

NYC Rent Guidelines Board

2022 I&E Memo: *Analysis of Income and Expense Data by Proportion of Stabilized Units in a Building*

April 20, 2022

Analysis of Income and Expense Data by Proportion of Stabilized Units in a Building

- Examination by proportions in:
 - Buildings that contain at least one stabilized unit
 - Buildings where 20%+ residential units are stabilized
 - Buildings where 50%+ residential units are stabilized
 - Buildings where 80%+ residential units are stabilized
 - Buildings where 90%+ residential units are stabilized
 - Buildings where all residential units are stabilized (“100% stabilized”)

Location of Buildings by Stabilized Proportion

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized	90%+ Stabilized	100% Stabilized
Percentage of Buildings, by Stabilized Proportion						
Citywide	100%	86%	71%	61%	55%	34%
<i>Manhattan</i>	100%	76%	46%	31%	26%	15%
<i>Bronx</i>	100%	95%	94%	91%	86%	55%
<i>Brooklyn</i>	100%	90%	85%	77%	72%	47%
<i>Queens</i>	100%	94%	88%	74%	63%	37%
<i>Staten Island</i>	100%	84%	81%	80%	72%	56%
Core Manhattan	100%	69%	29%	16%	13%	8%
<i>Upper Manhattan</i>	100%	90%	81%	63%	52%	31%
City w/o Core Manhattan	100%	92%	87%	78%	71%	44%

Source: NYC Department of Finance, RPIE Filings

Average Rent, Income and Costs: Citywide and by Borough

- Memo's Table 2 breaks down average rent, income, costs, and NOI in 2020 per unit per month by location and proportion of stabilized units
- Small differences in NOI around the City:
 - In Core Manhattan, NOI in 100% stabilized buildings is only \$4 less than all buildings with at least one stabilized unit
 - In City excluding Core Manhattan, NOI in 100% stabilized buildings is \$24 less than all buildings with at least one stabilized unit

Cost-to-Income Ratios: Core Manhattan vs. City w/o Core

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized	90%+ Stabilized	100% Stabilized
Audited Cost-to-Income Ratios						
Citywide	61.9%	62.3%	62.0%	61.7%	61.6%	61.1%
Core Manhattan	63.0%	63.3%	62.6%	60.5%	59.6%	60.2%
City w/o Core Manhattan	61.2%	61.8%	61.9%	61.9%	61.8%	61.2%
Unaudited Cost-to-Income Ratios						
Citywide	67.4%	67.8%	67.5%	67.2%	67.0%	66.5%
Core Manhattan	68.6%	69.0%	68.1%	65.9%	64.9%	65.5%
City w/o Core Manhattan	66.6%	67.3%	67.4%	67.4%	67.3%	66.6%

Source: NYC Department of Finance, RPIE Filings

Average Growth in Rent, Income, Costs and NOI: Citywide and by Borough

- Memo's Table 4 breaks down average longitudinal rent, income, costs, and NOI changes from 2019 to 2020 per unit per month per by location and proportion of stabilized units
- Minimal variation based on proportion of stabilized units around City:
 - For example, there was only a 1.1 percentage point difference in the change in NOI in Core Manhattan between All stabilized buildings and 100% stabilized buildings.
 - In the City excluding Core Manhattan, there was a 0.6 percentage point difference between All stabilized and 100% stabilized buildings.

Rate of Distressed Properties: Core Manhattan vs. City w/o Core

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized	90%+ Stabilized	100% Stabilized
Distressed Proportion (Proportion of Buildings)						
Citywide	6.5%	6.2%	6.1%	5.9%	5.7%	6.0%
<i>Core Manhattan</i>	9.0%	9.3%	12.3%	13.7%	11.9%	13.0%
<i>City w/o Core Manhattan</i>	5.5%	5.4%	5.3%	5.3%	5.3%	5.5%
Distressed Proportion (Actual Building Counts)						
Citywide	963	792	645	531	462	304
<i>Core Manhattan</i>	368	259	143	88	61	41
<i>City w/o Core Manhattan</i>	595	533	502	443	401	263

Source: NYC Department of Finance, RPIE Filings

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