Housing NYC

Rents, Markets & Trends 2023

NYC Rent Guidelines Board

NYC
Rents, Markets & Trends 2023

New York City Rent Guidelines Board

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Table of Contents

HOUSING SUPPLY

Housing Supply Report

Changes to the Rent Stabilized Housing Stock

HOTEL STOCK DATA

Hotel Report

List of Appendices

Appendix A: Guidelines Adopted by the Board

Appendix B: Price Index of Operating Costs

Appendix C: Income and Expense Study

Appendix D: Mortgage Survey Report

Appendix E: Income and Affordability Study

Appendix F: Housing Supply Report

Appendix G: Changes to the Rent Stabilized Housing Stock

Chair's Acknowledgments

The New York City Rent Stabilization Law of 1969 and the New York State Emergency Tenant Protection Act of 1974 each made findings of "a serious public emergency" in housing—reflecting conditions that unfortunately continue—and tasked the Rent Guidelines Board (RGB) with setting a level of fair rents for lease adjustments each year for roughly one million rent-stabilized apartments, lofts, and hotel units in New York City.

In approaching this responsibility, the Board relies on the breadth and depth of data that RGB staff develop. The staff reports gathered in *Housing NYC: Rents, Markets and Trends 2023* were central to the Board's deliberations and decisions this year, and the Board is grateful for the staff's hard work, careful analysis, and clear presentation of data.

As with past editions, this year's *Housing NYC* provides a thorough analysis of New York City's housing market and economy, including owner income, costs of operating residential buildings, and mortgage trends, as well as the state of the city's stock of rent-stabilized housing. *Housing NYC* also provides critical insights into economic conditions for tenants in rent-stabilized housing and the deep housing affordability challenges those tenants face. *Housing NYC* is also the latest installment in a series of annual editions RGB staff have produced since 1991 that provide rich longitudinal data sets and analyses.

The RGB's staff continue to improve the quality and accessibility of the data they produce. This year, for example, RGB staff reports disaggregated changes in costs as well as income and expenses based on whether buildings with rent-stabilized units were constructed prior to 1974 or after 1973. Such innovations assist not just the Board, but also the public officials, housing professionals, advocates, academics, and members of the public interested in understanding current conditions as well as long-term trends in New York City's rental housing.

The Board deeply appreciates the testimony and data provided by outside experts, as well as everyone who testified at our public hearings. This critical input and the reports gathered in *Housing NYC: Rents, Markets and Trends 2023* were invaluable in helping the Board approach its work with care and data-driven deliberation.

Nestor M. Davidson, Chair of the Board

Executive Director's Acknowledgments

Every year the Rent Guidelines Board (RGB) publishes its primary research reports in a publication entitled *Housing NYC: Rents, Markets and Trends*. The 2023 edition reflects data collected by the RGB research staff which was used by the Board in its deliberation of annual lease adjustments for rent stabilized dwelling units in New York City. The research contained in this compendium not only represents efforts by the RGB staff, but contributions by many other housing professionals and government agencies. I hope that you find the information contained within these pages a valuable tool in your understanding of the complex issues surrounding the NYC rental housing market.

The primary purpose of the RGB staff is to ensure that the members of the Board receive accurate and comprehensive data regarding rent stabilized housing. This could not be accomplished without the expertise of our conscientious and dedicated research team. Co-Research Director, Brian Hoberman, authored the *2023 Income and Expense Study*, *2023 Mortgage Survey Report* and *Changes to the Rent Stabilized Housing Stock in New York City in 2022*. Co-Research Director Danielle Burger authored the *2023 Income and Affordability Study*, the *2023 Housing Supply Report*, the *2023 Hotel Report* and contributed to the *2023 Price Index of Operating Costs*. Their hard work is much appreciated.

The RGB's most extensive and time consuming report is the *Price Index of Operating Costs (PIOC)*. This survey would not be possible without the help of our team of temporary survey personnel who collect prices for insurance, non-union labor, contractors, building supplies, and replacement items. The survey team consisted of two newcomers: Bernard Garfinkel and Lawrence Williams. Their effort and dedication to the project did not go unnoticed. Finally, we extend our gratitude to long-time *PIOC* consultant James Hudson. His *PIOC* expertise ensures that the numbers presented to the Board are accurate. He remains a vital part of the *PIOC* team.

Although the reports contained in *Housing NYC* are written and compiled by our research team, our efforts would not be possible without the RGB's Office Manager/Public Information Officer, Charmaine Superville. With kindness and care, she answers thousands of phone calls each year, answering a myriad of housing questions. She also works on the *PIOC*, helping to collect data from owners, managing agents and fuel companies. In addition, she helps to organize the Board's public meetings and hearings and is responsible for balancing the Board's books and paying our bills.

I would like to take this opportunity to acknowledge the efforts of the members of the Rent Guidelines Board. They are a dedicated and hard working group, bringing a strong sense of civic duty to their task. I enjoyed working with each and every member and I thank them for their hard work. In particular, I'd like to thank Nestor Davidson, Chair of the Board, for his unwavering support of the RGB staff and its executive director.

Although RGB reports are produced entirely "in-house," our research efforts would not be possible without assistance from many others. For both the information and expertise they provided, our gratitude goes out to: Jonathan Siegel at the NYC Comptroller's Office, who provides Gross City Product data; Floralba Paulino at the Bureau of City Marshals, for information on evictions and possessions; Jennifer Malone and Alia Razzaq at the NYC Civil Court, for data on housing court proceedings; Martha Cruz at the NYC Loft Board, for data concerning loft conversions to rent stabilization; Emre Edev at the City Council's Finance Division for tax levy data; Christian Klossner, Aisha Watson, Jamie Kuzmicki, Aron Zimmerman, and Francine O'Keefe

of the Mayor's Office of Special Enforcement for illegal hotel violations data; and Yaw Owusu-Ansah of the NYC Comptroller's Office, for lending his expertise on real estate tax projections. At the Division of Housing and Community Renewal (DHCR), which is a division of New York State Homes and Community Renewal (HCR), we would like to thank Deputy Commissioner Woody Pascal and Michael Berrios for their assistance and expertise regarding owner registration data and Kelly Richardson for their assistance with Mitchell-Lama data. In addition, our thanks go out to the following staff members of the NYC Department of Housing Preservation and Development (HPD): Elyzabeth Gaumer, Chief Research Officer, and Daniel Goldstein, Research Scientist, for facilitating the RGB's request for data; Meilan Chiu of the Tax Incentives Program, who provided data on tax benefit programs; Julie Walpert, Assistant Commissioner, Office of Housing Operations, who provides information regarding Mitchell-Lama units; and Neil Reilly, Director, Policy Development & Special Initiatives, Division of Housing Policy, for additional data points used in the *Housing Supply Report* and *Hotel Report*. We would like to thank the staff of NYC Department of Finance, in particular, Timothy Sheares, Dilara Dimnaku, Farah Khan, Cheryl McFadden, and Carmela Quintos, for providing summary data from the Real Property Income and Expense (RPIE) filings.

This past year has seen the continuation of a long and cooperative relationship with HPD. We would like to thank Assistant Commissioner Lucy Joffe and Moreno DiMarco for continuing and strengthening this relationship. I value their support and hard work on behalf of the RGB.

Andrew McLaughlin
Executive Director

Income & Expense

New York City Rent Guidelines Board

2023 Price Index of Operating Costs

What's New

- ☑ The Price Index of Operating Costs (PIOC) for buildings that contain rent stabilized apartments increased 8.1% this year.
- ☑ Real estate taxes rose by 7.7% primarily due to a rise in assessments for Class Two properties.
- ☑ Fuel costs and Insurance costs rose by the greatest proportions, 19.9% and 12.9%, respectively.
- ☑ The Maintenance component increased by 9.4%.
- ☑ The Administrative component increased by 3.3%.
- ☑ The Utilities component increased by 8.8%.
- ☑ The Labor Costs component increased by 2.9%, due to increases in wages for both union and non-union labor.
- ☑ Overall costs in natural-gas heated buildings increased 8.0%, while overall costs in fuel-oil heated buildings increased 9.0%.
- ☑ The "Core" PIOC, which excludes the changes in fuel oil prices, natural gas and steam costs, rose by 7.2% this year.
- ☑ In a methodological change, this price index now examines change in costs in buildings based on whether they were constructed prior to 1974, or on or after January 1, 1974. The PIOC for Pre-1974 and Post-1973 buildings were nearly the same, rising 8.2% and 8.1% respectively.
- ☑ The PIOC for buildings that contain rent stabilized apartments is projected to increase 3.7% next year.

Apartments

Change In Costs for Buildings that Contain Rent Stabilized Apartments, April 2022 to March 2023

Taxes	7.7%
Labor Costs	2.9%
Fuel	19.9%
Utilities	8.8%
Maintenance	9.4%
Administrative Costs	3.3%
Insurance Costs	12.9%
All Costs	**8.1%**

Introduction

The Price Index of Operating Costs (PIOC) measures changes in the cost of purchasing a specified set of goods and services (market basket) paid by owners in the operation and maintenance of buildings that contain rent stabilized units in New York City.[1] The PIOC consists of seven cost components: Taxes, Labor Costs, Fuel, Utilities, Maintenance, Administrative Costs and Insurance Costs. The specific goods and services (items) within each component were originally selected based on a study of 1969 expenditure patterns by owners of buildings that contain rent stabilized apartments. The specific items included in each component have changed over time in order to reflect changes in owner expenditure patterns. The methodology for determining the costs for each component is described in the final section of this report. The measured price changes (price relatives) in each index component are presented in Appendix B.2. The relative importance of each index component as a percentage of total operating and maintenance expenditures is shown by its "expenditure weight" (see Appendix B.2). The 2022-2023 price changes and expenditure weights are then combined to provide the overall change in the PIOC for 2022-2023.[2]

The Price Index of Operating Costs for Buildings that Contain Rent Stabilized Apartments Rose... **8.1%**

Changes in the overall PIOC result from changes in the prices of individual goods and services, each weighted by its relative importance as a percentage of total operating and maintenance (O&M) expenditures. Because the market basket is fixed in the sense that the quantities of goods and services of each kind remain constant, the relative importance of the various goods and services will change when their prices change either more quickly or more slowly than average. Thus, the relative importance, or weight, attached to each good or service changes from year to year to reflect the different rates of price change among the various index items.

Overview

This year, the PIOC for all rent stabilized apartments increased by 8.1%. Increases occurred in all seven of the PIOC components. Taxes, which carries the highest weight in this year's Index, increased 7.7%. The largest proportional increase was seen in Fuel (19.9%), followed by Insurance (12.9%), Maintenance (9.4%), and Utilities (8.8%). More moderate increases were seen

Terms and Definitions

Price Index - the measure of price change in a market basket of goods and services.

Component - categories of goods and/or services, such as Labor Costs or Taxes, that comprise the market basket of a price index.

Item - individual good or service within a component, such as Plumbing, Non-union Wages, Faucet or Roof Repair.

Price Relative - the change of current and prior year's prices.

Expenditure Weight - the relative importance of the change in costs of different goods and services.

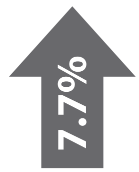
Specification - defined pricing unit with specific terms of sale, such as cash, volume or trade discounts.

in Administrative Costs (3.3%) and Labor Costs (2.9%). The growth in the Consumer Price Index (CPI), which measures inflation in a wide range of consumer goods and services was lower than the PIOC, rising 6.2% during this same time period.[3] See the table on the previous page and Appendix B.2 for changes in costs and prices for buildings that contain rent stabilized apartments from 2022-2023.

The "Core" PIOC, which excludes changes in fuel oil, natural gas and steam costs used for heating buildings, is useful for analyzing long-term inflationary trends. The Core PIOC rose by 7.2% this year and was lower than the overall PIOC due to the exclusion of costs in the Fuel component, which rose 19.9%. The PIOC for hotels increased 8.3%, while apartments heated by gas increased by 8.0%, and those heated by oil increased by 9.0%. In a methodological change, the PIOC now examines change is costs by building age based on those constructed prior to 1974, or on or after January 1, 1974, rather than pre-1947 and post-1946. The PIOC for Pre-1974 and Post-1973 buildings were nearly the same rising 8.2% and 8.1% respectively.

Price Index Components — Apartments

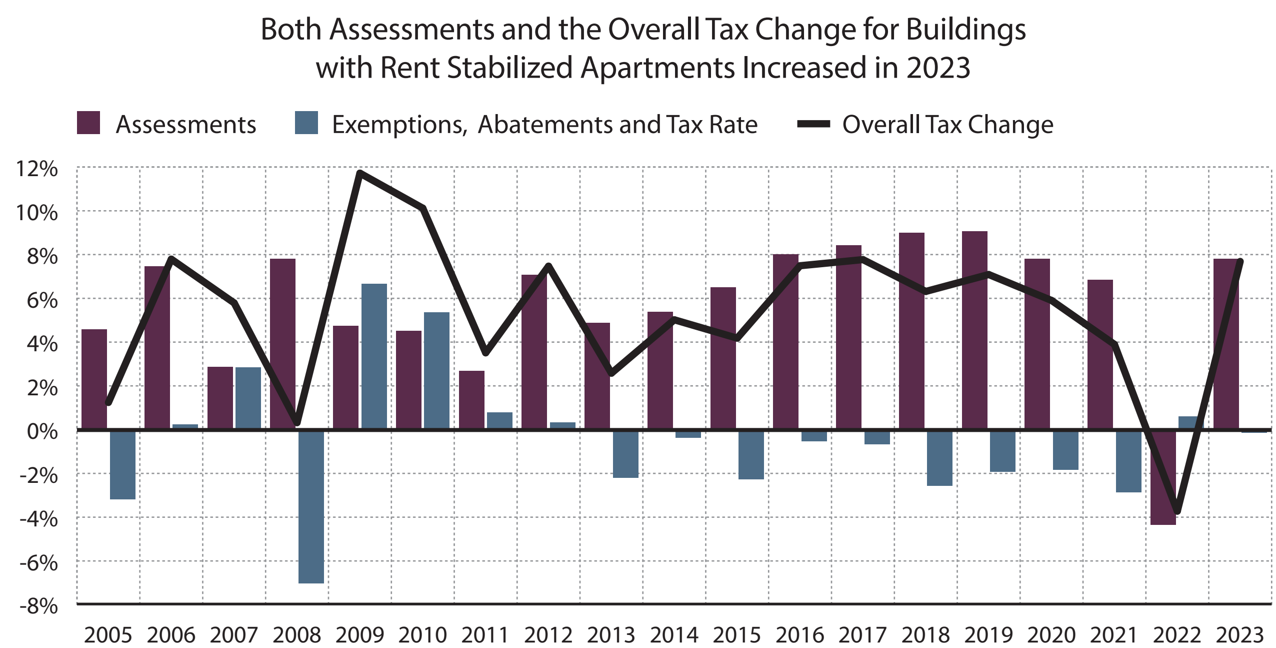
Taxes



The Taxes component of the PIOC is based entirely on real estate taxes and accounts for 29.6% of the overall price index. The change in tax cost is estimated by comparing aggregate taxes levied on buildings that contain rent stabilized apartments between the current and the previous tax year. Aggregate real estate taxes rose by 7.7%. The growth in taxes was primarily due to a 7.8% rise in assessments. There was also a slight rise in the tax rate of 0.3%. However, the rise in assessments and the tax rate were offset by an increase in the total value of exemptions and abatements, which had the effect of dampening the total rise in the Taxes component by 0.4%.

Tax Levy — The total tax levy for all properties in the City (commercial and residential) increased by 7.0% between the current and the previous tax year. The large majority of rent stabilized apartments are

Percent Change in Taxes due to Assessments and Exemptions/Abatements/Tax Rate 2005-2023



Source: New York City Department of Finance contained in multi-family buildings that are in Tax Class 2.[4] The total Class 2 property levy rose at a slower pace than that of the City as a whole, at a rate of 5.6%. The distribution of the levy among property classes tends to shift from year to year. Between the current and the previous tax year, the levy share for Class 2 properties decreased by 0.5 percentage points, from 39.3% to 38.8% of the total tax burden. This is significantly higher than the 26.3% share that was established at the inception of the four-class tax system in 1983.

Tax Rate — Last year's average annual Tax Class 2 rate of 12.235% increased by 0.032 percentage points, resulting in a new annualized rate of 12.267% for this tax year. This is only the third time in the past 11 years that the Class 2 tax rate increased. For a historical perspective on changes in the tax rate, abatements, and exemptions, see the graph on the previous page.

Assessments — Following a pandemic-driven decrease of 4.3% in the prior year, assessed valuations of properties containing rent stabilized apartments rose by 7.8% Citywide in the current tax year. Assessments rose in all five boroughs, with Brooklyn witnessing the greatest rise, at 11.5%, followed by Staten Island at 10.8%, the Bronx at 10.4%, Queens at 8.7%, and Manhattan at 6.2%. Buildings in Manhattan drive much of the change in assessed value Citywide. This was true in the current tax year, with 57% of the total assessed value attributed to this borough. For a historical perspective on changes in tax assessments, see the graph on the previous page.

Abatements and Exemptions — This year, the number of buildings that contain rent stabilized apartments receiving tax abatements increased by 0.5% from the previous fiscal year. At the same time, the average benefit value of the typical tax abatement increased by 6.44% between the current and the previous tax year. The net impact of the increase in the number of buildings receiving abatements and the increase in the average abatement value was a negligible decrease in the overall change in Taxes of just 0.3%.

In the current tax year, 2.3% fewer buildings benefited from tax exemptions, but the value of the average tax exemption increased by 2.8%. This combination of a decrease in the number of buildings receiving exemptions and an increase in the average value of tax exemptions resulted in decreasing the overall change in Taxes by just 0.1% (see Appendices B.5 and B.6).

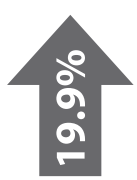
Labor Costs

The Price Index measure of Labor Costs includes union and non-union salaries and benefits, in addition to Social Security and unemployment insurance. The cost of non-unionized labor makes up more than 57% of the Labor Costs component. The entire Labor Costs component comprises 12.8% of the overall Price Index.

Labor Costs rose 2.9%, 1.2 percentage points lower than last year's rise of 4.1%. Wages comprise nearly 80% of the Labor Costs component. Non-union pay increased by 3.3%, 0.3 percentage points lower than the increase seen in the 2022 PIOC (3.6%). Unionized wages also rose, rising by 2.4%, 0.6 percentage points lower than last year (3.2%).

Health and welfare benefits, which comprises 13.7% of the Labor Costs component, increased 3.9%. A decrease in unemployment insurance of 18.6% had minimal impact, since it accounts for only 1.4% of this component's weight. See Appendix B.2 for all Labor Costs item weights and price relatives.

Fuel



The Fuel component comprises 7.0% of this year's Price Index. The change in cost measured in this component considers both the change in weather and the change in prices for heating multifamily buildings by fuel oil, natural gas and steam.[5]

This year the Fuel component increased 19.9%, following a similar increase of 19.6% in the prior year. Natural gas costs, which account for 70.4% of the overall costs in this component, increased

Fuel Oil Cost Relative vs. Change in Fuel Price, 2014-2023

PIOC Year	Fuel Oil Cost Relative*	Change in Fuel Oil Price**
2023	23.3%	30.3%
2022	16.8%	20.1%
2021	-16.1%	-19.9%
2020	-8.6%	2.5%
2019	14.4%	9.4%
2018	19.9%	16.3%
2017	22.1%	7.3%
2016	-45.5%	-30.9%
2015	-23.4%	-22.5%
2014	7.8%	0.3%

* The Fuel Oil Cost Relative factors in the effect of weather on total fuel oil consumption. In months that are colder than the same month in the prior year, the weather factor will put upward pressure on the fuel oil relative. In months that are warmer than the same month in the prior year, the weather factor will put downward pressure on the fuel oil relative.

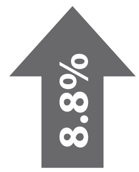
** Weighted change in #2, #4 and #6 fuel oil prices in 2014 and 2015. From 2016 forward, weighted change in #2 and #4 fuel oil prices only.

Source: Price Index of Operating Costs reports (2014-2023)

18.6%. The cost for heating buildings by fuel oil makes up 29.1% of this component, and increased 23.3%. Steam costs increased 3.9%, but these costs account for only 0.5% of the Fuel component. For a discussion of the overall PIOC change for buildings heated by either gas or fuel oil, see the PIOC by Building Type section on Page 18.

Along with measuring price, the PIOC also considers the effect of weather on the demand for fuel, especially during the heating season when the large majority of fuel is burned. Since the weather in the period of April 2022-March 2023 was warmer than the prior 12-month period, the Fuel Component increased by a lesser degree than would be seen based purely on price. For instance, the increase in fuel oil prices (30.3%) was offset by the warmer weather, decreasing the consumption of fuel oil and causing a lesser increase in the total cost of fuel oil, 23.3%. In years where the weather does not vary much from the prior year, the change in the cost of fuel oil is roughly equal to that of the change in price, such as in 2015. See the table on this page for a comparison of the past ten years of fuel oil cost relatives to fuel oil prices. See Appendix B.2 for all Fuel item weights and price relatives.

Utilities



The Utilities component consists of costs paid by owners for non-heating natural gas and electricity costs, as well as water and sewer charges, and it comprises 10.8% of this year's Price Index. In the case of the gas and electricity items, changes in costs are measured using the PIOC specifications (e.g., the quantity of electricity and gas being purchased) and the changes in rate schedules. Water and sewer costs are based on rate adjustments set by the NYC Water Board and they account for 66.9% of the Utilities component.

This year Utilities increased 8.8%, compared to a 5.8% increase in the previous year. The increase in this component was driven primarily by the increase in the cost of electricity, which rose by 16.2% and accounts for 31.4% of this component. Water and sewer costs rose 4.9% this year, which served to lower the overall increase in this component. Non-heating gas costs, which account for less than two percent of the Utilities component, rose 25.4%. See Appendix B.2 for all Utilities item weights and price relatives.

Maintenance

The Maintenance component accounts for 18.4% of this year's Price Index. The Maintenance component rose 9.4%, 0.2 percentage points higher than last year's rise of 9.2%. Of the 29 expense items contained in this component, just four items account for half of its expenditure weight: Repainting, Plumbing (faucet), Plumbing (stoppage), and Electrician Services. This year, painters' rates rose 12.8%, more than the 4.4% recorded last year. Combined plumbing rates increased at a slower pace, rising 8.3%, more than last year's rise of 7.3%. Electrician Services rose 5.2%, half as high as the increase seen last year of 10.3%.

Other price relatives of note were boiler repairs (13.9%), floor maintenance (15.6%), and Roof Repair (8.9%), which represent a total of six expense items and account for 20.3% of this component. See Appendix B.2 for all Maintenance item weights and price relatives.

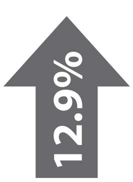
Administrative Costs

Fees paid to accountants, attorneys, and management companies make up 87% of this component. This year, Administrative Costs rose 3.3%, following a 6.7% increase in the prior year. Administrative Costs comprise 14.4% of the PIOC.

Much of the increase in the Administrative Costs component can be attributed to a rise in Attorney Fees, which comprise a 29% of this component and rose 5.4%, considerably less than the increase of 24.2% last year. However, in the wake of the pandemic, management fees fell for the third consecutive year, by 0.9%. These fees comprise 45.4% of this component. Management Fees are often tied to apartment rental income and are affected by changes in rents and vacancies. This year's decline compares to a decrease of 1.0% last year, indicating that management companies' fees and/or rents continued to fall, at nearly the same rate as last year. This fall in Management Fees may also indicate that vacancies and/or collection losses in managed buildings rose as compared to the previous year.

Accounting Fees increased in this year's PIOC by 4.4%, more than last year's rise of 2.7%. Communications, which accounts for about 5% of the Administrative Costs component, increased 1.1%. See Appendix B.2 for all Administrative Costs item weights and price relatives.

Insurance Costs



For the twelfth consecutive year, there was an increase in the Insurance Costs component, rising 12.9%, compared to last year's increase of 10.9%. Insurance Costs account for 7.0% of the PIOC.

Changes in insurance costs for owners varied by the amount of the policy. Policies that cost more than $8,274, which represent half of all insurance quotes, saw an increase in cost of 13.2% upon renewal. Buildings with policies that cost $8,274 or less saw an increase of 10.6%.

PIOC by Building Type

The 1983 Expenditure Study provided a basis for calculating separate sets of expenditure weights for different types of buildings that contain rent stabilized apartments. In addition to the price index for all buildings that contain rent stabilized apartments, the PIOC includes separate indices for gas-heated and oil-heated buildings. This year, the Gas-Heated Index (8.0%) rose less than the Oil-Heated Index (9.0%). (See Appendix B.2.)

In addition to producing indices based on the type of heat used in a building, indices based on building age are also calculated based on whether a building was built before 1974 (pre-1974) and for buildings constructed in 1974 or later (post-1973). Previous versions of the PIOC examined data based on whether a building was built pre- or post-war (i.e., before 1947 or after 1946). For an explanation regarding this methodological change see PIOC by Building Age in the Methodology section of this report. This year the Pre-1974 Index rose 8.2%, similar to the rise in the Post-1973 Index of 8.1%. (See Appendix B.2.)

Hotel PIOC

The Hotel Price Index includes separate indices for each of three categories of hotels that contain rent stabilized units (due to their dissimilar operating cost profiles) and a general index for all Hotels that includes all three. The three categories of hotels are: 1) "Traditional" Hotels — Class A multiple dwellings that have amenities such as a front desk, maid or linen services; 2) Rooming Houses — Class B multiple dwellings other than a hotel with thirty or fewer sleeping rooms; and 3) Single Room Occupancy (SROs) hotels — Class A multiple dwellings which are either used in whole or in part for single room occupancy or as a furnished room house.

The Hotel Price Index for all hotels that contain rent stabilized units increased 8.3% this year, compared to a decline of 1.3% in 2022. There were increases in all of the Hotel PIOC components. The Fuel component witnessed the highest proportional increase, rising 21.0%, and accounts for 15.2% of the index. Insurance Costs rose by the second greatest proportion, 12.9%, and account for 6.9% of the index. The remaining five components all rose by lesser proportions, including Utilities, which rose 9.9%; Maintenance, 9.3%; Taxes, 5.1%; Labor Costs, 3.0%; and Administrative Costs, 2.8%. See the table on this page for changes in costs and prices for all hotels that contain rent stabilized units from 2022-2023.

Among the different categories of Hotels, the index for "Traditional" Hotels increased 7.3%, Rooming Houses by 9.9%, and SROs by 8.9% (see Appendices B.4 and B.7).

Hotels

Change In Costs for All Hotels that Contain Rent Stabilized Units, April 2022 to March 2023

Taxes	5.1%
Labor Costs	3.0%
Fuel	21.0%
Utilities	9.9%
Maintenance	9.3%
Administrative Costs	2.8%
Insurance Costs	12.9%
All Costs	**8.3%**

Loft PIOC

The increase in the Loft PIOC this year was 9.0%, higher than the increase of 5.3% in 2022. Increases in costs were seen in all eight components that make up this index. Fuel saw the highest proportional increase rising 20.0%, followed by Insurance, which rose 12.9%. The remaining six components all rose by lesser proportions, including Maintenance, which rose 9.3%; Taxes, 7.7%; Utilities, 6.3%; Administrative Costs-Legal, 5.4%; Labor Costs, 3.1%; and Administrative Costs-Other, 0.6%. Note that historically Administrative Costs in the Loft Index has been split into two components — Administrative Costs-Legal and Administrative Costs-Other. Therefore, the Loft PIOC has eight components. See the table on this page and Appendix B.8 for changes in costs and prices for all rent stabilized lofts from 2022-2023.

Lofts

Change In Costs for Rent Stabilized Lofts, April 2022 to March 2023

Taxes	7.7%
Labor Costs	3.1%
Fuel	20.0%
Utilities	6.3%
Maintenance	9.3%
Admin Costs-Legal	5.4%
Admin Costs-Other	0.6%
Insurance Costs	12.9%
All Costs	**9.0%**

The Core PIOC

The Core PIOC, which measures long-term trends by factoring out shifts in fuel costs for heating buildings that contain rent stabilized apartments in NYC, rose 7.2% in 2023. The rise in the 2023 Core PIOC was 0.9 percentage points lower than this year's Apartment Index (8.1%), and 4.2 percentage points higher than last year's Core Index (3.0%). This year's Core PIOC rose at a slower pace than the overall PIOC because fuel costs, which were not used to calculate the Core, increased 19.9%.

PIOC Projections for 2024

Section 26-510 of the Rent Stabilization Law requires the Board to consider prevailing and projected operating and maintenance

2024 Projections	
Projected Change In Costs for Buildings that Contain Rent Stabilized Apartments, April 2023 to March 2024	
Taxes	2.9%
Labor Costs	3.9%
Fuel	-8.1%
Utilities	1.1%
Maintenance	7.2%
Administrative Costs	3.0%
Insurance Costs	14.2%
All Projected Costs	**3.7%**

costs for buildings containing rent stabilized apartments. Projections for components of the PIOC are calculated to provide the RGB with an estimate of how much costs are expected to rise in the year following the current Price Index. (See the Methodology section on Page 22 for a more detailed discussion on how the projections are calculated.)

Projecting changes in the PIOC has become more challenging in recent years. Energy prices have become increasingly volatile. Unpredictable geo-political events, recession, and changing weather patterns are some of the forces behind large changes in fuel costs that have in turn limited the accuracy of the PIOC projections in recent studies. The tax component, which accounts for almost 30% of the entire Price Index, has also become harder to project. This is due to changes in tax policy, such as tax rate adjustments and changes to the City's tentative assessment roll, after the period covered in this Price Index. In addition, the uncertainty of the post-pandemic economic recovery may also play a significant role in the accuracy of projected costs for the next PIOC year.

This year, operating costs in buildings that contain rent stabilized apartments increased by 8.1%, versus last year's projected PIOC increase of 4.7%, a difference of 3.4 percentage points. The component with the largest deviation between actual and projected changes in costs was Fuel. Fuel was projected to decline 1.7%, but actually rose 19.9% in the 2023 PIOC, a 21.5 percentage point difference. Utilities, which were projected to increase 2.4%, instead rose 8.8%, a 6.4 percentage point difference, while Maintenance costs rose 9.4%, 3.7 percentage points higher than the projected increase of 5.7%. Taxes, which carries the most weight in the price index, was projected to rise 5.1%, but instead rose 7.7%, a 2.6 percentage point difference. Insurance Costs rose at a slower rate than expected, rising 12.9%, 2.4 percentage points less than the 15.4% projection. The Labor Costs and Administrative Costs components were the closest to the projections, with Labor Costs rising 2.9%, a 1.0 percentage point difference from the projection of 3.9%, and Administrative Costs, which rose 3.3%, slightly higher than the projection of 3.1%.

Overall, the PIOC is expected to grow by 3.7% from 2023 to 2024. Costs are predicted to rise in each component except Fuel, with the largest growth (14.2%) projected to be in Insurance Costs. Other projected increases include Maintenance (7.2%), Labor Costs (3.9%), Administrative Costs (3.0%), and Utilities (1.1%). Taxes, the component that carries the most weight in the Index, is projected to increase 2.9%, while Fuel is projected to decrease 8.1%. The table on this page shows projected changes in PIOC components for 2024. The Core PIOC is projected to rise 4.6%, 0.9 percentage points higher than the overall projected PIOC for rent stabilized apartments.

Commensurate Rent Adjustments

Commensurate rent adjustments are a series of formulas which combine various data concerning operating costs, revenues, and inflation into a single measure that determines how much rents would have to change for the net operating income (NOI, or the amount of income remaining after operating and maintenance expenses are paid) of rent stabilized apartments to remain constant.[6] The commensurate formulas provide a set of illustrative one- and two-year renewal rent adjustments that would hypothetically compensate owners for the change in prices measured by the PIOC (in addition to other relevant metrics), while keeping NOI constant.

Note that the commensurate adjustments described below do not constitute staff or Board recommendations for guideline adjustments. The various data points presented in this, and other, Rent Guidelines Board annual research reports (e.g., the Income and Affordability Study and the Income and Expense Study), supplementary data sources, in addition to public testimony, can all be considered to determine appropriate rent adjustments.

The first commensurate method is called the "Net Revenue" approach, designed to consider the change in the PIOC, and revenue received by owners based on an estimate of tenants who sign either one- or two-year lease renewals. The "Net Revenue" formula is presented in two ways: first, by adjusting for the mix of lease terms; and second, by adding an assumption for rent stabilized apartment turnover and the subsequent impact on revenue from vacancy leases.[7] Under the "Net Revenue" formula, a guideline that would preserve NOI in the face of this year's 8.1% increase in the PIOC is 6.0% for a one-year lease and 11.5% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy leases on revenues when apartments experience turnover, results in guidelines of 5.75% for one-year leases and 11.0% for two-year leases.

The second commensurate method, the "CPI-Adjusted NOI" formula, considers the change in the PIOC, the mix of lease terms, and the effect of inflation on NOI. A guideline that would preserve NOI in the face of the 6.2% increase in the Consumer Price Index (see Endnote 3) and the 8.1% increase in the PIOC is 8.5% for a one-year lease and 16.0% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy leases on revenues when apartments experience turnover, results in guidelines of 8.25% for one-year leases and 15.75% for two-year leases.[8]

The third commensurate method, the "traditional" commensurate adjustment, is the formula that has been in use since the inception of the Rent Guidelines Board and is the only method that relies on both the current PIOC change as well as the PIOC projection for the following year. Note that this commensurate does not account for the mix of lease terms or the effect of inflation on NOI. The "traditional" commensurate yields 5.3% for a one-year lease and 6.6% for a two-year lease. This reflects the increase in operating costs of 8.1% found in the 2023 PIOC and the projection of a 3.7% increase next year.[9]

All of these commensurate methods have limitations. The "Net Revenue" formula does not attempt to adjust NOI by the effect of inflation. The "CPI-Adjusted NOI" formula does not consider that while inflation may change, the debt service portion of NOI may stay constant. For both of these commensurate methods, including a consideration of the amount of income owners receive on vacancy

Commensurates

"Net Revenue" Commensurate Adjustment

1-Year Lease	2-Year Lease
6.0%	11.5%

"Net Revenue" Commensurate Adjustment with Vacancy Leases

1-Year Lease	2-Year Lease
5.75%	11.0%

"CPI-Adjusted NOI" Commensurate Adjustment

1-Year Lease	2-Year Lease
8.5%	16.0%

"CPI-Adjusted NOI" Commensurate Adjustment with Vacancy Leases

1-Year Lease	2-Year Lease
8.25%	15.75%

"Traditional" Commensurate Adjustment

1-Year Lease	2-Year Lease
5.3%	6.6%

(when there is such income) assumes that turnover rates are constant across the City.

As a means of compensating for cost changes, the "traditional" commensurate rent adjustment has two major flaws. First, although the formula is designed to keep owners' current dollar NOI constant, the formula does not consider the mix of one- and two-year lease renewals. Since only about two-thirds of leases are renewed in any given year, with a majority of leases being renewed having a two-year duration, the formula does not necessarily accurately estimate the amount of income needed to compensate owners for O&M cost changes.

A second flaw of the "traditional" commensurate formula (as well as the "Net Revenue" formula) is that it does not consider the erosion of owners' income by inflation. By maintaining current dollar NOI at a constant level, adherence to the formula may cause NOI to decline over time. However, such degradation is not an inevitable consequence of using the "traditional" commensurate formula.[10]

Finally, it is important to note that only the "traditional" commensurate formula uses the PIOC projection and that this projection is not used in conjunction with, or as part of, the "Net Revenue" and "CPI-Adjusted NOI" formulas. As stated previously, all three formulas attempt to compensate owners for the adjustment in their operating and maintenance costs measured each year in the PIOC. The "Net Revenue" and the "CPI-Adjusted NOI" formulas attempt to compensate owners for the adjustment in O&M costs by using only the known PIOC change in costs (8.1%). The traditional method differs from the other formulas in that it uses both the PIOC's actual change in costs as well as the projected change in costs (3.7%).

Methodology

The Price Index measures changes in the cost of purchasing a specified set of goods and services, which must remain constant both in terms of quantity and quality from one year to the next. The need to exclude the effect of any alterations in the quality of services provided requires that very careful specifications of the goods and services priced must be developed and applied. The pricing specifications must permit the measurement of changes in prices paid for carefully defined pricing units with specific terms of sale, such as cash, volume, or trade discounts.

Note that the various components of the PIOC utilize cost/price changes from differing time periods throughout the PIOC year (April through March, the most current time period available for analysis). For instance, the change in Taxes is based on a point-to-point change from one tax year to the next, while other components, such as Maintenance, Labor Costs, Administrative Costs and Insurance Costs rely on a point-to-point change from one PIOC year to the next. For those components where owners receive a bill every month, such as Fuel and Utilities, prices are gathered each month and a bill for the entire year (April through March) is calculated and compared to the same period of the previous year.

The Methodology section of this report outlines the methods used to calculate each component of the 2023 PIOC, as well as the PIOC projection for 2024.

Owner Survey

The Owner Survey gathers information on management fees, insurance, and non-union labor from building managers and owners. A survey, accompanied by a letter describing the purpose of the PIOC, was mailed to the owners or managing agents of buildings that contain rent stabilized units. If a returned survey was not complete, an interviewer contacted the owner/manager and tried to gather the missing information. Owners could complete the survey online or by mail. The data gathered by the Owner Survey is the only owner-reported data used in the PIOC.

The sample frame for the Owner Survey included more than 40,000 buildings that contain rent stabilized units registered with New York State Homes and Community Renewal (HCR). RGB staff used a random sampling scheme to choose 15,000 addresses from this pool for the Owner Survey. The number of buildings chosen in each borough was nearly proportional to the share of buildings in that borough. Two successive mailings were sent at timed intervals to the owner or managing agent of each property selected in the survey sample.

To increase the number of responses, minor changes made in the methodology for the Owner Survey in 2021 were continued in 2023. Twice as many surveys (15,000, versus 7,500 in prior years) were sent to building owners and managers, reaching approximately one-third of all buildings that contain rent stabilized units. In addition, an analysis of surveys from previous PIOCs showed that submitted insurance and labor costs were largely accurate when verified with brokers and non-union employees. Therefore, not every response obtained through the Owner Survey was independently verified in this year's PIOC. For example, staff verified insurance policies that accounted for 79.5% of the cost of current year insurance policies.

However, because the number of buildings surveyed was doubled, a greater number of responses were received than in recent years. The increase in responses allowed more insurance policies, wage rates, and management fees to be used in the calculation of the components of the PIOC that rely on the owner survey, thus increasing accuracy.

Roughly 3.7% of the questionnaires mailed out received a response. This was roughly the same response rate as 2022 (3.9%), however the number of returned surveys was still higher than 2020 (the last year preceding the methodology changes). A total of 529 returned surveys contained usable information, down from 559 in 2022, but up from 503 in 2020. As a result, RGB staff was able to use 522 annual insurance premiums, 172 non-union labor wage rates, and 83 reported management fees. The number of prices in 2022 and 2023 for the Owner Survey is shown in Appendix B.1.

Taxes

The 2023 tax price relative was calculated by providing a list of properties registered with HCR to the NYC Department of Finance. Finance "matched" this list against its records to provide data on assessed value, tax exemptions, and tax abatements for over 38,000 buildings in both the current and the previous tax year. This data was used to compute a tax bill for each building containing rent stabilized units in each of these fiscal years. The change computed for the PIOC is simply the percentage difference in aggregate tax bills for these buildings from FY 2022 to FY 2023.

Labor Costs

The Labor Costs component consists of the cost of unionized and non-unionized labor. Rate increases for unionized labor, including wage increases and health benefits, come directly from the contracts of unions that represent workers in buildings and hotels that contain rent stabilized units. The cost of Social Security and unemployment insurance is obtained from the NYS Department of Labor and the Internal Revenue Service (IRS). Wage increases for non-union labor are obtained from the Owner Survey (see "Owner Survey" section on the previous page regarding non-union labor wage methodology).

Fuel

The Fuel component consists of all types of fuel used for heating buildings, including oil, natural gas, electricity, and steam.

In order to calculate the change in cost of fuel oil, prices set by fuel oil vendors for a gallon of heating oil are gathered on a monthly basis. A monthly survey makes it possible to keep in touch with fuel oil vendors and to gather the data on a consistent basis (i.e., on the same day of the month for each vendor). Vendors are called each month to minimize the likelihood of misreporting and also to reduce the reporting burden for the companies by eliminating the need to look up a year's worth of prices. The number of fuel oil quotes gathered this year for #2 and #4 oil is similar to last year and is contained in Appendix B.1.

To calculate changes in fuel oil costs, monthly price data is weighted using a degree-day formula to account for changes in the weather. The number of Heating Degree Days (defined in Endnote 5) is a measure of heating requirements.

The Fuel component includes not only the cost of fuel oil, but also the cost to heat buildings with natural gas, electricity, and steam. For these items, RGB staff calculates a hypothetical monthly bill for utilities based in part on supply rates, fuel adjustments, delivery charges, taxes, and other surcharges and fees. Bills are calculated based on typical usage in a multi-family building in New York City, an amount that remains constant from year to year.

Because these items represent prices to heat buildings, monthly price data is adjusted to account for changes in weather. The price relatives for all items in the Fuel component were calculated by comparing the most recent April-March period with the prior April-March period.

Following an owner survey of heating costs in 2022, the weights for the different fuel items in this component were updated in 2023. Notably, more weight was given to heating by natural gas (rising from 52.8% of the Fuel component in 2022 to 70.4% in 2023). Correspondingly, there was less weight given to heating by fuel oil (from 40.1% in 2022 to 29.1% in 2023). There was also less weight given to heating by steam, which fell from 7.1% of Fuel costs in 2022 to 0.5% in 2023.

Utilities

The Utilities component consists of costs for non-heating electricity and natural gas, as well as water and sewer charges. RGB staff calculates a hypothetical monthly bill for electricity and natural gas based in part on supply rates, fuel adjustments, delivery charges, taxes, and other surcharges and fees. Bills are calculated based on typical usage in a multi-family building in New York City, an amount that remains constant from year to year. The price relatives for electricity and natural gas items in the Utilities component were calculated by comparing the most recent April-March period with the prior April-March period.

Water and sewer price changes are based on annual rate adjustments set by the NYC Water Board.

Maintenance

All prices for items in this component are obtained using a Vendor Survey. This Survey is used to gather price quotes for items such as painting and other services performed by contractors; hardware and cleaning items; and appliances that need periodic replacement. Each year the database is updated by adding new vendors and by deleting those who no longer carry the products or perform the services outlined in the Vendor Survey item specifications. Vendor quotes were obtained over the telephone, and for non-service based items by telephone and from websites that carry items in the PIOC's market basket of goods. A total of 553 recorded price quotes were gathered (for both Maintenance and Administrative Costs, not including management fees). For a description of the items priced and the number of price quotations obtained for each item, refer to Appendix B.1.

Administrative Costs

Management fees are obtained directly from building owners and managers, using the Owner Survey (see "Owner Survey" section on Page 22). Other expense items, such as accountant and attorney fees, are obtained using the Vendor Survey, as described in the "Maintenance" section, above. For communications costs, because there are so many variations in types of plans for internet and phone service, staff relied on the national Consumer Price Index to obtain price changes for these items. Monthly price changes were obtained from the U.S. Bureau of Labor Statistics website and were calculated by comparing the most recent 12-month period from March-February with the prior March-February period. For a list of all the expense items contained in the Administrative Costs component, see Appendix B.1.

Insurance Costs

The Owner Survey asks owners to provide information about their current and prior year's insurance policies. Temporary workers call the relevant insurance agents/brokers to verify much of this information. As noted in the Owner Survey methodology, for the third consecutive year, because of an increased number of responses, not every insurance policy was verified. Staff verified insurance policies that accounted for 79.5% of the cost of current year insurance policies.

