


2022 HOUSING SUPPLY REPORT



NYC Rent Guidelines Board
May 26, 2022

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

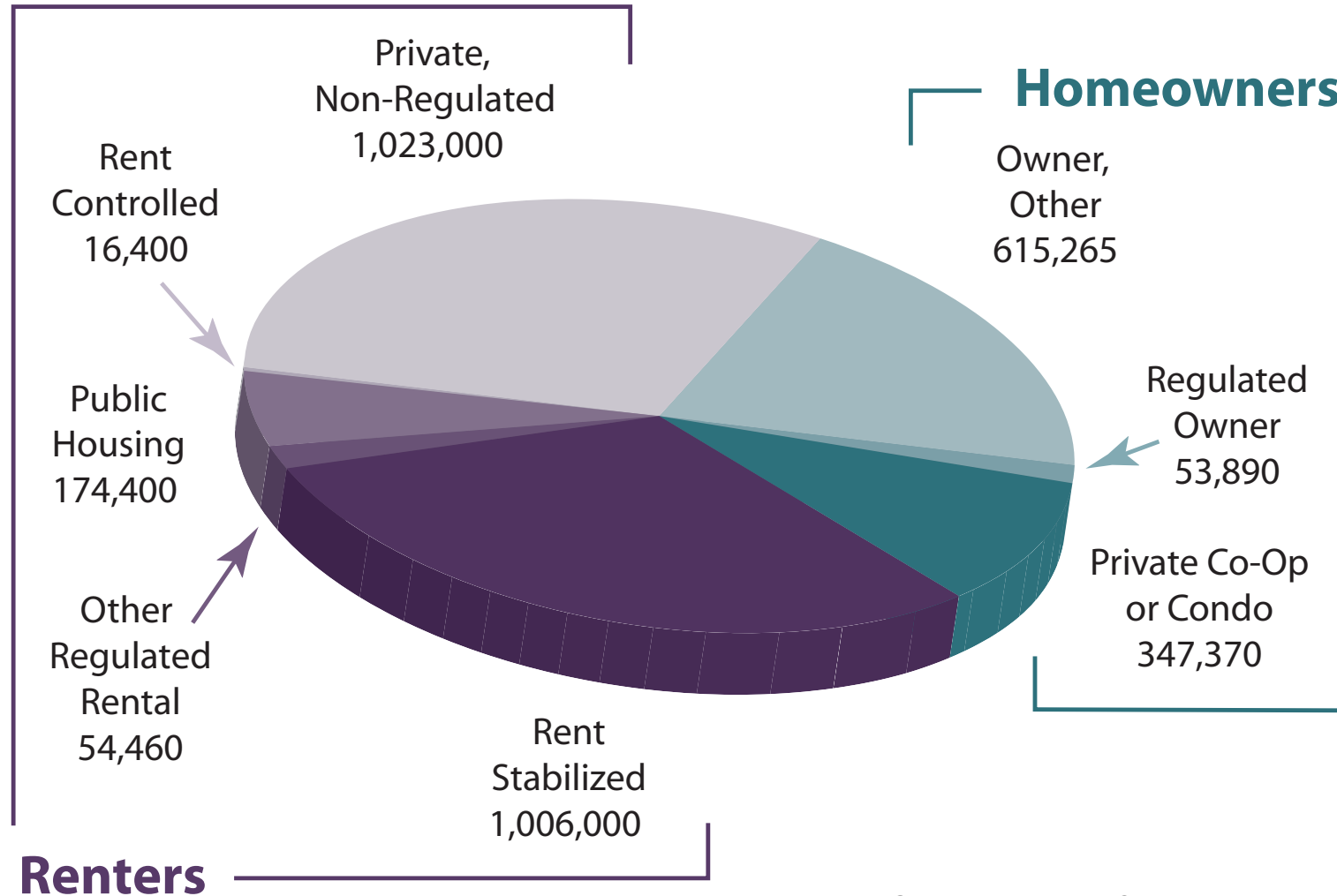
Major Findings

- Building permit approvals for new housing units increased 1.8% in 2021
 - 1st Quarter 2022: Increase of 38.1%
- 24,812 units (60% preservations) “started” through City programs, a decrease of 16.0%.
- Demolitions up 9.8%
- 5.0% increase in the number of residential units in co-op or condo plans approved in 2021
- Decrease of 3.8% in newly certified 421-a units and increase of 279.5% in J-51 units
- 9.4% of all rental housing is overcrowded as of 2021
- Citywide vacancy rate was 4.54% in 2021

