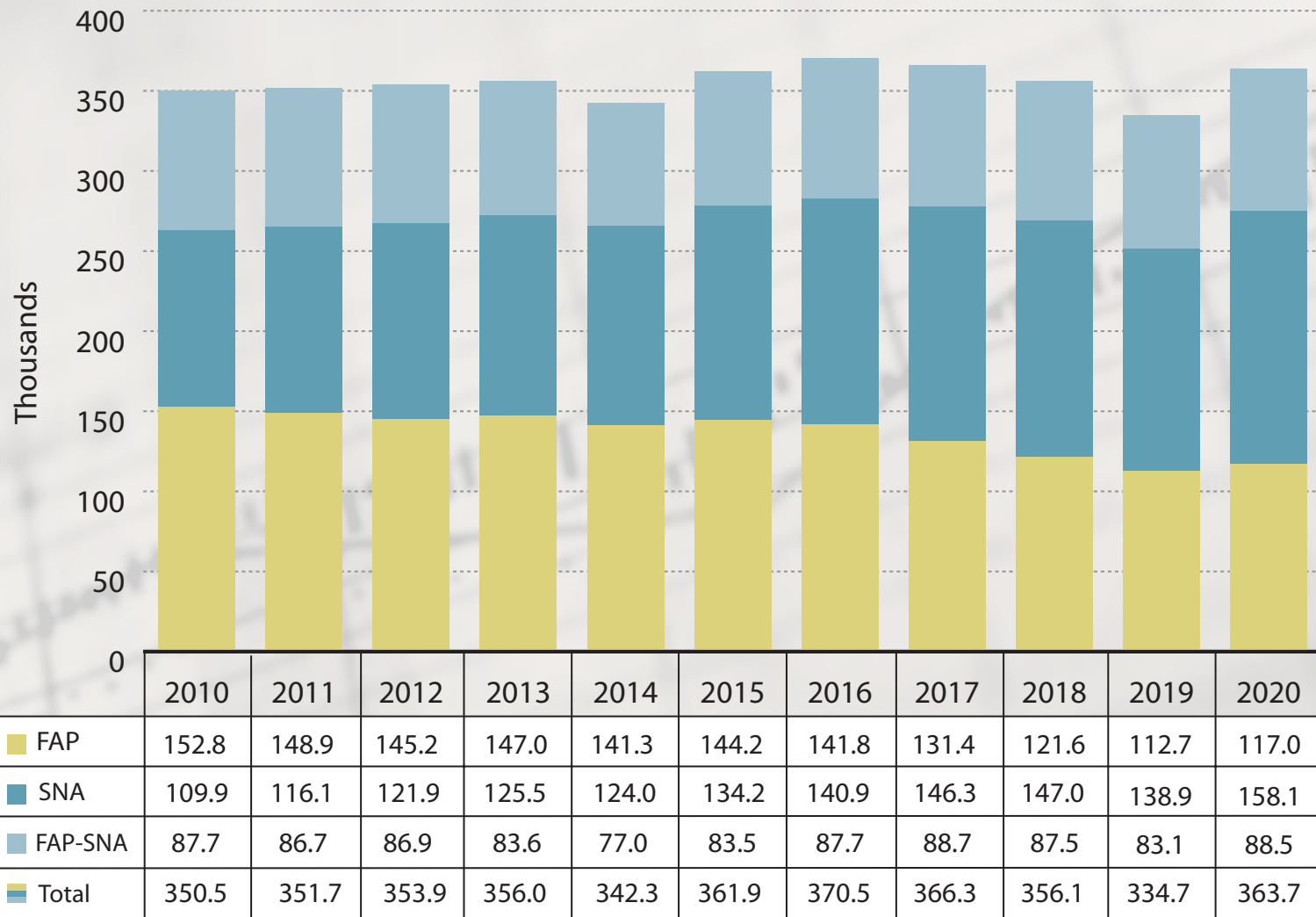
Source: Household Pulse Survey

Consumer Price Index — Rent



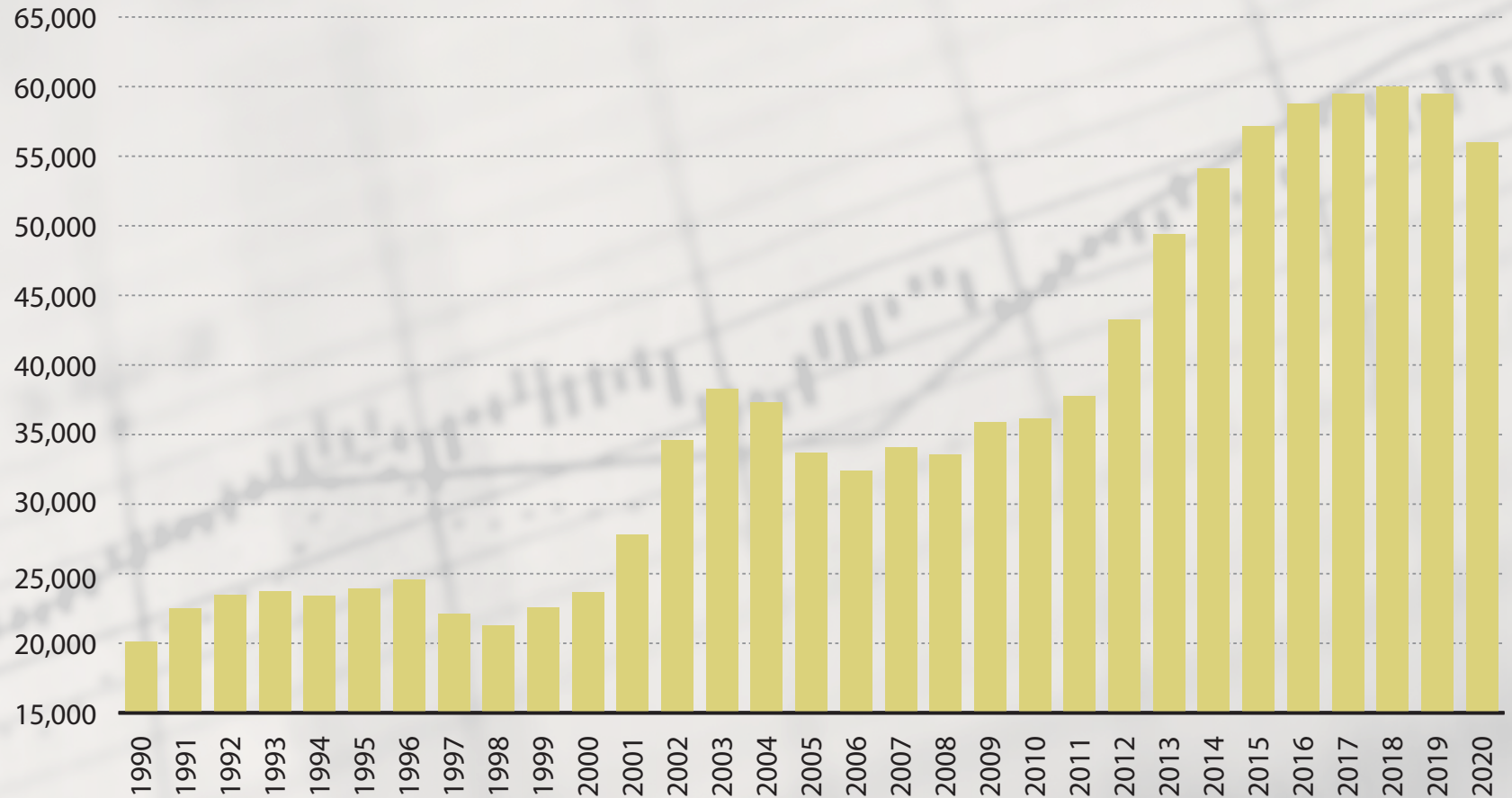
Source: U.S. Bureau of Labor Statistics

Cash Assistance Programs



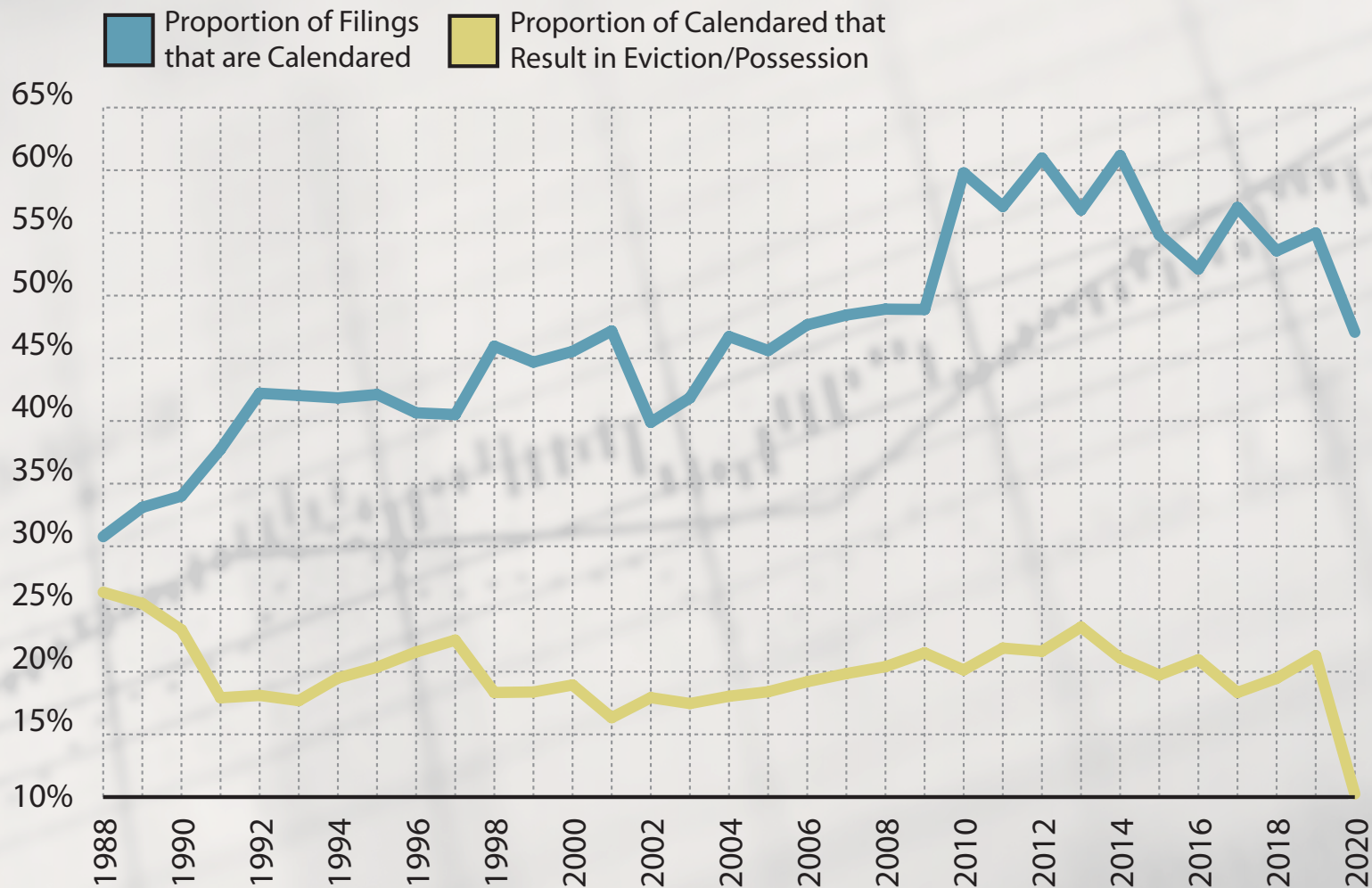
Source: NYC Human Resources Administration

Homelessness Levels



Source: NYC Department of Homeless Services

Housing Court



Source: Civil Court of NYC and NYC Department of Investigations

COVID-19 Emergency Rental Assistance Program of 2021

- \$2.4 billion in funding for rental assistance
- Guidelines to qualify:
 - Household income at or below 80% of AMI
 - Experiencing unemployment, a reduction in income, significant costs or other financial hardship that are directly or indirectly due to the COVID-19 outbreak