PIOC by Building Age

Previous versions of the PIOC examined data based on whether a building was built pre- or post-war (i.e., before 1947 or after 1946). Beginning this year, indices are now calculated based on whether the building was constructed prior to 1974, or on or after January 1, 1974. With passage of the Emergency Tenant Protection Act (ETPA) of 1974, buildings containing six or more residential units constructed prior to 1974 are rent stabilized. However, generally speaking, buildings constructed or extensively renovated after 1973 are subject to rent stabilization only because the owner has agreed to receive tax benefits in exchange for entering the rent stabilization program. Therefore, the number of buildings entering and leaving stabilization among post-1973 buildings is more fluid than the pre-1974 buildings. Also note that the proportion of post-1973 buildings is much smaller than the number of pre-1974 buildings. Delineating buildings by a construction date of post-1973 and pre-1974 should give greater insight into the operating costs of "traditional" rent stabilized buildings, versus those that are newer and benefiting from tax benefit programs.

Price Index Projections

The PIOC Projections are estimated by using data from federal, state, and local agencies; estimates from industry experts; and trend forecasting using three-year or long-term averages. The projections in this report are for the time period from April 2023 to March 2024.

Taxes were projected by using data from the Department of Finance's tentative assessment roll for FY 2024 adjusted by estimates of how the final PIOC tax index has compared to the change in the tentative assessment roll over the last decade. These estimates produce a projected tax cost for owners of rental properties. Labor costs are projected by calculating the average wage and benefit increases of the most recent labor contracts for apartment workers union Local 32-BJ, and a ten-year geometric average (which compounds annual growth rate) of all other Labor Costs items. Fuel oil and natural gas costs for the Fuel component are projected by using data and information from the US Energy Information Administration's (EIA) current "Short-Term Energy Outlook" report about projected prices, plus changes in projected usage according to a projected return to average temperature over the last five years. Utility costs are projected by taking the average of the last four New York City Water Board water and sewer rate adjustments as well as EIA projections for residential gas and electricity costs.[11]

The other components — Administrative Costs, Insurance Costs, and Maintenance — are projected by using three-year geometric averages of the component price relatives.

Acknowledgments

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Endnotes

1. Note that this report is designed to study only those costs incurred by owners in the operation and maintenance of buildings containing rent stabilized units. It does not quantify costs paid by tenants to live in these buildings, such as rent, utilities, and other miscellaneous costs.

2. Prior to 2015, the relative importance of the various goods and services in the market basket was based on a 1983 study of expenditure patterns of owners of buildings that contain rent stabilized units. In 2015, the Price Index of Operating Costs (PIOC) component expenditure weights for buildings that contain rent stabilized apartments were changed to the expenditure patterns found in the Rent Guidelines Board's annual Income and Expense (I&E) Study, which allows for the annual updating of expenditure patterns based on what owners report to the New York City Department of Finance as their actual costs on Real Property Income and Expense (RPIE) statements required by Local Law 63 (enacted in 1986). Note that only the Apartment PIOC is weighted with data from RPIE reports. The Hotel and Loft PIOCs continue to use the 1983 study. For a full description of the methodological changes to the expenditure weights used in the current PIOC,

please refer to the RGB 2015 Price Index of Operating Costs report at https://rentguidelinesboard.cityofnewyork.us/research/.

3. The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2022 to February 2023 (313.2) compared to the average for the year from March 2021 to February 2022 (294.7) rose by 6.2%. This is the latest available CPI data and is roughly analogous to the 'PIOC year.'

4. New York City has four property tax classes. Most buildings that contain rent stabilized units are in Tax Class 2, which consists of rental buildings of four units or more and cooperative and condominium buildings of two units or more. A small building that contains rent stabilized units only because of a tax abatement or exemption program (such as 421-a or J-51) would more likely be in Tax Class 1, which consists of most residential property of up to three units (family homes and small stores or offices with one or two apartments attached), and most condominiums that are not more than three stories. In the tax file used by the RGB to compute the Taxes component, 92% of the more than 38,000 buildings analyzed were part of Tax Class 2.

5. The cost-weight relatives are calculated on an April to March time period. The April 2022 to March 2023 time period was 5.2% warmer than the previous April to March period. "Normal" weather, which is the standard set by National Oceanic and Atmospheric Administration (NOAA), refers to the typical number of Heating Degree Days measured at Central Park, New York City, over the 30-year period from 1991-2020. NOAA recalculates this 30-year average and issues a new "normal' every ten years. A Heating Degree Day is defined as, for one day, the number of degrees that the average temperature for that day falls below 65 degrees Fahrenheit.

6. The commensurate rent adjustments were first introduced before deregulation was wide-spread. At their inception, with little to no deregulation, these formulas largely reflected the rent stabilized stock at large, despite being designed to keep NOI constant in only those units subject to rent stabilization. Note that with deregulation permitted under state law from 1993 through 2019, thousands of buildings now contain both rent stabilized and deregulated units. Because the commensurates were not designed to keep NOI constant in deregulated units (where annual adjustments in rents are subject to changes in the real estate rental market), these formulas will not necessarily keep NOI constant for buildings that contain both rent stabilized and deregulated units.

7. From 1997 through 2019, vacancy allowance increases of up to 20% were permitted under state law. In 2019, with the passage of the Housing Stability and Tenant Protection Act, vacancy allowance increases were no longer permitted, but increases on vacancy leases equal to renewal lease guidelines were permitted. In addition, any vacant unit where the previous tenant was charged a preferential rent can charge up to the higher legal rent to the incoming tenant. Therefore, while vacancy allowance increases are no longer permitted under state law, increases upon vacancy are possible. See Endnote 7 for the estimated impact of vacancy leases.

8. The following assumptions were used in the computation of the "Net Revenue" and "CPI Adjusted NOI" commensurates: (1) the required change in owner revenue is 65.4% of the 2023 PIOC increase of 8.1%, or 5.3%. The 65.4% figure is the most recent ratio of average operating costs to average income in buildings that contain rent stabilized units; (2) for only the "CPI-Adjusted NOI" commensurate, the increase in revenue due to the impact of inflation on NOI is 34.6% times the latest 12-month increase in the CPI ending February 2023 (6.2%), or 2.2%; (3) these lease terms are only illustrative—other combinations of one- and two-year guidelines could produce the adjustment in revenue; (4) assumptions regarding lease renewals and turnover were derived from the 2021 NYC Housing and Vacancy Survey data; (5) for the commensurate formulas, including the impact on revenue from vacancy leases, a 1.55% increase in vacancy leases was applied to the estimated 9.26% of rent stabilized units that turn over each year (as based on 2021 NYC Housing and Vacancy Survey data). This increase was derived from rent data from the 2021 and 2022 Homes and Community Renewal (HCR) owner registration files for leases in 2022 where the owner noted the change in rent was due to vacancy; and (6) the collectability of these commensurate adjustments are assumed.

9. The "traditional" formula adjusts only owner expenses, not NOI. Expenses are adjusted based on the current PIOC change for the one-year lease commensurate, and by the both the current PIOC and the PIOC projection for the two-year lease commensurate.

10. Whether profits will actually decline depends on the level of inflation, the composition of NOI (i.e., how much is debt service and how much is profit), and changes in tax law and interest rates.

11. Source: "Short-Term Energy Outlook," March 2023. U.S. Energy Information Administration, Department of Energy. https://www.eia.gov/outlooks/steo/data.php?type=tables

New York City Rent Guidelines Board

2023 Income and Expense Study

What's New

☑ This year's study reflects the appreciable impact of the COVID-19 pandemic on the NYC economy.

☑ In a methodological change, this study now stratifies buildings based on whether they were constructed prior to 1974, or on or after January 1, 1974. In addition, an alternate methodology is used in this study, when noted, to adjust O&M expenses.

☑ In 2021, Citywide average monthly rent was $1,495, average income was $1,667, average operating cost was $1,091 and average Net Operating Income was $576 per unit per month.

☑ The adjusted Cost-to-Income ratio in 2021 was 62.2%. In Core Manhattan, the ratio was 66.4%, 5.3 percentage points higher than the 61.1% in the rest of the City.

☑ Between 2020 and 2021, the proportion of gross income spent on adjusted expenses (the O&M Cost-to-Income ratio) increased, rising by 3.2 percentage points.

☑ Rental income decreased an average of 1.2%, total income declined an average of 0.2%, and operating costs rose an average of 5.2% between 2020 and 2021.

☑ Between 2020 and 2021, Net Operating Income (revenue remaining after operating costs are paid) fell 9.1% for buildings containing rent stabilized units.

☑ The decline in NOI was most significant in Core Manhattan, where it fell 21.0% from 2020 to 2021. By contrast, NOI in the remainder of the City fell 5.1% over the same period.

Introduction

As part of the process of establishing rent adjustments for stabilized apartments, as required by the Rent Stabilization Law, the NYC Rent Guidelines Board (RGB) since 1969 has analyzed the cost of operating and maintaining rental housing in New York City. Until 1990, the Board measured changes in prices and costs solely using the Price Index of Operating Costs (PIOC), a survey of prices and costs for various goods and services required to operate and maintain rent stabilized apartment buildings, which include buildings that contain at least one rent stabilized unit.

Beginning in 1990, the RGB began using a new data source that greatly expanded the information base used in the rent adjustment-setting process: Real Property Income and Expense (RPIE) statements from buildings containing stabilized units collected by the NYC Department of Finance. RPIE data encompasses both revenue and expenses, allowing the Board to accurately gauge the overall economic condition of New York City's rent stabilized housing stock. By using consecutive RPIE filings from an identical set of buildings, a longitudinal comparison can also be made that illustrates changes in conditions over a two-year period.

This report examines the conditions that existed in New York's rent stabilized housing market in 2021, the year for which the most recent data set is available, and the extent to which these conditions changed from 2020. This *Income & Expense Study* also reflects the noteworthy impact of the second year of the COVID-19 pandemic on NYC's housing market.

In addition, previous versions of the *Income and Expense Study* examined data based on whether a building was built pre- or post-war (i.e., before 1947 or after 1946). In a methodological change beginning this year, the *I&E Study* will now stratify buildings based on whether they were constructed prior to 1974, or on or after January 1, 1974. With passage of the Emergency Tenant Protection Act (ETPA) of 1974, buildings containing six or more residential units constructed prior to 1974 are rent stabilized. However, generally speaking, buildings constructed or extensively renovated after 1973 are subject to rent stabilization only because the owner has agreed to receive tax benefits in exchange for entering the rent stabilization program.

Local Law 63

The income and expense (I&E) data for stabilized properties originate from Local Law 63, enacted in 1986. This statute requires owners of apartment buildings to file RPIE statements with the NYC Department of Finance annually. While certain types of properties are exempt from filing RPIE forms (cooperatives, condominiums, and most residential-only buildings with fewer than 11 units or with an assessed value under $40,000), the mandate produces detailed financial information on thousands of buildings containing stabilized units. To ensure only buildings that contain rent stabilized units are analyzed (see Methodology section for further details), the NYC Department of Finance releases data to the RGB only after matching I&E data with building registration data from NYS Homes and Community Renewal (HCR). The data used in this year's RGB *Income and Expense (I&E) Study* includes 14,904 properties containing 695,098 units.

RPIE Study

Rents and Income

RPIE rent figures include revenue collected for apartments (both rent regulated and unregulated), as well as government rent subsidies (e.g., Section 8, Senior Citizen Rent Increase Exemption Program (SCRIE), etc.). In 2021, rent stabilized property owners collected monthly rent averaging $1,495 per unit. Units in buildings constructed before 1974 rented for less on average ($1,343 per month) than those in buildings constructed after 1973 ($2,149 per month).

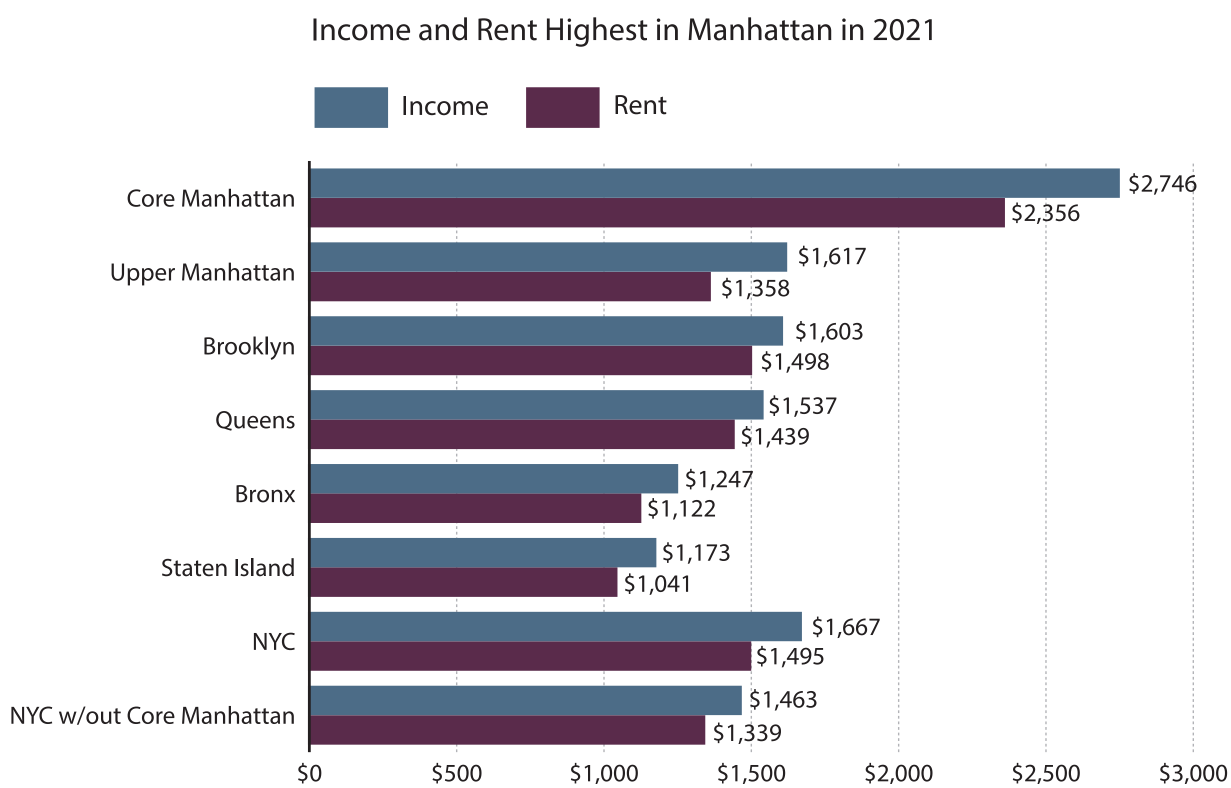
At the borough level, the average monthly rents in buildings containing stabilized units were $1,913 in Manhattan ($2,356 in Core Manhattan and $1,358 in Upper Manhattan); $1,498 in Brooklyn; $1,439 in Queens; $1,122 in the Bronx; and $1,041 in Staten Island. Average monthly rent per unit in the City, excluding Core Manhattan[1], was $1,337.

The median monthly rent Citywide was $1,285 in 2021. At the borough level, median rent was $1,522 in Manhattan ($1,697 in Core Manhattan and $1,232 in Upper Manhattan); $1,318 in Queens; $1,244 in Brooklyn; $1,112 in Staten Island; and $1,082 in the Bronx. Median monthly rent per unit in the City, excluding Core Manhattan, was $1,205.

Many building owners supplement income from their apartment rents by selling services as well as by renting commercial space. Gross income encompasses all revenue from rent, including apartment rent; commercial rent (e.g., retail, cell towers, billboards); sales of services, such as laundry, parking, and vending; and all other operating income. Current RPIE filings show an average monthly gross income of $1,667 per unit in 2021, with pre-1974 buildings earning $1,495 per unit and post-1973 properties earning $2,409 per unit. Gross income was highest in Manhattan, at $2,245 per unit per month ($2,746 in Core Manhattan, and $1,617 in Upper Manhattan). In the remainder of the City, Brooklyn's gross income was $1,603; followed by Queens, at $1,537; the Bronx, at $1,247; and Staten Island, at $1,173. Monthly income per unit in the City, excluding Core Manhattan, was $1,463. Income from commercial space and services accounted for a 10.3% share of the total income earned by building owners in 2021, up three-tenths of a percentage point from the previous year. By borough, income earned from services and commercial rents as a percentage of total building income was 14.8% in Manhattan (14.2% in Core Manhattan and 16.0% in Upper Manhattan); 11.3% in Staten Island; 10.0% in the Bronx; 6.6% in Brooklyn; and 6.4% in Queens. In the City excluding Core Manhattan, the proportion was 8.6%. The graph on this page shows the average rent and income collected in 2021 by borough, and for the City.

Median income for owners in 2021 was $1,395. At the borough level, Manhattan had the

Average Monthly Collected Income/Rent per Dwelling Unit by Borough



Note: Core Manhattan refers to the area south of W 110th and E 96th Streets. Upper Manhattan refers to the remainder of the borough.
Source: NYC Department of Finance, 2021 RPIE Data

highest median income, at $1,747 ($1,975 in Core Manhattan and $1,385 in Upper Manhattan); followed by Queens, at $1,379; Brooklyn, at $1,315; Staten Island, at $1,213; and the Bronx, at $1,180. Median monthly income per unit in the City, excluding Core Manhattan, was $1,291. (For rent and income averages and medians by borough, building age, and building size, see details in Appendices C.3 and C.4.)

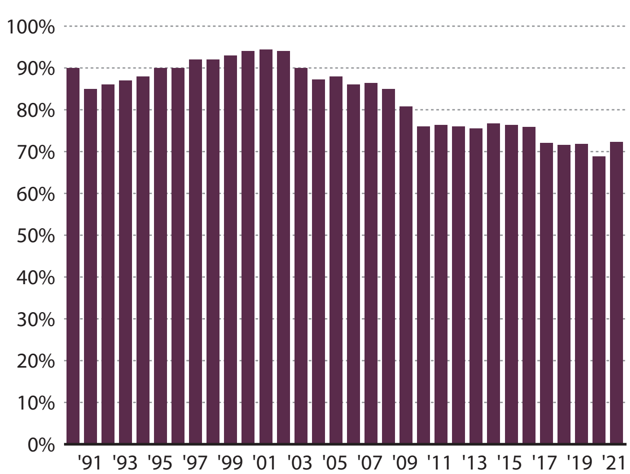
Comparing Rent Measurements

Another data source, HCR annual registration data, provides important comparative rent data to the collected rents stated in RPIE filings. A comparison of collected RPIE rents to HCR rents is an indicator that reflects conditions such as preferential rents, nonpayment and vacancies.

Rents included in RPIE filings are different than HCR figures primarily because of differences in how average rents are computed. RPIE data reflects actual rent collections, while HCR data consists of legal rents registered annually with the agency. Since HCR rent data do not reflect preferential rents, nor include vacancy and collection losses, these have always been higher than RPIE rent collection data. In addition, RPIE information includes unregulated apartments in buildings containing rent stabilized units. Further, the RPIE information reflects rents collected over a 12-month period while HCR data reflect rents registered at a particular point in time, on April 1 of each year.

Average Monthly Citywide Collected Rents as a Share of Average Monthly HCR Legal Registered Rents, 1990-2021

Percentage of Legal Rent Collected Increased in 2021



Source: HCR Annual Rent Registrations; NYC Department of Finance, 1990-2021 RPIE Data

From 2020 to 2021, the gap between annual RPIE and HCR average rents was 27.7%, as indicated by the average RPIE rent of $1,495 and average HCR legal stabilized rent of $2,068. This is a 3.4 percentage point decline from the 31.1% gap the previous year, the opposite of the general trend since 2002 of a growing gap in most years. At least part of this differential is due to preferential rents, usually offered when the legal stabilized rent exceeds the market rate for the area.[2] (See graph on this page for a historical comparison of RPIE and HCR rent differences since 1990, when data first became available.)

At the borough level, the gap between collected and legal rent varies significantly. In 2021, Staten Island property owners collected an average rent ($1,041) that was 40.8% below HCR's average legal rent for the borough ($1,757), while owners in the other boroughs collected average rents that were 32.2% lower in Manhattan; 26.8% lower in Queens; 22.9% lower in the Bronx and 22.2% lower in Brooklyn.

Another benchmark that can help place RPIE rent data in context is the RGB Rent Index, which measures the overall effect of the Board's annual rent increases on contract rents each year. As the table on the next page shows, average RPIE rent change, reflecting the decline in market rents as reported to DOF, fell 1.2%, while the RGB rent index, which incorporates RGB guidelines, increased 0.8% between 2020 and 2021 (adjusted to a calendar year).[3]

It is important to note that prior to passage of the *Housing Stability & Tenant Protection Act of 2019*, effective June 2019, there were several ways in which rents could be raised beyond the RGB's guidelines, including the deregulation of apartment units; raising of preferential rents; and vacancy allowances, impacting both RPIE and HCR rent growth.

Rent Comparisons, 1990-2021

2020-21 RPIE Collected Rent Decreased While Both HCR Legal Rents and the RGB Rent Index Increased

	RPIE Rent Growth	HCR Rent Growth §	RGB Rent Index Ø
1990-91	3.4%	4.1%	4.1%
1991-92	3.5%	3.0%	3.7%
1992-93	3.8%	3.0%	3.1%
1993-94	4.5%	2.4%	2.9%
1994-95	4.3%	3.1%	3.1%
1995-96	4.1%	4.1%	4.5%
1996-97	5.4%	4.6%	5.2%
1997-98	5.5%	3.3%	3.7%
1998-99	5.5%	3.7%	3.8%
1999-00	6.2%	4.4%	4.2%
2000-01	4.9%	5.3%	5.0%
2001-02	4.0%	4.4%	4.5%
2002-03	3.6%	6.9%	4.1%
2003-04‡	-	1.6%	5.5%
2004-05	4.6%	5.8%	4.6%
2005-06	5.6%	7.2%	4.3%
2006-07	6.5%	6.0%	4.2%
2007-08	5.8%	5.9%	4.7%
2008-09	1.4%	5.4%	7.5%
2009-10	0.7%	5.4%	5.2%
2010-11	4.4%	5.7%	3.7%
2011-12	5.0%	5.8%	4.4%
2012-13	4.5%	5.4%	4.1%
2013-14	4.8%	5.1%	4.1%
2014-15	4.4%	4.5%	2.2%
2015-16	3.1%	4.0%	1.6%
2016-17	3.0%	3.9%	1.9%
2017-18	3.7%	3.7%	2.4%
2018-19	3.3%	2.6%	2.5%
2019-20	-3.8%	0.7%	1.5%
2020-21	-1.2%	0.4%	0.8%
1990 to 2021*‡	205.8%	254.1%	194.1%

§ See Endnote 3 Ø See Endnote 4
‡ See Endnote 5
** Not adjusted for inflation*
Sources: NYS HCR Annual Rent Registrations; NYC Department of Finance, 1990-2021 RPIE Data

An extended view of the three indices illustrates that, overall, HCR legal rents have grown faster than both collected rents and RGB rent guidelines from 1990 to 2021. During this period, HCR adjusted legal rents increased 254.1%,[4] RPIE collected rents increased 205.8%, and the RGB Rent Index increased 194.1% (percentages not adjusted for inflation).[5]

Operating Costs

Rent stabilized apartment buildings regularly incur several types of expenses. RPIE filings categorize operating and maintenance (O&M) costs into eight major categories: taxes; labor; utilities; fuel; insurance; maintenance; administrative; and miscellaneous costs. Costs do not include debt service. However, in contrast to revenues, expenses do not distinguish between commercial space and apartments, making the calculation of "pure" residential operating and maintenance costs impossible, except in a smaller data set of residential-only buildings. Thus, operating costs, which are reported on an average per-unit basis, are comparatively high because they include various expenses for commercial space.

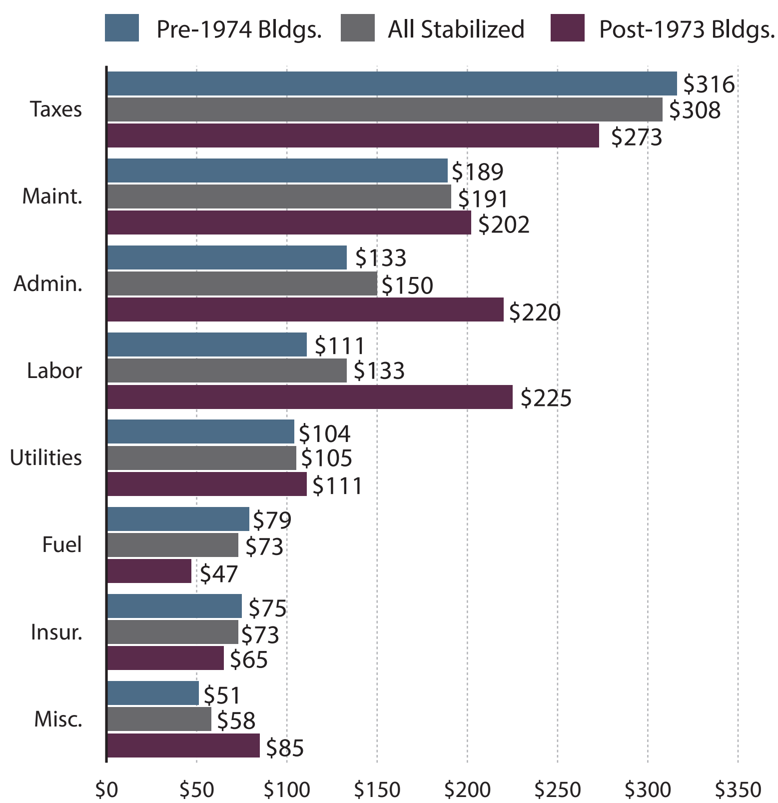
The average monthly O&M cost for units in buildings containing stabilized units was $1,091 in 2021. Costs were lower in units in pre-1974 structures ($1,059), and higher among post-1973 buildings ($1,228).

By borough, average costs were lowest in Staten Island ($774); followed by the Bronx ($833); Brooklyn ($940); and Queens ($996); and highest in Manhattan ($1,560). Within Manhattan, costs for units located in Core Manhattan averaged $1,918 a month, while the costs in Upper Manhattan were $1,112. Excluding Core Manhattan, the average monthly operating costs for stabilized building owners in New York City was $940. The graph on the next page details average monthly expenses by cost category and building age for 2021. The graph shows that taxes make up the largest expense, averaging 28.2% of all costs among buildings containing stabilized units.

Citywide, 2021 median O&M costs were $974. By borough, Manhattan had the highest median costs,

Average Monthly Expense per Dwelling Unit per Month

Taxes Remain Largest Expense in 2021



Source: NYC Department of Finance, 2021 RPIE Data

at $1,299 ($1,480 in Core Manhattan and $1,013 in Upper Manhattan); followed by Queens at $922; Brooklyn at $877: the Bronx at $829; and Staten Island at $803. Median monthly expenses in the City, excluding Core Manhattan, were $887 (Appendices C.1-C.3 break down average costs by borough and building age; Appendix C.4 details median costs; and Appendix C.6 details distribution of costs.)

In 1992, the NYC Department of Finance (DOF) and RGB staff tested RPIE expense data for accuracy. Initial examinations found that most "miscellaneous" costs were administrative or maintenance costs, while 15% were not valid business expenses. Further audits on the revenues and expenses of 46 rent stabilized properties revealed that O&M costs stated in RPIE filings were generally inflated by about 8%.

The annual *I&E Study* has always reported both unaudited O&M expenses, and well as audited expenses (with O&M costs adjusted downwards as based on the results of the 1992 audit). However, since the original audit was conducted over thirty years ago and included a limited number of properties, staff will now begin using an alternate methodology to adjust O&M expenses. The RPIE data provided to the RGB by DOF includes records that have had income and expenses adjusted by DOF when they consider these figures to be outside of what is reasonable as part of their assessment valuations, including adjustments to expense ratios and vacancy rates. For the first time, staff also requested the subset of this data that includes only those properties where no adjustments have been deemed necessary. To calculate an adjustment in costs, staff calculated the difference between the weighted average operating costs among buildings that did not have any DOF assessment adjustments and compared it to the weighted average operating costs found in the main data set. While not a perfect replacement for an updated audit, RGB staff believes it is a more accurate adjustment because it uses current expense data. Average costs among the main data set was 4.94 percentage points larger than among the non-adjusted building data set. Therefore, this year's new cost adjustment reduces expenses by 4.94%. Adjustment of the 2021 RPIE O&M cost ($1,091) by the results of this year's cost adjustment results in an average monthly O&M cost of $1,037.

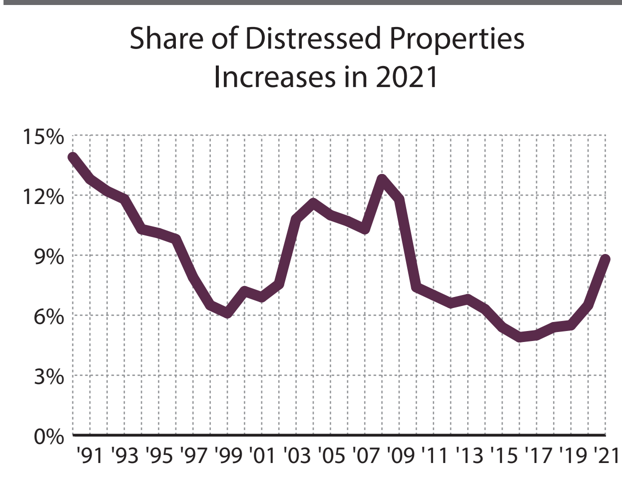
Just as buildings without commercial space typically generate less revenue on a per-unit basis than stabilized properties with commercial space, operating expenses in these buildings tend to be lower on average than in buildings with a mixture of uses. In 2021, average unadjusted O&M costs for "residential-only" buildings were $1,001 per month. When applying the 4.94% expense adjustment, average adjusted O&M costs for these buildings were $952 per month. Thus, residential-only buildings have average adjusted O&M costs that are 8.2% lower than all buildings.

Distressed Buildings

Buildings that have operating and maintenance costs that exceed gross income are considered, for the purposes of this study, distressed. Among the properties in 2021 that filed RPIEs, 1,313 buildings, equal to 8.8% of the total number of buildings containing stabilized units, had reported O&M costs that exceeded gross income this year. This was 2.3 percentage points higher than the prior year. Since 1990, when 13.9% of stabilized properties were considered distressed, the proportion of distressed buildings declined to as low as 4.9% in 2016. The proportion of distressed properties has since risen each the last five years, to the most recent 8.8%, the highest level since 2009. (See graph on this page). Comparing Core Manhattan to the rest of the City, the proportion of distressed properties in Core Manhattan rose 4.3 percentage points from 2020 to 2021, compared to a 1.6 percentage point increase in the rest of the City.

By borough, 58.8% of distressed buildings are in Manhattan; while the remaining buildings are in the Bronx (15.7%); Brooklyn (14.5%); Queens (10.5%); and Staten Island (0.5%). (See Appendix C.7 for a complete breakdown of distressed buildings by borough, building size and building age.)

Proportion of Distressed Properties, 1990-2021



Source: NYC Department of Finance, 1990-2021 RPIE Data

Net Operating Income

Revenues exceed operating costs in nearly all buildings, yielding funds that can be used for mortgage payments, improvements and/or pre-tax profit. The amount of income remaining after operating and maintenance (O&M) expenses are paid is typically referred to as Net Operating Income (NOI). While financing costs, taxes, and appreciation help to determine the ultimate value of a property, NOI is a good indicator of its basic financial condition. Moreover, changes in NOI are easier to track on an aggregated basis than changes in profitability, which require an individualized examination of return on capital placed at risk.

On average, apartments in buildings containing stabilized units generated $576 of net income per month in 2021, with units in post-1973 buildings earning more ($1,181 per month) than those in pre-1974 buildings ($436 per month).

Average monthly, per-unit NOI is greater among stabilized properties in Manhattan ($685) than for those in the other boroughs: $663 in Brooklyn; $541 in Queens; $413 in the Bronx; and $399 in Staten Island. There was a notable difference when looking at NOI on a sub-borough level in Manhattan. Core Manhattan properties earned on average $828 per unit per month in NOI, 64% greater than properties in Upper Manhattan, which earned an average NOI of $505. The monthly NOI average calculated Citywide, excluding Core Manhattan, was $523.

Looking at the NOI using adjusted expense figures, the monthly Citywide NOI in 2021 was $630 per unit.

Average monthly unadjusted NOI in "residential-only" properties Citywide was $500 per unit in 2021, 13.2% lower than the average for all buildings containing stabilized units.

NOI reflects the revenue available after payment of operating costs; that is, the amount of money owners have for financing their buildings;

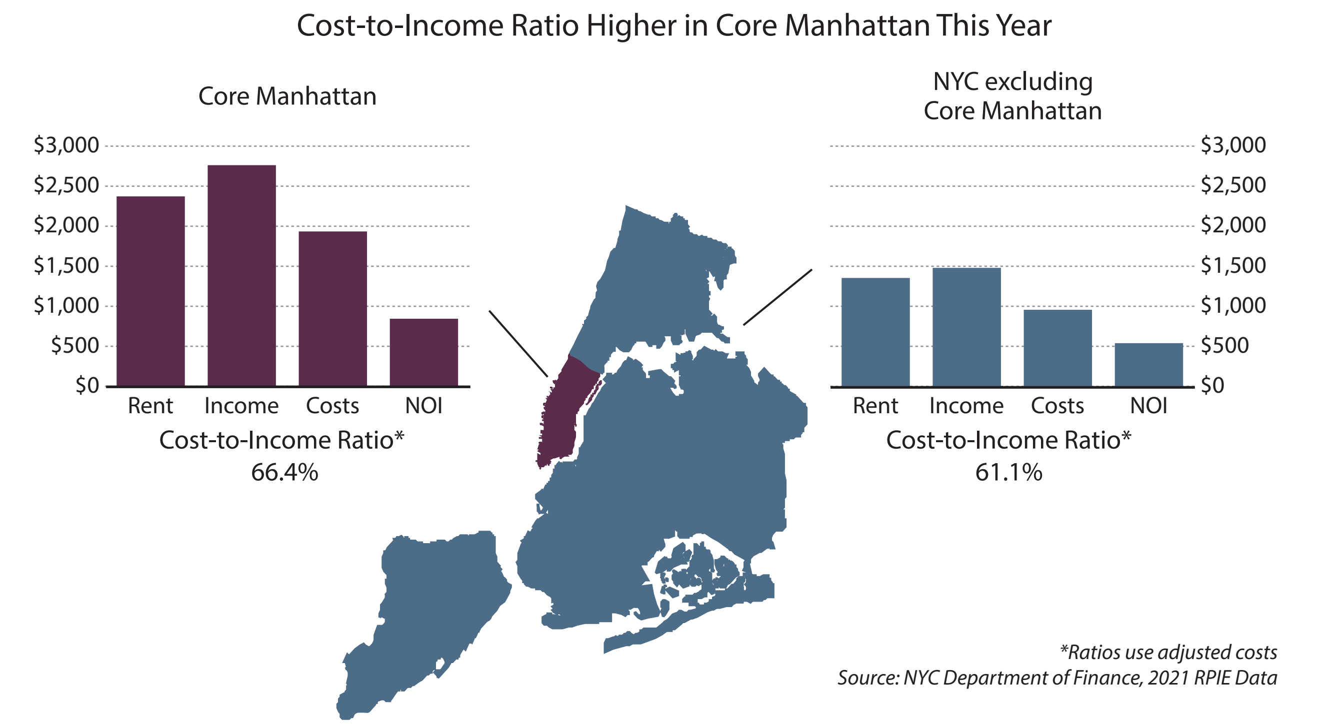
making capital improvements; paying income taxes and taking profits. While NOI should not be the only criterion to determine the ultimate profitability of a property, it is a useful exercise to calculate the annual NOI for a hypothetical "average stabilized building" with 11 or more units. Multiplying the average unadjusted monthly NOI of $576 per unit by the typical size of buildings in this year's analysis (an average of 46.6 units) yields an estimated average annual NOI of approximately $322,300 in 2021. In NYC excluding Core Manhattan, the monthly NOI of $523 per unit multiplied by the typical size of buildings in this year's analysis outside Core Manhattan (also 46.6 units) yields an estimated average annual NOI of approximately $292,400. (For NOI averages by borough, building age, and size, see details in Appendix C.5.)

Operating Cost Ratios

Another way to evaluate the financial condition of buildings that contain rent stabilized units is by measuring the ratio of expenses to revenues. Traditionally, the RGB has used O&M Cost-to-Income and O&M Cost-to-Rent ratios to assess the overall health of the stabilized housing stock, assuming that owners are better off by spending a lower percentage of revenue on expenses. Using the newly updated expense adjustment method (as discussed on page 32), the expense-adjusted Cost-to-Income ratio in 2021 was 62.2%. This means that, on average, owners of rent stabilized properties spent roughly 62.2 cents out of every dollar of revenue on operating and maintenance costs in 2021. Looking at unadjusted expenses, the Cost-to-Income ratio in 2021 was 65.4%. In addition, the unadjusted median Cost-to-Income ratio was 70% in 2021.

Examining the ratio of costs to rent collections, using the newly updated adjustment method, adjusted operating costs in 2021 were 69.4% of revenues from rent. Using unadjusted expenses, the Cost-to-Rent ratio in 2021 was 73.0%. Looking at the unadjusted median Cost-to-Rent ratio, it was 76% in 2021.

Average Monthly Rent, Income, Operating Costs, NOI, and Cost-to-Income Ratios, Core Manhattan vs. Rest of the City, 2021



**Ratios use adjusted costs*
Source: NYC Department of Finance, 2021 RPIE Data

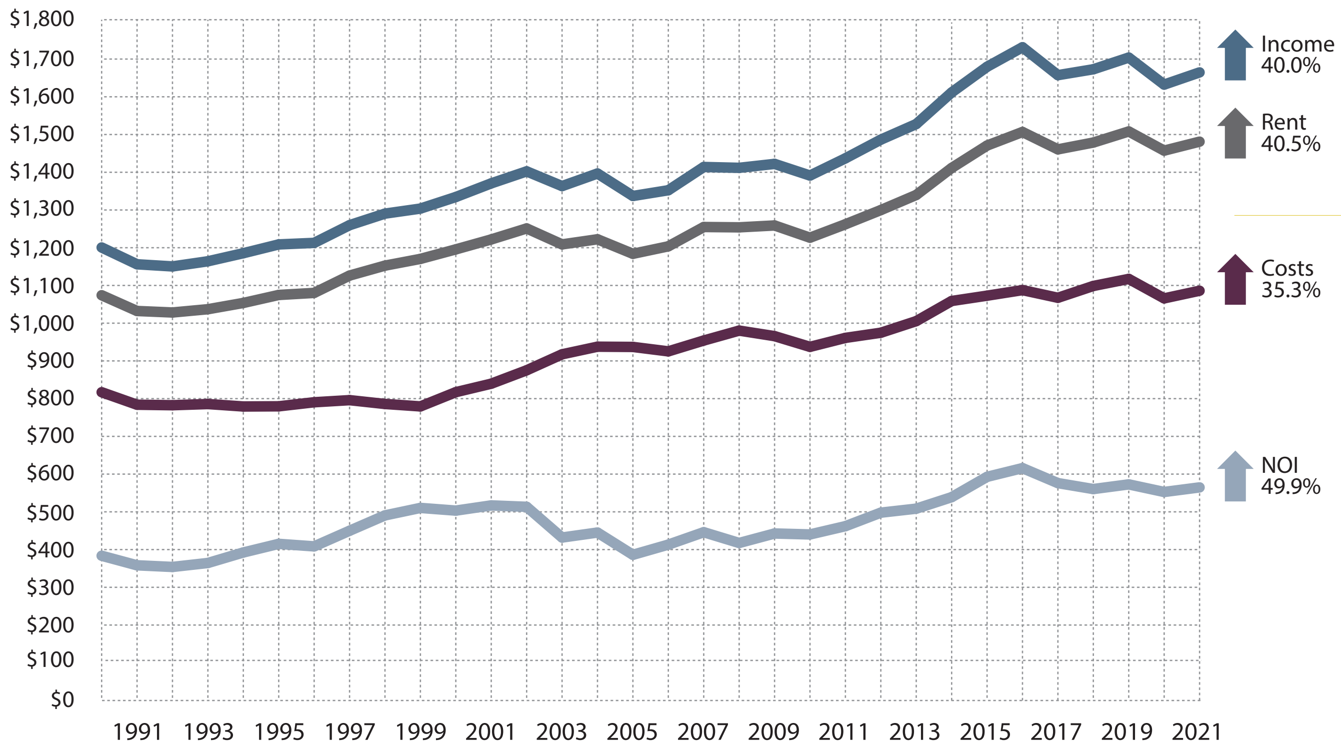
Rents, income, and costs per unit were on average highest in Core Manhattan in 2021 (see map and graphs on the previous page). Excluding Core Manhattan, average revenue and costs figures are lower, and have different expense to revenue ratios. In 2021, the adjusted Cost-to-Income Ratio for the rest of the City was 61.1%, 5.3 percentage points lower than the Cost-to-Income Ratio for buildings in Manhattan's Core (66.4%). These figures indicate that, on average, owners of buildings that contain stabilized units outside of Core Manhattan spend about 5.3 cents less of every dollar of revenue on expenses, as compared to their counterparts in Core Manhattan. This is only the second time in the history of the survey that the Cost-to-Income ratio was greater in Core Manhattan than in the rest of the City.

In order to analyze Cost-to-Income ratios in more detail, DOF also calculates this ratio by decile. As previously discussed, half of all buildings containing stabilized units Citywide (or the 50th decile, also know at the median) have unadjusted Cost-to-Income ratios of 70% or less. This means that half of building owners paid no more than 70 cents out of every dollar of revenue on operating and maintenance costs in 2021. Examining the 30% decile level, three out of every ten building owners Citywide paid no more than 63 cents of every dollar of revenue on operating and maintenance costs, and the remaining seven pay more. Looking at another decile level, 70%, seven out of every ten building owners Citywide pay no more than 78 cents of every dollar of revenue on O&M costs, and the remaining three pay more. The complete table of all ten decile levels Citywide and by borough can be found in Appendix C.8.