2021 NYC Housing and Vacancy Survey Findings

- New York City is predominantly a city of renters:
 - City's available housing stock is 69% renter-occupied
 - Almost 2.3 million housing units are rentals, 44% of which are rent stabilized
- Vacancy rates:
 - Overall rental vacancy rate: 4.54%
 - Rent stabilized: 4.57%
 - Private, non-regulated: 5.29%
- Overcrowding rates:
 - Overall rental overcrowding rate: 9.4%
 - Rent stabilized: 13.1%
 - Private, non-regulated: 7.2%

Number of Renter and Owner Units



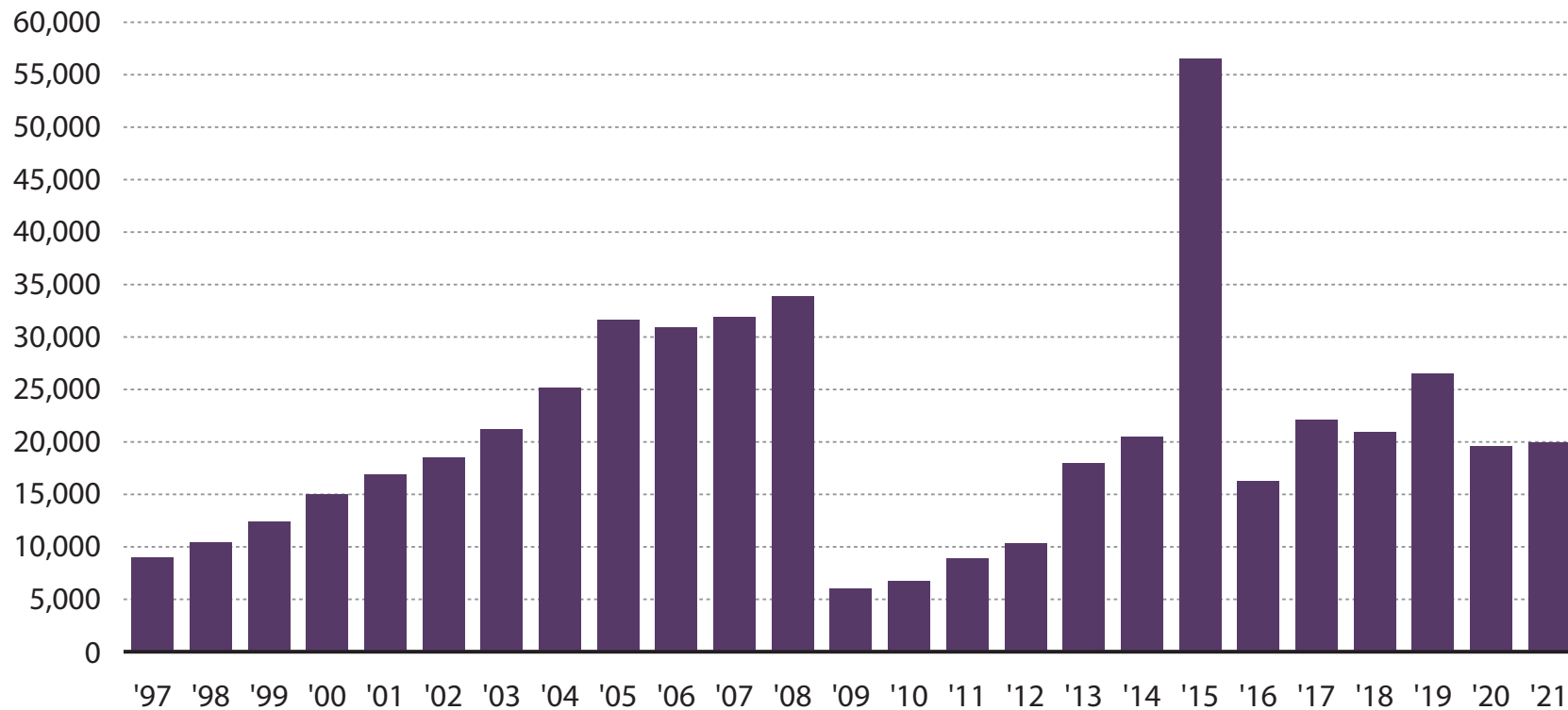
Source: 2021 NYC Housing and Vacancy Survey