 - Demonstrating a risk of homelessness or housing instability
- Up to 12 months of rent or utility arrears
- Payments made directly to utilities or landlords
 - Acceptance of payment requires landlords to waive late fees on rent arrears; keep rent constant for one year; and no evictions for one year

% Change in Selected I&A Indicators, by Quarter (2020)

Indicator	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual
Unemployment Rates	-0.5 pp	14.4 pp	12.3 pp	8.3 pp	8.4 pp
Employment	1.4%	-18.3%	-14.2%	-13.2%	-11.1%
Gross City Product	-0.2%	-11.1%	-7.4%	-6.6%	-6.3%
Homelessness	-3.1%	-3.1%	-6.9%	-10.6%	-5.9%
Cash Assistance Caseloads	-5.0%	7.3%	17.3%	15.4%	8.6%
SNAP Caseloads	-5.2%	3.8%	11.4%	11.2%	5.2%
Medicaid Enrollees	-8.2%	-4.9%	-1.0%	1.2%	-3.3%
Non-Payment Filings	-26.8%	-100.0%	-64.3%	-43.5%	-56.4%
Calendared Cases	-26.6%	-99.6%	-95.8%	-50.9%	-62.7%

NOTES: “pp” refers to percentage point; All changes are as compared to the same time period in the previous year.

Income & Affordability Summary

- GCP decreases for first time in 12 years
- Decrease in employment levels
- Rising unemployment rate
- Increase in average real wages, but decrease in total wages
- Increase in cash assistance and SNAP cases
- Decrease in non-payment court filings, calendared cases and evictions
- Decrease in number of homeless in city shelters
- Potentially positive trends – many fourth quarter 2020 indicators are positive as compared to the third quarter of 2020



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