Citywide Income, Rent, Costs, and NOI After Inflation, 1990-2021

Inflation-Adjusted Net Operating Income Up 49.9% Since 1990

(Average Monthly Income, Rent, Operating Costs, and NOI per Dwelling Unit in Constant 2021 Dollars)



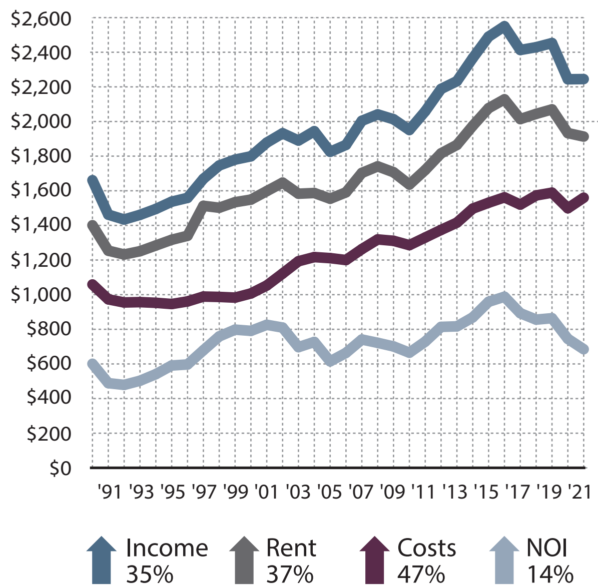
Note: Percent changes are point-to-point measurements.
Sources: NYC Rent Guidelines Board Income and Expense Studies, 1992-2023; NYC Department of Finance, 1990-2021 RPIE Data

Income, Rent, Costs, and NOI After Inflation per Borough, 1990-2021

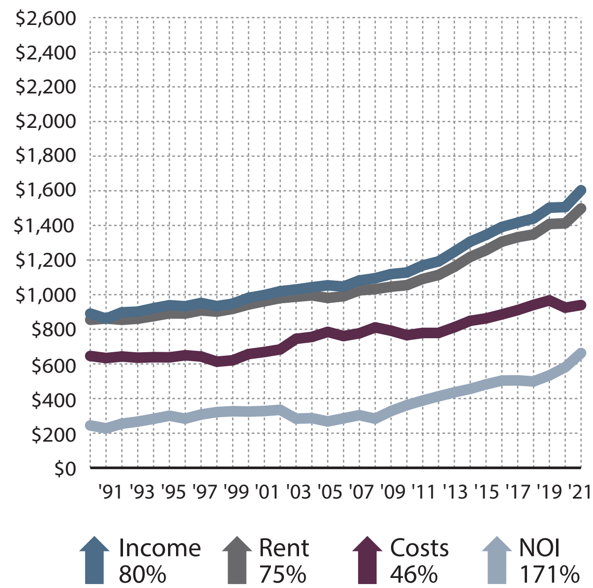
Since 1990, Inflation-Adjusted NOI Rises Citywide and in Each Borough

(Average Monthly Income, Rent, Operating Costs, and Net Operating Income per Dwelling Unit in Constant 2021 Dollars)

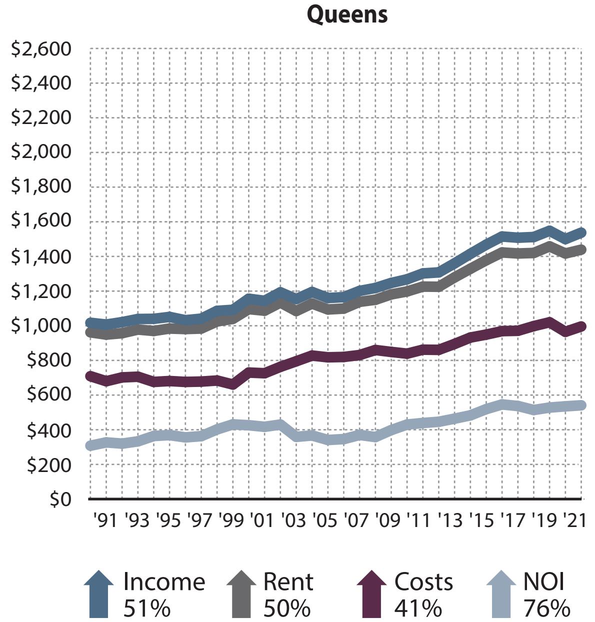
Manhattan



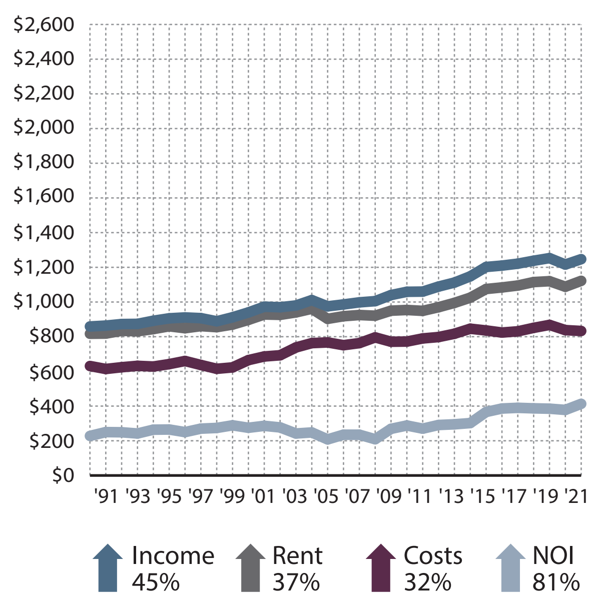
Brooklyn



Queens



Bronx



Notes: Percent changes are point-to-point measurements.
Staten Island is excluded due to insufficient data from prior years.
Sources: NYC Rent Guidelines Board Income and Expense Studies, 1992-2023;
NYC Department of Finance, 1990-2021 RPIE Data

Net Operating Income After Inflation

The amount of net operating income is a function of the level of expense and the level of revenue in each year (revenues minus operating expenses equals net operating income). Adjusting historic NOI as well as rent, income and costs figures for inflation (in constant 2021 dollars), and comparing different base years to the latest data available is a useful way to assess the health of the stabilized housing stock because it helps to determine if buildings generate enough revenue to be properly maintained, as well as how well revenues have been meeting or exceeding expenses without erosion by inflation.

Point-to-point comparisons of average figures show that, from 1990 to 2021, after adjusting for inflation, NOI has increased 49.9% (see graph on page 35). This indicates that revenues have outpaced expenses to the extent that average monthly NOI was 49.9% more in 2021 than it was in 1990, after adjusting for inflation.[6]

Rent, income, and costs can be compared similarly. Between 1990 and 2021, inflation-adjusted rent increased a cumulative 40.5%, income by 40.0%, and costs by 35.3%, resulting in the increase in NOI, after inflation, of 49.9%.

While the Citywide graph of inflation-adjusted revenue, expense, and NOI figures is useful for demonstrating the overall stabilized rental housing market, disaggregating the same figures by borough shows how the market can differ from area to area. Looking at the boroughs individually, from 1990 to 2021, all boroughs except Manhattan saw sizable increases in their NOI, with Brooklyn seeing the largest increase, with NOI increasing 171%; followed by Queens, up 76%; the Bronx, up 81%; and Manhattan, up just 14% (see graphs on previous page).

Longitudinal Analysis

The longitudinal section of this study, as reported by owners in their RPIE filings to DOF over two consecutive years, measures changes in rent, income, costs, operating cost ratios, and net operating income that occurred in the same set of 14,102 buildings from calendar year 2020 to calendar year 2021.

Rents and Income

Rent collections change for a number of reasons, including increases allowed under RGB guidelines; combining apartments; individual apartments improvements (IAIs); building-wide major capital improvements (MCIs); vacancies; and nonpayment of rent.

Average rent collections, in buildings containing stabilized units fell by 1.2% from 2020 to 2021. However, rent collections on average fell among large, 100+ unit buildings, declining 3.2%, while rent collections grew in 11-19 unit buildings, rising 0.4% as well as in 20-99 units buildings, increasing 0.3%. Rent collections in pre-1974 buildings fell at a slower rate, down 0.6%, compared to post-1973 buildings, which declined by 2.6%.

Examining rent collections by borough, they rose in Staten Island, up 3.1%; the Bronx, up 2.4%; and Brooklyn, up 1.0%. However, rent collections declined 5.0% in Manhattan and 0.2% in Queens. Within Manhattan, Core Manhattan rents fell more, down 6.0%, while Upper Manhattan rents fell 2.8%. By contrast, rent collections in the City, excluding Core Manhattan, increased 0.5%. Median rent Citywide declined slightly, down 0.1%.

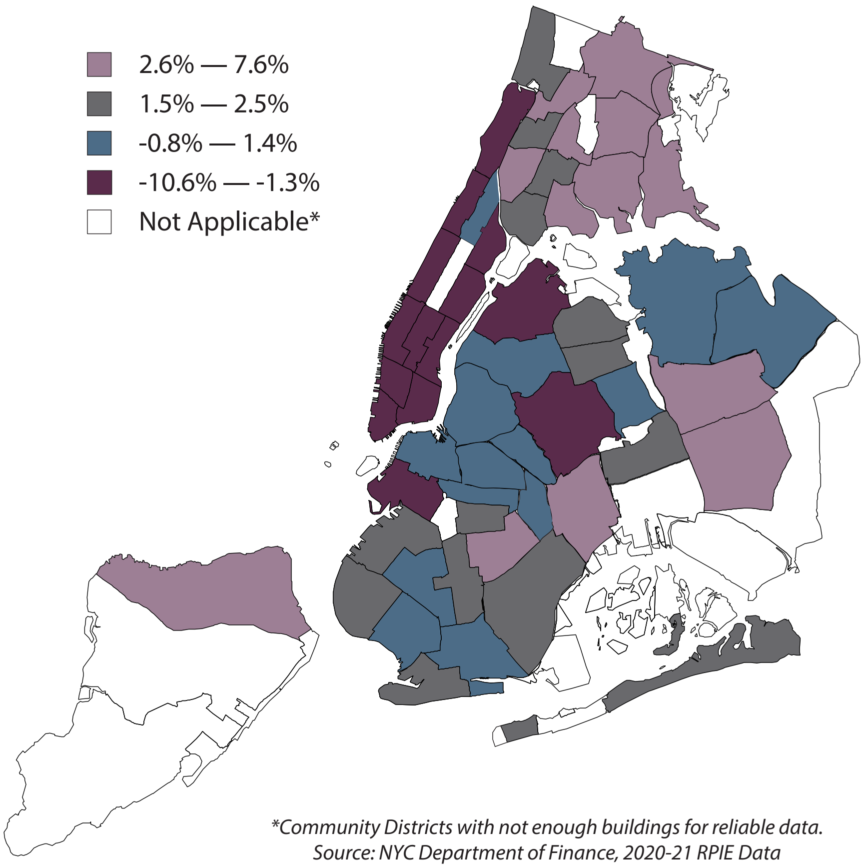
Looking at rent collections throughout New York City, about two-thirds of Community Districts saw an increase in average rent from 2020 to 2021. Every Bronx neighborhood saw rent rise, while only one neighborhood in Manhattan experienced rent growth.[7]

At the neighborhood level, the largest rent increases occurred in E. Tremont/Belmont, the Bronx, up 7.6%; North Shore, Staten Island, up 5.2%; Hunts Point/Longwood, the Bronx, up 5.1%; Kingsbridge Hts./Mosholu/Norwood, the Bronx, up 5.0%; and Hillcrest/Fresh Meadows, Queens, up 4.2%. The largest increase in Brooklyn was in East Flatbush, up 3.5%. The only Manhattan neighborhood that experienced rent growth was Central Harlem, up 1.4%.

However, the remaining third of Community Districts experienced a decline in average rents.

Change in Rent Collections by Community District, 2020-21

Collected Rents Increase in Two-Thirds of Community Districts



**Community Districts with not enough buildings for reliable data.*
Source: NYC Department of Finance, 2020-21 RPIE Data

The largest declines Citywide occurred in nine Manhattan neighborhoods, with the largest in the Financial District, down 10.6%; Upper East Side, down 8.7%; East Harlem, down 8.3%; and Stuyvesant Town/Turtle Bay, down 7.9%. The largest decline in Brooklyn occurred in Park Slope/Carroll Gardens, down 2.8%. The largest in Queens was in Astoria, down 1.5%. See map on this page and Appendix C.13 for a breakdown of changes in rent collections by Community District throughout NYC.

The average total income collected in buildings containing stabilized units, comprising apartment rents, commercial rents, and sales of services, fell 0.2% from 2020 to 2021. Revenues fell in post-1973 buildings, down 1.3%, but rose among pre-1974 buildings, up 0.2%.

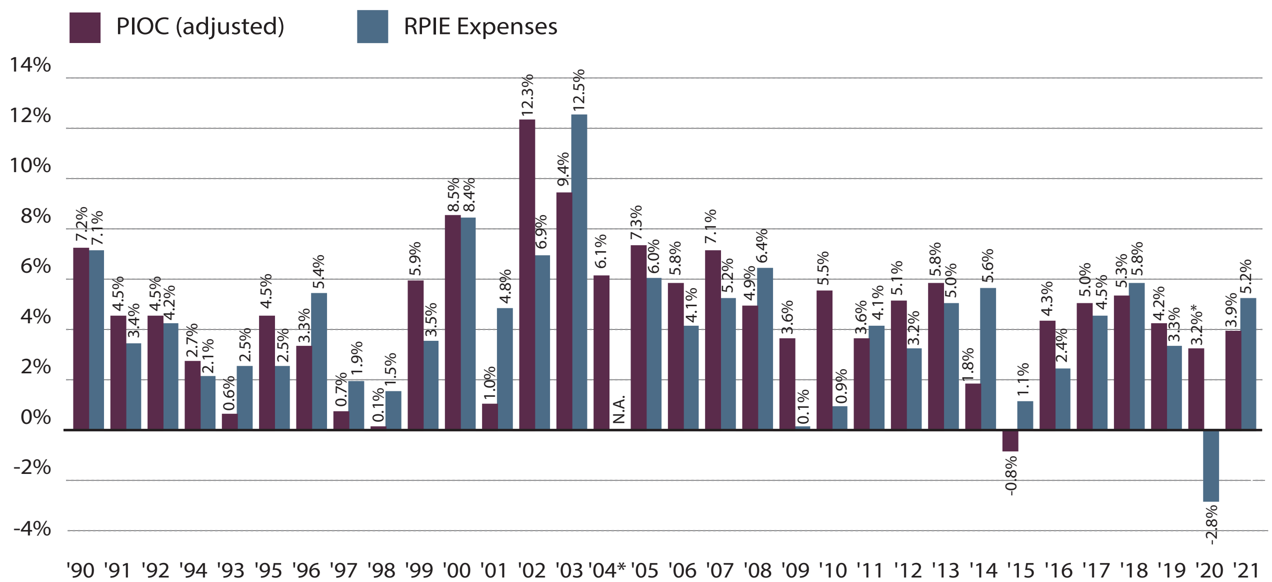
Around the City, income grew in every borough except Manhattan. Income grew the most in Staten Island, up 3.7%; followed by the Bronx, up 3.1%; Brooklyn, up 1.7%; and Queens, up 0.4%. Meanwhile, Manhattan income fell 3.5%, falling 4.9% in Core Manhattan and 0.4% in Upper Manhattan. Total income in the City, excluding Core Manhattan, rose 1.5%. Median income Citywide grew slightly, up 0.1%.

Operating Costs

Citywide, average expenses in buildings containing stabilized units rose 5.2% from 2020 to 2021. Post-1973 buildings saw a larger increase in expenses, up 5.5%, while pre-1974 buildings experienced a 5.2% increase in expenses. The change in operating costs varied by borough. Costs grew the most in the Bronx, up 5.8%;

Change in Operating & Maintenance Costs, RPIE and the PIOC, 1990 to 2021

In 2021, PIOC Costs Grew Less Than Owner-Reported RPIE Expenses



**Longitudinal RPIE data for 2004 is unavailable (see Endnote 5). 2020 PIOC data was revised from last year's report.*
Sources: NYC Department of Finance, 1990-2021 RPIE Data; RGB Price Index of Costs (PIOC) 1990-2021

followed by Manhattan and Brooklyn, both up 5.3%; Queens, up 4.5%; and Staten Island, up 1.6%. Within Manhattan, Upper Manhattan costs grew more, rising 7.4%, while costs grew 4.3% in Core Manhattan. Operating costs in the City excluding Core Manhattan rose by 5.6%. Meanwhile, median Citywide expenses grew 4.8%.

For a detailed breakdown of the changes in rent, income, and costs by building size, age, location, and stabilized unit proportions, see Appendices C.10 and C.11.

RPIE Expenses and the PIOC

Data sets from the RPIE and the RGB's long-running survey, the Price Index of Operating Costs (PIOC), provide a form of independent verification for the expense data in the other. However, precise comparison of I&E and PIOC data is somewhat difficult due to differences in the way each instrument defines costs and time periods. For example, there is a difference between when expenses are incurred and paid by owners as reported in the RPIE, versus the price quotes obtained from vendors for specific periods as surveyed in the PIOC. In addition, the PIOC primarily measures prices on a April to March basis, while most RPIE statements filed by landlords are based on the calendar year. (See Endnote 3.) To compare the two, weighted averages of each must be calculated, which may cause a loss in accuracy. Finally, the PIOC measures a hybrid of costs, cost-weighted prices, and pure prices, whereas the RPIE provides unadjusted owner-reported costs. The PIOC grew by 3.9% from 2020 to 2021, the same period as a 5.2% increase in I&E costs, a 1.4 percentage point difference.[8] (See graph on this page.)

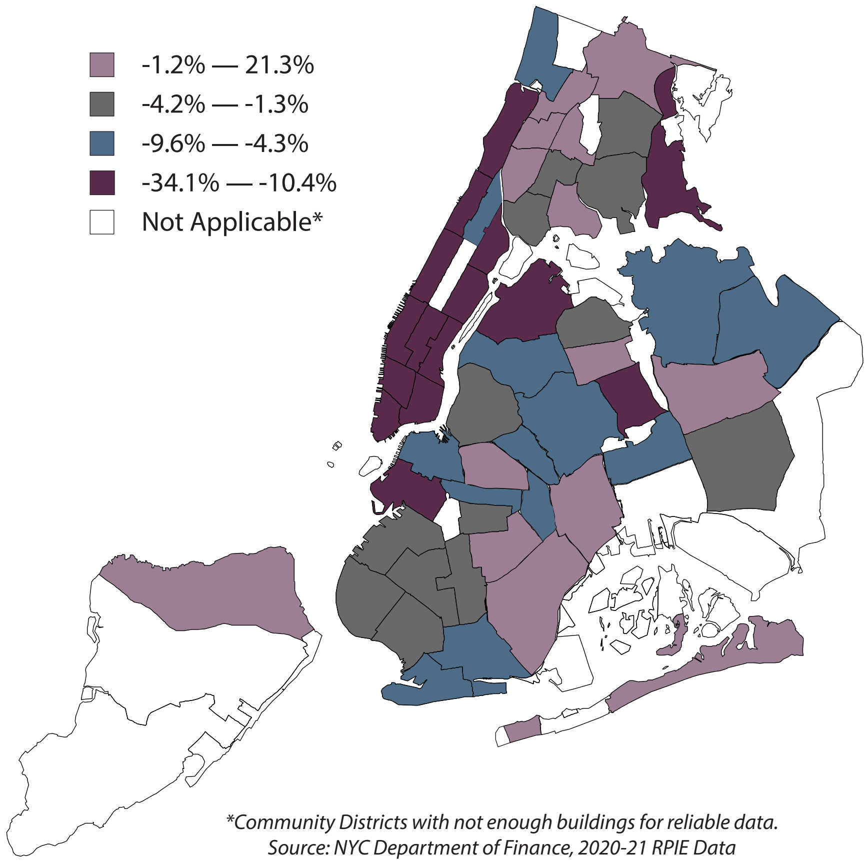
From 1990-91 to 2020-21, overall nominal costs measured in the PIOC increased at a greater rate, 265.4%, compared to RPIE data, which grew 219.9% over this period.[9]

Operating Cost Ratios

Between 2020 and 2021, the proportion of gross income spent on adjusted expenses (the O&M Cost-to-Income ratio) increased, rising by 3.2 percentage

Change in NOI by Community District, 2020-21

Net Operating Income Declines in 85% of Community Districts



**Community Districts with not enough buildings for reliable data.*
Source: NYC Department of Finance, 2020-21 RPIE Data

points. In addition, the proportion of rental income used for adjusted expenses (the O&M Cost-to-Rent ratio) also increased, up 4.2 percentage points from the prior year.[10]

Similarly, examining unadjusted expense data, the Cost-to-Income ratio rose by 3.4 percentage points from 2020 to 2021, and the Cost-to-Rent ratio increased by 4.4 percentage points.

Net Operating Income

Net Operating Income (NOI) refers to the earnings that remain after operating and maintenance (O&M) expenses are paid, but before payments of income tax and debt service. Citywide longitudinal NOI in buildings containing stabilized units fell by 9.1% from calendar year 2020 to calendar year 2021. Since 1990-91, when this study first calculated the change in NOI, it has declined five times: 2001-02, 2002-03, 2017-18, 2019-20 and this year. Citywide, NOI in post-1973 buildings fell 7.5%, while in older, pre-1974 buildings, it declined by 10.1%.

The average change in NOI from 2020 to 2021 varied throughout the City. NOI increased in Staten Island, where it rose 8.1%. However, NOI declined in the remaining boroughs, falling the most in Manhattan, down 19.1%. Within Manhattan, NOI fell 21.0% in Core Manhattan and 14.8% in Upper Manhattan. Elsewhere, NOI declined 6.3% in Queens; 2.8% in Brooklyn; and 1.9% in the Bronx. Monthly NOI in the City, excluding Core Manhattan, fell 5.1%. See Appendix C.12 for a breakdown of NOI by borough, building age, and building size.

At the Community District level, NOI increased in six neighborhoods. The largest increase occurred in North Shore, Staten Island, rising 21.3%; followed by Hillcrest/Fresh Meadows, Queens, up 4.1%; and East Flatbush, Brooklyn, up 4.0%. The largest increase in the Bronx occurred in Highbridge/S. Concourse, rising 1.1%. Not a single Manhattan district saw NOI rise.

By contrast, NOI fell in 46 neighborhoods and was unchanged in two. The largest declines occurred in eleven Manhattan neighborhoods, with the largest in the Financial District, down 34.1%; Upper East Side, down 29.6%; and Stuyvesant Town/Turtle Bay, down 28.8%. The largest decline in Queens occurred in Astoria, falling 10.8%; the largest Bronx decline was in Throgs Neck/Co-op City, down 10.7%; and the largest Brooklyn decline was in Park Slope/Carroll Gardens, down 9.6%.

The map on the previous page and Appendix C.13 shows how NOI varied in each neighborhood throughout NYC. (See Endnote 7.)

Proportional Stabilized Unit Analysis

Until this point, this study has examined buildings that contain at least one rent stabilized unit. In recent years, RGB board members have asked RGB staff to also examine buildings based on the proportion of stabilized units in buildings. The RGB requested that the DOF prepare supplemental data for buildings that contain at least 50% stabilized units; at least 80% stabilized units; and 100% stabilized units (that is, all residential units are stabilized), and prepared the following analysis.

Location of Buildings by Stabilized Proportion

Citywide, 53% of buildings that contain at least one stabilized unit are 100% stabilized. However, the analysis shows that there is a sizable difference in the proportion of rent stabilized units within buildings when comparing Core Manhattan to the other parts of the City. Buildings that are entirely rent stabilized comprise 68% of buildings containing at least one stabilized unit in the City excluding Core Manhattan, compared to just 16% in Core Manhattan alone.

Looking further at the proportion of buildings that are entirely rent stabilized, the proportions are: 76% in the Bronx; 66% in Brooklyn; 51% in Upper Manhattan; 52% on Staten Island;[11] and 50% in Queens. Appendix C.15 illustrates the proportion of buildings containing at least one rent stabilized unit in each category, broken down by location.

Cost-to-Income Ratios: Core Manhattan vs. Rest of the City

The table on this page illustrates unadjusted 2021 cost-to-income ratios based on a building's proportion of stabilized units, broken down into three categories: Citywide, Core Manhattan and the City excluding Core Manhattan. Among buildings containing at least one stabilized unit, the cost-to-income ratio in Core Manhattan is 69.8%, 5.6 percentage points higher than the 64.3% in the City excluding Core Manhattan. However, among 50%+ stabilized buildings, the Core Manhattan's

Unadjusted Cost-to Income Ratios

	All Buildings Containing Stabilized Units	50%+ Stabilized	80%+ Stabilized	100% Stabilized
Citywide	65.4%	63.9%	63.5%	65.7%
Core Manhattan	69.8%	63.5%	60.1%	67.3%
City w/o Core Manhattan	64.3%	64.2%	64.1%	65.9%

Source: NYC Department of Finance, 2021 RPIE Data

cost-to-income ratio is 0.7 percentage points lower than in the rest of the City. Among 80%+ stabilized buildings, the gap grows to 4.1 percentage points. However, in buildings entirely stabilized, the Core Manhattan ratio is once again greater than in the rest of the City, with a 1.4 percentage point difference. (See Endnote 8.)

Longitudinal Change in Average Rent, Income, Costs and NOI

Next is an examination of the average longitudinal rent, income, costs, and NOI changes from 2020 to 2021 per unit per month, by location and proportion of rent stabilized units. In much of the City, as the proportion of stabilized units in a building increases, the decline in NOI gets smaller. Citywide, as discussed previously, there was a 9.1% decline in NOI among buildings containing at least one stabilized unit. However, in 50%+ stabilized buildings, NOI declined 8.6%; in 80%+ buildings, NOI declined 7.0%; and among entirely stabilized buildings, NOI fell 4.0%. Comparing Core Manhattan to the rest of the City, a similar trend occurs. However, as discussed earlier, NOI declined much more in Core Manhattan, compared to the rest of the City. In Core Manhattan, NOI declined 21.0% among buildings with at least one stabilized unit, while among 100% stabilized buildings in Core Manhattan, NOI fell 16.7%. In the City excluding Core Manhattan, NOI declined 5.1% among buildings with at least one stabilized unit, while among 100% stabilized buildings in the rest of the City, NOI fell 3.3%. See table on next page for the change in average rent, income, costs and NOI among all categories of buildings as well as among the boroughs.

Distressed Buildings

As discussed earlier, buildings that have O&M costs that exceed gross income are considered distressed. In the main analysis, 8.8% of properties Citywide are distressed. In particular, properties in Core Manhattan were more likely to be in distress, with 13.4% of these buildings falling into that category. By contrast, in the remainder of the City, 7.1% of properties are distressed, a 6.2 percentage point difference. (See Endnote 8.)

Examining buildings that contain differing proportions of stabilized units found a similar trend. Among buildings containing 50% or more stabilized units, 16.1% of buildings in Core Manhattan were distressed, compared to 6.2% elsewhere in the City, a ten percentage point difference. Among 80% stabilized buildings, 17.1% of Core Manhattan were distressed while 6.1% were elsewhere in the City, a 10.9 percentage point difference. And among entirely stabilized buildings, 15.9% of Core Manhattan were distressed while 6.1% were distressed elsewhere in the City, a 9.9 percentage point difference. (See Endnote 8.)

Summary

This year's main *Income and Expense Study,* which reflects the significant impact of the second year of the COVID-19 pandemic on NYC's housing market, includes a sample size of over 14,900 buildings that contain rent stabilized units (a total of over 695,000 units), while the longitudinal study includes over 14,100 of these buildings (with a total of almost 658,000 units). Citywide, longitudinal data from calendar year 2020 to calendar year 2021 indicates that average rent fell by 1.2%; revenue collections decreased by 0.2%; and expenses rose by 5.2%. Since expenses grew while income declined, NOI Citywide fell by 9.1%. (See table on page 44 for historical data.) However, there is a sizable difference in the decline in NOI based on a building's location. NOI fell 21.0% in Core Manhattan, compared to 5.1% elsewhere in the City, a 15.9 percentage point difference. In addition, longitudinal data from calendar year 2020 to calendar year 2021 shows that the proportion of gross income spent on adjusted expenses (the O&M Cost-to-Income ratio) increased, rising by 3.2 percentage points. In addition, the proportion of distressed properties Citywide rose by 2.3 percentage points, to 8.8%.

Methodology

The information in this report was generated by analyzing data sets derived from RPIE forms filed

Average Change in Rent, Income, Costs and NOI by Proportion of a Building's Stabilized Units, 2020-21				
	Avg. Rent Change	Avg. Income Change	Avg. Cost Change	Avg. NOI Change
Citywide*	**-1.2%**	**-0.2%**	**5.2%**	**-9.1%**
50%+ Stabilized	-0.8%	0.2%	5.9%	-8.6%
80%+ Stabilized	-0.2%	0.7%	5.7%	-7.0%
100% Stabilized	1.4%	2.0%	5.5%	-4.0%
Manhattan*	**-5.0%**	**-3.5%**	**5.3%**	**-19.1%**
50%+ Stabilized	-4.9%	-3.3%	7.4%	-19.1%
80%+ Stabilized	-5.2%	-3.3%	7.3%	-18.0%
100% Stabilized	-1.3%	-0.6%	6.3%	-13.3%
Bronx*	**2.4%**	**3.1%**	**5.8%**	**-1.9%**
50%+ Stabilized	2.1%	3.0%	5.6%	-1.9%
80%+ Stabilized	2.1%	3.0%	5.7%	-1.9%
100% Stabilized	2.6%	3.2%	5.8%	-1.9%
Brooklyn*	**1.0%**	**1.7%**	**5.3%**	**-2.8%**
50%+ Stabilized	1.0%	1.8%	5.5%	-2.9%
80%+ Stabilized	1.1%	1.8%	5.1%	-2.7%
100% Stabilized	1.2%	1.8%	4.7%	-2.4%
Queens*	**-0.2%**	**0.4%**	**4.5%**	**-6.3%**
50%+ Stabilized	-0.5%	-0.1%	4.6%	-7.6%
80%+ Stabilized	0.0%	0.5%	4.7%	-6.4%
100% Stabilized	1.1%	1.7%	5.6%	-5.0%
Staten Island*	**3.1%**	**3.7%**	**1.6%**	**8.1%**
50%+ Stabilized	1.1%	1.8%	4.1%	-2.7%
80%+ Stabilized	1.3%	2.0%	3.8%	-1.7%
100% Stabilized	3.3%	3.3%	2.6%	4.8%
Core Manhattan*	**-6.0%**	**-4.9%**	**4.3%**	**-21.0%**
50%+ Stabilized	-6.1%	-5.3%	7.2%	-21.6%
80%+ Stabilized	-6.8%	-6.2%	6.5%	-20.8%
100% Stabilized	-1.2%	-2.9%	5.7%	-16.7%
Upper Manhattan*	**-2.8%**	**-0.4%**	**7.4%**	**-14.8%**
50%+ Stabilized	-3.3%	-0.5%	7.8%	-15.0%
80%+ Stabilized	-3.6%	-0.6%	8.0%	-14.8%
100% Stabilized	-1.3%	0.6%	6.6%	-11.2%
City w/o Core Manhattan*	**0.5%**	**1.5%**	**5.6%**	**-5.1%**
50%+ Stabilized	0.3%	1.4%	5.7%	-5.5%
80%+ Stabilized	0.6%	1.6%	5.6%	-4.9%
100% Stabilized	1.5%	2.3%	5.4%	-3.3%

**All buildings that contain at least one rent stabilized unit in row. Source: NYC Department of Finance, 2021 RPIE Data*

Changes in Average Monthly Rent, Income, Operating Costs, and Net Operating Income per Dwelling Unit, 1990-2021				
Net Operating Income (NOI) Fell from 2020 to 2021				
	Avg. Rent Growth	**Avg. Income Growth**	**Avg. Cost Growth**	**Avg. NOI Growth**
1990-91	3.4%	3.2%	3.4%	2.8%
1991-92	3.5%	3.1%	4.2%	1.2%
1992-93	3.8%	3.4%	2.1%	6.3%
1993-94	4.5%	4.7%	2.5%	9.3%
1994-95	4.3%	4.4%	2.5%	8.0%
1995-96	4.1%	4.3%	5.4%	2.3%
1996-97	5.4%	5.2%	1.9%	11.4%
1997-98	5.5%	5.3%	1.5%	11.8%
1998-99	5.5%	5.5%	3.5%	8.7%
1999-00	6.2%	6.5%	8.4%	3.5%
2000-01	4.9%	5.2%	4.8%	5.9%
2001-02	4.0%	4.1%	6.9%	-0.1%
2002-03	3.6%	4.5%	12.5%	-8.7%
2003-04	-	-	-	-
2004-05	4.6%	4.7%	6.0%	1.6%
2005-06	5.6%	5.5%	4.1%	8.8%
2006-07	6.5%	6.5%	5.2%	9.3%
2007-08	5.8%	6.2%	6.4%	5.8%
2008-09	1.4%	1.8%	0.1%	5.8%
2009-10	0.7%	1.2%	0.9%	1.8%
2010-11	4.4%	4.5%	4.1%	5.6%
2011-12	5.0%	5.3%	3.2%	9.6%
2012-13	4.5%	4.5%	5.0%	3.4%
2013-14	4.8%	4.9%	5.6%	3.5%
2014-15	4.4%	4.4%	1.1%	10.8%
2015-16	3.1%	3.1%	2.4%	4.4%
2016-17	3.0%	3.0%	4.5%	0.4%
2017-18	3.7%	3.6%	5.8%	-0.6%
2018-19	3.3%	3.2%	3.3%	2.9%
2019-20	-3.8%	-4.6%	-2.8%	-7.8%
2020-21	**-1.2%**	**-0.2%**	**5.2%**	**-9.1%**

Note: Longitudinal data from 2003-04 is unavailable. Source: NYC Department of Finance, 1990-2021 RPIE Data with the DOF in 2022 by owners of apartment buildings with primarily eleven or more dwelling units. The data in these forms, which reflects financial conditions in buildings containing stabilized units for the year 2021, was made available to the RGB beginning in January 2023 for analysis. Unit averages contained in this analysis were computed by the NYC Department of Finance (DOF). The averages were then weighted by the RGB using data from NYS Homes and Community Renewal, DOF, and the NYC Department of Housing Preservation and Development, to calculate averages that are representative of the population of residential buildings in New York City. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the DOF. In addition, medians were calculated and included in this report. The medians derived from the data were also produced by the DOF but are unweighted.

Two types of summarized data, primary RPIE data and longitudinal data, were obtained for buildings containing stabilized units. The primary RPIE data, which provides a "snapshot" or "moment-in-time" view, comes from properties that filed RPIE forms in 2021, or alternatively, TCIE (Tax Commission Income & Expense) forms. Data from the forms were used to compute average and median rents, operating costs, etc., for 2021. Longitudinal data, which provide a direct comparison of identical elements over time, encompass properties that filed RPIE/TCIE forms for the years 2020 and 2021. The longitudinal data describe changing conditions in average rents, operating costs, etc., by comparing forms from the same buildings over two years. Thus, the main part this report measures conditions existing throughout 2021, while the longitudinal data section measures changes in conditions that occurred from 2020 to 2021.

This year, 14,904 buildings containing rent stabilized units were analyzed in the main RPIE study and 14,102 buildings were examined in the longitudinal study. (There were fewer buildings in the longitudinal study because not all buildings filed and/or could be matched both years.) The collection of buildings was created by matching a list of properties registered with HCR against building data found in 2022 RPIE or TCIE statements (or 2021 and 2022 statements for the longitudinal study). A building is considered rent stabilized if it contains at least one rent stabilized unit.

Once the two data sets were drawn, properties that met the following criteria were not included:

- Buildings containing fewer than 11 units. Owners of buildings with fewer than 11 apartments (without commercial units) are not required to file RPIE forms;
- For the main part of this study, owners who did not file an RPIE or TCIE form in 2022; for the longitudinal study, owners who did not file an RPIE or TCIE form in both 2021 and 2022;
- No unit count could be found in RPIE/TCIE records; and
- No apartment rent or income figures were recorded on the RPIE or TCIE forms. In these cases, forms were improperly completed or the building was vacant.

Three additional methods were used to screen the data so properties with inaccurate building information could be removed to protect the integrity of the data:

- In early I&E studies, the NYC Department of Finance used the total number of units from their Real Property Assessment Data (RPAD) files to classify buildings by size and location. RGB researchers found that sometimes the unit counts on RPIE forms were different than those on the RPAD file, and deemed the residential counts from the RPIE form more reliable;
- Average monthly rents for each building were compared to rent intervals for each borough to improve data quality. Properties with average rents outside of the borough rent ranges were removed from all data. Such screening for outliers is critical since such deviations may reflect data entry errors, and thus could skew the analysis; and
- Buildings in which operating costs exceeded income by more than 300% as well as buildings above the 99th percentile or below the 1st percentile were excluded.

As in prior studies, after compiling both data sets, the NYC Department of Finance categorized data reflecting particular types of buildings throughout the five boroughs (e.g., structures with 20-99 units).

In addition,[12] previous versions of the *Income and Expense Study* examined data based on whether a building was built pre- or post-war (i.e., before 1947 or after 1946). Beginning this year, this Study now stratifies buildings based on whether they were constructed prior to 1974, or on or after January 1, 1974. With passage of the Emergency Tenant Protection Act (ETPA) of 1974, buildings containing six or more residential units constructed prior to 1974 are rent stabilized. However, generally speaking, buildings constructed or extensively renovated after 1973 are subject to rent stabilization only because the owner has agreed to receive tax benefits in exchange for entering the rent stabilization program. Since post-1973 buildings typically remain rent stabilized only for the duration of their tax benefits, the number of buildings entering and leaving stabilization in this category is more fluid than the pre-1974 buildings. The proportion of post-1973 buildings is also much smaller than the number of pre-1974 buildings, with just 6% of buildings in the RPIE analysis having been built post-1973. ❒

Endnotes

1. Core Manhattan represents the area south of W 110th and E 96th Streets. Upper Manhattan is the remainder of the borough.

2. Preferential rents refer to actual rent paid, which is lower than the “legal rent,” or the maximum amount the owner is entitled to charge. Owners can offer preferential rents when the current market cannot bear the legal rent. According to HCR, approximately 31.7% of all 2021 apartment registrations filed indicate a preferential rent. Effective June 2019, the Housing Stability & Tenant Protection Act of 2019 requires preferential rents to remain in effect for the duration of a tenancy, and rent may only be raised to the “legal rent” upon vacancy.

3. According to the NYC Department of Finance, over 90% of owners filing RPIEs report income and expense data by calendar year. In earlier reports, adjusted HCR data was calculated on a July-to-June fiscal year. Beginning with the 2008 *Income and Expense Study*, adjustment of HCR Citywide data was calculated on the January-to-December calendar year, so figures may differ from data reported in prior years.

4. Since the 2008 *Income and Expense Study*, adjustment of the RGB Rent Index has been calculated on a January-to-December calendar year. Also see Endnote 3.In addition, while not reflected in the period of this Study, the RGB Rent Index for calendar year 2022 was 2.0%.

5. RPIE longitudinal data from 2003-04 is excluded from this study because no longitudinal data was available for 2003-04. Therefore, the growth in RPIE collected rents, 205.8%, is understated. To make a more valid comparison between the three indices, cumulative increases in both the RGB Rent Index and HCR contract rent calculations exclude 2003-04 data as well. If 2003-04 data were included, the RGB Rent Index increased 210.2%, and the HCR rent increased 259.9%.

6. The year 1990 is used as the beginning of a point-to-point comparison because that is the first year in which a greatly expanded base of Real Property Income and Expense (RPIE) data was made available.

7. Five Community Districts (CDs) were excluded from this analysis because they contained too few buildings for the data to be reliable. Unlike Citywide and borough level rent and expense data, average CD rents and expenses are unweighted and do not necessarily represent the entire population of buildings in these Community Districts. All averages were computed by the NYC Department of Finance.

8. Numbers may not add up due to rounding.

9. Due to the unavailability of RPIE longitudinal data for 2003-04, PIOC data from 2003-04 is also excluded from this comparison.

10. The longitudinal adjusted cost-to-income ratio was 59.1% in 2020 and 62.3% in 2021, a 3.2 percentage point increase. The longitudinal adjusted rent-to-income ratio was 65.1% in 2020 and 69.3% in 2021, a 4.2 percentage point increase.

11. Note that there are only 83 buildings that contain at least one rent stabilized unit in Staten Island.

12. TCIE (Tax Commission Income & Expense) forms are used by the NYC Department of Finance when RPIE forms are not filed by owners. An owner may file a TCIE form when making a claim that their property was incorrectly assessed or improperly denied an exemption from real property tax.

New York City Rent Guidelines Board

2023 Mortgage Survey Report

What's New

- ☑ Average interest rates for new multifamily mortgages increased 212 basis points, to 6.02% this year.
- ☑ Average points for new loans fell from 0.32 points last year to 0.29 points this year.
- ☑ Average maximum loan-to-value ratios decreased from 73.8% last year to 72.5% this year.
- ☑ Vacancy and collection losses decreased from 4.05% last year to 3.40% this year.
- ☑ A total of 889 buildings containing rent stabilized units were sold Citywide in 2022, a 14% increase from the prior year.

Introduction

Section 26-510 (b)(iii) of the Rent Stabilization Law requires the NYC Rent Guidelines Board (RGB) to consider the "costs and availability of financing (including effective rates of interest)" in its deliberations. To assist the Board in meeting this obligation, each winter the RGB research staff surveys lending institutions that underwrite mortgages for multifamily properties containing rent stabilized units in New York City. The survey provides details about New York City's multifamily lending market during the 2022 calendar year as well as the first few months of 2023.

The survey, which reports data solely for buildings containing rent stabilized units, is organized into three sections: financing availability and terms; underwriting criteria; and additional mortgage questions, including vacancy and collection losses, operating and maintenance expenses, and portfolio performance information. In addition to the survey analysis, sales data of buildings containing rent stabilized units, obtained from the NYC Department of Finance, are also examined.

Overview

The Mortgage Survey of buildings containing stabilized units this year found that interest rates significantly rose this year, but points decreased. In addition, vacancy and collection losses fell; as did maximum loan-to-value ratios. Furthermore, our analysis of sales of buildings containing rent stabilized units found that sales volume increased Citywide between 2021 and 2022.

This report will more fully detail this data, beginning with a discussion of the characteristics of all this year's survey respondents, followed by a longitudinal analysis of those responding both last and this year. In addition, it will examine sales of buildings containing rent stabilized units by volume and price.

Survey Respondents

Ten financial institutions responded to this year's survey, the same number as last year. This year's respondents include traditional lending institutions, such as savings and commercial banks, as well as non-traditional lenders.[1]

Institutions holding deposits insured by the Federal Deposit Insurance Corporation (FDIC) supply details about their holdings on a quarterly basis to the FDIC, including their multifamily real estate loan portfolios, which vary considerably among the respondents. Seven surveyed lenders report their multifamily real estate loan portfolios to the FDIC, with values ranging between $319 million and $37.2 billion.[2] Of those, two of this year's respondents reported

Terms and Definitions

Basis Points - one basis point is equal to 1/100th of 1%, or 0.01 percentage point; they are commonly used to express differences in mortgage interest rates and fees

Debt Service - the cash required to make periodic repayments of loan principal and interest

Debt Service Coverage Ratio (DSCR) - net operating income divided by the debt service; measures the risk associated with a loan; the higher the ratio, the more money an institution is willing to lend

Loan-to-Value Ratio (LTV) - the amount institutions are willing to lend as a proportion of a building's value; the lower the LTV, the lower the risk to the lender

Maximum LTV - the maximum LTV ratio that a lender will consider when making a loan

Points - up-front service fees charged by lenders as a direct cost to the borrowers; one point equals one percent of the principal amount of the loan charged as the service fee

Term - the amount of time the borrower has to repay the loan multifamily holdings of over $9 billion, while another three institutions held less than $1 billion. The multifamily real estate loan portfolio of our survey respondents averaged $8.3 billion in 2022, an 8% increase from the prior year.

Mortgage Survey Analysis

Financing Availability and Terms

As of March 2023, the average interest rate for new multifamily mortgages was 6.02%, 212 basis points (or 54%) higher than a year earlier, the second consecutive yearly increase, and the highest interest rate since 2010 (see graph on this page and Appendices D.1 and D.5). The moving five-year average interest rate was 4.47%, up from 4.23% last year. In addition, the average interest rate reported by lenders for the full 2022 calendar year was 4.81%, a 106 basis points (or 28%) increase from 2021.

Average interest rates as of March 2023 increased from a year earlier among the institutions surveyed, corresponding with the Federal Reserve (The Fed) raising interest rates on eight occasions since the release of last year's *Mortgage Survey Report*. The Discount Rate — the interest rate at which depository institutions borrow from a Federal Reserve Bank — rose 450 basis points over the past twelve months.