New Housing Permits

- Permit approvals for new housing units increased by 1.8%, to 19,923 in 2021
 - Queens, down 30.0%, to 4,087 units
 - Staten Island, down 24.0%, to 310 permits
 - Brooklyn, up 3.1%, to 7,013 units
 - the Bronx, up 15.5%, to 5,348 units
 - Manhattan, up 66.9%, to 3,165 units
- First quarter 2022 permits increased by 38.1%
 - Decreases in three boroughs
 - The Bronx, down 29.5%; Manhattan, down 67.4%; and Staten Island, down 69.3%
 - Up 113.3% in Brooklyn and 241.4% in Queens

Units Issued New Housing Permits

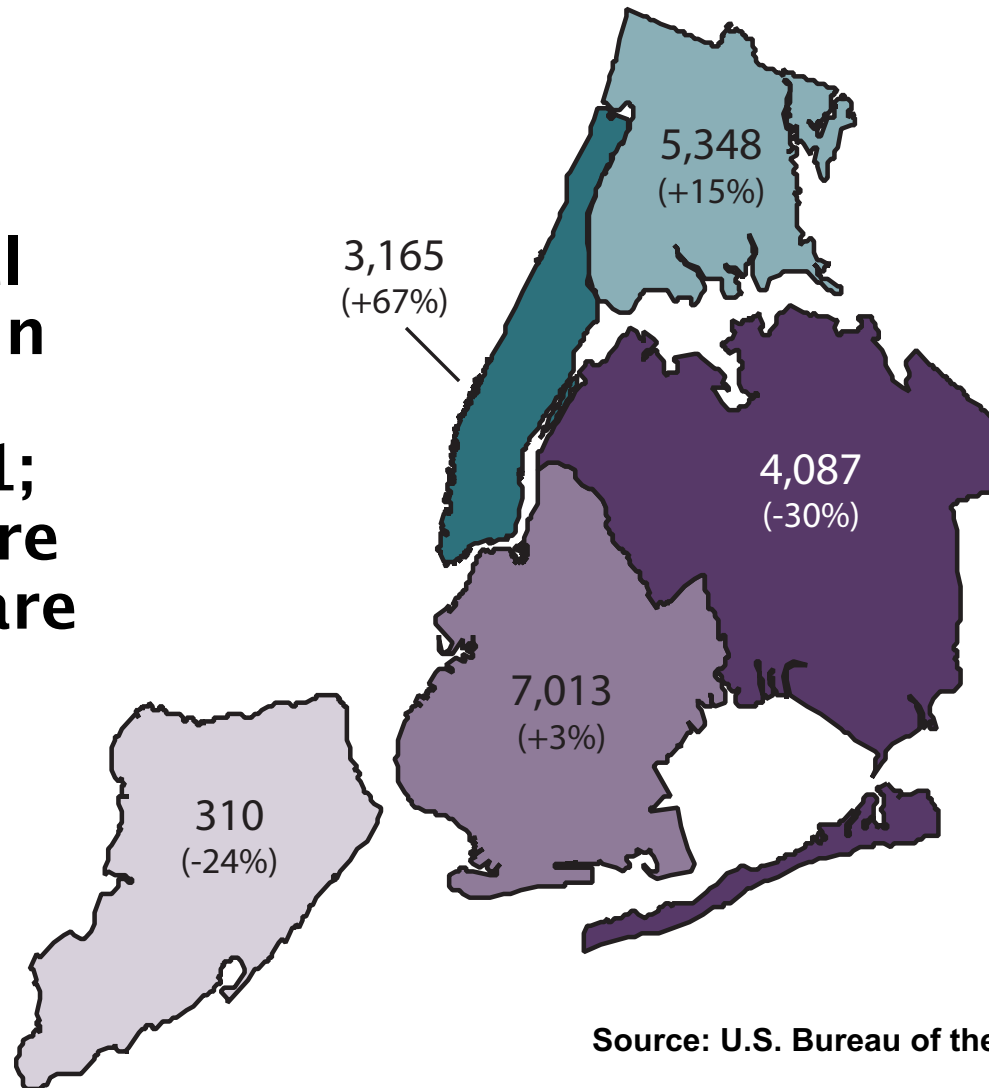
Number of Permits Issued for New Construction of Residential Units Increases



