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 7.9% in 2022, to 21,490 permits
  - 1st Quarter 2023: Decrease of 45.3%
- Decrease of 8.1% in 2022 of units in newly constructed buildings, a total of 25,924 units.
- 13,990 units (58% new construction and 42% preservations) “started” through City programs, a decrease of 47.7% from 2021.
- Permits for demolitions (of both residential and commercial buildings) up 16.4%, 1,796 buildings
Major Findings

- Decrease of 22.2% in the number of residential units in co-op or condo plans approved in 2022, to 3,637 units
- Increase of 35.6% in newly certified 421-a units, to 13,456 units
- Increase of 102.4% in J-51 units, to 14,901 units
- As of 2021, 9.4% of all rental housing is overcrowded
- Citywide vacancy rate was 4.54% in 2021
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% (3.22% in pre–1974 and 11.21% post–1973)
  - Private, non-regulated: 5.29%

Overcrowding rates:
- Overall rental overcrowding rate: 9.4%
  - Rent stabilized: 13.1% (14.7% in pre–1974 and 4.4% post–1973)
  - Private, non-regulated: 7.2%
Number of Renter and Owner Units

Renters
- Rent Controlled: 16,400 (1%)
- Public Housing: 174,400 (8%)
- Other Regulated Rental: 54,460 (2%)
- Rent Stabilized: 1,006,000 (44%)

Homeowners
- Owner, Other: 615,265 (61%)
- Regulated Owner: 53,890 (5%)
- Private Co-Op or Condo: 347,370 (34%)

Source: 2021 NYC Housing and Vacancy Survey
• Permit approvals for new housing units increased by 7.9%, to 21,490 in 2022
  ▪ the Bronx, down 26.5%, to 3,930 units
  ▪ Manhattan, down 18.4%, to 2,584 permits
  ▪ Brooklyn, up 34.4%, to 9,423 units
  ▪ Staten Island, up 26.5%, to 392 units
  ▪ Queens, up 26.3%, to 5,161 units

• First quarter 2023 permits decreased by 45.3%
  ▪ Decreases in four boroughs
    ▪ The Bronx, down 82.2%; Staten Island, down 80.0%; Queens, down 62.5%; and Brooklyn, down 49.8%
    ▪ Up 186.7% in Manhattan
Units Issued New Housing Permits

Number of Permits Issued for New Construction of Residential Units Increases

Source: U.S. Bureau of the Census
Largest proportional increase is in Brooklyn during 2022; Largest share of permits are in Brooklyn

Residential Building Permits

Source: U.S. Bureau of the Census
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
Housing Completions

• Class A housing units completed in new buildings in 2022 decrease:
  ▪ Down Citywide 8.1%, to 25,924
    o Down 28.1% in Brooklyn, to 8,253 units
    o Down 15.5% in Staten Island, to 463 units
    o Down 11.3% in Queens, to 7,317 units
    o Up 12.1% in the Bronx, to 4,994 units
    o Up 40.5% in Manhattan, to 4,897 units

• Net gain of 2,076 Class A units via alterations

• Loss of 1,497 units of Class A residential housing through demolitions
Housing Completions

Number of Units in Newly Completed Buildings Decreases

Source: NYC Department of City Planning
City–Sponsored Construction

• 13,990 units of HPD– and HDC–sponsored housing starts during 2022, a decrease of 47.7%
  o 58% new construction, 42% preservations

• Location of units by borough:
  o Brooklyn: 37.5%; Bronx: 31.1%; Manhattan: 20.3%; Queens: 10.8%; and Staten Island: 0.2%

• By affordability level:
  o Extremely low-income: 25.0%; very low-income: 21.4%; low-income: 30.8%; moderate-income: 7.0%; and middle-income or higher: 15.8%
421–a Tax Incentive Program

- Objective of 421–a tax exemptions was to encourage construction of multi-family housing (program expired on June 15, 2022)
- 35.6% more units received newly issued final 421–a exemptions in 2022 than in prior year
  - 13,456 units Citywide, with 49.6% in Brooklyn, 20.9% in the Bronx, 15.6% in Queens, and 14.0% in Manhattan
- Increases in all boroughs except Staten Island
  - 61.1% in the Bronx; 54.4% in Queens; 25.5% in Brooklyn; and 25.0% in Manhattan
  - Second consecutive year of no units in Staten Island
Units Receiving Final 421–a Certificates

Number of Units in 421–a Plans Increases

Source: NYC Dept. of Housing Preservation and Development
Newly Accepted Cooperatives & Condos

- Just less than 40% of the City’s owner-occupied housing is either co-ops or condos
- In 2022, the NYS Attorney General’s Office approved 205 residential plans (3,637 residential units), a 6.8% decrease in plans and 22.2% decrease in units
  - Largest number of plans for new construction: 160 plans with 3,089 residential units
  - 342 units in 42 rehabilitation plans
  - 206 units in three non-eviction conversion plans
- More than two-thirds of plans in Brooklyn: 69%
- Largest number of units are in Brooklyn: 43%
Accepted Co-op and Condo Units

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

Source: NYS Attorney General’s Office
J–51 Rehabilitation

- J–51 program provided benefits to rehabilitated housing units (program expired June 29, 2022)
- Eligible activities included MCI’s; moderate or substantial rehab; and conversions from non-residential use if substantial government assistance is provided
- 14,901 units were newly approved for benefits in 2022, a 102.4% increase from 2021
  - Increases in every borough, including 171.6% in Manhattan, 163.9% in Queens, 81.5% in the Bronx, 16.6% in Brooklyn, and from no units in Staten Island in 2021 to 161 in 2022.
  - Just less than half of newly approved units were rentals (47.6%)
Units Receiving Initial J-51 Benefits

Number of units newly receiving J-51 benefits rises

Source: NYC Dept. of Housing Preservation and Development
Demolition Permits

- Per NYC Department of Buildings, demolition permits increase in 2022, by 16.4%, to 1,796 buildings
  - Brooklyn: 36.9% share of permits, rise of 26.3%
  - Queens: 28.2% share of permits, rise of 10.0%
  - Bronx: 15.6% share of permits, rise of 19.6%
  - Staten Island: 11.0% share of permits, decline of 2.5%
  - Manhattan: 8.2% share of permits, rise of 23.5%

- Per NYC Department of City Planning, demolition permits for buildings containing Class A residential housing increased 11.6%, with the number of units in these buildings increasing 7.2%
  - 740 buildings, with a total of 1,497 units of Class A housing
In Conclusion

- NYC housing supply through 2022:
  - Permits increased in 2022, but fell in the first quarter of 2023
  - Units in newly completed buildings decrease
  - Decrease in residential co-op and condo units approved
  - More units certified with 421-a tax incentives
  - More rehabs with J-51 tax incentives
  - Increase in demolition permits
  - The rental vacancy rate is 4.54% and 9.4% of rental housing is overcrowded