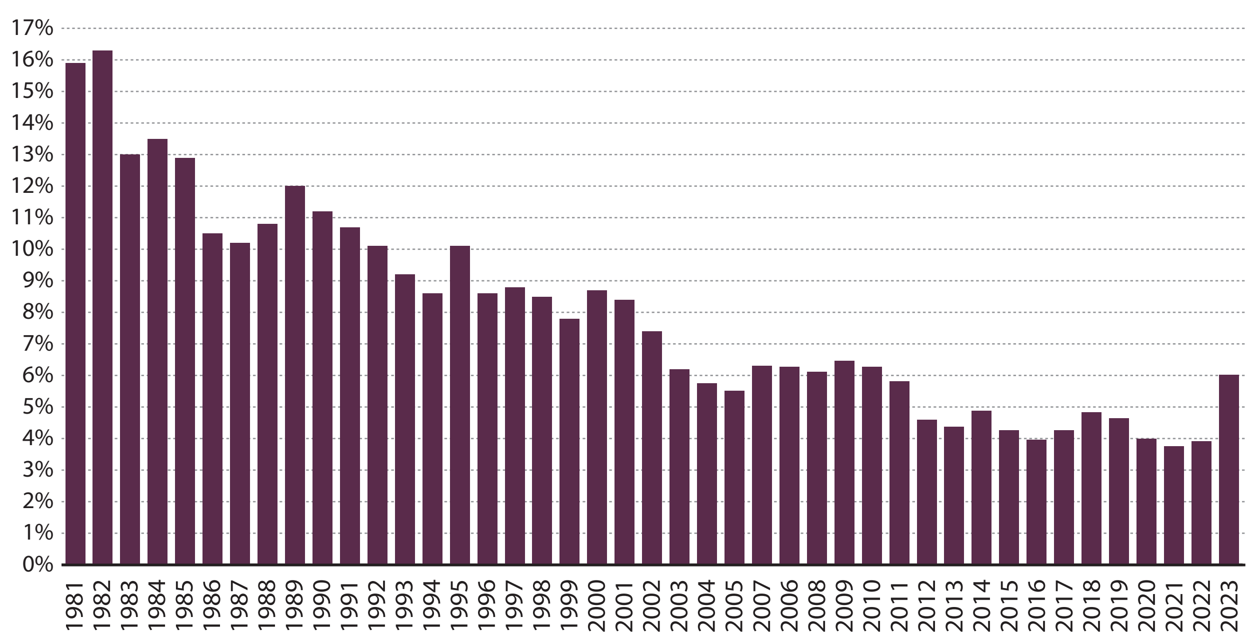
Similarly, the Federal Funds Rate — the interest rate at which depository institutions lend balances at the Federal Reserve to other depository institutions — also rose 450 basis points over the same period.[3] Rates have not been this high since 2007, and have not risen this quickly since the 1980s.

Some lenders charge a separate up-front fee, called points, as a direct cost to borrowers. The average service fee charged on new loans by lenders fell to 0.29 points, down from last year's 0.32 points. Among survey respondents, points ranged between zero and 1.1, with four surveyed lenders charging no points on new loans. Average points reported in the survey have remained around or below one point for over twenty-five years. (See graph on the next page).

Surveyed lenders overall have become slightly less flexible in the loan maturity terms they offered

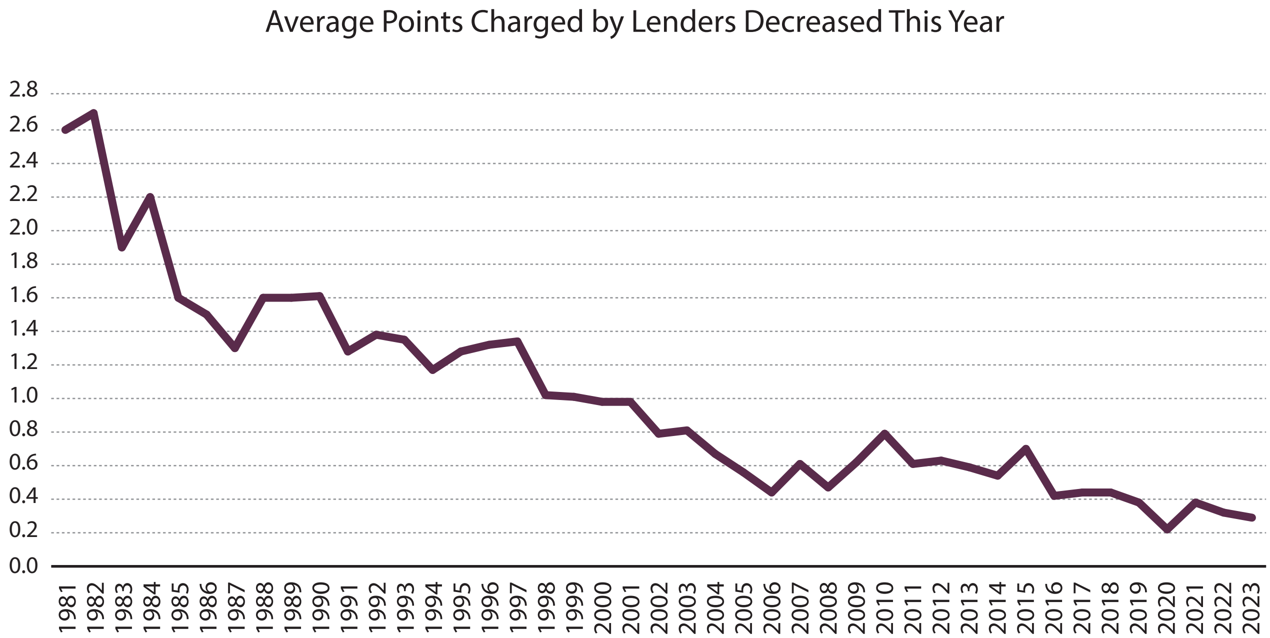
Average Interest Rates for New Loans, 1981-2023

Multifamily Mortgage Interest Rates Increase This Year



Source: NYC Rent Guidelines Board, annual Mortgage Surveys

Points for New Loans, 1981-2023



Source: NYC Rent Guidelines Board, annual Mortgage Surveys

their borrowers. Since survey respondents typically offer a wide range of terms, it is not possible to provide an average for the range of terms offered by institutions. Lenders offer mortgages that range from 5- to 10-years or as many as 30 years.

The average volume of new mortgage originations in our survey of buildings with stabilized units declined slightly from the prior year, from 75 last year to 72 this year, a 4% decline. The median number of new loans also fell, from 25 last year to 23 this year. The average number of refinanced loans declined from 55 last year to 34 this year. The median number of refinanced loans fell as well, from 20 last year to 18 this year.

Underwriting Criteria

The survey asked lenders for their typical underwriting standards when approving new and refinanced mortgages to owners of buildings containing rent stabilized units. Some lenders this year reported tighter lending standards compared to past years.

Among surveyed institutions, the typical maximum Loan-to-Value (LTV) ratio — the maximum amount respondents were willing to lend based on a building's value — ranged from 60% to 85%. This year's average, 72.5%, decreased 1.3 percentage points from last year's 73.8% (see graph on the next page).

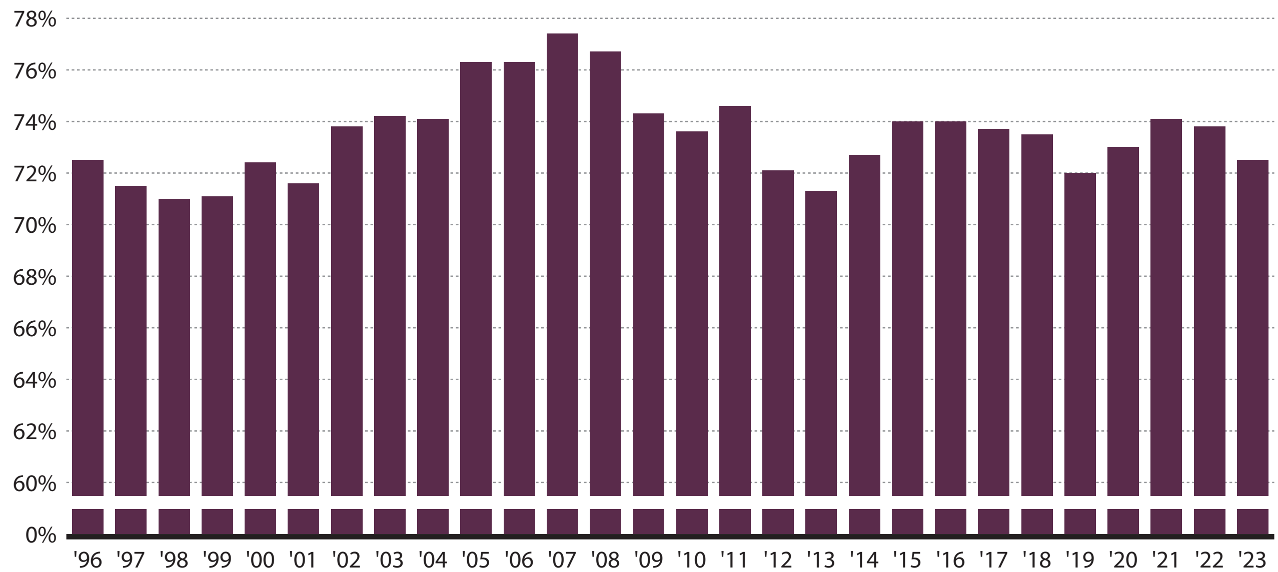
Another important lending criterion is the debt service coverage ratio (DSCR), which is Net Operating Income (NOI) divided by the debt service, reflecting an owner's ability to cover mortgage payments using its NOI. The higher the DSCR, the less money a lender is willing to loan given constant net income. The average DSCR of 1.25 was little changed from last year's average of 1.24. (See Appendix D.2). Overall, DSCR at all institutions ranged between 1.15 and 1.35. Three of the ten surveyed lenders reported that they adjusted their underwriting standards over the past year, all of which report more stringent approvals.

Lenders also noted additional standards they use when evaluating loan applications. The most cited standard is good building maintenance, with nine lenders indicating that it is an important consideration when reviewing a loan application. Four in ten lenders also required a specific minimum number of units in a building.

The survey asked lenders whether their lending standards differ for buildings containing rent

1996-2023 Average Loan-to-Value Standards

Maximum Loan-to-Value Ratios Decrease This Year



Source: NYC Rent Guidelines Board, annual Mortgage Surveys

stabilized units versus non-stabilized multifamily properties. Respondents were asked whether their new financing rates; refinancing rates; LTV ratios; and DSCR for properties containing rent stabilized units were higher, lower, or the same as for other properties. This year, 80% of lenders reported that their standards for stabilized lending were no different than their other residential properties, up from 70% last year.

Non-Performing Loans & Foreclosures

The number of lenders reporting that they had non-performing loans among their portfolio of buildings with stabilized units rose from two lenders last year to four this year. Lenders on average reported that about 0.5% of their portfolios were non-performing. However, no lenders reported any foreclosures this year, compared to one last year.

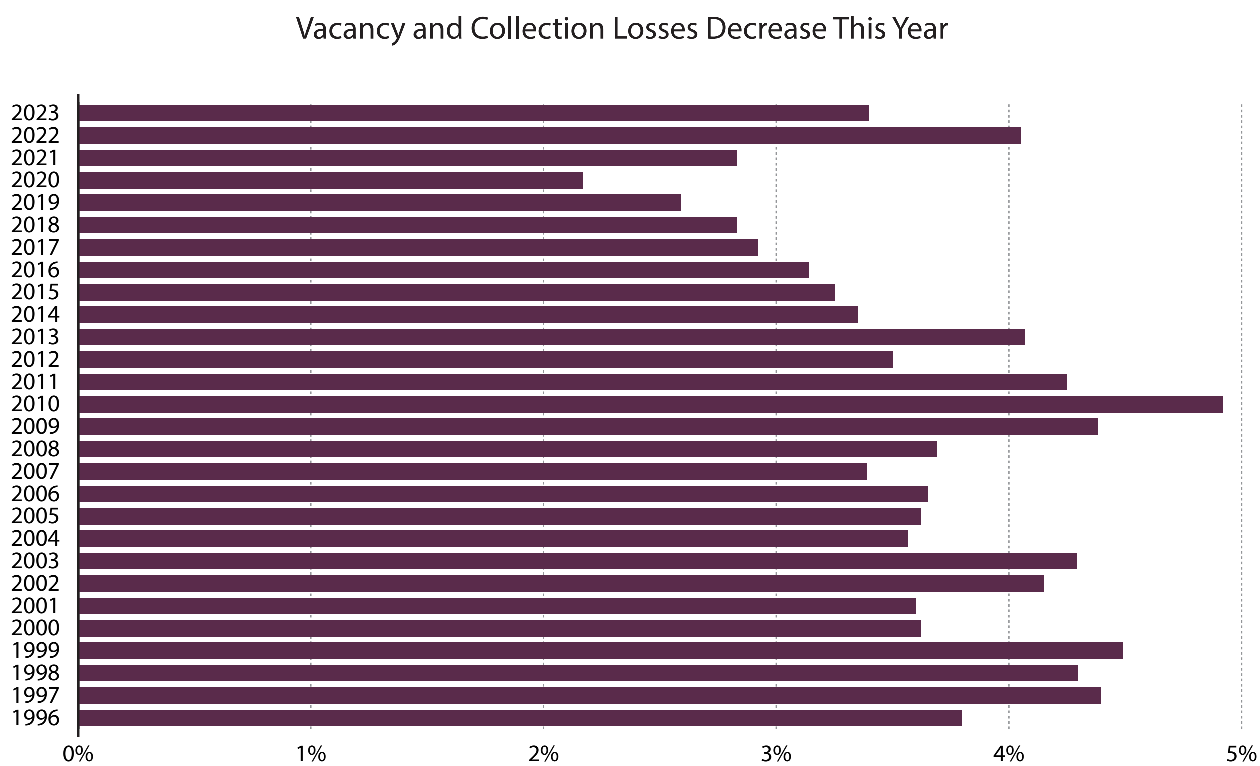
Building Characteristics

The average size of buildings varied widely among lenders. Three lenders report a typical building in their portfolios contain 11-19 units, and another three report 50-99 units. In addition, two lenders report a typical building contains 100+ units; one lender's typical building is less than 10 units; and another lender reports a typical building in their portfolio has 20-49 units.

Average vacancy and collection (V&C) losses declined slightly this year, falling from 4.05% last year, the highest since 2013, to 3.40% this year. (See graph on the next page.) Most lenders reported comparatively small levels of rent collection issues among their borrowers, but one lender reported collection issues among 15% of loans in their portfolios and another of 40% of their portfolio.

Average operating and maintenance (O&M) expenses and average rents among buildings in lenders' portfolios both fell this year. Estimated rent per unit per month decreased 7%, to $1,612 this year, while estimated expenses fell 10%, to $731. (See Appendix D.2). Since average expenses fell more than average rents, the average reported O&M cost-to-rent ratio fell from 46.8% last year to 45.3% this year.

Average Vacancy and Collection Losses, 1996-2023



Source: NYC Rent Guidelines Board, annual Mortgage Surveys

The NYC Rent Guidelines Board's annual *Income and Expense (I&E) Study* examines the average O&M cost-to-rent ratio as well.[4] However, its findings should not be compared to the cost-to-rent ratio reported in the *Mortgage Survey Report* because the sources are very different, and the data studied in each report are from different time periods. In the *2023 I&E Study,* which reported on data from calendar year 2021, the average O&M cost-to-rent ratio was 73.0%.[5]

The survey asks lenders whether they retain their mortgages or sell them in the secondary market, 70% of lenders reported retaining all their mortgages, up from 60% the prior year.

Lenders are also asked whether buildings containing rent stabilized units that are offered mortgage financing contain commercial space. This information is useful to help understand the extent to which owners earn income from sources other than residential tenants. All lenders reported this year that buildings in their portfolio contain commercial space, though the proportion varies depending on the lender. On average, lenders report that 27% of their portfolios have commercial space, little changed from 28% last year.

Longitudinal Analysis

Information regarding buildings containing rent stabilized units can also be examined longitudinally to assess changes more accurately in the lending market, since many respondents reply to the Mortgage Survey in at least two successive years. This longitudinal comparison helps to clarify whether changes highlighted in the primary mortgage survey analysis reflect actual variations in the lending market or simply the presence of a different group of lenders from year-to-year. Among

Selected 2023 Mortgage Survey Data Compared to 2022 Mortgage Survey Data							
Average Interest Rates, Loan Volume, Points, Loan-to-Value Ratios, Debt Service Coverage Ratios, and Vacancy & Collection Losses							
(Averages)	**NF Interest Rate**	**NF Loan Volume Avg**	**NF Points**	**RF Loan Volume Avg**	**Max LTV Ratio**	**DSCR**	**V&C Losses**
2023 Mortgage Survey Data	6.02%	72	0.29	34	72.5%	1.25	3.40%
2022 Mortgage Survey Data	3.91%	75	0.32	55	73.8%	1.24	4.05%

NF= New Financing RF= Refinancing LTV=Loan-to-Value DSCR=Debt Service Coverage Ratio V&C=Vacancy and Collection

Source: NYC Rent Guidelines Board, Annual Mortgage Surveys

the ten respondents that completed the survey this year, all of them also responded last year. Since the same ten lenders responded in both years, the longitudinal comparison would be no different than the mortgage survey analysis provided herein. However, a data comparison between the last two years can still be found in Appendices D.3 and D.4, as well as in the table on this page.

Sales Data Analysis

The NYC Department of Finance collects and provides public property sales information. Utilizing this data, this report examines sales of buildings containing rent stabilized units from 2022 and compares them with the prior year. These properties are identified by matching buildings that are registered with NYS Homes and Community Renewal (HCR); have not converted to co-op/condo; and have sold for at least $1,000.

Building Sales Volume

In 2022, 889 buildings containing rent stabilized units were sold in New York City, a 14% increase from the prior year. (Eight percent of these buildings were constructed post-73.) Sales rose the most in Queens, up 34%; followed by Brooklyn, up 24%; and Manhattan, up 7%. However, sales fell 5% in the Bronx. (As in prior years, Staten Island was not included in this analysis because there were too few sales of buildings containing rent stabilized units to meaningfully measure change from year-to-year.)[6] See table on the next page for a numerical breakdown in the change in the number of buildings sold in each borough and Citywide.

Among buildings containing 6-10 residential units, sales volume in 2022 rose 10% over the prior year. Sales rose the most in the Bronx, up 45%; followed by Queens, up 22%; and Brooklyn, up 12%. By contrast, sales fell 14% in Manhattan.

Sales volume among 11-19 unit buildings rose 19% Citywide in 2022. Sales increased the most in Brooklyn, rising 52%, as well as in Manhattan, up 18%; and Queens, up 13%. Meanwhile, sales fell 10% in the Bronx.

Among 20-99 unit buildings, sales volume Citywide increased 13% in 2022. Sales rose the most in Queens, up 85%, followed by Brooklyn, up 52%; and Manhattan, up 11%. By contrast, sales fell 22% in the Bronx.

Among the largest buildings, which contain 100 or more units, sales volume Citywide rose from 11 buildings in 2021 to 27 buildings in 2022. We do not analyze year-to-year changes in sales by borough among the largest building category because of the comparatively small number of buildings sold. However, these buildings sales are included in the totals by borough and Citywide.[7]

Over the two decade period for which we have data, Citywide sales were at their peak in 2005, with 1,816 buildings sold. By contrast, sales reached their lowest point in 2020, with 470 buildings sold. Since then, sales volume has risen in each of the last two years. See the graph on the next page and Appendix D.6 for annual sales volume Citywide. See Appendix D.7 for a list since 2003 of the total number of buildings sold; the total number of residential units located in buildings containing stabilized units sold each year; and the average number of residential units per building containing stabilized units sold each year.

Building Sales Prices

We also examine sales prices of buildings containing rent stabilized units Citywide and by borough. However, in reporting median building sales prices, we are not able to take into consideration the condition of the building or the neighborhood where each building is sold, factors important in determining the sales price.

Examining sales for all sizes of buildings, the median Citywide sales price in 2022 was $4.0 million. The highest median sales price was found in Manhattan ($7.0 million); followed by the Bronx ($3.7 million); Brooklyn ($3.1 million); and Queens ($1.9 million).

Looking at the smallest buildings (containing 6-10 residential units), the median sales price Citywide was $2.0 million. By borough, prices were highest in Manhattan, at $4.5 million; followed by Brooklyn, at $2.0 million; the Bronx, at $1.9 million; and Queens, at $1.5 million.

Among 11-19 unit buildings, the median Citywide price was $4.7 million. By borough, prices were highest in Manhattan, at $6.7 million; followed by Brooklyn, at $3.7 million; Queens, at $2.8 million; and the Bronx, at $2.2 million.

Buildings with 20-99 units sold Citywide at a median price of $8.3 million. By borough, these buildings sold for the most in Manhattan, at a median price of $8.9 million; followed by Brooklyn, at $8.5 million; Queens, at $6.3 million; and the Bronx, at $6.2 million.

Among the largest buildings, which contain 100 or more units, the median sales price Citywide was $105 million. However, there were too few buildings sold to accurately report building prices by borough. See Appendix D.8 for a breakdown of median sales prices in each borough among different sized buildings.

Last year, we began examining average sales prices per residential unit in buildings containing stabilized units. In 2022, the average sales price per unit Citywide was $436,603, an inflation-adjusted increase of 5.6% over the prior year. Around the City, average sales price per unit was highest in Manhattan, at $635,794; followed by Brooklyn, at $340,220; Queens, at $335,645; and the Bronx, at $254,303. See the graph on the next page for the average sales price per residential unit in NYC since 2003, adjusted for inflation. See Appendices D.9 and D.10 for average sales price per unit Citywide and by borough since 2003, in both nominal and real dollars.

Comparison of Building Sales in 2021 vs. 2022

Sales Volume Rose Citywide

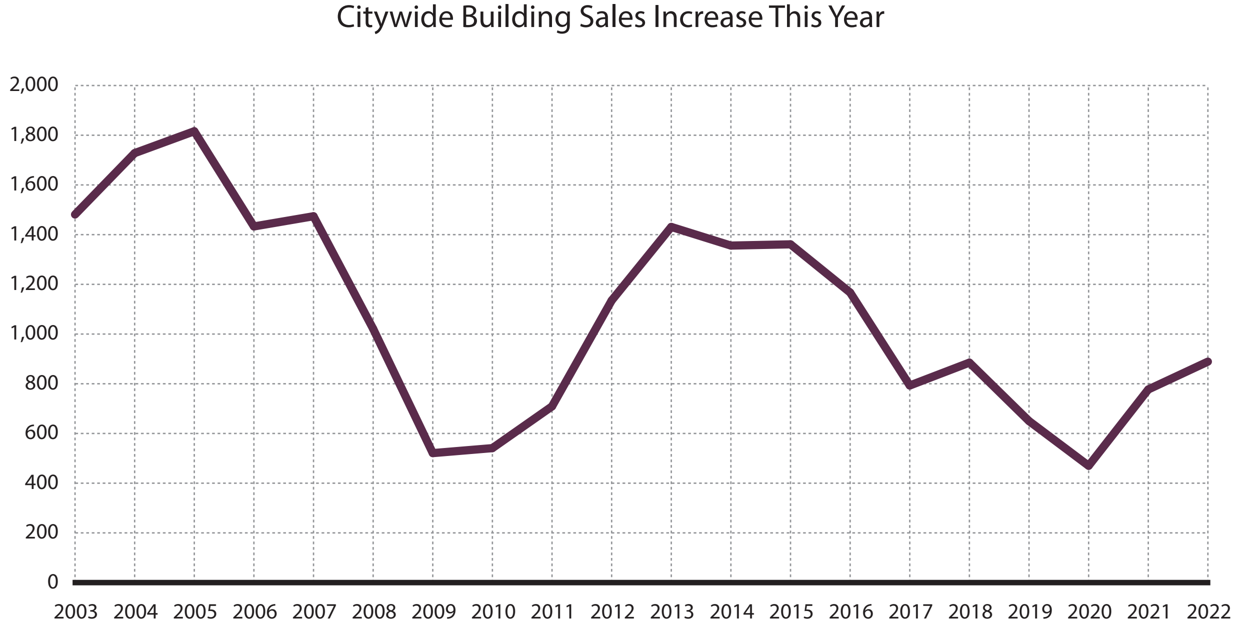
	2021	2022	Change
Bronx	141	134	-5%
Brooklyn	255	316	24%
Manhattan	262	280	7%
Queens	119	159	34%
Citywide	**777**	**889**	**14%**

Note: Citywide figures exclude Staten Island.
Source: NYC Department of Finance

Summary

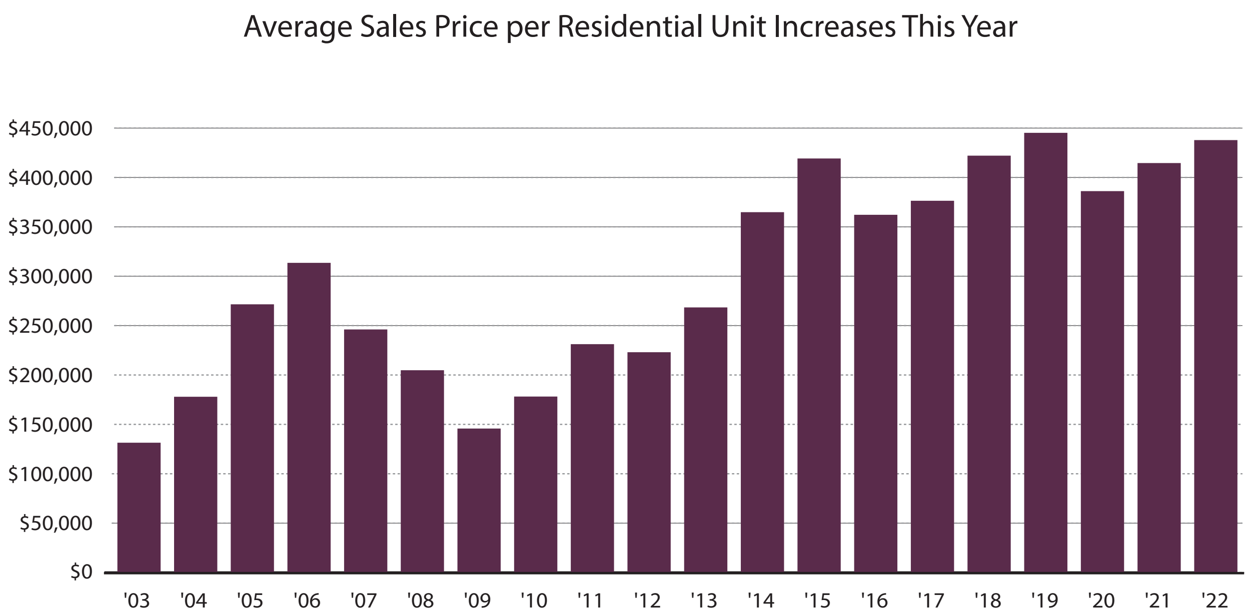
Due to numerous rate hikes by the Federal Reserve over the last twelve months, average interest rates increased significantly this year. In addition, maximum loan-to-value ratios decreased. However, average points charged declined, as did vacancy and collection losses. The number of buildings containing rent stabilized units sold increased. ❒

Sales of Buildings Containing Rent Stabilized Units, 2003-2022



Note: Figures exclude Staten Island.
Source: NYC Department of Finance

Average Sales Price per Residential Unit in Buildings Containing Rent Stabilized Units, Adjusted for Inflation, 2003-2022 (In 2022 dollars)



Notes: Figures exclude Staten Island. Average prices based on total number of residential units in a building.
Inflation adjustment based on Consumer Price Index for All Urban Consumers, NY-Northeastern NJ.
Source: NYC Department of Finance

Endnotes

1. Note that Signature Bank, in recent years one of New York's largest lenders to multifamily buildings, has not participated in the annual Mortgage Survey.

2. Federal Deposit Insurance Corporation (FDIC) website: https://fdic.gov.

3. Federal Reserve Board website: https://federalreserve.gov/monetarypolicy/openmarket.htm and https://frbdiscountwindow.org.

4. The per unit, per month O&M expense and rent figures reported in the Mortgage Survey reflect a very small, non-random sample of the City's regulated stock. The rent and expense figures in the NYC Rent Guidelines Board's *Income and Expense Study* are derived from a substantially larger number of buildings containing rent stabilized units and can be viewed as more representative.

5. The O&M cost-to-rent ratio from the *2023 Mortgage Survey* reflects estimates by lenders of expenses and rents for buildings containing rent stabilized units as of approximately March 2023. The average ratio is calculated from just eight respondents. By comparison, the latest available O&M cost-to-rent ratio from the *Income and Expense (I&E) Study*, in which average rent was $1,495 and average unaudited cost was $1,091, reflects rents and expenses reported by owners for calendar year 2021. Average monthly costs per unit in the Mortgage Survey this year are lower than those reported in the *I&E Study.* This is due to differences in the two data sources: lenders' estimated average of buildings in their portfolio vs. a weighted average of a large number of owner-reported data; the large variance between the two sample sizes; and the difference between the buildings studied in each analysis. Rents in the I&E are average collected rents, but it is uncertain whether rents reported in the MSR are average collected or estimates of average rent charged. In addition, I&E costs include real estate taxes while it is uncertain that real estate taxes are included in the reported MSR expenses.(Buildings required to file Real Property Income and Expense (RPIE) forms must generally have an assessed value greater than $40,000 and eleven or more units, while the Mortgage Survey does not exclude these buildings).

6. The data reflect sales of buildings that had been registered with the New York State Homes and Community Renewal (HCR) as containing at least one rent stabilized unit in 2021, the most recent year for which comprehensive registration records were available. It excludes those buildings where the sales price was listed as less than $1,000. It also excludes those buildings listed as co-ops/condos. Furthermore, all of Staten Island is excluded from all analyses due to the small number of eligible buildings sold.

7. All 100+ unit building borough categories are excluded due to the small number of buildings sold. However, while these categories are not discussed, these buildings are included in the overall statistics and analyses.

Income & Affordability

New York City Rent Guidelines Board

2023 Income and Affordability Study

What's New

- ☑ Data from the *2021 NYC Housing and Vacancy Survey* shows that rent stabilized tenants (excluding those receiving rental assistance) had a median gross rent-to-income ratio of 32.2%. For all rent stabilized tenants, the median household income was $47,000, median contract rent was $1,400, and median gross rent was $1,547. The vacancy rate for all rental units was 4.54%.
- ☑ The Consumer Price Index, which measures inflation, increased 6.1% in the NYC metropolitan area during 2022.
- ☑ Due to high inflation, average inflation-adjusted wages were down 2.1% in the most recent time period studied (the fourth quarter of 2021 through the third quarter of 2022).
- ☑ The City gained an average of 297,592 jobs in 2022, a 7.0% increase from 2021, and the unemployment rate fell to an average of 5.7%, down from 10.0% in 2021.
- ☑ More persons were in NYC Department of Homeless Services shelters each night of 2022, up 8.0% from 2021.
- ☑ Concurrent with the end of pandemic eviction moratoriums, non-payment filings in Housing Court increased 167.8% in 2022, while non-payment cases actually heard increased 228.6%. The number of residential evictions rose from 136 to 4,109.
- ☑ Cash assistance caseloads rose 14.2% in 2022, while the number of SNAP (food stamp) recipients rose 1.3%, and Medicaid enrollees fell 4.9%.
- ☑ As of March 29, 2023, the New York State Emergency Rental Assistance Program has made 175,301 payments on behalf of tenants for rent assistance within NYC. The average payment amount is $13,410.

Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) 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. To assist the Board in meeting this obligation, the RGB research staff produces an annual Income and Affordability Study, which reports on housing affordability and tenant income in the New York City (NYC) rental market.

This study highlights year-to-year changes in many of the major economic factors affecting NYC's tenant population and takes into consideration a broad range of market forces and public policies affecting housing affordability, such as unemployment rates; wages; housing court and eviction data; and rent and poverty levels.

Overview

NYC's economy in 2022 showed many strengths as compared with the preceding year. Positive indicators include rising employment levels, which increased by 7.0%. Gross City Product (GCP) is also forecasted to increase, rising in inflation-adjusted terms by 3.3% in 2022. The unemployment rate fell, decreasing by 4.3 percentage points, to 5.7%. Both average wages and total wages increased in nominal terms in the most recent 12-month period, rising by 3.6% and 10.9%, respectively. Personal bankruptcy filings also fell in 2022, dropping 11.9%, to their lowest level since at least 2000. Medicaid enrollees also fell, declining by 4.9% in 2022.

However, negative indicators include an increase in caseloads for cash assistance of 14.2% and the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) of 1.3%. Following eviction moratoriums in place for most of 2020 and all of 2021, non-payment filings and non-payment calendared cases in Housing Court both rose sharply (by 167.8% and 228.6%, respectively). The number of residential evictions also rose, increasing from 136 in 2021 to 4,109 in 2022. While sheltered homeless levels (as reported by the NYC Department of Homeless Services (DHS)) dropped in the first half of 2022, due to a rise in asylum seekers entering NYC, rates rose by an average of 8.0% in 2022 as a whole. Inflation was also at its highest level in the NYC metro area since 1981, rising 6.1%. As previously noted, while average wages rose a nominal 3.6% in NYC over the past year, because of high inflation, "real" wages dropped by 2.1%.

Economic indicators in 2022, as compared to 2019 (the last full year preceding the pandemic), are mixed. As compared to 2019, in 2022 the unemployment rate is 1.8 percentage points higher, and overall employment levels are 2.1% lower. Cash assistance caseloads are 27.0% higher, and SNAP caseloads are 12.1% higher. But GCP is 4.1% higher in inflation-adjusted terms, and both inflation-adjusted average and total wages are higher, by 10.8% and 6.4%, respectively. DHS sheltered homeless levels are 12.9% lower, and Medicaid enrollees are 5.7% lower. In Housing Court, non-payment filings are 39.0% lower, and non-payment calendared cases are 43.8% lower. Residential evictions are also 75.8% lower.

The most recent quarter for which there is comprehensive data is the fourth quarter of 2022. As compared to the fourth quarter of 2021, the fourth quarter of 2022 shows both positive and negative indicators. Positive indicators include the unemployment rate, down 2.7 percentage points as compared to 2021; employment levels, up 4.9%; and Medicaid enrollees, down 4.0%. Negative indicators include DHS sheltered homeless levels, up 39.3%; cash assistance caseloads, up 17.5%; SNAP caseloads, up 2.3%; and in Housing Court, following the end of the eviction moratorium, the number of non-payment filings up 231.5%, and the number of non-payment cases heard (calendared), up 448.5%.[1] Appendix E.2 summarizes the change in each of these data points for each quarter of 2022.

Fourth quarter data can also be analyzed in relation to the third quarter of 2022, to illustrate more recent trends. Based on seasonally adjusted employment data, there was an increase of 0.4 percentage points in the NYC unemployment rate in the fourth quarter of 2022 as compared to the third, and an increase of 0.1% in total employment.

There was also an increase of 22.2% in DHS sheltered homeless levels; 2.5% in cash assistance caseloads; 1.2% in Medicaid enrollees, and in Housing Court, a 47.6% increase in non-payment cases and 41.1% in non-payment calendared cases. However, SNAP caseloads fell by 1.2%.

Economic Conditions

Economic Output and Consumer Prices

Forecasts from the NYC Comptroller's Office show NYC's economy growing for the second consecutive year during 2022, following the first drop in 12 years during 2020.[2] NYC's Gross City Product (GCP), which measures the total value of goods and services produced, is forecasted to increase by 3.3% in inflation-adjusted ("real") terms during 2022, following an increase of 6.0% in 2021. For 2022 as a whole, United States Gross Domestic Product increased more slowly than NYC, increasing by a "real" 2.1% during 2022, as compared to a 5.9% increase during 2021.[3]

The Consumer Price Index (CPI), which measures the change in the cost of typical household goods, increased 6.1% in the NYC metropolitan (metro) area during 2022, an increase from the 3.3% rise seen in 2021.[4] This increase was the largest seen since 1981, but was 1.9 percentage points lower than the increase in prices seen in the U.S. as a whole, 8.0%. Inflation in the NYC metro area during the first two months of 2023 (the most recently available data) is comparable to all of 2022, as well as inflation in the U.S. as a whole. The inflation rate in the NYC metro area was an average of 6.0% in January and February 2023, slightly lower than inflation in the U.S. as a whole, 6.2%, but 0.9 percentage points higher than the first two months of 2022.

Unemployment Statistics

Per data from the Local Area Unemployment Statistics program, the average unemployment rate in NYC fell by 4.3 percentage points in 2022, from 10.0% in 2021 to 5.7% in 2022.[5] This is the second consecutive year of decrease, following a sharp increase in 2020, when the rate rose to the highest level since at least 1976 (12.2%). NYC unemployment rates are now roughly at the same level as 2015. The U.S. unemployment rate decreased by 1.7 percentage points during this same period, falling from 5.3% in 2021 to 3.6% in 2022.[6] (See graph on the following page and Appendix E.1.)

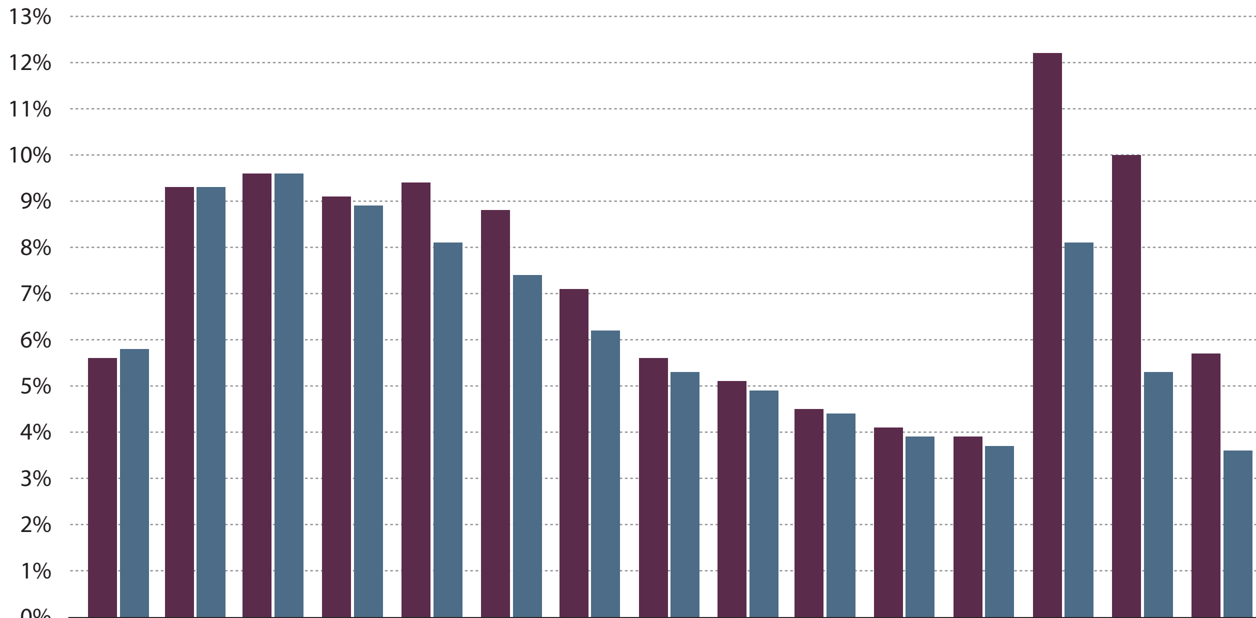
By quarter, the unemployment rate in NYC was 7.1% in the first quarter of 2022; 5.5% in the second quarter; and 5.0% in both the third and fourth quarters. The unemployment rate in each quarter of 2022 fell as compared to the same quarter in the year preceding it. As compared to 2021, rates fell 5.0 percentage points in the first quarter of 2022; 5.1 percentage points in the second quarter; 4.6 percentage points in the third quarter; and 2.7 percentage points in the fourth quarter.

At the borough level, Manhattan had the lowest average annual unemployment rate, 4.6%, with Queens at 5.2%; Staten Island, at 5.5%; Brooklyn, at 5.9%; and the Bronx, consistently the borough with the highest unemployment rate, 7.8%. Unemployment rates fell in every borough during 2022, decreasing by 6.0 percentage points in the Bronx; 4.6 percentage points in Queens; 4.4 percentage points in Brooklyn; 3.4 percentage points in Staten Island; and 3.1 percentage points in Manhattan. Rates also decreased in each borough in each quarter of 2022, as compared to the same quarter of 2021 (by as much as 7.0 percentage points, in the Bronx in the second quarter). However, rates fell at a slower pace by the fourth quarter of 2022, with rates in that quarter in each borough no more than 3.8 percentage points lower than the same quarter of 2021. (See Appendix E.2 for unemployment data by quarter.)

In the first two months of 2023 (the most recently available data), the unemployment rate for NYC (5.5% in January and 5.6% in February) was 2.3 percentage points lower than in January 2022 and 1.6 percentage points lower than in February 2022. However, the seasonally adjusted unemployment rate in both January and February 2023 was higher than the month preceding it, increasing from 5.1% in December 2022 to 5.3% in January 2023 and 5.4% in February 2023.

NYC and U.S. Average Unemployment Rates, 2008-2022

NYC Average Unemployment Rate Falls for the Second Consecutive Year



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
NYC	5.6%	9.3%	9.6%	9.1%	9.4%	8.8%	7.1%	5.6%	5.1%	4.5%	4.1%	3.9%	12.2%	10.0%	5.7%
US	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%

Source: U.S. Bureau of Labor Statistics and NYS Department of Labor, Local Area Unemployment Statistics Program
Data is updated annually and may differ from that in prior reports.

Initial Unemployment Claims

The NYS Department of Labor and the U.S. Department of Labor publish estimates of initial unemployment (IU) claims, defined as a claimant request for a determination of basic eligibility for unemployment insurance.[7]

IU claims in the first weeks of the pandemic rose exponentially, rising to a high of just over one million claims in NYC in the second quarter of 2020, a more than 11-fold increase (1,014%) over the average of the same quarter in recent years. IU claims generally fell after this point, but remained much higher than average through the second quarter of 2021. Initial unemployment claims fell in all but the fourth quarter of 2022 as compared to the same quarter of 2021, falling by 67.6% in the first quarter; 66.0% in the second quarter; and 4.4% in the third quarter. However, they rose 7.3% in the fourth quarter of 2022 as compared to 2021.

For 2022 as a whole, IU claims in NYC fell 50.1% as compared to 2021, and as compared to 2019 (the last full year preceding the start of the pandemic), IU claims were 4.8% higher in 2022.[8] In the U.S. as a whole, IU claims fell 59.4% in 2022, and as compared to 2019, IU claims were 2.6% higher in 2022.[9]

Employment Statistics

For the seventeenth time in the last nineteen years, the number of people employed in NYC increased (see graph on the following page). Per data from the Current Employment Statistics Program, among both City residents as well as those commuting into the City, NYC gained an average of 297,592 jobs in 2022, a 7.0% increase from 2021.[10] This follows an increase of 2.5% in 2021, and a decline of 10.7% in 2020. For comparison, employment rose by 4.3% in the U.S. as a whole during 2022.[11]

Average employment levels rose in all industries during 2022, rising the least in the Government sector, which rose by 0.2% (1,400 jobs), and the most in the Leisure and Hospitality sector, which rose by 31.7% (96,958 jobs). Each of the other sectors rose from 1.5% to 7.4%. (See Appendix E.3 for more detailed employment data.)