Source: U.S. Bureau of the Census

Residential Building Permits

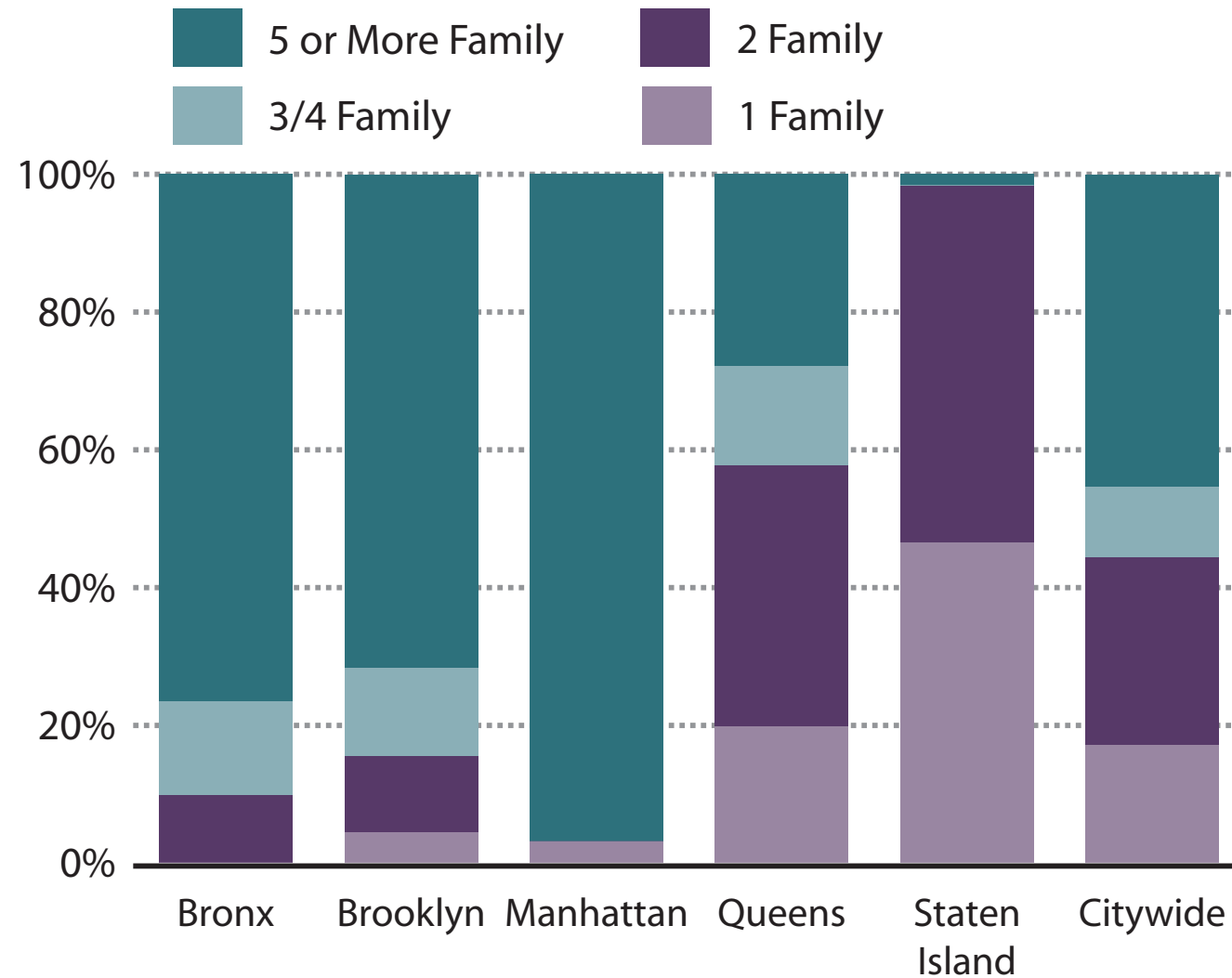
**Largest
proportional
increase is in
Manhattan
during 2021;
Largest share
of permits are
in Brooklyn**