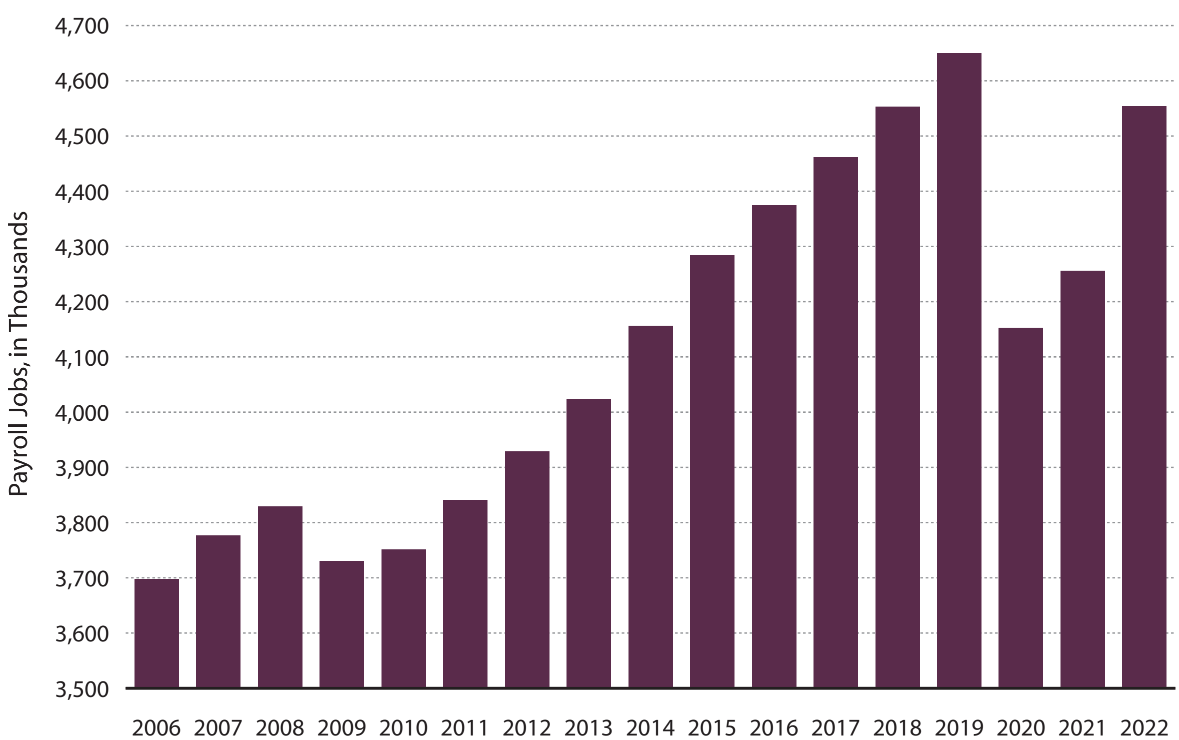
While annual average employment in all industries rose in 2022 as compared to 2021, employment is still down in many industries as compared to 2019 (the last full year before the start of the pandemic). While employment in the Financial Activities, Information, Professional and Business Services, and Educational and Health Services sectors are all up as compared to 2019 (by 0.4% to 6.6%), other sectors have not recovered as well, including Construction, down 11.1%; Leisure and Hospitality, down 13.9%; and Other Services, down 8.8%. Total employment in 2022 is down 2.1% as compared to 2019.

On a quarterly basis, total employment rose by 8.1% during the first quarter of 2022 as compared to the first quarter of 2021; 7.9% in the second quarter; 7.2% in the third quarter; and 4.9% in the fourth quarter. (See Appendix E.2 for more detailed employment data by quarter.)

During the first two months of this year (the most recently available data), total employment levels were up 5.5% compared to January 2022 and up 4.2% compared to February 2022. While employment rose in each sector during January as compared to the prior year (including an increase of 17.7% in the Leisure and Hospitality sector), there were decreases in some sectors during February. While the Leisure and Hospitality sector continued to show strong growth as compared to February 2022 (increasing by 15.5%), the Information sector fell by 0.5% and Trade, Transportation, and Utilities fell by 0.2%. However, seasonally adjusted employment data shows that total employment increased in both January and February 2023 (the most recently available data), rising by 0.2% and 0.3%, respectively.

Average Annual Payroll Employment, NYC, 2006-2022

NYC Employment Levels Rise 7.0%, but Remain 2.1% Lower than 2019 Levels



Source: NYS Department of Labor, Current Employment Statistics Program

Two other employment indices are tracked in the *I&A Study*. The NYC labor force participation rate measures the proportion of all non-institutionalized people, age 16 and older, who are employed or actively looking for work. This ratio increased 1.1 percentage points in 2022, to 60.7%.[12] This was lower than the U.S. rate, which rose to 62.2% in 2022, a 0.5 percentage point rise.[13] For context, the average labor force participation rate in the last 20 years is 59.8% in NYC, and 64.0% in the U.S. A related statistic, the NYC employment/population ratio, measures the proportion of those who are actually employed as a ratio of all non-institutionalized people age 16 or older. This rate rose 3.6 percentage points in 2022, to 57.2%, up from 53.6% in 2021.[14] The U.S. employment/population ratio also rose in 2022, increasing 1.6 percentage points from 2021, to reach 60.0%. For context, the average employment/population ratio in the last 20 years is 55.6% in NYC, and 60.2% in the U.S.[15]

Wage Data

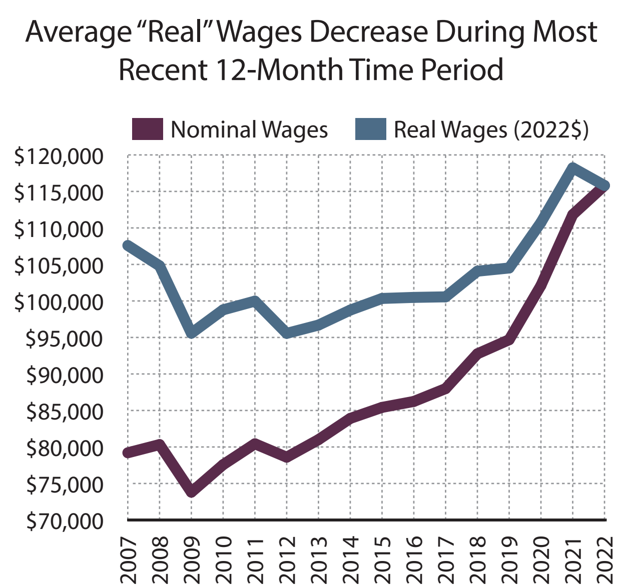
This report also examines wage data for employees working in NYC (regardless of where they live). Highly accurate wage data can be derived from data published by the NYS Department of Labor from the Quarterly Census of Employment and Wages (QCEW), though the analysis is limited by the fact that there is a significant lag time in the reporting of wage data. QCEW data, which includes data on total wages and employment from individual employers, is submitted quarterly and released to the public approximately five to six months later.

The QCEW data allows for analysis of both the change in *average* wages (total expenditure by employers on wages in each quarter, divided by the number of employees receiving such wages), as well as the change in *total* wages (the total amount of wages paid to employees during each quarter, regardless of the number of employees).

Due to the aforementioned lag time of QCEW data, 2022 wage data is current only through the third quarter of 2022 (note that 2022 data is preliminary).[16] In order to present the most recent statistics possible, staff has formulated a "year" of QCEW data that comprises the four most recent quarters (in this case, the fourth quarter of 2021 through the third quarter of 2022). This "year" was then compared with the equivalent period of the preceding "year," which in this most recent time period showed that average wages across all industries increased by 3.6% in nominal terms, but declined by 2.1% in real terms. This compares to increases in the preceding 12-month period of 9.5% in nominal terms and 6.8% in real terms. (See Appendices E.4 and E.5, and the graph on this page, and note that inflation in the most recent "year" increased by 5.7%, as compared to a 2.6% increase in inflation in the previous "year.") It also compares to an increase in the U.S. as a whole in the most recent "year" of 5.8% in nominal terms, but a decrease of 1.9% in real terms.

In nominal terms, average wages grew in each borough during the most recent 12-month time period, by anywhere from 2.9% to 5.2%. However, average wages in real terms fell in each borough, including a decrease in "real" wages of 2.7% in Manhattan, which accounts for three-quarters of the wages earned within NYC. "Real" wages in the outer boroughs fell at a slower pace than

Avg. "Real" and Nominal Wages, 2007-2022



Source: NYS Department of Labor, QCEW Filings

Note: Due to lag times in data reporting, each "year" consists of the first three quarters of that year, and the fourth quarter of the preceding year.

Manhattan, with average wages falling 1.8% in Brooklyn, 1.6% in the Bronx, 1.5% in Queens, and 0.5% in Staten Island.

Average wages in the Finance and Insurance sector, which account for just over a quarter of all wages earned during the most recent 12-month time period, increased by a "real" 2.6% and a nominal 8.4%. This compares to an increase of 10.5% in real terms and 13.3% in nominal terms in the prior 12-month period. The sector with the second greatest weight, the Professional and Technical Services sector (accounting for 15% of all wages), fell by a "real" 0.3%, but rose by 5.4% in nominal terms. The Government sector (with 10% of all wages) rose by 0.6% in real terms and 6.3% in nominal terms. The Health and Social Services sector (accounting for 10% of all wages), fell by a "real" 2.1% and rose 3.5% in nominal terms during this time period. The largest decline was in the Administrative and Waste Services sector, which decreased by 9.0% in real terms and 3.8% in nominal terms. The largest increase was in the Accommodation and Food Services sector, which increased in real terms by 5.4% and in nominal terms by 11.4%. (See Appendices E.4 and E.5 for more detailed wage data.)

Each year this report estimates "yearly" QCEW average wage change absent the impact of the Finance and Insurance sector. Overall average wages are often pulled higher or lower as a result of this sector, which has both the largest proportion of total wages (26.2%, despite only 7.8% of overall employment), as well as the highest average wages. In the most recent 12-month period, this sector had the effect of slightly increasing overall average wages. If this sector were removed from the analysis, average wages would have risen by 3.2% in nominal terms and fallen by 2.4% in real terms, lower than the overall growth of 3.6% in nominal terms and fall of 2.1% in real terms.

While the high wages in the Finance and Insurance sector had the effect of increasing overall average wages in the past "year," disproportionately high employment gains in the lower-wage Accommodation and Food Services sector produced the opposite effect. Employment gains in this sector (which accounts for 7.2% of overall employment, but only 2.7% of total wages), lowered overall average wages in the past "year." If this sector were removed from the analysis, average wages would have risen by 4.6% in nominal terms and fallen by 1.1% in real terms, higher than the overall growth of 3.6% in nominal terms and fall of 2.1% in real terms. Were both the Finance and Insurance and Accommodation and Food Services sectors removed from the analysis, average wages would have risen by 4.1% in nominal terms and fallen by 1.6% in real terms.

On a quarterly basis, average wages, as reported by the QCEW, rose in nominal terms by 3.6% in the first quarter of 2022 as compared to the same quarter of 2021; 0.7% in the second quarter; and 3.4% in the third quarter. "Yearly" wage growth also includes the fourth quarter of 2021, when average wages rose 6.1% in nominal terms. While average wages grew in all of the quarters of the previous "year," when factoring in inflation, average wages fell in all but the fourth quarter of 2021. While in real terms average wages rose 1.5% between the fourth quarter of 2021 and the same quarter of 2020, they fell 1.8% in real terms in the first quarter of 2022; 5.4% in the second quarter; and 2.9% in the third quarter. (See Appendices E.6 and E.7 for detailed QCEW data by quarter.)

In the most recent 12-month time period (the fourth quarter of 2021 through the third quarter of 2022), both total wages and employment increased. Because nominal total wages increased at a faster pace than employment, nominal average wages (as described on Page 64) rose as well. For all industries, total wages in nominal terms increased 10.9% in the most recent 12-month period, and increased 4.9% in real terms. Employment rose by 7.1% in this same time period.

In the Finance and Insurance sector, which accounts for a greater proportion of total wages than any other sector within NYC, nominal total wages rose 10.7%, and employment rose 2.1%. However, the greatest proportional increases in total wages were in the Arts, Entertainment and Recreation and Accommodation and Food Services sectors. As described in detail in the previous two *I&A Studies*, employment in these two industries were the most heavily impacted by the pandemic. Following the start of the pandemic, just over one-third of all job losses were in the Accommodation and Food Services Sector alone.[17] Both employment and total wages in each of these two sectors dropped by the greatest proportion in both the 12-month time period of the fourth quarter of 2019 through the third quarter of 2020, as well as the following time period (the fourth quarter of 2020 through the third quarter of 2021). However, in the most recent 12-month time period, these two sectors increased by the greatest proportions for both total wages and employment.[18] Nominal total wages in the Accommodation and Food Services sector rose 54.9%, and rose 36.2% in the Arts, Entertainment and Recreation sector. Employment in each of these two sectors rose by 39%. Because total wages rose by a greater proportion than employment in the Accommodation and Food Services sector, average wages (as previously noted) rose faster than any other sector in this time period, increasing by 11.4% in nominal terms and 5.4% in real terms.

As compared to the 12-month time period of the fourth quarter of 2018 through the third quarter of 2019 (the last full time period preceding the pandemic), nominal total wages are 17.4% higher; total employment is 4.0% lower; and nominal average wages are 22.3% higher. However, high inflation has impacted the effect of wage growth. In real terms, total wages are up 6.4% in the most recent 12-month time period as compared to the time period preceding the pandemic, and average wages are up 10.8%.

As previously noted, due to the lag time in reporting of QCEW data, the most recent annual numbers cover the 2021 calendar year and show an increase in both average nominal wages (wages in current dollars), as well as in average "real" wages (wages adjusted for inflation).[19] Among all industries, average nominal wages increased by 6.9% between 2020 and 2021, following an 11.2% increase in the prior year. Average "real" wages increased by 3.5% in 2021, following an increase of 9.3% in the prior year. "Real" wages rose from $109,841 in 2020 (in 2021 dollars) to $113,697 in 2021. The increases in NYC in 2021 were higher than those in the U.S. as a whole, which saw wage increases of 0.9% in real terms and 5.6% in nominal terms.[20]

While many sectors in NYC saw a decline in average "real" wages during 2021, overall "real" wages increased because of increases in some of the highest paid sectors. The greatest proportional increase was in the Finance and Insurance sector, which accounts for over a quarter of all wages earned in NYC, and rose by 11.2% in real terms. There were also increases of between 5.8% and 7.7% in the Information, Professional and Technical, and Management of Companies sectors. These four sectors accounted for more than half of all wages in NYC in 2021.

Total wages are the gross amount of wages paid, without considering employment. In 2020, with the onset of the pandemic, average wages rose despite a decrease in total wages because job losses were not distributed evenly among wage classes. However, in 2021, as employment patterns began stabilizing, both total and average wages increased. In 2021, total wages rose 8.8% in nominal terms and 5.3% in real terms. One of the industries that saw total wages increase far above average was Accommodation and Food Services, where total wages rose 20.0% in real terms and average wages rose 6.5% in real terms. This sector, which lost 41.6% of its jobs in 2020 (the largest proportional decrease), had the largest proportional increase in employment in 2021, an increase of 12.7%.[21]

The U.S. Bureau of Labor Statistics (BLS) also tracks wage data, as part of its Current Employment Statistics (CES) survey.[22] While both data sets track wages, they differ in their methodologies. Unlike the QCEW, which is based on quarterly tax filings of all employers in the U.S., the CES is a monthly survey of approximately one-third of employers conducted by the BLS. CES data cannot be analyzed for specific industries, and does not include wages for government employees at the local level. In addition, while the CES is more current than the QCEW, it is based on a much smaller sample size. Also, unlike the QCEW, CES data does not include certain types of monetary compensation, such as bonuses and sums received when exercising stock options, so it is therefore less variable on a quarterly basis than data from the QCEW.

According to the CES survey, average weekly wages within the private sector fell by a "real" 5.0%

in NYC in 2022, lower than the positive rate of growth in 2021 of 1.9%, and lower than that of the nation as a whole in 2022 (a decrease of 3.0%). In nominal terms, weekly wages rose by 0.8% in NYC and 4.8% for the nation as a whole between 2021 and 2022. On a quarterly basis, the CES data shows that NYC weekly wages (in real terms) fell in each quarter of 2022 (by as much as 7.2% in the second quarter). However, wages rose in nominal terms in both the first and fourth quarters, by as much as 3.5%. Total wages are not available via publicly released CES data.

Bankruptcy Statistics

In 2022, for the third consecutive year, personal bankruptcy filings fell among NYC residents. There were 4,349 filings in 2022, an 11.9% decrease from the prior year and the lowest level since at least 2000.[23] Personal filings in the U.S. also fell, by 6.3%.

Poverty Statistics

The most recently available data from the Census Bureau's *American Community Survey (ACS)* reports that the NYC poverty rate for all individuals was 18.0% in 2021. As detailed in the *2022 I&A Study*, *ACS* data for 2020 was impacted by the pandemic, and complete data was not released to the public. While selected 2020 statistics were reported in the *2022 I&A*, due to data quality issues, it is not possible to compare *2021 ACS* data to 2020 data (just as we did not compare 2020 data to 2019 data in last year's report). Therefore, all following data from 2021 will be compared to 2019.

As compared to 2019, individual poverty rates in 2021 increased by 2.0 percentage points in NYC.[24] This compares to an increase of 0.4 percentage points from 2019 for the nation as a whole, where poverty rates in 2021 were 12.8%. Individual poverty rates vary widely depending on borough. Rates range from a low of 11.5% in Staten Island, to 13.5% in Queens, 17.3% in Manhattan, 19.2% in Brooklyn, and 26.4% in the Bronx, consistently the highest rate of the boroughs. As compared to 2019, rates rose in every borough, by as much as 3.3 percentage points. (See Appendix E.9.)

Also reported are poverty rates by age. The poverty rate for persons under the age of 18 in NYC was 23.8% in 2021. The rate was 16.1% for individuals aged 18 to 64, and 17.9% for persons aged 65 and over. For families, 14.4% were living below the poverty line in 2021. This includes 5.6% of families in owner-occupied units and 20.3% of families in rental units. For families containing related children under the age of 18, the figure is 20.4%, higher than that of all families. For married-couple families, the overall poverty rate was 9.0% in 2021, while for female- and male-headed families (i.e., no spouse present), it was 25.1% and 15.1%, respectively. As compared to 2019, rates rose for every category noted here except for those aged 65 and over, including an increase of 3.3 percentage points for male-headed families and 2.5 percentage points for families in renter-occupied units.

2021 NYC Housing & Vacancy Survey

Selected initial findings from the *2021 Housing and Vacancy Survey (HVS)* were published in May of 2022 by the NYC Department of Housing Preservation and Development.[25] This approximately triennial survey provides data on the housing and demographic characteristics of NYC residents, including affordability of housing, rents, incomes, and vacancy rates for both renter- and owner-occupied housing. It is also the only survey that is able to provide data specifically for rent stabilized tenants.

Affordability of Rental Housing

Generally, housing is considered affordable when a household pays no more than 30% of its income in gross rent.[26] Gross rent includes contract rent (the rent paid to the owner of the apartment by either a tenant or a subsidizing agency) plus additional payments for fuel and/or utilities. The *2021 HVS* reported that the median gross rent-to-income ratio was 34.3% for all renters, meaning that half of all households residing in rental housing pay more than 34.3% of their income in gross rent, and half pay less. Furthermore, more than a third

(36.6%) of rental households pay more than 50% of their household income in gross rent. The median contract rent-to-income ratio was 32.6% for all renters in 2021, with 34.3% of renters paying more than 50% of their household income towards contract rent.

Rent stabilized tenants are reported to have a median gross rent-to-income ratio of 36.2%, meaning a majority of rent stabilized tenants are not able to afford their apartments, based on the U.S. Department of Housing and Urban Development (HUD) benchmark for housing affordability of a 30% gross rent-to-income ratio. Furthermore, 39.5% of rent stabilized households pay more than 50% of their household income in gross rent, including 40.3% of tenants in buildings built prior to 1974 and 35.1% of tenants in buildings built in 1974 or later. The median contract rent-to-income ratio for rent stabilized tenants in 2021 was 33.6%, with 36.7% of rent stabilized tenants paying more than 50% of their household income towards contract rent.

It is important to note that officially reported rent-to-income ratios are affected by an anomaly in the way rents for tenants receiving Section 8 and other rental assistance programs are recorded by the *HVS*. While generally paying no more than 30% of their income towards rent, tens of thousands of rent stabilized tenants receiving rental assistance are recorded with gross rent-to-income ratios in excess of 100%.[27] Excluding those tenants who received vouchers or other rental assistance, the median gross rent-to-income ratio for rent stabilized tenants falls to 32.2%, four percentage points lower than the ratio for all rent stabilized tenants. The median contract rent-to-income ratio for rent stabilized tenants not receiving rental assistance is 30.0%. The proportion of rent stabilized households not receiving rental assistance that pay more than 50% of their household income towards contract rent is 33.8%.[28]

For comparison, unregulated tenants[29] had a median gross rent-to-income ratio of 32.9%; tenants in public housing had a median of 30.3%; and rent controlled or other regulated tenants (not including those in public housing) had a median of 42.8% in 2021.

Income

According to the *2021 HVS*, which reflects household income for 2020, the median income for rental households was $50,000.[30] Owner households earned substantially higher income, which in 2020 was a median of $98,000, almost double the income of renters.

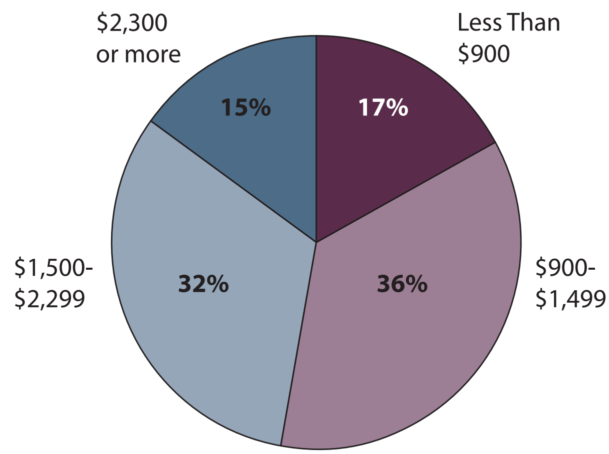
The *2021 HVS* found that renters in rent stabilized units made less than the average renter, with a median household income of $47,000 in 2020. In contrast, those living in unregulated rentals made more than the average renter, a median of $62,960. In public housing, the median household income was $18,530, and in rent control or other regulated rentals, it was $24,000.

Rent

The *HVS* also examines rent levels, and it revealed that in 2021, the median monthly contract rent for all rental units was $1,500. Rent stabilized tenants paid less, $1,400, in median contract rent than renters as a whole, including a median of $1,400 for tenants in buildings built prior to 1974 and $1,906 for tenants in buildings built in 1974 or later.

Contract Rent Levels of Rent Stabilized Apartments, 2021

More Than Two-Thirds of Rent Stabilized Apartments Rent for Between $900 and $2,299



Source: 2021 NYC Housing and Vacancy Survey

Among the other categories of rental units, tenants living in unregulated rentals had a median contract rent of $1,825; public housing tenants, $500; and in rent control or other regulated rentals, $1,100.

Median gross rent for all rental units was $1,650. Rent stabilized tenants paid less, $1,547, in median gross rent than renters as a whole, including a median of $1,500 for tenants in buildings built prior to 1974 and $2,109 for tenants in buildings built in 1974 or later. Among the other categories of rental units, tenants living in unregulated rentals paid a median gross rent of $1,950; public housing tenants, $510; and in rent control or other regulated rentals, $1,187.

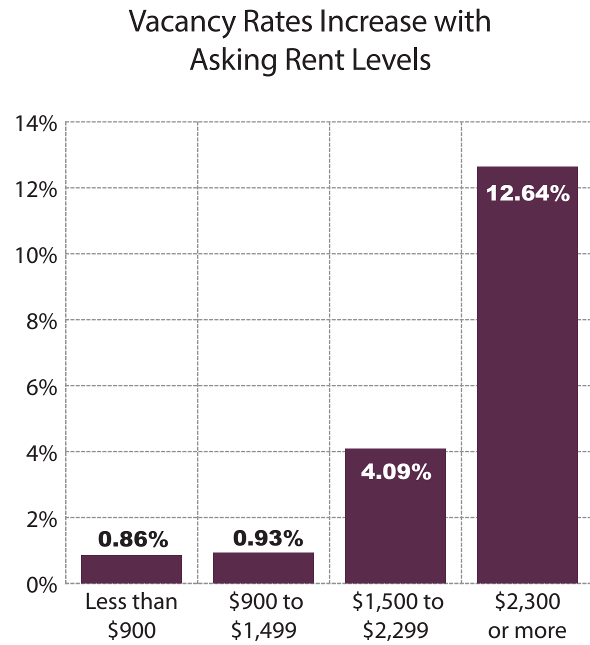
The *HVS* also breaks down the distribution of renter-occupied housing by contract rent level. The *2021 HVS* found that 17% of rent stabilized units had a contract rent of less than $900 per month (as compared to 10% of unregulated units); 36% rented for between $900 and $1,499 (as compared to 21% of unregulated units); 32% rented for between $1,500 and $2,299 (as compared to 39% of unregulated units); and 15% rented for $2,300 or more (as compared to 30% of unregulated units (see graph on the previous page). While just 9.7% of rent stabilized units in buildings built prior to 1974 had a contract rent of $2,300 or more, 42.8% of those in buildings built in 1974 or later had contract rents of $2,300 or more.

Vacancy Rates

The *HVS* also surveys vacancy rates, with 2021 data revealing the continuation of a tight New York City housing market. The survey found that the Citywide vacancy rate was 4.54% in 2021, below the 5% threshold required for rent regulation to continue under State law, but higher than that found during the last HVS, 3.63%.[31] The Bronx had the lowest vacancy rate in the City, at 0.78%. Manhattan had the highest vacancy rate in 2021, at 10.01%. Of the remaining boroughs, Brooklyn had a vacancy rate of 2.73%, and Queens and Staten Island (in conjunction) had a vacancy rate of 4.15%.[32]

The vacancy rate for rent stabilized housing was 4.57%, virtually equal to that of all apartments, including a vacancy rate of 3.22% for units in buildings built prior to 1974 and 11.21% for units in buildings built in 1974 or later. The vacancy rate was 5.29% for unregulated units and 1.36% for public housing and other regulated rentals.

Vacancy Rate by Monthly Asking Rent Level, 2021



Source: 2021 NYC Housing and Vacancy Survey

The *HVS* found vacancy rates varying significantly among different asking rents. As might be expected, apartments renting for the least had the lowest vacancy rates, while more expensive units had substantially higher vacancy rates. Apartments with an asking rent of less than $900 per month had a vacancy rate of just 0.86%, while those renting for at least $2,300 per month had a vacancy rate of 12.64%. (See graph on this page for a further breakdown.)

Other Measures of Income & Affordability

American Community Survey

In addition to the triennial *HVS*, the Census Bureau also publishes an annual study, the *American Community Survey (ACS)*.[33] Unlike the *HVS*, the *ACS* cannot provide data specifically for rent stabilized tenants, but does provide in-depth data on contract rent (the rent received by the owner of a property); gross rent (contract rent, in addition to the cost of utilities); rent-to-income ratios; and household income for renters as a whole. Detailed *ACS* data by borough, for NYC as a whole, the U.S., and comparison cities can be found in Appendices E.12 through E.14.

As detailed in the *2022 I&A Study*, *ACS* data for 2020 was impacted by the pandemic, and complete data was not released to the public. While selected 2020 statistics were reported in the *2022 I&A*, due to data quality issues, it is not possible to compare *2021 ACS* data to 2020 data (just as we did not compare 2020 data to 2019 data in last year's report). Therefore, all following data from 2021 will be compared to 2019.

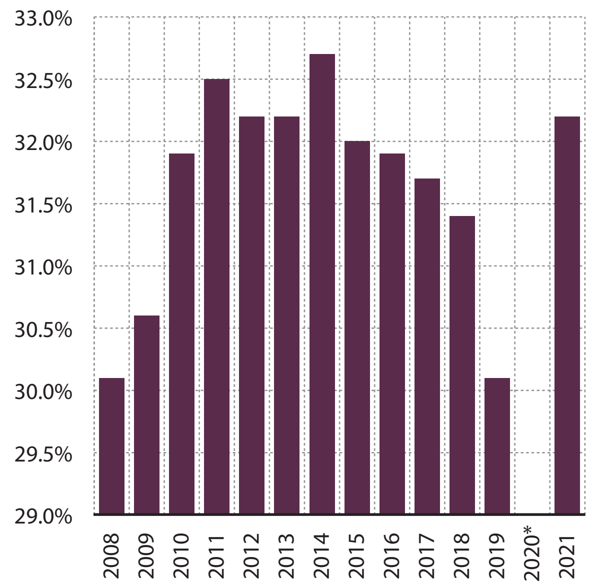
According to the most recent survey, the *2021 ACS*, NYC's median gross rent-to-income ratio ranks 30th highest among 90 big cities (those with populations of at least 250,000), as compared to 38th highest in 2019. At 32.2%, the median gross rent-to-income ratio in NYC rose 2.1 percentage points from 2019 levels (see graph on this page). By borough, rates ranged from a low of 30.5% in Manhattan, to 31.3% in Brooklyn, 32.3% in Queens, 34.4% in Staten Island, and 36.1% in the Bronx. This ratio rose in every borough as compared to 2019, including increases of 4.9 percentage points in Staten Island, 4.4 percentage points in Manhattan, 2.0 percentage points in Queens, 1.1 percentage points in Brooklyn, and 0.9 percentage points in the Bronx.

The proportion of households Citywide paying 30% or more of their income towards gross rent rose four percentage points between 2019 and 2021, from 50.1% to 54.1% (see graph on this page). The proportion paying 50% or more also rose, increasing from 26.2% to 30.1%. At the borough level, rates ranged from 27.1% of households paying at least 50% of their income towards gross rent in Manhattan, to 28.5% in Queens; 29.7% in Brooklyn; 33.2% in Staten Island; and 35.6% of households in the Bronx.

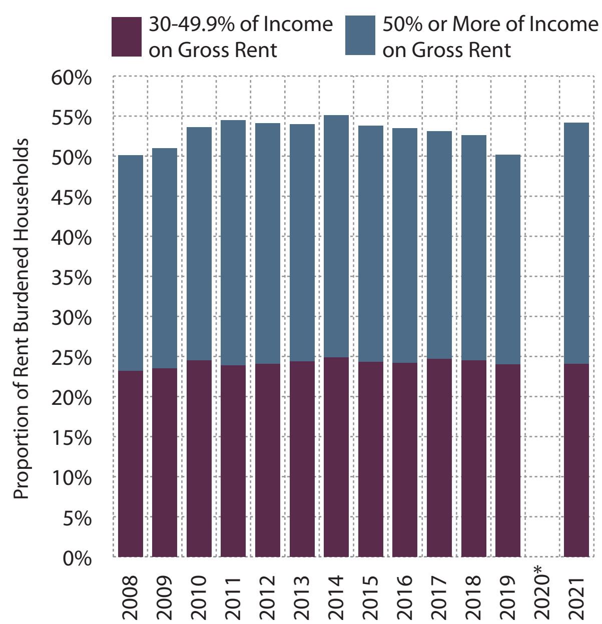
This survey also reports that the median contract rent in NYC in 2021 was $1,490, and the median gross rent was $1,602 (see graph on the following page). Between 2019 and 2021, median

Gross Rent-to-Income Ratios, 2008-2021

Median Gross Rent-to-Income Ratio:
Median Gross Rent-to-Income Ratio Increases 2.1 Percentage Points from 2019



Proportion of Households with a Gross Rent-to-Income Ratio of at Least 30%:
Proportion of Rent Burdened Households Rises by Four Percentage Points

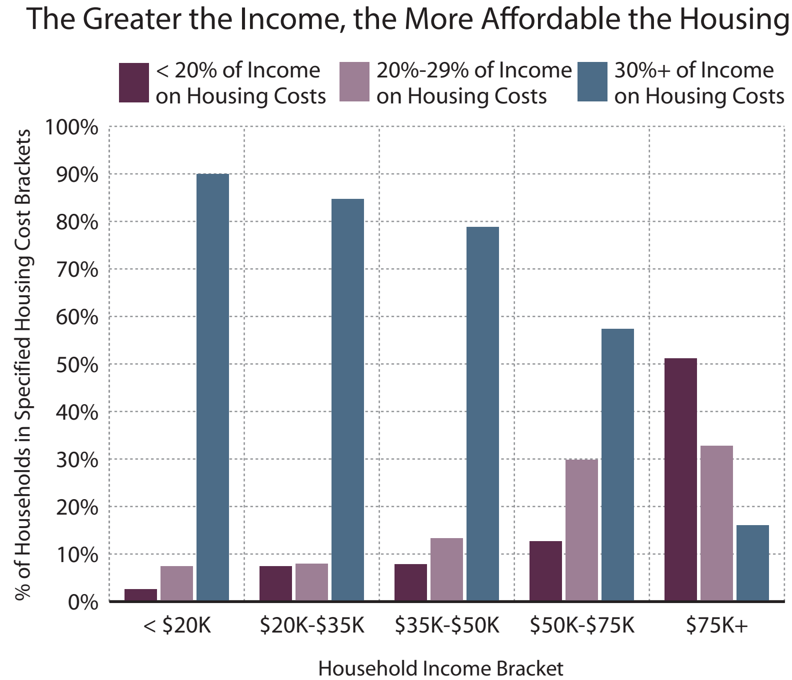


Source: American Community Survey, 2008-2021
**2020 ACS Data Not Available for Comparison.*

monthly contract rents for all apartments in NYC increased by an inflation-adjusted ("real") 2.4%, and median gross rents increased by 2.8%. In nominal terms, the increases were 7.6% and 8.0%, respectively. Median gross rents were highest in Manhattan ($1,866) and lowest in the Bronx ($1,313). Between 2019 and 2021, inflation-adjusted gross rents fell by 0.4% in Queens, but rose by 1.3% in Manhattan, 1.5% in the Bronx, 4.5% in Brooklyn, and 5.6% in Staten Island.

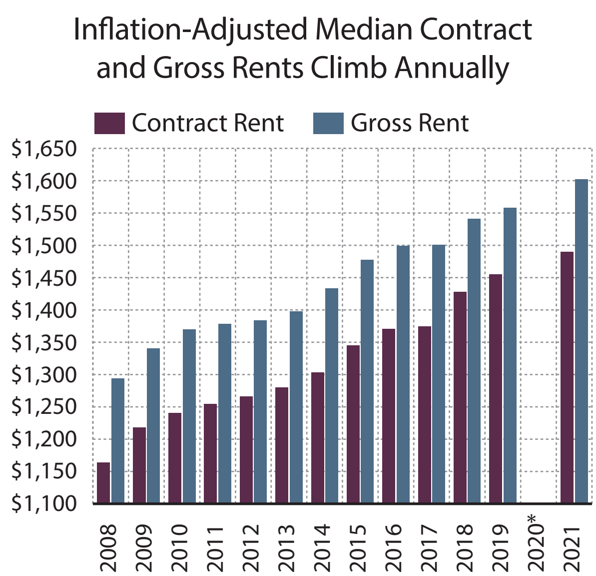
During 2021, median household income fell both nominally and in real terms as compared to 2019, by 2.0% and 6.8%, respectively, to $67,997. Median household income for renters fell at a slower pace than that of owner households, falling by a "real" 7.3% and 8.8%, respectively. Since the inception of this survey in 2005, renter income has fluctuated in "real" 2021 dollars from a low of $44,711 in 2011 to a high of $57,542 in 2019.

Renter Housing Costs as a Percentage of Household Income, 2021



Source: American Community Survey, 2021

Median Rent in Constant 2021 Dollars, 2008-2021



Source: American Community Survey, 2008-2021
**2020 ACS Data Not Available for Comparison.*

Measuring income inequality, the survey also provides average household income for cities in quintiles. In NYC, the top quintile (i.e., the average of the top 20% of household incomes) makes 30.30 times more than the lowest quintile (i.e., the lowest 20%), the sixth highest ratio among big cities, and an increase from 28.69 in 2019. While New York's income disparity ratio does rank near the top nationwide, it lags behind Boston, with a ratio of 35.42, the highest disparity among big cities. Other major cities, such as Los Angeles (25.32), Houston (22.88), Chicago (26.91), and Philadelphia (25.48), all have smaller differentials between income levels than NYC. Not including the aforementioned Boston, the cities ranking higher than NYC are New Orleans, Washington, DC, San Francisco, and Atlanta. The smallest disparity among big cities is in Gilbert, Arizona, with a ratio of 8.61. For the U.S. as a whole, the ratio is 17.44, an increase from the 16.39 ratio in 2019. While the ratio between the upper and lower quintiles was 30.30 for all of NYC, it was 48.44 in Manhattan, where the top quintile makes on average in excess of $476,000 more annually than the lowest quintile.

Also reported is the percentage of income spent on monthly housing costs for different household income categories. Approximately 95% of all renters report both paying rent and receiving income, and among those renters, 21% make less than $20,000 a year. For this lowest household income category, 89.9% spend at least 30% of their household income on housing costs, and 2.6% spend less than 20%. As income levels increase, the proportion of renters who spend at least 30% of their household income on housing costs decreases, while the proportion paying less than 20% increases (see graph on the previous page). At the highest income category provided by the *ACS* (households earning $75,000 or more, comprising 39% of all renters), 16.0% spend at least 30% of their income on housing costs, while 51.2% spend less than 20%.

Household Pulse Survey

In response to the COVID-19 pandemic, the U.S. Census Bureau launched a new survey initiative — the *Household Pulse Survey (HPS)*.[34] Per the Census Bureau, "The *Household Pulse Survey* is a 20-minute online survey studying how the coronavirus pandemic and other emergent issues are impacting households across the country from a social and economic perspective." Note that the Census Bureau advises that the data from this survey is experimental, and that caution should be taken when using estimates based on subpopulations of the data because sample sizes may be small and the standard errors may be large.[35]

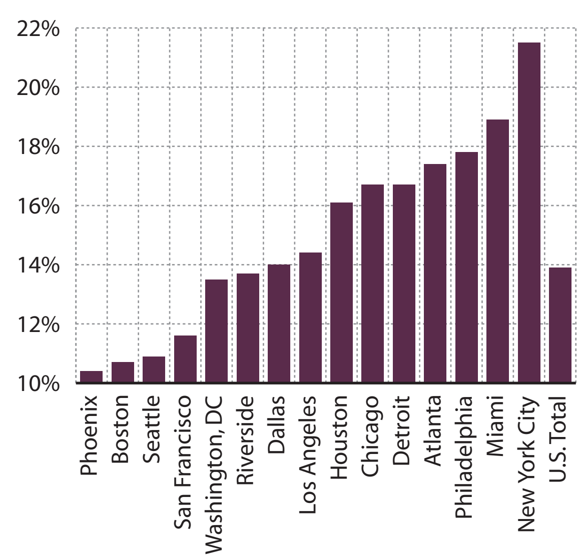
The first survey ("Week 1") was conducted at the end of April 2020, with data collected on a weekly basis through July 2020, and then every two weeks through October 2021. The survey resumed in December 2021, transitioning to collecting data during a single two-week period out of every four weeks. Despite changing the collection periods, the survey continues to call them "weeks" to maintain continuity. Twelve surveys (Weeks 44-55, from April 2022 through March 2023) have been conducted since the publication of the previous *I&A Study*.

The data is released for both the U.S. as a whole, as well as 15 metro areas, including the NYC metro area, which extends into the suburbs of NYC, including Long Island, the Hudson Valley, and northern New Jersey, a total of just over 20 million persons.

Among the questions asked of respondents regarding housing is whether they are caught up on rent or mortgage. The average proportion of adults residing in households in the NYC metro area who reported they are not current on their rent in Weeks 44-55 (the surveys since the last *I&A* was published) was 21.5%, versus an average of 21.9% during Weeks 28-43 (the surveys featured in the *2022 I&A*) and 23.7% during Weeks 1-27 (the surveys featured in the *2021 I&A*).[36] For the 55 surveys conducted since the inception of the *HPS*, in all but one the proportion of respondents not caught up on rent was higher in the NYC metro area than the U.S. as a whole. In Weeks 44-55, an average of 13.9% of adults in renter households in the nation as a whole reported not being caught up on rent, 7.5 percentage points lower than renters in the NYC metro area.

Average Proportion of Adults in Households that Report Being Behind on Rent, by Metro Area (April 2022-March 2023)

The NYC Metro Area Has the Highest Proportion of Households Behind on Rent, 21.5%



Source: Household Pulse Survey, U.S. Census Bureau

The survey also asks respondents for their household income.[37] The proportion of those who were not caught up on rent in the previous month is consistently higher for than for those with lower incomes (less than $35,000 a year), than those with higher incomes ($100,000 a year or more). Over the 55 surveys conducted thus far, an average of 32.7% of adults in the lower-income renter households of the NYC metro area reported not being caught up on rent, versus an average of 7.0% of the higher-income households. In addition, both those in the lower- and higher-income households of the NYC metro area are behind in rent by a greater proportion than the U.S. as a whole, which has proportions of 22.2% and 5.0%, respectively.

Of the 15 metro areas delineated in the *HPS*, the NYC metro area had the highest average proportion of adults in households that reported being behind on rent in Weeks 44-55. The smallest ratio was Phoenix, with 10.4% of adults in households reporting being behind on rent (see graph on the previous page for all metro areas).

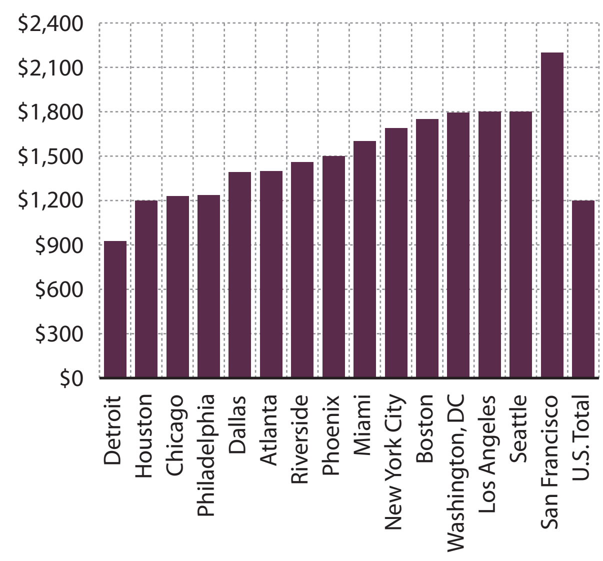
Beginning in Week 34 (July 21-August 2, 2021), those respondents who reported being behind on rent were also asked how many months they owed. In the NYC metro area, between Weeks 44 and 55, an average of 23.6% of households that reported being behind on rent responded that they owed "zero" months of rent.[38] More than one-third of households responded that they were either one or two months behind on rent, with an average of 18.2% owing one month of back rent, and 18.1% owing two months of back rent. An average of 32.9% of respondents reported owing between three and seven months of back rent, and an average of 11.3% reported owing eight or more months of back rent. As compared to the previous year (Weeks 34 through 43), the average number of months owed has increased. While the average number of households owing one to two months of rent has decreased by 5.0 percentage points in the past year, the number of households owing three to seven months of rent increased by 3.2 percentage points. Over the past year (Weeks 44-55), the average number of months of rent owed by renters in the NYC metro who are at least one month behind on rent is 3.53 months, higher than the same data point for the U.S. as a whole, 2.56 months.

Beginning in Week 34, the *HPS* also asked respondents in rental units if they had applied for the Emergency Rent Assistance Program (ERAP). Between Weeks 34 and 55, an average of 16.5% of households in the NYC metro area had applied for ERAP, including 26.8% of households with an income level of less than $35,000 a year and 1.9% of households with an income level of $100,000 per year or more.[39] Overall, applications for ERAP in the NYC metro area are roughly comparable to those in the U.S. as a whole, where 15.3% of rental households had applied for ERAP between Weeks 34-55.