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 & Public Construction

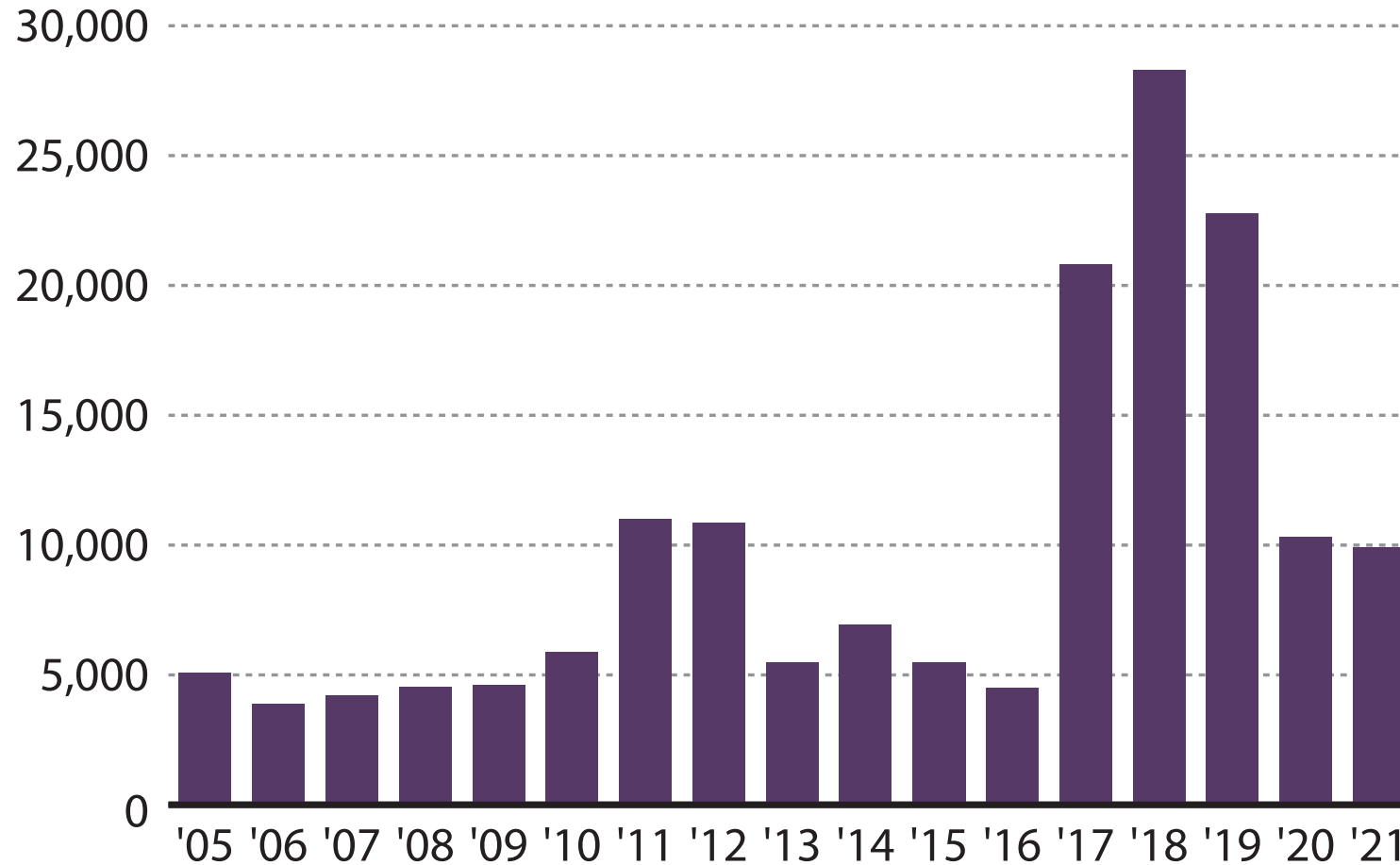
- The annual *Housing Supply Report* normally includes data on those housing units that completed construction in the most recent full calendar year, however completions data is not yet available for 2021. It is expected that the *2023 Housing Supply Report* will include both 2021 and 2022 data.
- 24,812 units of HPD– and HDC–sponsored low– and middle–income housing starts during 2021: 60% are preservations
 - Decrease of 16.0%

421-a Tax Incentive Program

- Objective of 421-a tax exemptions is to encourage construction of multi-family housing
- 3.8% less units received newly issued final 421-a exemptions in 2021 than in prior year
 - 9,920 units Citywide, with 53.6% in Brooklyn, 17.6% in the Bronx, 15.2% in Manhattan, and 13.7% in Queens
- Decreases in three of the five boroughs
 - Decrease of 49.3% in the Bronx
 - Decrease of 36.5% in Queens
 - Decrease from 73 units to zero units in Staten Island
 - Increase of 59.6% in Manhattan
 - Increase of 42.7% in Brooklyn

Units Receiving Final 421-a Certificates

Number of Units in 421-a Plans Decreases



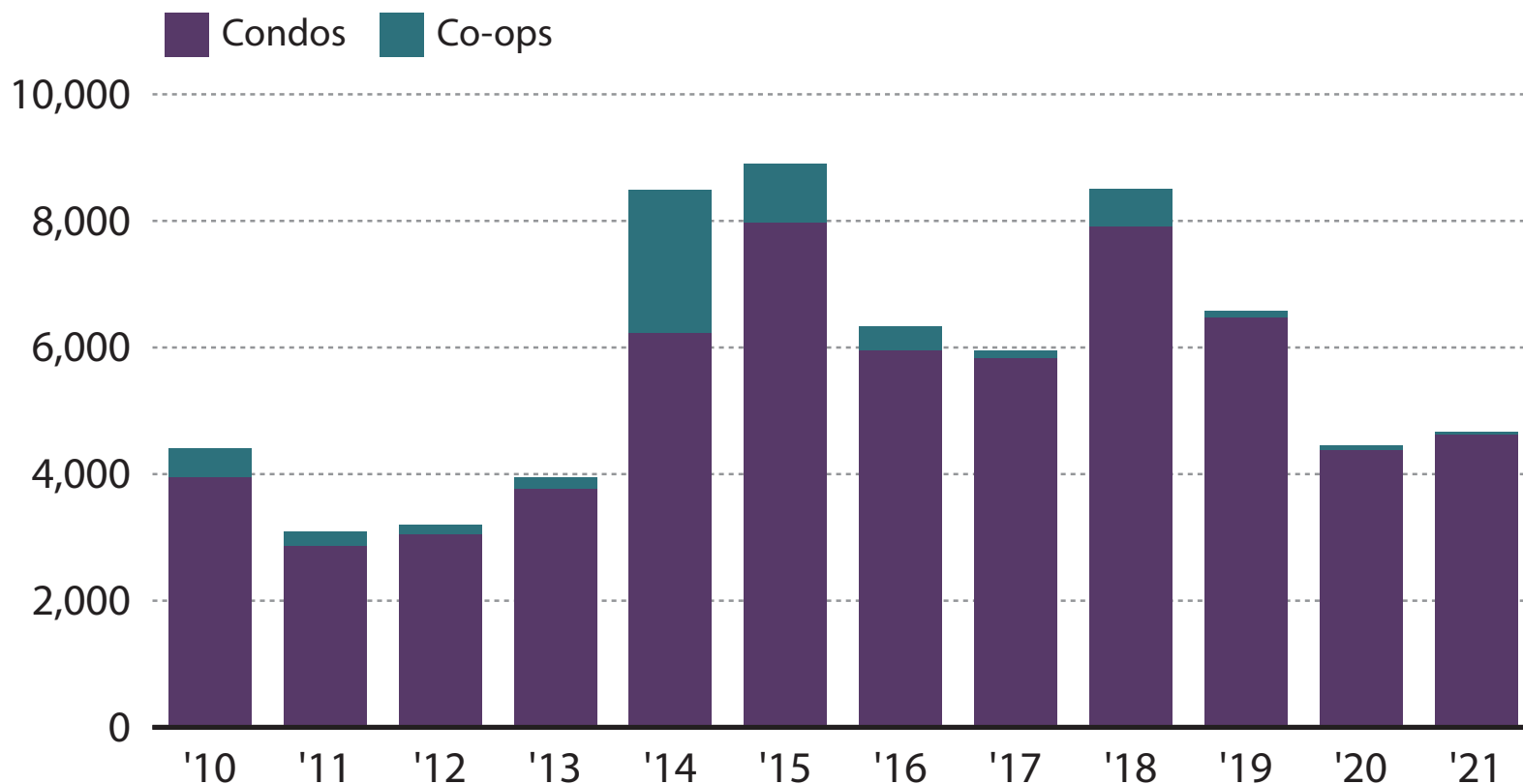
Source: NYC Dept. of Housing Preservation and Development

Cooperatives & Condos

- Just less than 40% of the City's owner-occupied housing is either co-ops or condos
- In 2021, the NYS Attorney General's Office approved 220 residential plans (4,673 residential units), a 6.4% decrease in plans and 5.0% increase in units
 - Largest number of plans for new construction: 183 plans with 4,160 residential units
 - 352 units in four non-eviction conversion plans
 - 161 units in 33 rehab plans
- More than two-thirds of plans in Brooklyn: 67%
- Largest number of units are in Brooklyn: 36%