In Week 46 (June 2022), the *HPS* began asking respondents for their current rent. In the 10 surveys thus far that have asked this question, the median rent in the NYC metro area was $1,690 per month. This compares to the median in the U.S. as a whole of $1,200 in this time period. The median rent in the NYC metro area for those with a household income level of less than $35,000 was

Median Rent, by Metro Area (June 2022-March 2023)

Median Rent for Households in the NYC Metro Area was $1,690 Between June 2022 and March 2023



Source: Household Pulse Survey, U.S. Census Bureau

$1,200 per month and was $2,600 per month for those with a household income of $100,000 a year or more. While the median rent in the NYC metro area is higher than that in nine other metro areas, it is less than that in five others, including the most expensive area — San Francisco — where median rents were $2,200 (see graph on the previous page for median rents by metro area).

In Week 46, the HPS also began asking respondents if, and by how much, their rent had changed over the last 12 months. In the 10 surveys thus far that have asked this question, an average of 43.1% of renter households in the NYC metro area reported that their rent had either not changed or decreased; 26.3% reported that their rent had increased by less than $100; 17.7% responded that their rent had increased between $100 and $249; and 12.9% responded that their rent had increased by at least $250. Renter households in the NYC metro area were roughly comparable with those in the U.S. as a whole, where 43.6% of renter households reported that in the prior 12 months their rent had either not changed or decreased; 21.7% reported that their rent had increased by less than $100; 22.6% responded that their rent had increased between $100 and $249; and 12.1% responded that their rent had increased by at least $250.

Consumer Price Index for Rental Costs

One of the many prices tracked in the federal Consumer Price Index (CPI) is the cost of rental housing. While not specific to NYC (the local CPI area extends into the suburbs of the City), the CPI can provide a useful comparison of the rise of housing costs to those of other components of the CPI.[40] For the 54-year period since the inception of rent stabilization (from 1968 to 2022), the cost of rental housing in the NYC metro area rose 908%, and overall prices rose more slowly, at 759%. Over this same time period, in the U.S. as a whole, rent and overall prices rose at roughly the same rate as each other, by 755% and 741%, respectively.

In 2022, average rental costs rose 2.5% in the NYC metro area, versus an overall increase in the CPI of 6.1%. This is higher than the 2021 rent increase of 0.2% and is the highest proportional increase seen in the NYC metro area since 2019. In the U.S. as a whole, rental costs rose at a faster pace than in the NYC metro area, rising by an average of 6.0% in 2022. Rental costs in the NYC metro area rose more slowly than all but one of the seven cities selected for comparison, including Atlanta, where rents rose 11.4%, and Philadelphia, where rents rose by 5.5%. Rents in the NYC metro area did rise faster than in San Francisco, where they rose 1.6%.[41]

Section 8 Housing Availability

Per the NYC Housing Authority (NYCHA), "the Housing Choice Voucher program, also known as Section 8, provides assistance to eligible low- and moderate-income families to rent housing in the private market. Eligibility for this program is based on a family's gross annual income and family size. The program works as a rental subsidy that allows families to pay a reasonable amount of their income toward their rent. Eligible families will receive a voucher to begin searching for housing. Generally, families will pay no more than 40 percent of their adjusted monthly income toward their rent share."[42]

NYCHA reports that the average number of Section 8 occupied units in 2022 was 93,051, a 5.5% increase (or 4,852 units) from 2021.[43] NYCHA also tracks the number of applicants newly placed through the program. In 2022, there was a more than four-fold rise in placements, from 1,579 in 2021 to 6,596 in 2022, an increase of 317.7%. While there was an increase in placements in each month from January through September 2022 (as compared to the same months of 2021), much of the annual increase was driven by placements in January 2022, which rose from 65 in January 2021 to 4,006 in January 2022. There are approximately 18,000 households currently on the NYCHA Section 8 waiting list. As of March 2022, the average tenant share of rent for NYCHA's Section 8 program is $371, with an average income level of $18,505.[44]

The NYC Department of Housing Preservation and Development (HPD) also administers a Section 8 program, although unlike NYCHA, applicants must fall within specific HPD preference categories or special admission programs, and applications are not accepted from the general public.[45] As of

September 2022, HPD was funding 42,490 Section 8 vouchers, 451 more vouchers than in February 2022. Notably, 51.9% of HPD's Section 8 vouchers are utilized by tenants with disabilities. Among HPD Section 8 rentals, the average tenant share of rent is $386, with an average income level of $17,468.[46]

Non-Government Sources of Affordability Data

Each year, Con Edison reports on the average cost of electricity bills for residential customers using 300kWh of electricity per month. Per their data, electricity costs rose 12.5% during 2022, following an increase of 2.1% during 2021.[47] New Yorkers pay some of the highest electricity bills in the nation, with the average cost per kWh in 2021 just over two times that of the nation as a whole.[48] Con Edison reached an agreement with the New York State Public Service Commission in February of this year to raise both electric and gas rates. They estimate that residential electric bills will rise by 5.7% this year, and 4.4% in both 2024 and 2025.[49] Residential gas bills will rise by approximately 5.0% this year, 4.6% in 2024, and 4.3% in 2025.[50]

Another measure of affordability is the Council for Community and Economic Research's Cost of Living Index (COLI), which tracks the cost of living in 265 urban areas, including Manhattan, Brooklyn, and Queens. Based on 60 different items, the survey collects more than 90,000 prices on a quarterly basis for housing, utilities, groceries, transportation, health care, and miscellaneous goods and services. During the first three quarters of 2022, the COLI found that Manhattan and Brooklyn ranked as numbers one and four, respectively, on the list of the 10 most expensive urban areas.[51] The study calculated that Manhattan was approximately 2.3 times as expensive to live in as the national average, while Brooklyn was approximately 1.7 times more expensive. Per the study, overall housing costs fell in Queens, Brooklyn and Manhattan as compared with the same period of the prior year (by 5.7%, 7.5%, and 9.7%, respectively). However, the subcategory of apartment rents rose in each borough, rising by 3.0% in Manhattan, 3.3% in Queens, and 5.5% in Brooklyn. Overall prices were found to have fallen 5.6% in Brooklyn, 5.8% in Queens, and 10.6% in Manhattan between 2021 and 2022.[52]

Another quarterly index, the Housing Opportunity Index (HOI), showed that during the fourth quarter of 2022, the NYC metro area was the twenty-sixth least affordable area (of 235 HUD-defined metro areas) to buy a home. The survey found that 14.2% of owner-occupied housing in the metro area was affordable to households earning the median household income in the fourth quarter of 2022, down from 27.0% in the fourth quarter of 2021.[53] Over the last ten years, the survey's quarterly data found that anywhere from 13.5% (in the third quarter of 2022) to 38.4% (in the second quarter of 2016) of owner-occupied homes were affordable to buyers earning the median household income.

Every year, the National Low Income Housing Coalition (NLIHC) issues a study to determine whether rents are affordable to the lowest wage earners. The 2022 study has not been released as of the publication of this report, but in line with their methodology,[54] in order to afford a two-bedroom apartment at the City's Fair Market Rent, ($2,451 a month, as determined by HUD)[55] a full-time worker must earn $47.13 per hour, or $98,040 a year. Alternately, those who earn minimum wage would have to work 126 hours a week (or two persons would each have to work 63 hours a week) to be able to afford a two-bedroom unit priced at the Fair Market Rent. Because the Fair Market Rent rose by $111, the amount of annual wages necessary to afford this apartment went up by 4.7%. Over the last ten years, the number of hours working at minimum wage needed to afford a two-bedroom apartment at the current Fair Market Rent has ranged from a high of 138 in 2014, to a low of 94 in 2019.

In the summer of 2022, the Community Service Society interviewed residents of New York City, including 1,234 "low-income" residents (making up to 200% of the federal poverty level (FPL)) and 734 "moderate- and higher-income" residents (making above 200% of the FPL) for their "The Unheard Third 2022" report. Per the survey's findings, 15% of all tenants (including 17% of low-income tenants and 23% of tenants with children under the age of 18) had been threatened with eviction during 2022.

This was the highest level in the past 11 years, during which time the proportion of all tenants threatened with eviction has ranged from 8% in 2017 to 15% in 2022. The survey also found a shift in threatened eviction from low-income tenants to moderate- and higher-income tenants. Between 2017 and 2019, an average of 37% of the tenants who reported being threatened with an eviction were moderate- or higher-income. This proportion rose to an average of 52% between 2021 and 2022.[56]

The survey also questioned respondents regarding their housing costs. In 2022, 57% of renters reported a rent increase over the past year (including 59% of those in market rate units and 54% of low-income tenants). This compares to 34% of renters who reported a rent increase during the 2021 survey (including 22% of those in market rate units and 39% of low-income tenants). A slight majority (51%) of low-income tenants reported they have, or will soon, fall behind on rent, as did 27% of moderate- and higher-income tenants; 44% of tenants in market rate units; and 38% of rent-regulated renters. The survey also reports a rising prevalence of rent debt, which for all tenants rose from a proportion of 19% in 2019 to 24% in 2022. Access to affordable housing was also a goal of many respondents, regardless of income level. When asked if affordable housing would increase their potential to get ahead economically, 46% of low-income respondents and 41% of moderate- and higher-income respondents responded in the affirmative.[57]

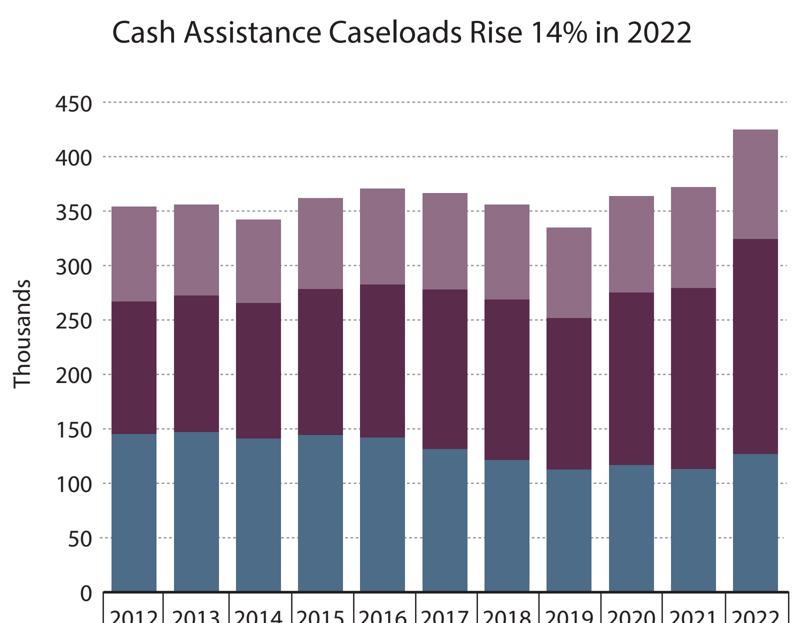
Cash Assistance & Benefit Programs

New York State funds two cash assistance programs — the Family Assistance program and the Safety Net Assistance program, each of which provides cash payments to eligible participants to help pay for living expenses such as food, transportation, housing, and utilities.[58] For the third consecutive year, the average number of cash assistance cases in NYC increased, rising by 14.2% in 2022 to reach 424,945 cases.[59] This follows an increase of 2.3% in the prior year (see graph on this page). But despite rates increasing in all but four years since 2009, over the last two and a half decades the average number of cash assistance recipients has dropped significantly, falling from almost 1.2 million recipients in March 1995 (when the City's welfare reform initiative began) to 444,823 in December 2022, a drop of 61.7%.

On a quarterly basis, the number of recipients of cash assistance rose 8.2% in the first quarter of 2022; 12.7% in the second quarter; 18.5% in the third quarter; and 17.5% in the fourth quarter, all as compared to the same quarters of 2021.

While the average number of cash assistance

Cash Assistance Program Recipients, 2012-2022, in Thousands



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FAP	145.2	147.0	141.3	144.2	141.8	131.4	121.6	112.7	117.0	113.3	126.9
SNA	121.9	125.5	124.0	134.2	140.9	146.3	147.0	138.9	158.1	166.2	197.4
FAP-SNA	86.9	83.6	77.0	83.5	87.7	88.7	87.5	83.1	88.5	92.6	100.6
Total	353.9	356.0	342.3	361.9	370.5	366.3	356.1	334.7	363.7	372.1	424.9

Source: NYC Human Resources Administration
Note: FAP-SNA refers to welfare recipients who were converted from the Family Assistance Program (FAP) to the Safety Net Assistance Program (SNA)

recipients rose 14.2% in 2022, the number of persons who received at least one cash assistance payment during 2022 (known as unduplicated recipients) rose at a slower pace. Over the course of the year, a total of 614,402 persons received at least one cash assistance payment, an increase of 10.6%.[60] This figure includes 68,135 cases of emergency grants, a 27.0% increase from 2021. One-time emergency grants (known as "one shots") can help pay for expenses like rent arrears.

Applications for cash assistance rose in 2022, increasing 23.5% from 2021 levels, including an increase of 30.6% in approved applications, and a 16.8% increase in denied applications. In total, 389,595 NYC residents applied for cash assistance in 2022, with 51.5% of those applications approved.[61]

Other major benefit programs include the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) and Medicaid. The number of recipients of SNAP increased for the third consecutive year, by 1.3% in 2022, to an average of 1.71 million. Despite drops in each year between 2014 and 2019, SNAP levels have more than doubled in the last 20 years, rising from an average of just over 800,000 in the early 2000s, to more than 1.7 million today.[62] The number of recipients of SNAP rose in all but the second quarter of 2022, as compared to the same quarter of 2021, including increases of 1.7% in both the first and third quarters, and 2.3% in the fourth quarter. However, rates fell 0.5% in the second quarter of 2022.

The number of Medicaid enrollees fell for the eighth time in the past nine years, decreasing 4.9% during 2022, to 1.49 million recipients.[63] The number of Medicaid enrollees fell in each quarter of 2022, as compared to the same quarter of 2021, including decreases of 2.8% in the first quarter, 6.2% in the second quarter, 6.6% in the third quarter, and 4.0% in the fourth quarter.

In addition, the number of reported job placements among cash assistance recipients in 2022 increased for the first time in four years, rising by 39.5%, or 2,696 jobs (to 9,528), after decreasing 71.8% in the prior year.[64]

Tenants with rent and utility arrears may have also benefited from a program designed to pay owners directly for shortfalls in rent received since the start of the pandemic. From June of 2021 through January of 2023, the NYS Emergency Rental Assistance Program (ERAP) accepted applications to compensate tenants for up to 12 months of rent and utility arrears, as well as up to three months of prospective rent.[65]

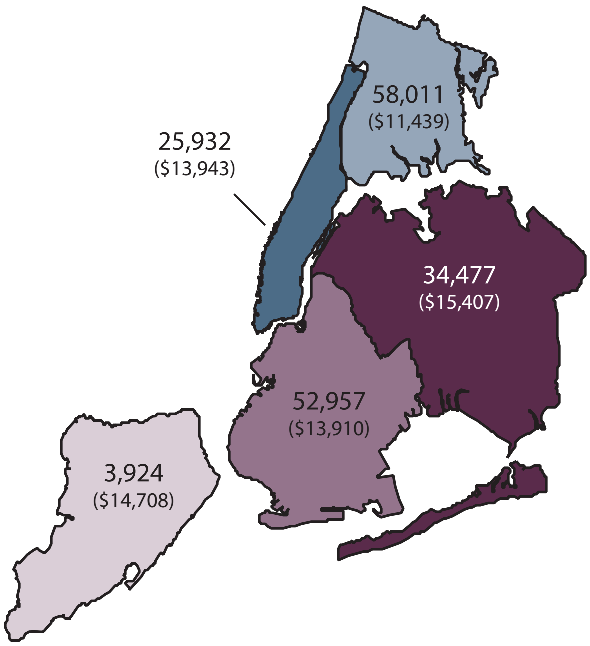
Per the program's guidelines, applicants were required to meet certain standards to qualify, including a household income at or below 80% of the area median; unemployment, a reduction in income, significant costs, or other financial hardship that is directly or indirectly due to the COVID-19 outbreak; and demonstrating a risk of homelessness or housing instability. Income could be calculated based on either the household's total income for 2020 or the current monthly income at the time of application. For applications received during the first 30 days (June of 2021), the program prioritized certain households, including those below 50% of the area median income; households where there has been extended unemployment; households with a pending eviction case; and households that reside in a building with twenty or fewer units, which are considered owned by "small" landlords.

The program provides for up to 12 months of rent or utility arrears. It also permits up to three months of additional assistance to be paid if it is deemed that extra resources are required to ensure housing stability and funds remain available. Assistance will generally be paid directly to the landlord and/or utility, but if they are found to be uncooperative or unresponsive (as determined by the statute), and do not accept the funds within 12 months, they will have waived their rights to both the program's funding and the same amount in arrears from the tenant. Acceptance of payment for rent arrears constitutes agreement by the recipient landlord to waive any late fees on rent arrears; keep rent constant for one year; and in most circumstances not seek to evict tenants for one year after the first payment is received.

As of March 28, 2023, 296,863 households in NYC have applied for ERAP assistance for rent arrears, with 127,335 of these households also applying for up to three months of future ("prospective") rent, and 71,008 of these households applying for help with utility arrears. Of all the applications for rent

ERAP Payments (as of March 29, 2023)

Total Number of Payments and Average Payment Amount, by Borough



Source: NYS Office of Temporary and Disability Assistance
Note: Data current through March 29, 2023. Average payment amount includes up to three months of prospective rent payments.

arrears in New York State (NYS) through this time period, 73.4% of applications came from residents of NYC. As of March 29, 2023, 175,301 payments were issued on behalf of NYC tenants for rental assistance, 75.5% of the total number of payments within NYS.[66] The payments for rent arrears within NYC totaled $1.8 billion, with another $561 million expended for prospective rent payments (for a total of $2.4 billion, or 81.4% of the total value of payments within NYS). More than 71% of payments within NYC included both rent arrears and prospective rent. The average payment for both rent arrears and prospective rent was $13,410 in NYC, compared to $9,397 in the balance of the state. As illustrated in the map on this page, average payments were lowest in the Bronx ($11,439) and highest in Queens ($15,407). For those households that received help with utility arrears, the average payment was $1,227.[67]

While $2.9 billion in NYS has already been paid out by the ERAP program (as of March 29, 2023), an additional $148 million has been earmarked for 11,905 payments that have been provisionally approved, but are pending due to landlord verification. There is also an additional $252 million in funding from applications that were previously obligated, but have been freed up due to the expiration of the 180-day period for landlords to cooperate. Note that the U.S. Department of the Treasury periodically reallocates ERAP funding from jurisdictions with unused allocations to those jurisdictions with unfunded applications.

Homelessness & Housing Court

Homelessness

Sheltered homelessness in the City, based on data from the NYC Department of Homeless Services (DHS), increased for the first time in four years, rising by 8.0%.[68] Each night, an average of 51,817 persons stayed in DHS shelters during 2022, up 3,824 persons from a year earlier, and double the average of 20,000-25,000 found in the 1990s (see graph on the next page and Appendix E.11).[69] The subcategory of the number of families sheltered each day also rose, by an average of 9.3%.[70] The figure for families includes the number of families with children sheltered each night, which rose 11.4% during 2022 (to reach an average of 9,884), and the number of adult families sheltered each night, which decreased 1.7% over the year (to an average of 1,687). There was also a slight increase in the number of single adults sheltered, increasing 1.6% during 2022, to an average of 17,541 persons.

In each month of the first half of 2022, the average number of homeless persons staying in DHS shelters decreased as compared to the same month of the prior year. Levels fell 13.2% in the first quarter of 2022 as compared to the same quarter of 2021 and 5.8% in the second quarter. However, levels began rising in the second half of the year. The average DHS shelter census rose 15.5% in the third quarter and 39.3% in the fourth quarter. DHS has attributed this increase in the second half of 2022 largely to “the influx of asylum seekers from the southern United States border to New York City.”[71] On a monthly basis, the greatest increase was seen in December 2022, when 19,373 more persons stayed in City shelters than the previous December, an increase of 42.5%. The rise in homelessness continued into the first quarter of 2023, with the average number of persons staying in DHS shelters up 54.8% as compared to the same quarter of the prior year and up 9.8% as compared to the fourth quarter of 2022.[72]

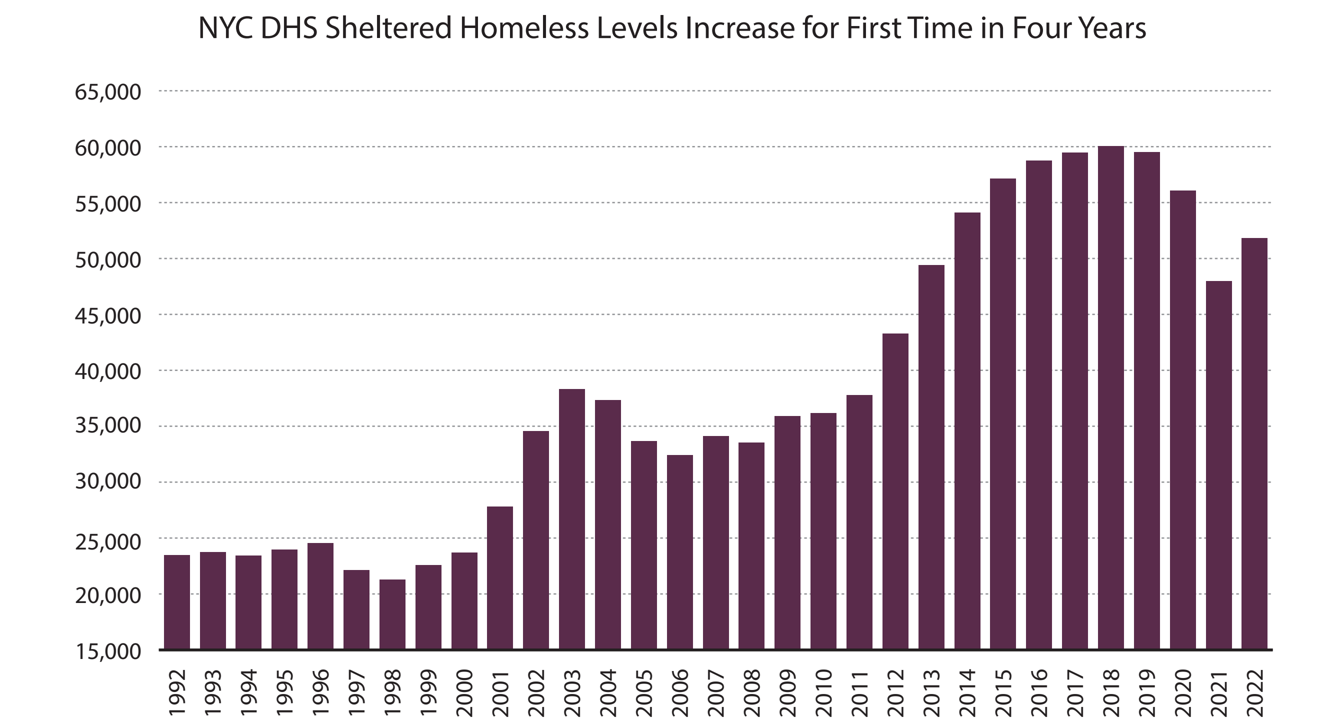
DHS also reports that permanent housing placements for families with children decreased for the third consecutive year during 2022, falling from 6,126 to 5,714, a 6.7% decrease. However, placements rose for both single adults and adult families. Single adult placements rose for the second consecutive year, increasing from 6,816 placements in 2021 to 7,884 in 2022, an increase of 15.7%.[73] Placements rose for adult families for the second consecutive year, rising from 481 in 2021 to 510 in 2022, a 6.0% increase. Of the total of 14,108 placements among all categories, 77.4% were to subsidized housing.

Other indicators of homelessness include the average amount of time spent in temporary housing. For families with children, the average amount of time spent in temporary housing fell by 47 days between 2021 and 2022 (to 497 days). It also fell by 14 days for adult families (to 822 days) and by 38 days for single adults (to 467 days). For context, the length of time spent in temporary housing has doubled in the last 12 years.

DHS also reports the number of homeless persons placed in permanent housing who return to the shelter system within one year. In 2022, 3.6% of families with children returned to DHS shelters within one year (down from 4.0% the prior year); 1.8% of adult families returned (up from 1.6% in the prior year); and 10.2% of single adults returned (down from 10.5% in the prior year). The vast majority of those who returned to the shelter system were initially placed in unsubsidized housing.

The U.S. Department of Housing and Urban Development (HUD) asks municipalities to submit homeless counts on a single day in January of each year.[74] NYC reported a total of 61,840 sheltered and unsheltered homeless persons in January 2022, a drop of 9.5% from the previous January. At the national level, the sheltered homeless population

Average DHS Nightly Homeless Shelter Census, NYC, 1992-2022



Source: NYC Department of Homeless Services fell by 6.9%.[75] HUD reports that two of every ten people experiencing homelessness in the United States did so in either Los Angeles or NYC. While the total number of homeless persons in Los Angeles was slightly higher than in NYC, more than 94% of the homeless in NYC are sheltered, while in Los Angeles only 30% of the homeless are sheltered. Nationwide, an average of 60% of homeless persons are sheltered.

Another facet of the City's effort to reduce homelessness went into effect on October 29, 2018.[76] The City has now consolidated and streamlined seven different rental initiatives into one, the City Fighting Homelessness & Eviction Prevention Supplement (CityFHEPS). The program aims to help both those in shelter and those facing eviction to find, or keep, permanent housing.[77] To be eligible, households who are not in DHS shelter must have a gross income at or below 200% of the federal poverty level and meet certain other criteria. Households not in shelter wishing to apply for rental assistance must do so by contacting one of the DSS non-profit service providers called Homebase. There are more than 20 Homebase offices across NYC.[78] The program will provide a rent supplement of up to $800 for a single room in an apartment, $1,751 for SRO housing, or between $2,335 and $6,930 for an entire apartment, depending on household size. These rent levels represent a significant increase over the maximum rent guidelines in place in 2021. For instance, the maximum subsidy on a two-bedroom apartment is now $2,696, up from $2,217 under 2021 guidelines.[79] A rule enacted in 2021 increased the maximum allowable rent subsidy to 100% of FMR, effective as of September 2021.[80]

Housing Court

Following an eviction moratorium that was in place for most of 2020 and all of 2021, average annual non-payment filings in Housing Court increased in 2022, rising 167.8%, to 88,510 in 2022.[81] There were 44,885 non-payment cases resulting in an actual court appearance ("calendared") in 2022, an increase of 228.6%.[82] Because the number of calendared cases rose at a faster pace than the number of filings, the proportion of non-payment cases that resulted in an appearance rose by 9.4 percentage points, to 50.7%. For context, during the mid-to-late 1980s, an average of 27.1% of non-payment filings were calendared, and in the five years preceding the pandemic, 54.5% were. While both the number of non-payment filings and non-payment cases resulting in a court appearance both increased greatly over 2021, levels are still much lower than in 2019, the year preceding the start of the pandemic.[83] As compared to 2019, non-payment filings were 39.0% lower in 2022, and calendared non-payment cases were 43.8% lower.

On a quarterly basis,[84] as compared to the same quarters of the prior year, the number of non-payment filings rose by 316.9% in the first quarter of 2022; 84.0% in the second quarter; 151.2% in the third quarter; and 231.5% in the fourth quarter. Non-payment calendared cases rose 89.8% in the first quarter of 2022; 182.7% in the second quarter; 227.2% in the third quarter; and 448.5% in the fourth quarter.

Evictions were largely prohibited by State and/or federal law from March 20, 2020 through January 15, 2022. As such, there were just 136 residential evictions (for both non-payment and holdover cases) in 2021. This figure increased to 4,109 in 2022.[85] While a large increase from 2021, it is by far the lowest number of annual evictions (not including 2020 and 2021, when eviction moratoriums were in place) since at least 1983 (the first year data is available for). Residential evictions in 2022 are 75.8% lower than in 2019, and 85.8% lower than in 2013 (the year with the highest number of evictions since 1983). (See the graph on the next page for non-payment filings, non-payment calendared cases, and evictions, from 2003-2022.)

A close analysis of the data shows that approximately 46% of the evictions in 2022 were against tenants living in buildings containing rent stabilized units,[86] approximately the same proportion as the rent stabilized stock to the overall renter universe in NYC.[87] By borough, approximately 32.0% of the evictions in buildings containing rent stabilized units were in the Bronx; 32.4% in Brooklyn; 22.9% in Manhattan; 10.7% in Queens; and 2.1% in Staten Island. As compared to the overall proportion of rent stabilized units in each borough, evictions were disproportionately high in the Bronx and Brooklyn, disproportionately low in Manhattan and Queens, and roughly equal in Staten Island.[88]

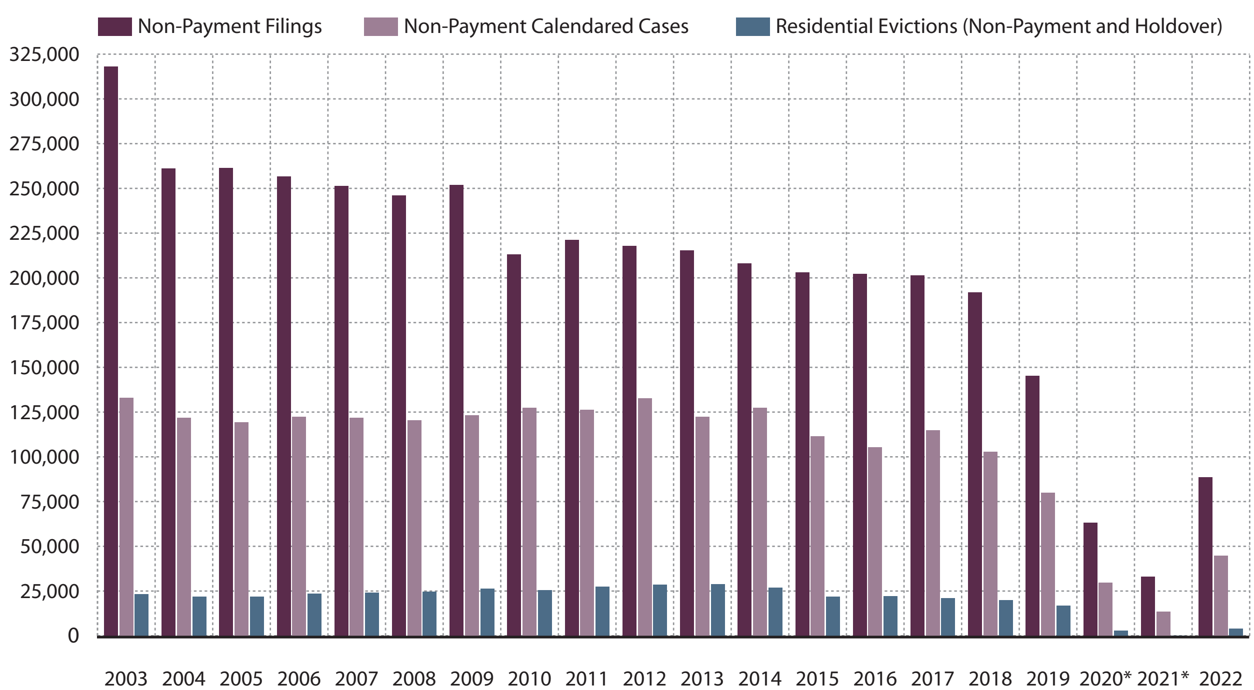
In the first quarter of 2023, there were 23,989 non-payment filings, a 45.7% increase from the 16,463 in the first quarter of 2022.[89] However, the number of filings in the first quarter of 2023 is 48.6% lower than the first quarter of 2019. There have also been approximately 2,079 residential evictions executed during the first quarter of 2023 (for both non-payment and holdover cases). This is up sharply from the 439 executed in the first quarter of 2022, but down 56.3% from the approximately 4,752 evictions in the first quarter of 2019.[90] Approximately 53% of evictions in the first quarter of 2023 were in buildings containing rent stabilized units.[91]

In August of 2017, a City bill granting all households under 200% of the federal poverty level (FPL) eligibility for free legal representation in Housing Court was signed into law.[92] As of June 2021, eligible tenants in every NYC neighborhood have access to the Right-to-Counsel (RTC) program, (which was first being phased in zip code by zip code).[93] It is estimated that the number of tenants in Housing Court with legal representation rose from 1% in 2013[94] to 63% in the fourth quarter of FY 2022 (April 1-June 30, 2022). For FY 2022 in total, 78% of households facing eviction in Housing Court who had counsel were able to avoid eviction (including 87% of those in the Bronx, 83% in Manhattan, 76% in Brooklyn, 63% in Queens, and 52% in Staten Island).[95]

In FY 2022, RTC legal assistance was provided to 41,818 households in NYC for tenant issues such as eviction, disrepair, and landlord harassment, a decrease of 1.1% from FY 2021, but a 76.9% increase from FY 2017 (prior to the formal launch of the RTC program). While virtually the same

Housing Court Statistics, 2003-2022

Non-Payment Filings, Calendared Cases, and Evictions Rise in 2022



Source: Civil Court of NYC and NYC Department of Investigations

**Note that an eviction moratorium was in place from March 20, 2020 through the end of 2021.*
Also note that there were 136 evictions in 2021, which due to the scale of the graph, are not visible.

number of tenants were assisted with legal help in FY 2021 and FY 2022, the distribution of client needs and services provided shifted after the eviction moratorium ended halfway through FY 2022. While just over half of tenants in FY 2021 received help with "other housing-related legal assistance" and 30% received help with eviction proceedings in Housing Court,[96] in FY 2022 two-thirds of tenants received help with eviction proceedings and just 17% received help with other housing-related legal assistance. For those households receiving legal assistance in regards to eviction, 84% received full legal representation, and 16% received help in the form of a legal brief or advice. For the 92% of households facing eviction for which household income is known, 55% made up to 100% of the FPL, and 45% made more than the FPL (including 17% who made more than 200% of the FPL). For the households facing eviction, 56% were living in rent-regulated units.[97] By borough, 69% of households facing eviction in the Bronx were rent regulated, as were 57% in both Manhattan and Brooklyn, 31% in Queens, and 19% in Staten Island.

To help more tenants understand the changing rules regarding Housing Court and connect with legal help, in August of 2020 the City announced the creation of the new NYC Tenant Resource Portal. Tenants will respond to a series of questions about their unique circumstances and be directed to the most relevant resources, such as help navigating an illegal lockout or eviction. Tenants who do not have access to the internet can call 311 and ask for the "Tenant Helpline," where they will connect with a Tenant Support Specialist to receive free, individualized assistance.[98]

Economic Projections

In March, 2022, the Office of the NYC Comptroller forecasted the upcoming economic condition for NYC through 2027.[99] It notes:

- "The city's economy remains vulnerable to national economic trends in monetary policy, especially in the financial, technology and professional services sectors that form an important core of local income, spending, and tax bases. The technology and securities sectors in New York City are likely to experience both job and income loss in 2023 because of profit and market declines that have already occurred. But while there may be a near-term slowdown, the forecast for the city and the nation beginning in 2024 looks brighter. The Comptroller's forecast assumes that the Fed is relatively successful in guiding the economy through a "soft landing," lowering inflation without creating a recession or significantly high unemployment. Most sectors in the NYC economy have already substantially caught up to their pre-pandemic levels of operation, and therefore it is likely that, after a one- year pause, most economic measures will resume patterns of growth typical of pre-pandemic years."
- NYC will gain 51,900 jobs in 2023; 29,100 in 2024; 56,500 in 2025; 59,700 in 2026; and 63,000 in 2027.
- Wage rates will rise 2.3% in 2023; 3.6% in 2024; 4.6% in 2025; 4.7% in 2026; and 4.5% in 2027.
- The Consumer Price Index will rise 4.0% in 2023; 2.6% in 2024; 2.4% in 2025; and 2.3% in both 2026 and 2027.

In January 2023, the Mayor's Office of Management and Budget (OMB) also forecast the upcoming economic condition for NYC through 2026.[100] It forecasts:

- GCP will increase by 0.6% in 2023; 2.1% in 2024; 2.3% in 2025; 1.8% in 2026; and 1.5% in 2027.
- NYC will gain 68,000 jobs in 2023; 95,500 in 2024; 103,300 in 2025; 90,100 in 2026; and 80,300 jobs in 2027.
- The Consumer Price Index will increase 3.1% in 2023; 1.9% in 2024; 1.7% in 2025; and 1.6% in both 2026 and 2027.
- Wages will fall 1.4% in 2023 and rise 2.9% in 2024; 3.2% in 2025; 3.0% in 2026; and 3.1% in 2027.
- Personal income will rise by 2.5% in 2023, then increase more rapidly, to between 4.6% and 4.8% in each year between 2024 and 2027.

In December 2022, the NYC Independent Budget Office (IBO) also forecast the upcoming economic condition for NYC through 2026.[101] It notes:

- "IBO's outlook for the local economy has also softened since our last report in May—we are now expecting minimal growth in the coming months, although not a recession. The robust employment growth, record-setting sales in the residential real estate market, and soaring Wall Street profits of the past two years are expected to slow substantially, particularly in early 2023, before resuming more sustained growth in 2024 and beyond."
- "We project that local employment growth will slow substantially in coming quarters, to an annual gain of 44,600 jobs for 2023. This projected gain is substantially lower than our forecast from May, when we projected a gain of 109,600 jobs. We forecast growth to double to 90,500 jobs in 2024, before moderating slightly to an average of 84,100 jobs in 2025 and 2026. We now project that the city will reach 100 percent of its pre-pandemic employment in the third quarter of 2024. By the end of the forecast period in 2026, IBO expects employment in the city to reach 4.9 million jobs, or 3.4 percent higher than peak levels before the Covid-induced crash. "
- "While the projected slowdown in employment growth for 2023 is distributed across all sectors, many of the same patterns hold. In leisure and hospitality, which had lost 214,500 jobs in 2020 and managed to regain a total of 151,900 through 2021 and 2022, growth is projected to slow to just 11,500 next year. Employment in financial activities is projected to remain essentially flat, although this was not a high-growth sector in terms of the number of jobs even before Covid-19. Other high-wage sectors, such as information and professional services are also projected to experience weakness in 2023, with information employment expected to decline by 2,500 jobs; however, these industries had already fully regained their pre-pandemic employment levels and these changes are not expected to undermine their recovery from the 2020 recession."
- "Given the widespread slowdown in the employment forecast for 2023, however, growth in total wages and salaries is also projected to substantially slow next year, to 4.8 percent and reach $559.2 billion. More historically typical growth rates are forecast after that, averaging 5.8 percent in 2024 through 2026, and ending the forecast period at $661.3 billion."

Summary

Data from 2022 shows both positive and negative economic and social indicators for NYC. Unemployment rates fell and employment rates rose, as did both nominal average and total wages and forecasted GCP. But other indicators were negative, such as rising sheltered homeless levels and public assistance caseloads; near historic high inflation; a decrease in average wages in inflation-adjusted terms; as well as sharp increases in non-payment cases in Housing Court and residential evictions. Some of these negative indicators come with caveats — for instance, the sharp increase in non-payment filings and residential evictions is due to the end of eviction moratoriums in early 2022, and both indicators are well below 2019 levels. In addition, DHS attributes the rise in homeless levels to an influx of asylum seekers. However, as explored in the last section of this report, economists generally agree that the NYC economy will continue to recover, with projected employment growth and declining inflation rates over the next few years. ❒

Endnotes

1. This data is obtained from the Civil Court of the City of New York, which cannot provide exact "quarterly" data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the middle of September through the end of the year. It is compared to the same period of the prior year.
2. Data from the Office of the NYC Comptroller as of March, 2023. GCP data through 2021 is computed by the U.S. Bureau of Economic Analysis (BEA). 2022 GCP is a forecast from the Office of the NYC Comptroller as based on their economic model and is the latest available estimate from that office, based on inflation-adjusted 2012 chained dollars. This figure will be superseded by the final 2022 BEA figure, which will be released in December 2023. Note that the Mayor's Office of Management and Budget (OMB) uses its own economic model to forecast GCP. As of December 2022, the OMB model forecasts an increase in inflation-adjusted GCP of 6.9% in 2022.
3. U.S. Bureau of Economic Analysis: https://www.bea.gov/data/gdp/gross-domestic-product.

4. U.S. Bureau of Labor Statistics. Consumer Price Index, all items in New York-Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted and all items in U.S. city average, all urban consumers, not seasonally adjusted. http://www.bls.gov.

5. NYS Department of Labor: https://dol.ny.gov; accessed March 2023. Data is revised annually and may not match data reported in prior years.

6. U.S. Bureau of Labor Statistics: http://www.bls.gov.

7. The full definition, as per the U.S. Department of Labor: "An initial claim is a claim filed by an unemployed individual after a separation from an employer. The claimant requests a determination of basic eligibility for the UI program. When an initial claim is filed with a state, certain programmatic activities take place and these result in activity counts including the count of initial claims. The count of U.S. initial claims for unemployment insurance is a leading economic indicator because it is an indication of emerging labor market conditions in the country. However, these are weekly administrative data which are difficult to seasonally adjust, making the series subject to some volatility." https://www.dol.gov/ui/data.pdf.

8. NYS Department of Labor: https://data.ny.gov/Economic-Development/Unemployment-Insurance-Initial-Claims-By-Region-By/w34r-gwfk; accessed March 2023.

9. Data from 2019 and 2021 is from the U.S. Department of Labor: https://oui.doleta.gov/unemploy/data_summary/DataSum.asp. As of the publication of this report, 2022 fourth quarter data had not been released, therefore data from 2022 was approximated from weekly reports of Unemployment Insurance claims.

10. NYS Department of Labor: https://dol.ny.gov/; accessed March 2023. Data is revised annually and may not match data reported in prior years.

11. U.S. Bureau of Labor Statistics: http://www.bls.gov.

12. NYS Department of Labor: https://dol.ny.gov; accessed March 2023. Data is revised annually and may not match data reported in prior years.

13. U.S. Bureau of Labor Statistics: http://www.bls.gov.

14. NYS Department of Labor: https://dol.ny.gov; accessed March 2023. Data is revised annually and may not match data reported in prior years.

15. U.S. Bureau of Labor Statistics: http://www.bls.gov.

16. Third quarter 2022 QCEW data was released in March of 2023. All quarters of 2022 are considered preliminary and will be updated in the next I&A report.

17. As based on the time period of the fourth quarter of 2019 through the third quarter of 2020, as compared to the same time period a year earlier.

18. The greatest proportional increases in total wages and employment were actually in the Unclassified sector. Data for 2022 is preliminary and many of the jobs classified in this sector, as of the publication of this report, will later be classified within other sectors.

19. NYS Department of Labor: https://dol.ny.gov/.

20. U.S. Bureau of Labor Statistics: http://www.bls.gov.

21. The greatest proportional increase was actually in the Unclassified sector, which rose by 51.2%, but accounted for only 0.4% of all employment in NYC in 2021.

22. U.S. Bureau of Labor Statistics: http://www.bls.gov.

23. Administrative Office of the U.S. Courts: https://www.uscourts.gov/statistics-reports/caseload-statistics-data-tables.

24. Poverty statistics were researched on the U.S. Census Bureau's data site: http://data.census.gov in February of 2023. The U.S. Census Bureau reports that in 2021 the weighted average poverty threshold for a one-person household is $13,788; $17,529 for a two-person household; $21,559 for a three-person household; $27,740 for a four-person household; $32,865 for a five-person household; $37,161 for a six-person household; $42,156 for a seven-person household; $47,093 for an eight-person household; and $56,325 for a nine-person or more household.

25. The New York City Housing and Vacancy Survey (HVS) is sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. Preliminary results can be found at: https://www.nyc.gov/assets/hpd/downloads/pdfs/services/2021-nychvs-selected-initial-findings.pdf. Some of the data points reported herein are obtained from data given directly to the RGB in April and May 2022 and April 2023.