Accepted Co-op and Condo Units

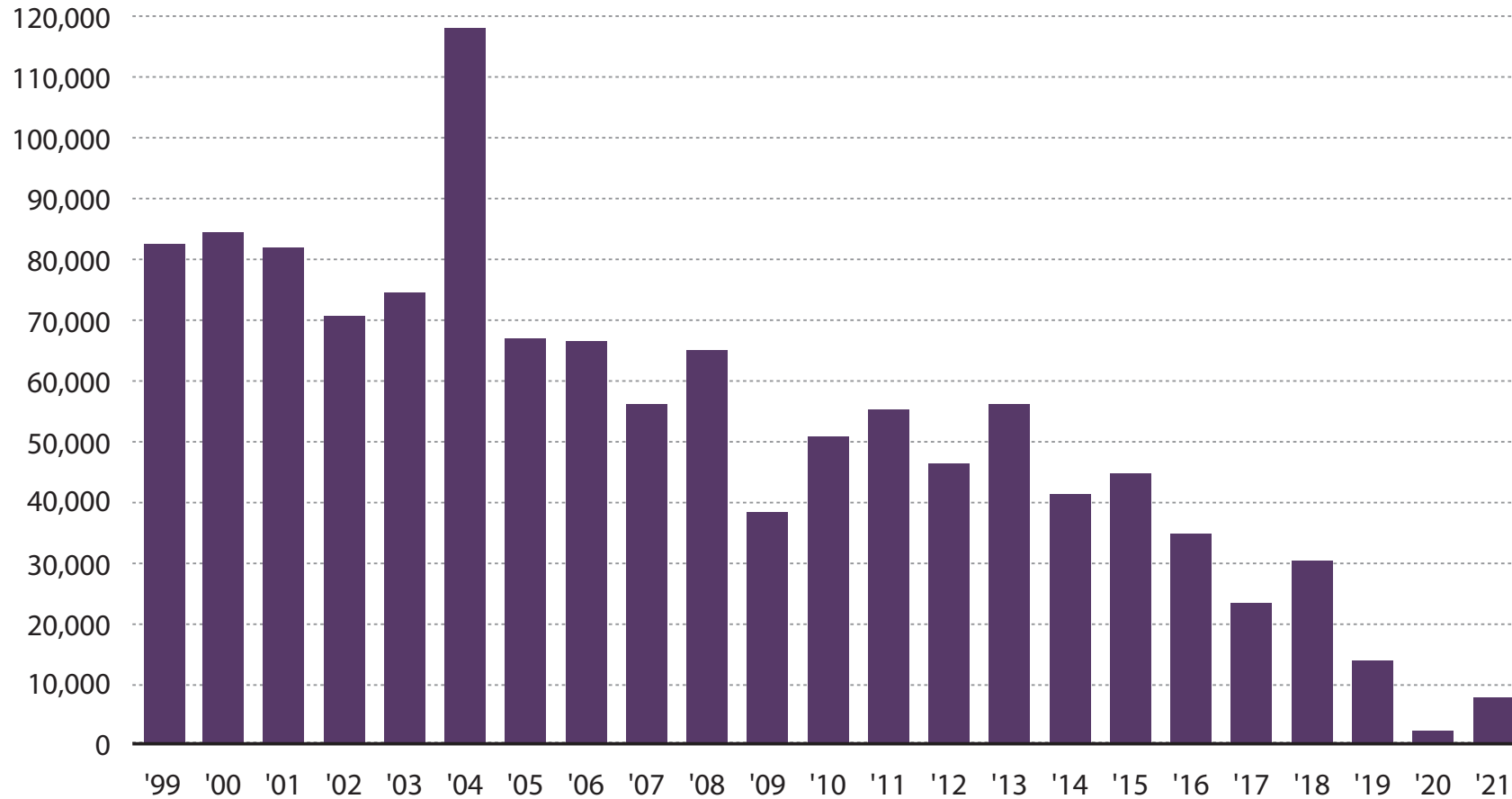
Number of Residential Units in Accepted Co-op and Condo Plans Increases



Source: NYS Attorney General's Office

Units Receiving Initial J-51 Benefits

Number of units newly receiving J-51 benefits rises



Source: NYC Dept. of Housing Preservation and Development


Demolitions

- Per Dept. of Buildings, demolitions increase in 2021, by 9.8%, to 1,543 buildings
 - Queens: 29.9% share of demolitions, rise of 13.5%
 - Brooklyn: 34.0% share of demolitions, rise of 16.7%
 - Staten Island: 13.2% share of demolitions, rise of 8.0%
 - Bronx: 15.2% share of demolitions, rise of 1.7%
 - Manhattan: 7.7% share of demolitions, fall of 8.5%

In Conclusion

- NYC housing supply through 2021:
 - Permits increased both in 2021 and the first quarter of 2022
 - Increase in residential co-op and condo units approved
 - Fewer units certified with 421-a tax incentives
 - More rehabs with J-51 tax incentives
 - Increase in demolitions
 - The rental vacancy rate is 4.54% and 9.4% of rental housing is overcrowded

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