26. The HUD benchmark for housing affordability is a 30% rent-to-income ratio. Source: Basic Laws on Housing and Community Development, Subcommittee on Housing and Community Development of the Committee on Banking Finance and Urban Affairs, revised through December 31, 1994, Section 3.(a)(2).

27. For tenants receiving rent assistance, such as Section 8 or CityFHEPS, their "out of pocket" rent is generally not more than 30% of their income. However, the HVS calculates the rent-to-income ratio by dividing the contract or gross rent of the apartment by the monthly income of the respondent, which results in artificially high rent-to-income ratios, often in excess of 100%. Per data provided to the RGB by HPD, 75,310 rent stabilized households (approximately 8% of all rent stabilized households) receive some form of rental assistance. At the time of the publication of this report, we do not know the exact number of these households with a rent-to-income ratio above 100%.

28. Data regarding rent burdened households was provided to the RGB by HPD, with supplemental data on contract rent burden excluding those households who receive rental assistance. Per this data, 7.8% of rent stabilized households receive rental assistance, 20.0% are moderately rent burdened (paying between 30% and 50% of household income towards contract rent), 31.2% are severely rent burdened (paying more than 50% of household income towards contract rent), and 41.0% are not rent burdened. As a proportion of just those households that do not receive rental assistance, 33.8% are severely rent burdened, however it is unlikely that households receiving rental assistance would be considered severely rent burdened, so the actual proportion of rent stabilized households that are contract rent burdened is probably closer to 31%.

29. Private non-regulated units consist of units that did not meet any of the criteria that would classify a unit as Rent Controlled, Rent Stabilized, or Other Regulated.

30. Respondents are asked for income from a total of 27 different income sources. These include, but are not limited to, wages, salaries, and tips; self-employment income; home rental income; interest dividends or annuities; Social Security and pensions; worker's compensation; paid family or medical leave; unemployment; child support and alimony; and other transfers and in-kind payments.

31. State law requires the City to formally extend rent stabilization every three years, after publication of vacancy rates from the triennial Housing and Vacancy Survey. NYC Introductory Number 0588-2022 extends rent stabilization until April 1, 2024.

32. Per the "2021 New York City Housing and Vacancy Survey Selected Initial Findings," there were too few units to report the net rental vacancy rate of Staten Island on its own. It was therefore combined with Queens so as to avoid suppression of multiple estimates. It

was combined with Queens because both boroughs have high homeownership rates and comprise many small buildings.

33. 2021 American Community Survey, U.S. Census Bureau: http://data.census.gov. American Community Survey data does not specifically identify rent stabilized units.

34. All data under the heading of "Household Pulse Survey" is from the U.S. Census Bureau's Household Pulse Survey: https://www.census.gov/programs-surveys/household-pulse-survey.html. Earlier data was derived in two ways — from data tables, and from the Public Use Files, while all data from Weeks 44-55 were derived solely from Public Use Files.

35. This warning appears on all of the HPS data tables produced by the Census Bureau.

36. For the first 12 HPS surveys, household weights were not initially available. For consistency with earlier surveys, this statistic will continue to be based on the number of adults in households, rather than the number of households.

37. Respondents were asked for their annual income in 2019 up until Week 33 (June 23–July 5, 2021). From Week 34 (July 21–August 2, 2021) through Week 45 (April 27-May 9, 2022), respondents were asked for their annual income in 2020. From Week 46 (June 1-June 13, 2022 through Week 51 (November 2-14, 2022), respondents were asked for their annual income in 2021. From Week 52 (December 9-19, 2022) and forward, respondents were asked for their annual income in 2022.

38. The discrepancy between the householder responding that they were behind on rent and then subsequently answering that they were "zero" months behind on rent cannot be explained definitively. The survey is conducted online and all data is self-reported by the households selected to respond to the survey. In an email conversation with the Census Bureau, they speculate (but cannot state definitively) that respondents who answer that they are "zero" months behind on rent may be less than one month behind on rent.

39. While the HPS also asks respondents who have indicated that they applied for ERAP for the status of their application (approved, awaiting response, or denied), it is not possible to calculate an accurate average of those households that have either been approved for ERAP, denied ERAP, or are awaiting a reply because it is expected that over time those households awaiting a decision on their application will either be ultimately approved or denied. Based on ERAP data from March 2023 from the NYS Office of Temporary and Disability Assistance, approximately 13% of NYC renter households applied for the ERAP Program (as based on ERAP application data and the number of renter households reported in the 2021 HVS). Of these applications, a minimum of 59% of those for rent arrears have been approved (while the program is closed to applications, payments are still be made and this proportion will increase until funding runs out).

40. U.S. Bureau of Labor Statistics: http://www.bls.gov.

41. The seven cities selected by the RGB for comparison are Philadelphia, San Francisco, Boston, Chicago, Atlanta, Los Angeles, and Washington, D.C. Rent increases in these cities ranged from 1.6%-11.4%.

42. https://www.nyc.gov/site/nycha/section-8/about-section-8.page.

43. NYCHA statistics are derived from the Dynamic Mayor's Management Report. The figure for the number of households on the Section 8 waiting list is based on January 2023 figures.

44. "NYCHA 2022 FACT SHEET." NYC Housing Authority, April 2022. https://www.nyc.gov/assets/nycha/downloads/pdf/NYCHA_Fact_Sheet_2022.pdf

45. Eligibility guidelines via the NYC Housing Preservation and Development: https://www1.nyc.gov/site/hpd/services-and-information/section-8-eligibility.page.

46. Division of Tenant Resources Section 8 General Program Indicators, HPD: https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/hpd-section-8-program-statistics.pdf. September 5, 2022.

47. "CECONY Average Monthly NYC Residential Bills 300 kWh." http://www.coned.com/rates.

48. U.S. Energy Information Administration, Electric Sales, Revenue, and Average Price (2021 Tables T6 and T5.a): http://www.eia.gov/electricity/sales_revenue_price/.

49. https://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId={60CF9E86-0000-C738-8BDD-5F89699944B4.}

50. https://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId={B0D09E86-0000-C815-9686-498585BB77B6}.

51. Press release, The Council for Community and Economic Research. "2022 Annual Average Cost of Living Index Released." January 30, 2023.

52. ACCRA cost of living report. The Council for Community and Economic Research: https://store.coli.org/compare.asp.

53. National Association of Home Builders: https://www.nahb.org/news-and-economics/housing-economics/indices/Housing-Opportunity-Index. Affordability is defined as no more than 28% of gross income spent on housing costs.

54. The methodology that the National Low Income Housing Coalition uses can be found at: https://nlihc.org/sites/default/files/2022_OOR.pdf.

55. Fair Market Rents (FMRs) are published annually by the U.S. Department of Housing and Urban Development (HUD): https://www.huduser.gov/portal/datasets/fmr.html. The FMR is defined by HUD as: "The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market." Note that at the time that this section of the *2022 I&A Study* was written, the published 2022 FMR for a 2-bedroom apartment in the NYC area was $2,026. It was later updated to $2,340. The percentage change from 2022-2023 is calculated using this updated number.

56. "Assembly-Line "Justice": Eviction Attempts Reach Record Highs in 2022." Community Service Society, January 2023. https://smhttp-ssl-58547.nexcesscdn.net/nycss/images/uploads/pubs/Assembly_Line_Justice_V3.pdf

57. "Good Cause for Alarm: Rents Are Rising for Low-Income Tenants in Unregulated Apartments." Community Service Society, January 2023. https://smhttp-ssl-58547.nexcesscdn.net/nycss/images/uploads/pubs/Good_Cause_for_Alarm_V3.pdf

58. Cash assistance programs in New York State include the Family Assistance program and the Safety Net Assistance program: https://www.nycbar.org/get-legal-help/article/public-benefits/new-york-state-cash-assistance-program/.

59. NYC Human Resources Administration. HRA Charts (Cash Assistance Recipients): http://www1.nyc.gov/site/hra/about/facts.page#charts.

60. NYC Human Resources Administration. HRA Monthly Fact Sheets (December 2021): http://www1.nyc.gov/site/hra/about/facts.page#caseloads.

61. Data directly from the NYS Office of Temporary and Disability Assistance, March, 2023.

62. NYC Human Resources Administration. HRA Charts (SNAP

Recipients): http://www1.nyc.gov/site/hra/about/facts.page#charts. Note that the population of NYC increased by approximately 800,000 persons (10%) between 2000 and 2020.

63. NYC Human Resources Administration. HRA Charts (HRA Administered Medicaid Enrollees): http://www1.nyc.gov/site/hra/about/facts.page#charts.

64. NYC Human Resources Administration. HRA Charts (Assisted Entries to Employment): http://www1.nyc.gov/site/hra/about/facts.page#charts.

65. https://otda.ny.gov/programs/emergency-rental-assistance/.

66. As noted in Endnote 39, of the applications submitted by NYC residents for rent arrears, a minimum of 59% have been approved. While the program is closed to applications, payments are still being made and this proportion will increase until funding runs out.

67. The total number of payments made for utility arrears, as of March 29, 2023, was 71,673. Because parts of Queens, and all of Brooklyn and Staten Island, receive gas service from National Grid, but electric service from Con Edison, the number of payments is higher than the number of households that benefited. In the Bronx and Manhattan, which are serviced by a single utility company (Con Edison), 89% of applications for utility arrears were approved.

68. Data from NYC Department of Homeless Services, including DHS daily reports and the Dynamic Mayor's Management Report. Note that the NYC Department of Housing Preservation and Development, the NYC Department of Youth and Community Development, and the NYC Human Resources Administration also operate emergency shelters, which house as many as 8,000-9,000 persons per night, which is not included in the totals presented in this report. These figures are not reported in order to make year-to-year data comparable.

69. Note that the population of NYC increased by approximately 1.5 million persons (20%) between 1990 and 2020.

70. The NYC Department of Homeless Services splits families into two groups – families with children and adult families (generally spouses and domestic partners). Approximately 85% of "families" in 2022 are families with children.

71. In the Preliminary Fiscal 2023 Mayor's Management Report, DHS explains the rise in homelessness as such: "During the first four months of Fiscal 2023, the average number of individuals in shelter per day increased by 20.8 percent compared to the same period in Fiscal 2022, driven by an unprecedented increase in entrants, primarily related to the influx of asylum seekers from the southern United States border to New York City. Towards the end of Fiscal 2022 and continuing through the first four months of Fiscal 2023, the flow of asylum seekers to New York from the southern border drove a 41.8 percent increase in entries to shelter for families with children and a 104.7 percent increase in entries to shelter for single adults. This rapid increase in entries resulted in growth of 26.9 percent in the families with children census and of 9.5 percent in the single adult census, despite increases in exits to permanent housing over that same period."

72. NYC Department of Homeless Services Daily Report: https://data.cityofnewyork.us/Social-Services/DHS-Daily-Report/k46n-sa2m.

73. The NYC Department of Homeless Services incorrectly reported figures for single adults relocated to permanent housing in 2021. The 2021 data has been updated in this report.

74. "The 2022 Annual Homeless Assessment Report (AHAR) to Congress: Part 1, Point-in-Time Estimates of Sheltered Homelessness." U.S. Department of Housing and Urban Development, December 2022.

75. While HUD normally asks municipalities to submit both a count of sheltered and unsheltered persons, in 2021, because of the COVID pandemic, they offered a waiver to respondents who deemed it unsafe to conduct an unsheltered census. While NYC chose to participate in the unsheltered survey, other municipalities did not, so at the national level only the change in sheltered homelessness can be reported between 2021 and 2022.

76. "Notice of Adoption of Amendment to Title 68 of the Rules of the City of New York to Add a New Chapter 10 Establishing the City Fighting Homelessness and Eviction Prevention Supplement (CityFHEPS) Program." The City Record. September 28, 2018.

77. Press Release, NYC Department of Homeless Services. "City Proposes Single Unified Rental Assistance Program to Streamline and Simplify Rehousing Process." July 18, 2018.

78. "CityFHEPS FAQ for Clients At Risk of Entering Shelter." https://www1.nyc.gov/site/hra/help/cityfheps.page. FAQ dated 12/20/2022.

79. The program will subsidize a two-bedroom apartment for a household of either three or four persons. The guidelines from the previous year were published in the FAQ dated 8/27/2021. The current guidelines are from the most current FAQ, dated 12/20/2022.

80. Press Release, Mayor's Office. "New York City Raises Value of Rental Assistance Programs to Help More New Yorkers Secure Permanent Housing." July 31, 2021.

81. ST-30 reports from the Civil Court of the City of New York.

82. Historically, the RGB has requested the number of non-payment cases which are noticed for a hearing. This is a somewhat higher number than cases noticed for trial, which is also reported by the Civil Court.

83. A series of State and Federal laws prevented most evictions between March 20, 2020 and January 15, 2022. https://ag.ny.gov/press-release/2022/attorney-general-james-provides-guidance-new-yorkers-following-expiration.

84. See Endnote 1.

85. Eviction data from the NYC Department of Investigation (DOI), Bureau of Auditors data. Note that eviction data is submitted to DOI by the marshals who execute the warrants. If more than one person is named on the lease for the apartment, each named tenant must have an executed warrant. In addition, there are occasionally cases where the tenant enters the apartment after a warrant is successfully executed and another warrant must be executed. A marshal may also report a separate warrant for each level of a multi-story private house. As based on individual records of evictions, as published on the NYC Open Data portal, the RGB estimates that the actual number of units that experienced an eviction 2022 was approximately 7% lower than the number of the evictions reported by DOI. Also note that it is not possible to distinguish between evictions for non-payment and holdover in the data provided to the RGB, but from the time period of 2019-2022 (per the Statewide Landlord Tenant Eviction Dashboard), an average of 82% of all filings were for non-payments, and an average of 70% of Warrants of Eviction were for non-payment..

86. The stabilization status of the individual units was not analyzed.

87. Per the 2021 NYC Housing and Vacancy Survey, rent stabilized units represent 44% of the rental stock.

88. Per 2021 HCR Apartment registrations filings, which show that the overall proportion of rent stabilized units in each borough as: 24.2% in the Bronx; 27.9% in Brooklyn; 28.5% in Manhattan; 18.4% in Queens; and 0.9% in Staten Island.

89. Statewide Landlord Tenant Eviction Dashboard. New York State

Unified Court System, Division of Technology and Court Research. Note that this is a different data source than other Housing Court statistics presented in this report. This source provides data on a monthly basis, and therefore a "quarter" is defined by the standard definition. Therefore, these figures should not be compared to other "quarterly" figures in this report (See Endnote 1).

90. NYC Open Data Portal: https://data.cityofnewyork.us/City-Government/Evictions/6z8x-wfk4, edited to remove duplicate evictions. Note that the eviction moratorium ended on January 15, 2022, so the quarterly data is not directly comparable.

91. The stabilization status of the individual units was not analyzed.

92. Press Release, Mayor's Office. "Mayor de Blasio Signs Legislation to Provide Low-Income New Yorkers with Access to Counsel for Wrongful Evictions." August 11, 2017.

93. Press Release, Mayor's Office. "New York City's First-in-Nation Right-to-Counsel Program Expanded Citywide Ahead of Schedule." November 17, 2021 and NYC Council Intro 2050A-2020, enacted on May 11, 2021.

94. Press Release, Mayor's Office. "350,000 New Yorkers Receiving Free Legal Help to Fight Evictions Through Right to Counsel." December 13, 2019.

95. "Universal Access to Legal Services: A Report on Year Five of Implementation in New York City." Office of Civil Justice of the New York City Human Resources Administration, Winter 2022. Note that the figure for the number of households represented by Counsel is based on the time period of April 1,2022-June 30, 2022, while the figure for the number of households that were able to avoid eviction is based on FY 2022 in total.

96. "Universal Access to Legal Services: A Report on Year Four of Implementation in New York City." Office of Civil Justice of the New York City Human Resources Administration, Fall 2021.

97. Note that rent regulated units comprise approximately 55% of rental apartments in NYC, per the "2021 New York City Housing and Vacancy Survey Selected Initial Findings. NYC Department of Housing Preservation and Development, May 16, 2022. https://www.nyc.gov/assets/hpd/downloads/pdfs/services/2021-nychvs-selected-initial-findings.pdf

98. https://www1.nyc.gov/content/tenantprotection/pages/tenant-resource-portal.

99. "Comments on New York City's Preliminary Budget for Fiscal Year 2024 and Financial Plan for Fiscal Years 2023-2027." Office of the NYC Comptroller. March 6, 2023.

100. "January 2023 Financial Plan Detail, Fiscal Years 2023–2027." Mayor's Office of Management and Budget. January 12, 2023.

101. "Current Year Surplus Projected Despite Slowing Economy, Future Year Challenges Remain." New York City Independent Budget Office. December 19, 2022.

Housing Supply

New York City Rent Guidelines Board

2023 Housing Supply Report

What's New

- ☑ Permits for 21,490 new dwelling units were issued in NYC in 2022, a 7.9% increase from the prior year. In the first quarter of 2023, permits decreased 45.3% as compared to the first quarter of 2022.
- ☑ City-sponsored programs spurred 13,990 new housing starts in 2022, 58% of which were newly constructed units and 42% of which were preservations.
- ☑ The number of housing units in new buildings completed in 2022 decreased 8.1% from the prior year, to 25,924.
- ☑ The number of housing units newly receiving 421-a exemptions increased 35.6% in 2022, to 13,456.
- ☑ There was a 22.2% decrease in the number of residential co-op or condo units accepted in 2022, to 3,637 units contained in 205 plans.
- ☑ The number of housing units newly receiving J-51 abatements and exemptions increased 102.4% in 2022, to 14,901.
- ☑ Demolitions (both residential and commercial) increased 16.4% in 2022, to 1,796 buildings.

Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) to consider the "over-all supply of housing accommodations and over-all vacancy rates" and "such other data as may be made available to it." To assist the Board in meeting this obligation, the RGB research staff produces an annual Housing Supply Report, which reports on conditions in the housing market, including vacancy and overcrowding rates; new housing production; co-op and condo conversions; demolitions; housing created through tax incentives; and government-sponsored housing starts.

Overview

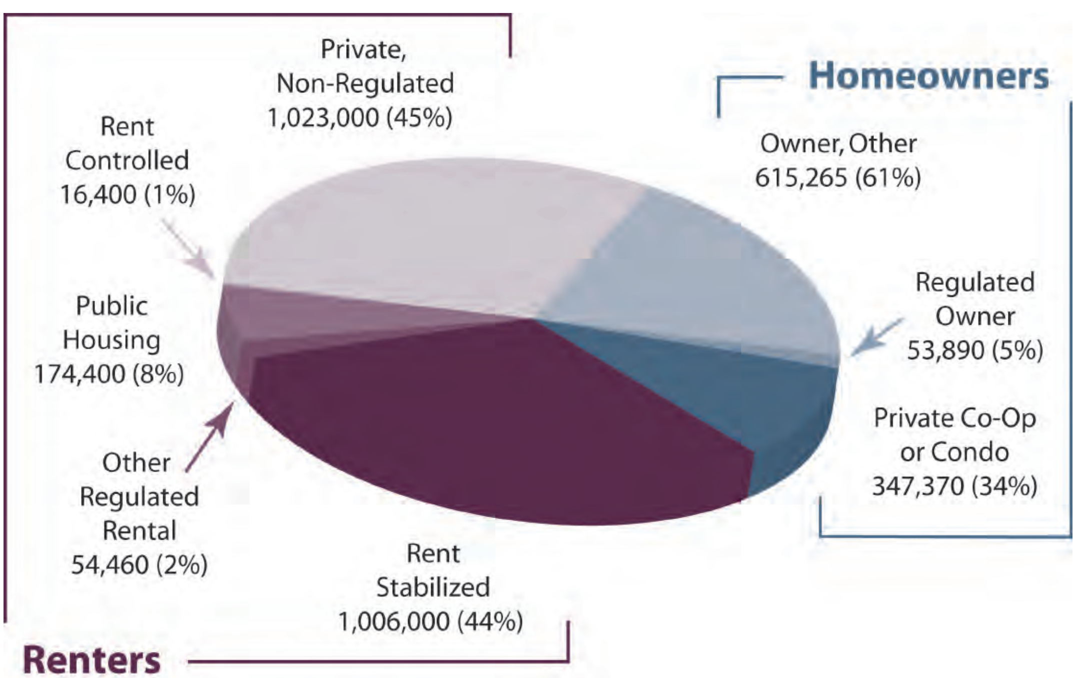
In 2022, there was a 7.9% increase in the number of permits issued for new housing units, rising to 21,490. However, there was a decrease of 8.1% in the number of units completed in new buildings, to 25,924. The number of units newly receiving 421-a benefits increased 35.6% from 2021 levels. The number of units newly accepted in residential co-op and condo plans fell by 22.2%, with the number of plans falling by 6.8%. Rehabilitation of housing units under the J-51 tax abatement and exemption program rose during 2022, up 102.4%. The number of demolitions rose by 16.4% in 2022. As of 2021, a tight housing market also remains in New York City (NYC), with a Citywide net rental vacancy rate of 4.54% and 9.4% of all rental housing considered overcrowded.

New York City's Housing Inventory

Detailed information about the NYC housing stock can be derived from *NYC Housing and Vacancy Surveys (HVS)*, with the most recently available data from 2021. Most New Yorkers live in multi-

Number of Renter and Owner Units, 2021

New York City's Housing Stock Is Predominantly Renter-Occupied



Source: U.S. Bureau of the Census, 2021 New York City Housing and Vacancy Survey
Note: Above figures exclude 353,400 vacant units that are not available for sale or rent. Percentage values refer to the proportion of unit types solely within either the renter or owner universe.

family rental housing rather than owning homes. According to the *2021 HVS*,[1] rental units comprise 69.1% of NYC's available housing stock, a far greater share than the nationwide average of 34.6%.[2] In 2021, NYC had a total of 3,644,000 housing units, the largest housing stock since the first *HVS* was conducted in 1965. NYC's housing is not only distinguished by the size of its rental housing stock, but unlike most cities, the majority of rental units are rent regulated. Of the 2,274,200 occupied and vacant available rental units reported in the most recent *HVS*, 45.0% were unregulated, or "free market." The remaining units were rent regulated, including rent stabilized (44.2%); public housing (7.7%); or rent control or various other[3] types of regulation programs (3.1%). (See pie chart on the previous page.)

The *2021 HVS* also indicated that NYC's housing market remains tight, finding a Citywide net rental vacancy rate of 4.54% in 2021, up from 3.63% in 2017, but below the maximum 5% threshold required for rent regulation to continue under State law. This translates into the availability of just 103,200 vacant units out of almost 2.3 million rental units Citywide. The net rental vacancy rate ranged from a low of 0.78% in the Bronx to a high of 10.01% in Manhattan. The net rental vacancy rate in Brooklyn was 2.73%, and the rate in Queens and Staten Island (in conjunction) was 4.15%.[4]

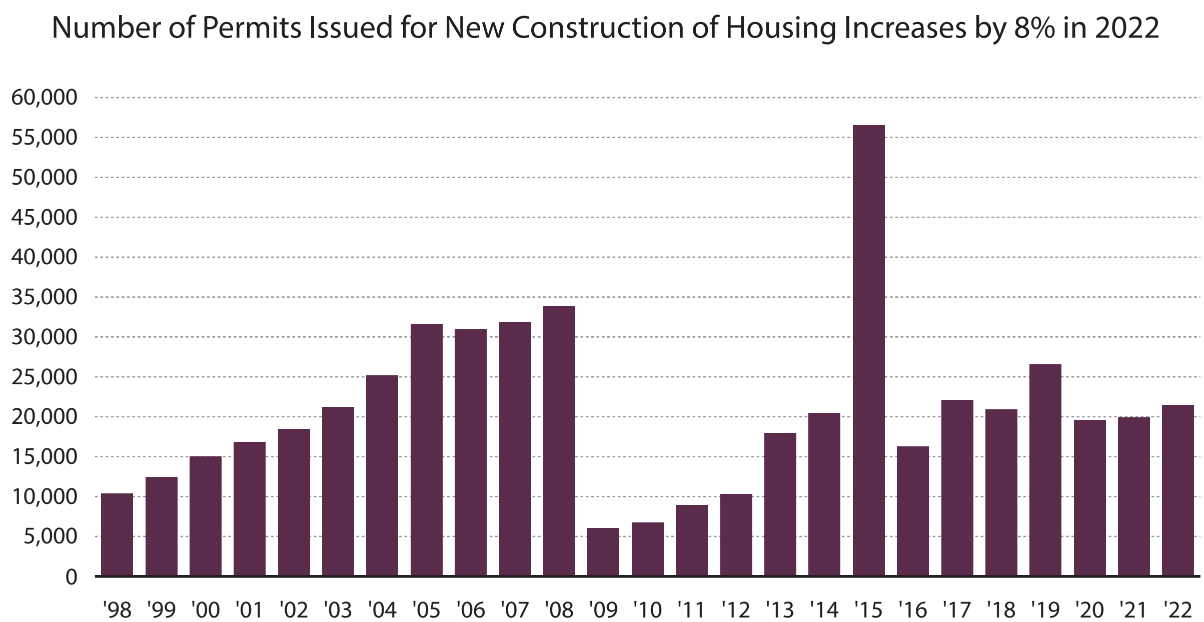
The *HVS* is the only survey that can provide data specifically for rent stabilized or other types of units. Per the *2021 HVS*, the rent stabilized vacancy rate was 4.57% in 2021 (including vacancy rates of 3.22% for rent stabilized units in buildings built prior to 1974 and 11.21% in buildings built in 1974 or later), while private, non-regulated units were vacant at a 5.29% rate.

The *2021 HVS* also found that 9.4% of all rental housing in NYC was overcrowded (defined as more than two persons per bedroom). For rent stabilized housing, the *2021 HVS* found that 13.1% was overcrowded (including 14.7% of rent stabilized units in buildings built prior to 1974 and 4.4% in buildings built in 1974 or later). By comparison, in private, non-regulated housing, 7.2% was overcrowded.

Changes in the Housing Inventory

Housing supply grows, contracts, and changes in a variety of ways — new construction, substantial rehabilitation, conversion from rental housing to owner housing, and conversion from non-residential buildings into residential use.

Units Issued New Housing Permits, 1998-2022



Source: U.S. Census Bureau, Building Permits Survey

Housing Permits

The number of permits authorized for new construction is a measure of how many new renter- and owner-occupied housing units will be completed and ready for occupancy, typically within three years, depending on the type of housing structure. In 2022, the number of newly issued permits increased, as they have for 23 of the past 28 years. Following an increase of 1.8% in 2021, in 2022 permits were issued for 21,490 units of new housing, an increase of 7.9% from 2021.[5] (See graph on the previous page.)

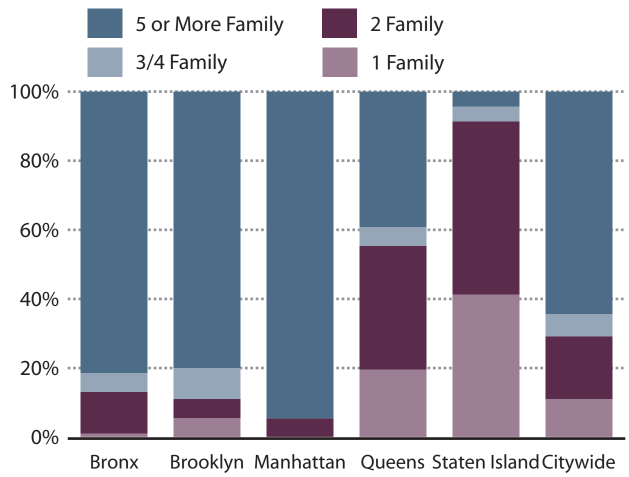
At the borough level, permits rose by the greatest proportion in Brooklyn, increasing 34.4%, to 9,423 units. Newly issued permits also rose in Staten Island, increasing 26.5%, to 392 units, and rose by 26.3% in Queens, to 5,161 units. However, permits fell in both the Bronx and Manhattan in 2022, falling 26.5% in the Bronx (to 3,930 units) and 18.4% in Manhattan (to 2,584 units). (See Appendix F.1 and the map on this page.)

Permit data can also be analyzed more deeply by looking at the reported size of the buildings receiving permits. In 2022, a total of 553 buildings received permits (containing a total of 21,490 units of housing). Citywide, 11.0% of these buildings were single-family, 18.1% were two-family, 6.5% were three- or four-family structures, and 64.4% were buildings with five-or-more units. In 2022, 98.2% of all permits issued Citywide were for units in five-family or greater buildings (a total of 21,109 units), with the average five-family or greater building containing 59 units for the City as a whole, and 74 units in Manhattan (an increase Citywide from the prior year, but a decrease in Manhattan). As the graph on this page illustrates, almost all buildings in Manhattan, Brooklyn, and the Bronx were five-family or greater, while in Staten Island, virtually all buildings were either one- or two-family. Building size was more evenly distributed in Queens. (See Appendix F.2.)

Citywide, although the number of buildings newly permitted fell in 2022 (from 876 to 553), the average size of buildings newly permitted rose, from 22.7 units in 2021 to 38.9 units in 2022. Notably, while the number of buildings newly permitted in Queens fell by 45%, the average

Residential Building Permits, 2022

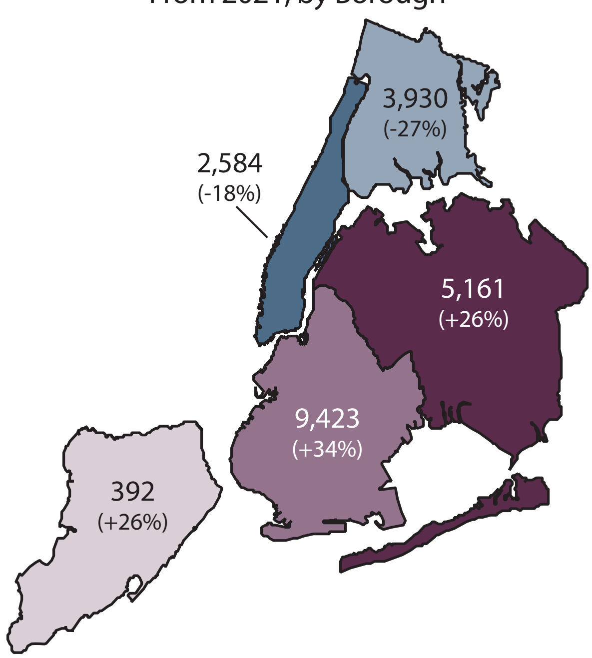
Size of Newly Permitted Buildings:
Most New Buildings in Manhattan are Five Family or More; in Staten Island One- and Two-Family Homes Predominate



Source: U.S. Census Bureau, Building Permits Survey

Residential Building Permits, 2022

Total Number of Permits Issued in 2022 and Percentage Change From 2021, by Borough



Source: U.S. Census Bureau, Building Permits Survey size of the buildings newly permitted more than doubled, rising from an average of 15.6 units in 2021 to 36.1 units in 2022. At the same time, although the number of buildings newly permitted in Manhattan rose slightly (from 32 in 2021 to 37 in 2022), the average size fell, from an average of 98.9 units in 2021 to 69.8 units in 2022.

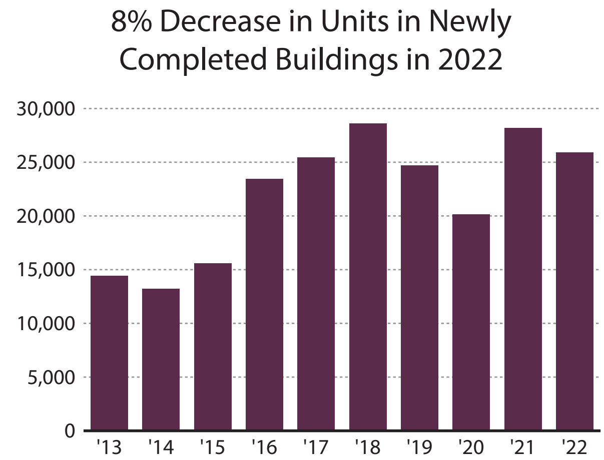
As compared to the same quarter of the prior year, permits rose in all but the fourth quarter of 2022, with issued permits rising by 38.1% in the first quarter; 40.3% in the second quarter; and 8.2% in the third quarter. However, permits fell by 47.7% in the fourth quarter. For historical permit information by quarter, see Appendix F.3.

The most recently available quarterly data, from the first quarter of 2023, shows that newly issued permits were down as compared to the same period of the prior year, despite a large increase in permits in Manhattan. The number of permits issued in NYC decreased from 6,769 in the first quarter of 2022 to 3,700 during the first quarter of 2023, a 45.3% decrease. While permits rose 186.7% in Manhattan, they fell 82.2% in the Bronx, 80.0% in Staten Island, 62.5% in Queens, and 49.8% in Brooklyn. While the number of buildings newly permitted fell from 175 in the first quarter of 2022 to 63 in the first quarter of 2023, the average size of the buildings newly permitted rose significantly, from an average of 38.7 units in the first quarter of 2022, to 58.7 units in the first quarter of 2023.

Housing Completions

To ascertain how many units of housing actually enter the market in a particular year, the number of completions (as published by the NYC Department of City Planning) is analyzed. In 2022, an estimated 25,924 residential Class A[6] housing units in new buildings were completed, an 8.1% decrease from 2021 (see graph on this page).[7] Completions fell in three of the five boroughs, falling by the greatest proportion in Brooklyn, which declined by 28.1% (to 8,253 units). Completions also fell in Staten Island, down 15.5% (to 463 units) and Queens, down 11.3% (to 7,317 units). However, completions rose in Manhattan, up 40.5% (to 4,897 units) and the Bronx, up 12.1% (to 4,994 units). (See Appendix F.4

Units in Newly Completed Buildings, 2013-2022



Source: NYC Department of City Planning

for a historical breakdown of completions in new buildings by borough.) Citywide, 95.1% of the units in newly completed buildings were in five-family or greater buildings (up slightly from 94.5% in the prior year), with an average building size of 21.1 units (up from 20.0 in the prior year). The average size of newly completed buildings, by borough, ranged from 1.7 units per building in Staten Island, to 17.8 units in Queens, 23.1 units in Brooklyn, 44.2 units in the Bronx, and 63.6 units in Manhattan. A total of 1,228 new residential buildings were completed in 2022, a 12.8% decrease from the prior year. Of these buildings, 485 (39.5%) were five-family or greater, a 9.3% decrease from the prior year.

In addition, 2,705 units of Class A residential housing were added to the housing stock in 2022 through alterations, as well as conversions of commercial structures and Class B units. However, 629 units were lost through alterations, for a net gain of 2,076 units via alterations. There was also a loss of 1,497 units of Class A residential housing through demolitions in 2022 (see "Demolitions" on Page 102 for more details).

City-Sponsored Construction

Housing is created and preserved in part through publicly funded sources, including programs sponsored by the NYC Department of Housing

Preservation and Development (HPD) and the NYC Housing Development Corporation (HDC). HPD's Office of Development operates a number of programs that develop affordable housing for low- and moderate-income New Yorkers. Programs include the Extremely Low and Low-Income Affordability Program, which is one of HPD's multi-family new construction housing initiatives, financed through both public and private sources; the Supportive Housing Loan Program, which offers loans of up to $125,000 per unit to developers of permanent supportive housing with on-site social services; and the Neighborhood Construction Program, which provides subsidies for units affordable to tenants making up to 165% of Area Median Income. HDC operates some of the same programs as HPD, in addition to programs such as the Mitchell-Lama Reinvestment Program, which offers loans to Mitchell-Lama buildings in order to make needed capital improvements, and the Neighborhood Pillars program, which provides low-interest loans and tax exemptions to acquire and rehabilitate unregulated or rent stabilized housing for low- to moderate-income households.

In May 2014, former Mayor Bill de Blasio announced details of his ten-year, $41 billion plan to build and/or preserve 200,000 units of affordable housing,[8] later expanded to include up to 300,000 affordable units by 2026.[9] During Mayor de Blasio's tenure (2014-2021), his administration reported it had financed a total of 204,985 units of affordable housing. Of these, 34% (or almost 70,000 units) were new construction, and 66% (over 135,000 units) were preservations. Of the total units financed, 34% of the starts[10] were located in the Bronx, with 26% located in Brooklyn, 25% in Manhattan, 13% in Queens, and 2% in Staten Island. By affordability level, 16% of the starts were aimed at extremely low-income households, 30% at very low-income households, 37% at low-income households, 6% at moderate-income households, and 11% at middle-income or higher households.[11] Just over 30,000 of these units (15% of the total) were dedicated to special needs populations (the homeless and seniors).

In June 2022, Mayor Eric Adams' administration announced its affordable housing initiative, entitled "Housing Our Neighbors: A Blueprint for Housing and Homelessness." One of the five main pillars of the plan is to create and preserve affordable housing. Per the plan, $22 billion will be allocated towards accelerating and increasing capacity for new housing supply citywide; increasing access to economic opportunity, transit, and amenities for low-income New Yorkers; meeting the housing needs of seniors and people with disabilities; expanding tools to preserve existing low-cost and affordable housing; helping communities build and maintain wealth through housing; promoting housing stability for renters; and providing inclusive development opportunities for equitable growth.[12]

During 2022, a total of 13,990 units of City-sponsored housing were started, a 47.7% decrease over the prior year. Of these starts, 5,831 (41.7%) were preservation, and 8,159 (58.3%) were new construction.[13] By borough, 37.5% of the starts were in Brooklyn; 31.1% in the Bronx; 20.3% in Manhattan; 10.8% in Queens; and 0.2% in Staten Island. By affordability level, 25.0% of the starts were aimed at extremely low-income households, 21.4% at very low-income households, 30.8% at low-income households, 7.0% at moderate-income households, and 15.8% at middle-income or higher households.[14]

Tax Incentive Programs

The City offers various tax incentive programs to promote the development of new housing. Historically, one such program has been the 421-a tax exemption program, which began in the early 1970s and expired in June 2022 (although buildings that began construction prior to its expiration will continue to receive benefits up to 35 years).

While there have been various iterations of the program over the years, all have allowed both renter- and owner-occupied multifamily properties to reduce their taxable assessed value for the duration of the benefit period. That is, owners are exempt from paying additional real estate taxes due to the increased value of the property resulting from the new construction. Rental apartments built with 421-a tax exemptions are subject to the provisions of the Rent Stabilization Laws during the exemption period. Requirements call for initial rents to be approved by HPD at the completion of construction (when obtaining certification), and units are then subject to rent adjustments established by the NYC Rent Guidelines Board.

A variety of factors have been used to establish the level and period of 421-a benefits, and properties were also subject to construction guidelines. Per State law, these guidelines were also subject to change over time as the program expired and was reauthorized.

The latest iteration of the 421-a program (also known as the Affordable New York Housing Program, and which was available to projects that commence construction between January 1, 2016 and June 15, 2022) stipulated that rental developments with 300 units or more in Manhattan (south of 96th Street) and the Brooklyn and Queens waterfront will be eligible for a full property tax abatement for 35 years if the development creates one of three options for affordable rental units and meets newly established minimum construction wage requirements. The units must remain affordable for 40 years. For all other rental developments in NYC utilizing the tax benefit, the full tax exemption benefit period is 25 years, with a phasing out of benefits in years 26-35. For developers who use the benefit program to build co-op or condo housing, the building must contain no more than 35 units, be located outside of Manhattan, and have an assessed value of no more than $65,000 per unit. The benefit lasts for a total of 20 years, with a full exemption for the first 14.[15]

At the end of construction, buildings applying to receive 421-a benefits are required to file for a Final Certificate of Eligibility (FCE) with HPD. In 2022, the number of housing units in buildings newly receiving a 421-a FCE increased for the first time in four years (see graph on this page and Appendices F.7 and F.8). Newly certified 421-a units rose 35.6% in 2022, to 13,456 units, the greatest number of units since 2019.[16] At the borough level, newly certified units rose 61.1% in the Bronx, 54.4% in Queens, 25.5% in Brooklyn, and 25.0% in Manhattan. For the second consecutive year, there were no newly certified units in Staten Island.

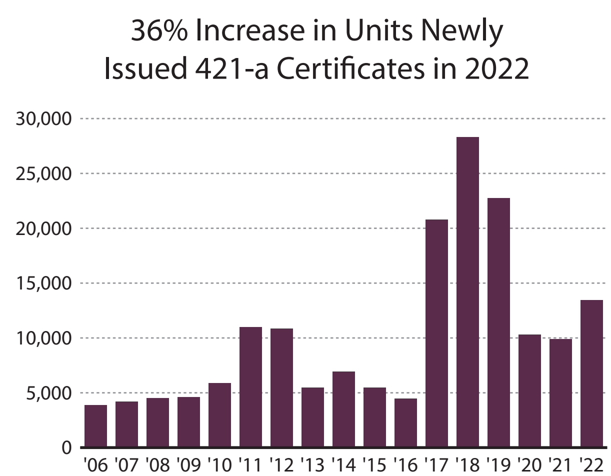
Just less than half of 421-a units newly certified in 2022 (6,670) were in buildings located in Brooklyn, with 49.6% of the total units in the City. The Bronx (2,810 units) had 20.9% of these units; Queens (2,093 units) had 15.6%; Manhattan (1,883 units) had 14.0%; and no units were newly certified in Staten Island. The size of the average building in Manhattan, 105 units, was larger than that in the outer boroughs, where the average building size ranged from 25-29 units (excluding Staten Island, which had no newly certified units).

More than 90% of newly certified 421-a units in 2022 were rental units. Citywide, the number of 421-a rental units rose by 47.0% in 2022. By borough, newly certified rental units rose in Queens, by 102.7%; in the Bronx, by 61.9%; in Manhattan, by 61.2%; and in Brooklyn, by 28.8%. For the second consecutive year, there were no newly certified 421-a units in Staten Island. The number of 421-a owner-occupied units, which comprised 10% of all newly certified units in 2022, fell by 20.9% in 2022.

In Fiscal Year (FY) 2023, a total of 207,150 housing units will benefit from 421-a exemptions, including 139,760 rental units; 44,661 co-op and condo units; and 22,729 1-3 family and mixed-use structures. It is estimated that the 421-a program will cost the City $1.8 billion in lost tax revenue for all housing types in FY 2023.[17]

In order to be eligible for tax benefits, properties must register for an FCE with HPD upon

Units Newly Receiving 421-a Certificates, 2006-2022



Source: NYC Dept. of Housing Preservation and Development the completion of construction. HPD now notifies non-compliant owners that their benefits will be suspended if they do not apply for an FCE. HPD estimates that approximately 77% of the properties receiving an FCE in 2017 were due to prior compliance issues, as were 73% of the properties in 2018; 71% in 2019; 15% in 2020; 30% in 2021; and 22% in 2022.[18]

As previously noted, the current iteration of the 421-a program expired on June 15, 2022, and as of the publication of this report, has not been either renewed or replaced by a similar program. Projects may still receive 421-a benefits if they began construction on, or before, June 15, 2022 and complete construction no later than June 15, 2026.[19]

Another affordable housing program, the New York State Mitchell-Lama program, has experienced a reduction in units since buildings were able to withdraw from the program by repaying their mortgage ("buyout"[20]), beginning in 1985. Between 1955 and 1978, approximately 140,000 units of low- and middle-income housing were built in NYC through this tax-break and mortgage subsidy program. Since buyouts began in 1985, the City has lost approximately 48,000 units of Mitchell-Lama housing (including 4,000 units of hospital/university staff housing), although some of the lost units have transitioned to rent stabilization. After averaging an annual loss of more than 5,000 units between 2004 and 2007, the pace has slowed considerably. In 2022, for the third consecutive year, no developments left the Mitchell-Lama program.[21]

A law passed in December 2021 will now make it more difficult for Mitchell-Lama co-ops to leave the program. The law now requires that 80% of residents (up from 67%) approve of any buyout plan, and no vote regarding dissolution may occur within five years following a failed vote of a buyout plan.[22]

Conversions and Subdivisions

Housing units are both gained and lost through subdivisions and conversions. Subdivisions involve the division of existing residential space into an increased number of units. Non-residential spaces, such as offices or other commercial spaces, can also be converted for residential use, or existing residential spaces can be converted into a smaller number of units by combining units to increase their size. As chronicled in prior Housing Supply Reports, during the mid-2000s, with a tight housing market and high demand for luxury apartments, there were an increasing number of non-residential conversions in neighborhoods Citywide. Conversions occurred in facilities as diverse as hospitals, recording studios, power plants, office buildings, and churches.

One indicator of conversions is the number of non-residential buildings newly receiving J-51 benefits for conversion to residential use. In 2022, for the sixth consecutive year, no formerly non-residential buildings received J-51 benefits for conversion to a residential property.[23]

Conversion of distressed hotels and commercial office properties may increase in the coming years with the passage of the "Housing Our Neighbors with Dignity Act (HONDA)," enacted into NYS law in August of 2021. The law provides a mechanism for the State to finance the acquisition of distressed hotels and commercial office properties by nonprofit organizations for the purpose of maintaining or increasing affordable housing. All properties converted through this program will remain permanently affordable, and dependent on jurisdiction, subject to rent stabilization. At least 50% of all converted properties will be set aside for individuals and families experiencing homelessness. The remaining units will be set aside for people earning up to 80% of the area median income.[24] There is $100 million in funding for this program included in the NYS FY 2024 budget.[25]

Additional NYS legislation in 2022 made it easier to convert properties eligible for conversion through HONDA (see above). The law amends the multiple dwelling law in order to authorize certain Class B hotels to also be used for permanent residency. By allowing these properties to retain their current Certificate of Occupancy, the conversion can bypass the land use review processes normally required under City laws. The law requires these units to be used for affordable housing and subject to rent stabilization laws.[26] The first HONDA project was announced in May 2023. Partially financed with a reported $48 million in State funding, a hotel in Queens will be transformed into 318 units of permanent housing, with approximately 60% of units slated for homeless populations, and the remaining units targeted towards low-income populations.[27]

Local Law 43 of 2022 authorized the City to convene a 12-person task force "to study and make recommendations regarding the potential conversion of vacant or commercially unviable office space to other uses." In January 2023, the Office Adaptive Reuse Task Force, chaired by the Chair of the NYC Planning Commission as well as 11 other appointees from government, private and non-profit sectors, released the "New York City Office Adaptive Reuse Study."[28] The study outlines recommendations to "repurpose office buildings for alternative uses in a way that will help shore up the office market, ensure our business districts remain vibrant, and make a dent in the City's decades-long housing crisis." Among the report's recommendations:

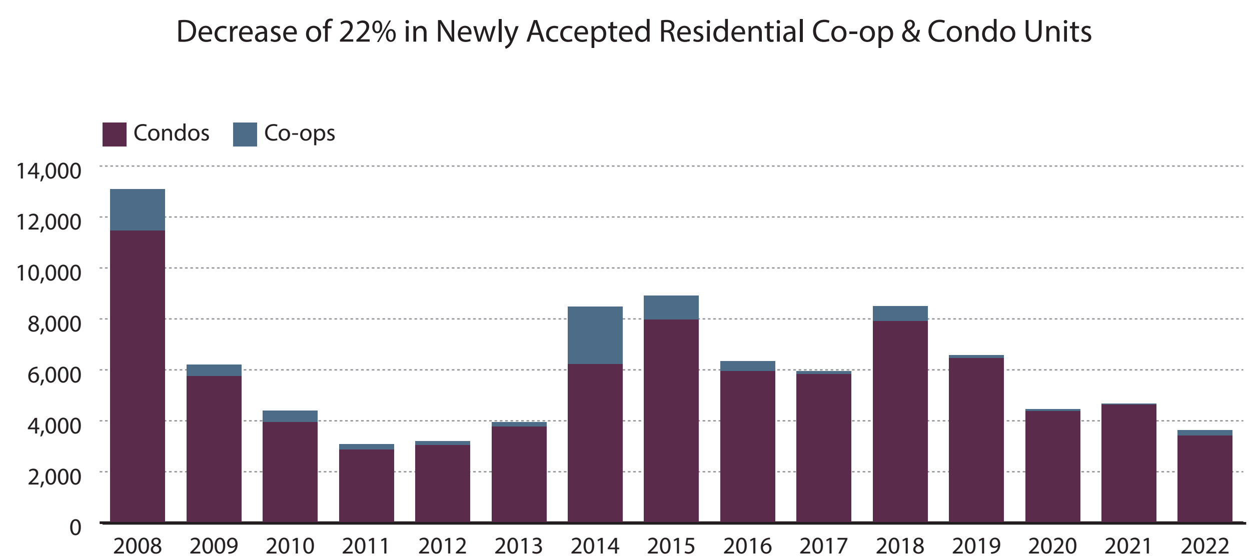
- "Provide office buildings constructed before December 31, 1990 access to the most flexible regulations for conversion to residential use."
- "Expand conversion regulations to all high-intensity office districts."
- "Reevaluate centrally located, high-density Midtown zoning districts that don't allow new residential use."
- "Permit conversion of office buildings to a broader array of housing types."
- "Allow an expanded array of offices to convert all existing square footage to residential."
- "Explore and pursue a tax incentive to support mixed-income housing within conversions," and
- "Implement a property tax abatement to incentivize retrofitting space for childcare centers."

Cooperative and Condominium Activity

Developers planning to build new co-op or condo buildings, and owners wishing to convert their rental buildings to co-ops or condos, must file plans with, and receive acceptance from, the New York State Attorney General's Office. In 2022, the Attorney General accepted 205 residential co-op and condo plans, a 6.8% decrease from the number accepted in 2021.[29] These 205 plans contain 3,637 residential housing units, a decrease of 22.2% from 2021 (see graph on this page).

Just over two-thirds of all plans, 142, were accepted for buildings located in Brooklyn; 30

Newly Accepted Residential Co-op and Condo Units, 2008-2022



Source: NYS Attorney General's Office, Real Estate Finance Bureau were accepted for Queens; 29 were accepted for Manhattan; and two were accepted in both the Bronx and Staten Island. The greatest number of units were located in Brooklyn, with 1,564 units accepted during 2022. Manhattan had the second highest number of units, 1,126, and Queens had 916. There were just 21 units in the Bronx and 10 in Staten Island (See Appendices F.5 and F.6.)

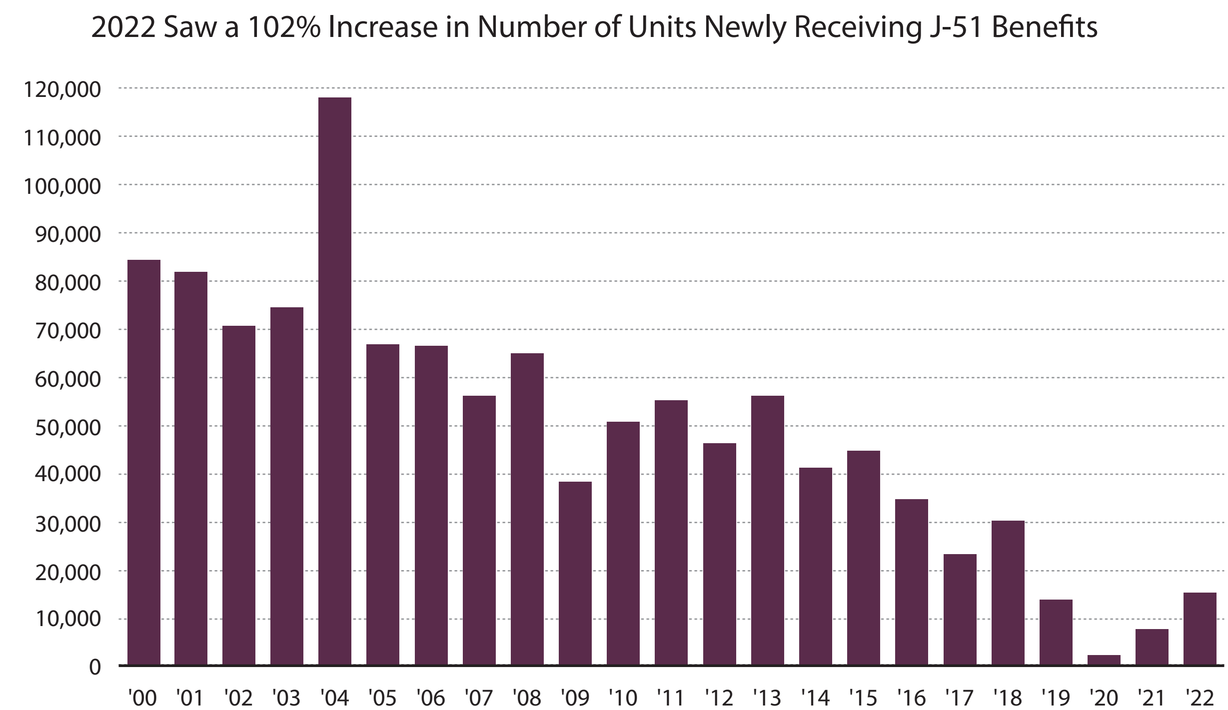
The majority of the plans accepted Citywide in 2022 were for new construction, comprising 160 of 205 plans, and a total of 3,089 of 3,637 units. Newly accepted co-op and condo plans also included rehabilitations (with 42 plans and 342 units), and non-eviction conversions (with three plans and 206 units). Of all the newly accepted plans in 2022, 94.0% of the units were condos, and 6.0% were co-ops (see graph on the previous page).

While the conversion of rental housing into co-op and condo units increases the housing inventory for sale, it simultaneously reduces the total number of housing units for rent. Conversions represented 5.7% of the total number of units in 2022 co-op and condo plans, a smaller proportion than the 7.5% share in 2021. Because most conversion plans are non-eviction plans (including all plans in 2022), only when the original rental tenant moves out, or opts to buy the apartment, does the apartment potentially become owner-occupied and removed from the rental stock.

Rehabilitation

Another method for adding to, or preserving, the City's residential housing stock is through rehabilitation of older buildings. As buildings age, they must undergo rehabilitation to remain habitable. This is particularly true with NYC's housing stock, where up to 56% of units are in buildings constructed prior to 1947.[30] Through tax abatement and exemption programs offered by the City for rehabilitation, units are able to remain in, or be readmitted to, the City's housing stock. For almost seventy years, the J-51 tax abatement and exemption program encouraged the periodic renovation of NYC's stock of both renter- and

Units Receiving Initial J-51 Benefits, 2000-2022



Source: NYC Department of Housing Preservation and Development owner-occupied housing. The J-51 program expired for all work completed after June 29, 2022, but the program is still in the process of certifying abatements and exemptions for work completed prior to this date.[31]

The J-51 tax relief program was similar to the 421-a program in that it required that rental units be subject to rent stabilization for the duration of the benefits, regardless of the building's regulation status prior to receiving tax benefits. Rehabilitation activities that were permitted under J-51 regulations were Major Capital Improvements (MCIs); moderate and gut rehabilitation of both government-assisted and privately-financed multiple dwellings (which requires significant improvement to at least one major building-wide system); as well as improvements to co-ops and condos (subject to certain assessment guidelines if the project does not include substantial governmental assistance). While prior iterations of the J-51 program allowed for conversion of lofts and non-residential buildings into multiple dwellings, regulations effective January 1, 2012 allowed only for conversions if there was substantial governmental assistance.[32]

In 2022, 14,901 units newly received J-51 benefits, an increase of 102.4% from the previous year. While a large increase from 2021 levels, this is the fourth smallest number of units since at least 1988, the first year for which data is available (see graph on the previous page and Appendix F.8).[33] Almost 48% of these units (7,098) are rental units, which increased at a slower pace, 27.0%, than that of owner units, 339.9%. In total, the newly certified units were contained in 442 buildings (44% of which were rental buildings), an increase of 83.4% from 2021 levels. The average size of the buildings receiving benefits was relatively stable over the year, increasing from 30.5 units in 2021 to 33.7 units in 2022.

By borough, the location of the units newly receiving benefits ranged from 47.9% located in Queens, to 32.9% in the Bronx, 13.2% in Brooklyn, 4.9% in Manhattan, and 1.1% in Staten Island. Units newly receiving benefits rose in every borough. Units increased by 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. (See Appendices F.7 and F.8.)

In FY 2023, the J-51 tax program will cost the City $266.3 million in lost tax revenue for 341,828 housing units, including 183,119 rental units; 157,168 co-op and condo units; and 1,541 1-3 family and mixed-use structures.[34]

Rehabilitation work is also carried out through HPD's "Alternative Enforcement Program (AEP)," now in its sixteenth year of identifying the 200-250 "worst" buildings in the City, based on housing code violations.[35] The most recent group of 250 buildings includes 4,881 units of housing, with almost 39,000 open violations, including 21,081 hazardous Class B violations, and 10,428 immediately hazardous Class C violations.[36] Approximately 46% of the buildings, and 43% of the units, in the most current AEP round (Round 16) are buildings containing rent stabilized units.[37] If building owners in this program do not make repairs to their buildings, the City steps in to do so, and then charges the owners. Through the first fifteen rounds of the program, after successfully correcting the required number of violations, the City discharged 2,869 of 3,387 buildings that entered the program, with a combined total of 43,250 units of housing.[38]

A new renovation program for rent stabilized apartments was announced by the Adams administration in April 2023. The program, entitled "Unlocking Doors," will invest up to $10 million to renovate distressed rent-stabilized homes for the placement of homeless individuals. Through this pilot program, the city will provide up to $25,000 for needed repairs at each of 400 rent-stabilized apartments that are currently vacant and unavailable for rent. The City will use City Fighting Homelessness and Eviction Prevention Supplement (CityFHEPS) vouchers to subsidize the rent on the apartments. Those moving into the renovated units will receive a two-year lease at the existing rent-stabilized monthly rent. They will then be able to use their CityFHEPS voucher to pay a maximum of one-third of their income for rent, and the City will cover the remaining balance. The program will prioritize units at the lowest stabilized rents, those around $1,200 per month for a one-bedroom apartment. Once repairs are complete, HPD will confirm that the building and apartment meet CityFHEPS housing quality standards, and the New York City Human Resources Administration will reimburse owners for qualifying repair expenses up to $25,000 per unit after an eligible tenant with a CityFHEPS voucher moves in.[39]

Tax-Delinquent Property

Historically, the City foreclosed on thousands of tax-delinquent residential properties, becoming the owner and manager of these buildings, known as *in rem* properties. By its peak in 1986, the City owned and managed 4,000 occupied buildings containing 40,000 units of housing and almost 6,000 vacant buildings containing 55,000 units of housing.

HPD's Alternative Management Programs began in 1994 with the goal of returning City-owned properties to private owners and reducing its share of *in rem* buildings by identifying buildings at risk and helping owners. HPD has successfully reduced the number of occupied and vacant *in rem* and eminent domain units in HPD central management to 220 through June 2022, a 1.3% decline from the prior FY and a 99.5% decline since FY 1994.[40] Key initiatives to prevent abandonment have included tax lien sales; the Third Party Transfer Program, which targets distressed and other buildings with tax arrears;[41] the Landlord Ambassador Program, which helps owners implement best building management practices and navigate the process of applying for HPD financing;[42] and housing education courses, which teach owners and superintendents basic management, maintenance, and finance skills to improve their properties.[43]

Beginning in 1996, the City instituted programs for properties that are either tax delinquent or in arrears for water and sewer charges that allowed it to bypass the direct foreclosure of such properties. Until the tax lien sale program expired legislatively on February 28, 2022, instead of foreclosing and taking title to properties in arrears to the City, it sold tax liens for properties that are not distressed in bulk to private investors. Owners in arrears were given 90 days notice to pay the arrears, and avoid having the lien sold to private investors. After the lien was sold, the lien holder was entitled to collect the entire lien amount, plus other interest and charges, from the property owner. In addition, the property owner was required to pay current taxes to the City. If the owner had not paid the lien or entered into a payment plan, the lien holder could file for foreclosure on the property.[44] The legislation authorizing the lien sale program expired on February 28, 2022 and has not been renewed by the City, as of the publication of this report. See the *2022 Housing Supply Report* for more details on the last iteration of the lien sale and a task force convened to study alternatives to the lien sale process.

An additional facet of the City's anti-abandonment strategy is third party transfer. For buildings that are distressed and in tax arrears, the City can initiate an *in rem* tax foreclosure action against property owners. The policy, authorized under Local Law 37 of 1996, transfers the title of *in rem* properties directly to new owners (qualified third parties) without the City ever taking title itself.[45] Since it began in 1996, the NYC Department of Finance has collected at least $536 million in revenue associated with properties in this program, and approximately 593 buildings have been transferred to for-profit and non-profit owners, including 61 during the most recent round, Round 10.[46] Following a City Council oversight hearing,[47] Round 11 was put on hold as a working group, comprised of elected officials, nonprofits, advocates, and community stakeholders reviewed the program, and, as of the publication of this report, remains on hold. See the *2022 Housing Supply Report* for more details on the "Third Party Transfer Working Group Final Report."

Demolitions

Per data from the NYC Department of Buildings, a total of 1,796 buildings (both residential and commercial) applied for demolition permits in 2022, a 16.4% increase over the prior year.[48] By borough, 36.9% of all the buildings demolished in 2022 were in Brooklyn (663 buildings), while 28.2% (507 buildings) were in Queens; 15.6% (281 buildings) in the Bronx; 11.0% (198 buildings) in Staten Island; and the lowest proportion, 8.2% (147 buildings) in Manhattan. Demolitions rose in every borough but Staten Island during 2022, rising by the greatest proportion in Brooklyn, where demolitions rose by 26.3%. They also rose by 23.5% in Manhattan, 19.6% in the Bronx, and 10.0% in Queens. However, demolitions fell by 2.5% in Staten Island. (See Appendix F.9.)

The NYC Department of City Planning also tracks demolitions of buildings containing Class A residential units of housing.[49] Per their data, 740 buildings containing Class A units applied for a demolition permit in 2022, with a total of 1,497 units of housing. This is an increase in buildings of 11.6% and an increase in units of 7.2%, as compared to 2021. Since 2010, an average of 757 Class A buildings and 1,538 units of Class A housing have applied for demolition permits annually.

Summary

In 2022, housing permits rose, increasing by 7.9%. The number of units newly receiving 421-a tax benefits rose by 35.6% in 2022, while units newly receiving J-51 tax abatements and exemptions rose by 102.4%. There was an decrease in newly accepted co-op and condo units, with residential units decreasing by 22.2% and plans decreasing by 6.8%. Rental housing availability remains tight, with the *2021 HVS* reporting a Citywide vacancy rate of 4.54%, and 9.4% of rental units overcrowded. ❐

Endnotes

1. The NYC Housing and Vacancy Survey is conducted every three to four years and is sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. Data is based on "2021 New York City Housing and Vacancy Survey Selected Initial Findings," prepared by HPD and released on May 16, 2022, in addition to select data given directly to the RGB from HPD.

2. The U.S. housing stock was comprised of 34.6% renter-occupied units, according to the 2021 American Community Survey, conducted by the U.S. Census Bureau, the most recently available data. To calculate both the ratio of renter-occupied units in NYC and the U.S., staff did not include vacant units that are not for sale or for rent in the total number of housing units.

3. The 2021 NYCHVS identified units as "other regulated renter" based on administrative records for Mitchell Lama rental units; affordable rental units financed by New York State or NYC HPD or HDC that were not otherwise classified as rent stabilized; units under the supervision of the NYC Loft Board; and *in rem* units, in addition to self-report about the unit and occupant.

4. Per Endnote 16 in the "2021 New York City Housing and Vacancy Survey Selected Initial Findings," prepared by HPD and released on May 16, 2022: "There were too few units to report the net rental vacancy rate of Staten Island on its own. It was therefore combined with Queens so as to avoid suppression of multiple estimates. It was combined with Queens because both boroughs have high homeownership rates and comprise many small buildings."

5. U.S. Census Bureau: https://www.census.gov/construction/bps/.

6. Per the NYS Multiple Dwelling Law, "A "class A" multiple dwelling is a multiple dwelling that is occupied for permanent residence purposes. This class shall include tenements, flat houses, maisonette apartments, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, garden-type maisonette dwelling projects, and all other multiple dwellings except class B multiple dwellings. A class A multiple dwelling shall only be used for permanent residence purposes. For the purposes of this definition, "permanent residence purposes" shall consist of occupancy of a dwelling unit by the same natural person or family for thirty consecutive days or more and a person or family so occupying a dwelling unit shall be referred to herein as the permanent occupants of such dwelling unit."

7. NYC Department of City Planning. DCP Housing Database: Project-Level Files (Release data 2022, Q4) for Class A residential buildings. Note that the data is subject to change, including data from prior years.

8. "Housing New York: A Five-Borough, Ten-Year Plan." NYC Dept. of Housing Preservation and Development. May 5, 2014.

9. "Housing New York 2.0." NYC Department of Housing Preservation and Development. November 15, 2017. See https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page for current AMI data.

10. Starts refer to the number of units beginning construction or rehabilitation in a given period.

11. Extremely Low-Income is defined as 0-30% of Area Median Income (AMI); Very Low-Income, 31-50% of AMI; Low-Income, 51-80% of AMI; Moderate-Income, 81-120% of AMI; Middle-Income, 121-165% of AMI. Current AMIs can be found at: https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page.

12. Press Release, NYC Department of Housing Preservation and Development. "Mayor Adams Outlines Blueprint for 'Housing Our Neighbors,' Plan to Get New Yorkers Into Safe, High-Quality, Affordable Homes." June 14, 2022 and "Housing Our Neighbors: A Blueprint for Housing and Homelessness." Mayor's Office. June 14, 2022.

13. NYC Open Data, Affordable Housing Production by Building: https://data.cityofnewyork.us/Housing-Development/Affordable-Housing-Production-by-Building/hg8x-zxpr. Data current through April 25, 2023.

14. See Endnote 11 for definitions of each income band.

15. Program information available at: https://www1.nyc.gov/site/hpd/services-and-information/tax-incentives-421-a.page.

16. NYC Department of Housing Preservation and Development, Tax Incentives Program data.

17. "Annual Report on Tax Expenditures." NYC Department of Finance. February 2023.

18. NYC Department of Housing Preservation and Development, Tax Incentives Program data.

19. https://www.nyc.gov/site/hpd/services-and-information/tax-incentives-421-a.page.

20. Developments are eligible to withdraw from the Mitchell-Lama program (buyout), after 20 years upon repayment of the mortgage (or after 35 years in the case of developments aided by loans prior to May 1, 1959).

21. The number of Mitchell-Lama buyouts was provided most recently through the NYC Department of Housing Preservation and Development and NYS Homes and Community Renewal, and in previous years through other sources, such as the report "Affordable No More: An Update" by the Office of the New York City Comptroller, Office of Policy Management on May 25, 2006.

22. NYS Legislation A07272/S06412.

23. NYC Department of Housing Preservation and Development, Tax Incentives Program data.

24. NYS Legislation A6593B/S5257C.

25. NYS FY 2024 Capital Budget: https://openbudget.ny.gov/capitalPrepForm.html.

26. NYS Legislation A6262/S4937C.

27. "New York City Will Finally Turn a Hotel Into Housing." The New York Times. May 3, 2023.

28. "New York City Office Adaptive Reuse Study." NYC Department of City Planning. January 2023.

29. NYS Attorney General's Office, Real Estate Financing Bureau data. For the purposes of this report, "accepted" refers only to those co-op and condo plans that require offering plans. Those that do not, and receive a "no-action" letter from the NYS Attorney General's office, are not included in this data. Within the 2022 data there are four residential plans (with 93 residential units) that have been accepted for filing but have outstanding deficiencies. The information entered for these plans was entered upon processing of the initial submission of the offering plan, so some of the data may be outdated and/or incomplete.

30. "2021 New York City Housing and Vacancy Survey Selected Initial Findings." NYC Department of Housing Preservation and Development. May 16, 2022

31. NYC Council Int 2476-2021.

32. NYC Department of Housing Preservation and Development: https://www1.nyc.gov/site/hpd/services-and-information/tax-incentives-j-51.page.

33. NYC Department of Housing Preservation and Development, Tax Incentives Program data. Note that, similar to the 421–a program, J-51 provides tax incentives to both renter- and owner-occupied units.

34. "Annual Report on Tax Expenditures." NYC Department of Finance. February, 2023.

35. NYC Department of Housing Preservation and Development: https://www1.nyc.gov/site/hpd/services-and-information/alternative-enforcement-program-aep.page.

36. Press Release, NYC Department of Housing Preservation and Development. "HPD Sharpens Enforcement Against NYC's 250 Worst Apartment Buildings." April 24, 2023.

37. NYC Open Data: https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Alternative-Enforcement/hcir-3275/data.

38. NYC Open Data: https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Alternative-Enforcement/hcir-3275/data. Data current as of May 1, 2023.

39. Press Release, NYC Mayor's Office. "Mayor Adams to Invest up to $10 Million to Repair Rent-Stabilized Homes, Providing Roofs Over Heads of New Yorkers Experiencing Homelessness." April 19, 2023.

40. Per information received directly from the NYC Department of Housing Preservation and Development.

41. NYC Department of Housing Preservation and Development: https://www1.nyc.gov/site/hpd/services-and-information/tax-delinquency.page.

42. NYC Department of Housing Preservation and Development: https://www.nyc.gov/site/hpd/services-and-information/landlord-ambassador-program.page.

43. NYC Department of Housing Preservation and Development: https://www.nyc.gov/site/hpd/services-and-information/housing-info-sessions.page.

44. NYC Department of Finance: https://www1.nyc.gov/site/finance/taxes/property-lien-sales.page.

45. "New York City Case Study: Third Party Transfer Initiative: A Solution To Property Abandonment." Lisa Mueller, Local Initiative Support Corporation report. January 14, 2003.

46. Press Release, NYC Department of Housing Preservation and Development. "City Launches Working Group to Review and Modernize the Third Party Transfer Program." June 13, 2019. Additional data received directly from the NYC Department of Housing Preservation and Development.

47. "Oversight—Taking Stock: A Look into the Third Party Transfer Program in Modern Day New York." The Council of the City of New York. July 22, 2019.

48. NYC Department of Buildings (DOB) via NYC Open Data. Note that demolition statistics include both residential as well as commercial buildings, as the DOB does not specify the type of building in its data.

49. NYC Department of City Planning. DCP Housing Database: Project-Level Files (Release data 2022, Q4) for Class A residential buildings. Note that the data is subject to change, including data from prior years.

New York City Rent Guidelines Board

Changes to the Rent Stabilized Housing Stock in NYC in 2022

What's New

- ☑ The study finds a net estimated loss of 2,590 rent stabilized units in 2022.
- ☑ Since 1994, New York City's rent stabilized housing stock has seen an approximate net loss of 149,240 units.
- ☑ Additions to the stabilized housing stock in 2022 fell by 32% from the prior year.
- ☑ Subtractions from the stabilized housing stock in 2022 rose 28% over the prior year.
- ☑ Most additions to the rent stabilized stock in 2022 were due to the 421-a tax incentive program, accounting for 86% of the additions.
- ☑ The median rent of initially registered rent stabilized apartments in 2022 was $2,388, a 4% increase over the prior year.
- ☑ The majority of measured subtractions from the rent stabilized housing stock were in either the 421-a or "Other" categories, accounting for a total of 82% of the units removed in 2022.

Overview

Rent regulation has been a fixture in New York City's housing market for eight decades, although the laws that govern rent regulated housing have substantially changed over time. The laws governing rent regulation allow for dynamic changes in the regulatory status of a significant portion of the rent regulated housing stock in any given year. Units enter, exit, or change status within the regulatory system.

The figures in this study represent additions and subtractions of dwelling units to and from the rent stabilization system in 2022. These statistics are gathered from various City and State agencies.

This report is an update of previous studies done annually since 2003, when an analysis was done of the changes in New York City's rent stabilized housing stock from 1994 to 2002. The total number of additions and subtractions to the rent stabilized housing stock since 1994 is contained in the appendices of this report. These totals are estimates because they do not represent every unit that has been added or subtracted from the rent stabilized stock since 1994, but rather those that have been recorded or registered by various City and State agencies. They represent a 'floor,' or minimum count, of the actual number of newly regulated and deregulated units in these years.

Additions to the Rent Stabilized Housing Stock

Since newly constructed or substantially rehabilitated units are exempt from rent regulation, increases to the regulated housing stock are frequently a result of owners placing these new units under rent stabilization in exchange for tax benefits. These owners choose to place units under rent stabilization because of cost/benefit analyses concluding that short-term regulation with tax benefits is more profitable than free market rents without tax benefits. According to NYS Homes and Community Renewal (HCR), the median legal rent of initially registered rent stabilized apartments in 2022 was $2,388, a 4% increase from the prior year. (See Appendix G.3 for initially registered rents Citywide and by borough.) Programs and events that lead to the addition of stabilized units include:

- Section 421-a Tax Exemption Program
- J-51 Property Tax Exemption and Abatement Program
- Mitchell-Lama buyouts
- Lofts converted to rent stabilized units
- Rent controlled apartments converting to rent stabilization
- Other additions

Section 421-a and J-51 Programs

The NYC Department of Housing Preservation and Development (HPD) administers programs to increase the supply of rental housing. Two of these programs have an impact on the inventory of stabilized housing: the Section 421-a Program and the J-51 Program. Under Section 421-a of the Real Property Tax Law, newly constructed dwellings in New York City could elect to receive real estate tax exemptions in exchange for placing units in rent stabilization for a specified period (up to 40 years).[1] In 2022, an estimated total of 3,759 units were added to the rent stabilized stock through the 421-a program, a 37% decline from the prior year. The largest proportion of units was in Brooklyn (37%); followed by the Bronx (35%); Queens (18%); and Manhattan (10%). None were added on Staten Island. According to HCR, the median legal rent of currently registered rent stabilized apartments receiving 421-a tax abatements in 2022 was $3,304, a 2% decline from the prior year.

The J-51 Program provides real estate tax exemptions and abatements to existing residential buildings that are renovated or rehabilitated. This program also provides these benefits to residential buildings converted from commercial structures. In exchange for these benefits, owners of these buildings agree to place under rent stabilization those apartments that otherwise would not be subject to regulation. The apartments remain stabilized, at a minimum, until the benefits expire. In 2022, 119 units were added to the rent stabilized stock through the J-51 program, up from 76 added in the prior year. By borough, 111 units were in Brooklyn, and eight units were in the Bronx. There were no units in the remaining boroughs. (See Appendices G.1 and G.2.)

Mitchell-Lama Buyouts

Mitchell-Lama developments were constructed under the provisions of Article 2 of the Private Housing Finance Law (PHFL). This program was primarily designed to increase the supply of housing affordable to middle-income households. Approximately 75,000 rental apartments and 50,000 cooperative units were constructed through the program from the 1950's through the 1970's. For these units to be affordable, the State or City provided low-interest mortgages and real estate tax abatements, and the owners agreed to limit their return on equity.

While the State and City mortgages are generally for terms of 40 or 50 years, the PHFL allows owners to buy out of the program after 20 years. If an owner of a rental development buys out of the program and the development was occupied prior to January 1, 1974, the apartments become subject to rent stabilization.

In 2022, no Mitchell-Lama rental units became rent stabilized, the same as in the prior year. Since 1994, 11,746 rental units have left the Mitchell-Lama system and become a part of the rent stabilized housing stock. (See Appendices G.1 and G.2.)

Loft Units

The New York City Loft Board, under Article 7-C of the Multiple Dwelling Law, regulates rents in buildings originally intended as commercial loft space that have been converted to residential housing. When the units are brought up to code standard, they may become stabilized. A total of three units entered the rent stabilization system in 2022, compared to 11 the prior year. (See Appendices G.1 and G.2.)

Changes in Regulatory Status

Chapter 371 of the Laws of 1971 provided for the decontrol of rent controlled units that were voluntarily vacated on or after July 1, 1971. Since the enactment of vacancy decontrol, the number of rent controlled units has fallen from over one million to roughly 16,400.[2] With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, when a rent controlled unit is vacated, it becomes rent stabilized when it is contained in a rental building with six or more units. Prior to HSTPA, only if the incoming tenant paid a legal regulated rent that was less than the deregulation rent threshold (most recently, $2,774.76 per month) did the unit become rent stabilized. This process results in a reduction of the rent controlled stock and an increase in the rent stabilized stock. Otherwise, the apartment was subject to deregulation and left the rent regulatory system entirely.

According to rent registration filings with NYS Homes and Community Renewal (HCR), 225 units were decontrolled and became rent stabilized in 2022, an 8% decline from the 244 units decontrolled the prior year. By borough, 61% of the units were in Manhattan; 19% were in Brooklyn; 12% were in the Bronx; and 8% were in Queens. There were none on Staten Island. (See Appendices G.1 and G.2.)

Other Additions to the Stabilized Housing Stock

Several other events can increase the rent stabilized housing stock: tax incentive programs other than the 421-a and J-51 programs; "deconversion;" returned losses; and the sub-division of large units into two or more smaller units.[3]

Other tax incentive programs may require their rental units to be rent stabilized as a part of their regulatory agreements. These tax incentive programs include Articles 11, 14, and 15 of the PHFL. They added 273 units in 2022, up from the 101 units added in 2021.[4] By borough, 204 units were in the Bronx, and 69 units were in Queens. There were no units in the remaining boroughs.

Deconversion occurs when a building converted to cooperative status reverts to rental status because of financial difficulties. Returned losses include abandoned buildings that are returned to habitable status without being substantially rehabilitated, or City-owned *in rem* buildings being returned to private ownership. These latter events, as well as the subdivision of large units, do not generally add a significant number of units to the rent stabilized stock but cannot be quantified for this study in any case.

Subtractions from the Rent Regulated Housing Stock

Deregulation of rent controlled and stabilized units occurs because of statutory requirements or because of physical changes to the residential dwellings. Events that have led to the removal of stabilized units include the following:

- High-Rent High-Income Deregulation
- High-Rent Vacancy Deregulation
- Cooperative/Condominium Conversions
- Expiration of 421-a Benefits
- Expiration of J-51 Benefits
- Substantial Rehabilitation
- Conversion to Commercial or Professional Status
- Other Losses to the Housing Stock – Demolitions, Condemnations, Mergers, etc.

High-Rent High-Income Deregulation

With passage of the HSTPA in 2019, high-income high-rent deregulation is no longer permitted. Deregulation could occur upon application by the owner and upon the expiration of the rent stabilized lease. This income-based deregulation process, which was administered by HCR, relied upon data furnished to the NYS Department of Taxation and Finance as part of the income verification process. Both the rent level and household income criteria should have been met for deregulation to take place. For example, until the HSTPA was enacted, if a household earned at least $200,000, but paid less than the deregulation rent threshold of $2,774.76 per month, rent regulation would remain in effect. In addition, the owner must have applied to HCR to deregulate the unit. If the owner did not submit a deregulation application, the occupying tenant remained regulated regardless of rent level and household income. Because HCR must have approved the orders of deregulation, an exact accounting exists of units leaving regulation because of High-Rent High-Income Deregulation.

In total, 6,662 units were deregulated between 1994 and 2019 due to High-Rent High-Income Deregulation. (See Appendix G.4.)

High-Rent Vacancy Deregulation

With passage of HSTPA in 2019, high-rent vacancy deregulation is no longer permitted. Prior to that, however, when a tenant moved into a vacant apartment and the rent had lawfully reached the deregulation rent threshold (discussed above), the apartment qualified for permanent High-Rent Vacancy Deregulation.

In 1993, the New York State legislature instituted High-Rent Vacancy Deregulation, provisions of which have changed several times since its inception.[5] (See the *Changes to the Rent Stabilized Housing Stock in NYC in 2014* report for a detailed discussion of the numerous changes over the years.)

In total, at least 170,386 units were registered with the HCR as being deregulated due to High-Rent Vacancy Deregulation from 1994 through 2019. (See Appendix G.5.)

Cooperative & Condominium Conversions

When rent regulated housing is converted through cooperative or condominium conversion to ownership status, apartments are immediately removed from rent regulation if the occupant chooses to purchase the unit.

For tenants who remain in their apartment and do not purchase their unit, the rent regulatory status depends on the type of conversion plan. In eviction conversion plans, non-purchasing tenants may continue in residence until the expiration of their lease. In non-eviction plans (the majority of approved plans), the regulated tenants have the right to remain in occupancy until they voluntarily leave their apartments. When a tenant leaves a regulated unit, the apartment in most cases becomes deregulated, whether the incoming tenant purchases or rents.

In 2022, a total of 529 units located in co-ops or condos left the stabilized housing stock, a 10% increase over the prior year. By borough, the largest proportion of units leaving rent stabilization and becoming co-op/condo was in Manhattan, with 32% of the units; followed by Brooklyn (31%); Queens (26%); and the Bronx (11%). In addition, two units were on Staten Island. An estimated total of 52,521 co-op or condo units have left the stabilized stock since 1994. (See Appendices G.6 and G.7.)

Expiration of Section 421-a and J-51 Benefits

As discussed earlier in this report, rental buildings receiving Section 421-a and J-51 benefits remain stabilized, at least until the benefits expire. Therefore, these units enter the stabilized system for a prescribed period of the benefits and then exit the system.

In 2022, expiration of 421-a benefits resulted in the removal of 1,763 units from the rent stabilization system, a 10% decline from the prior year. Most 421-a expirations were in Manhattan (82%), while the remainder were in Queens (11%); Brooklyn (6%); the Bronx (1%); and Staten Island (one unit).

The expiration of J-51 benefits in 2022 resulted in the removal of 369 units, a 7% decline from the prior year. Among J-51 expirations, just over half were in Manhattan, with 51%; followed by Brooklyn (27%); Queens (18%); and the Bronx (4%). There were none on Staten Island.

Since 1994 Citywide, 32,640 421-a units and 18,135 J-51 units have left the rent stabilization system. (See Appendices G.6 and G.7.)

Substantial Rehabilitation

The Emergency Tenant Protection Act (ETPA) of 1974 exempts apartments from rent stabilization in buildings that have been substantially rehabilitated on or after January 1, 1974. HCR processes applications by owners seeking exemption from rent stabilization based on the substantial rehabilitation of their properties. Owners must replace at least 75% of building-wide and apartment systems (e.g., plumbing, heating, wiring, windows, floors, kitchens, bathrooms). When vacant units in rent stabilized buildings are substantially rehabilitated, the apartments are no longer subject to regulation and are considered new construction. This counts as a subtraction from the regulated stock. Notably, these properties do not receive J-51 tax incentives for rehabilitation.

In 2022, 322 units were removed from stabilization through substantial rehabilitation, more than double the 158 units removed in 2021. By borough, the largest proportion of these units leaving rent stabilization was in Brooklyn, with 37% of the units; followed by the Bronx (28%); Queens (24%); Manhattan (10%) and Staten Island (1%). A total of 10,602 units have been removed from the rent stabilization system through substantial rehabilitation since 1994. (See Appendix G.6.)

Conversion to Commercial or Professional Status

Space converted from residential use to commercial or professional use is no longer subject to rent regulation. In 2022, three units were converted to nonresidential use, up from two the prior year. Since 1994, 2,498 residential units have been converted to nonresidential use. (See Appendix G.6.)

Other Losses to the Housing Stock

Owners may register units as permanently exempt when certain 421-a units upon vacancy reach the Market Rate Threshold Exemption (MRTE)[6]; two or more units are merged into one larger unit; or when the building is condemned or demolished. HCR annual registration data shows that 3,983 units were removed from the stabilized housing stock in 2022 due to these reasons, a 64% increase over the prior year. Since 2018, the number of units removed in this "other" category has increased more than tenfold, when just 333 units were removed. By borough, the largest proportion of units leaving rent stabilization due to other losses was in Manhattan, with 47% of the units; followed by Brooklyn (40%); Queens (11%) and the Bronx (2%). In addition, four units were removed on

Staten Island. Since 1994, 35,270 units have been removed from rent stabilization due to these other types of losses. (See Appendix G.6.)

Summary

In 2022, at least 6,969 housing units left rent stabilization and approximately 4,379 units entered the stabilization system.

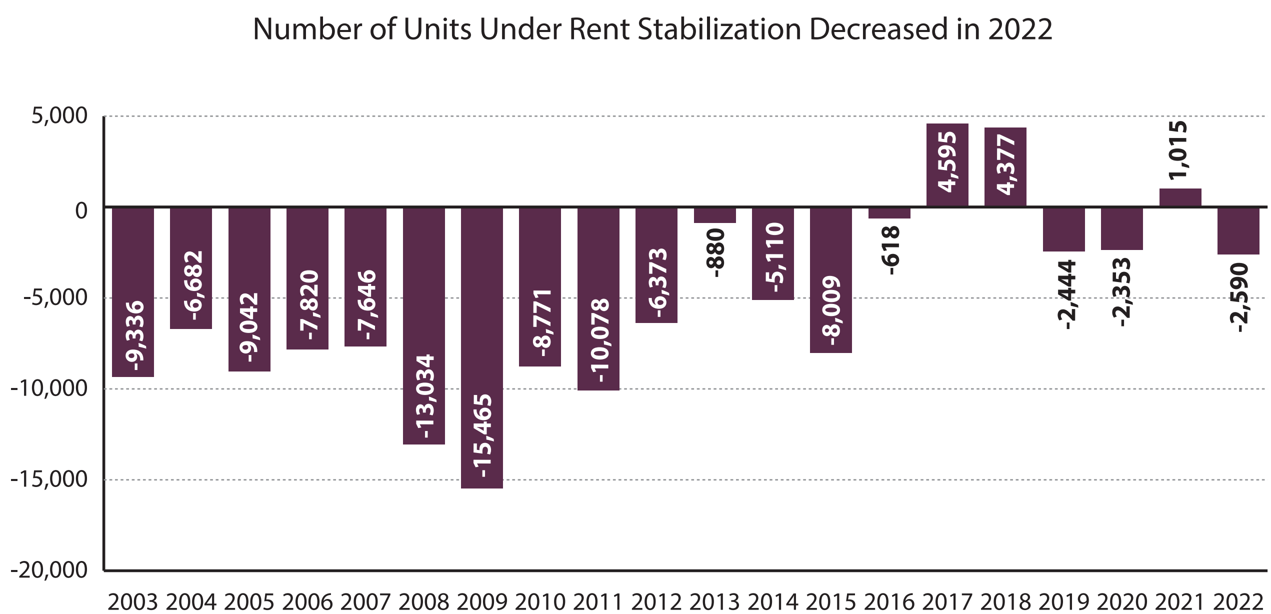
Adding the units entering stabilization and subtracting the units removed from stabilization resulted in a net decrease of 2,590 units in the rent stabilized housing stock in 2022, following an estimated net gain of 1,015 units in 2021. (See graph on this page and Summary Table on page 112.)

The 4,379 additions to the rent stabilized housing stock in 2022 was a 32% decline from the prior year. By borough, the Bronx saw the most additions (36%); followed by Brooklyn (35%); Queens (17%); and Manhattan (12%). There were no added units on Staten Island. Units added to the stabilized stock in 2022 registered median legal rents of $2,388, a 4% increase from the prior year. Most units added were the result of the 421-a program, which comprised 86% of the additions. (See Appendices G.1 and G.2.)

Meanwhile, the 6,969 subtractions from the rent stabilized housing stock were a 28% increase from the prior year. The majority were in Manhattan, with 53% of all units leaving rent stabilization, a total of 3,727 units. The second largest reduction was in Brooklyn, representing 30% of the total; followed by Queens, 13%; the Bronx, 3%; and Staten Island, representing fewer than 1%. The majority of measured subtractions from the rent stabilized housing stock in 2022 fell into the “Other” category, accounting for 57% of the total decrease. The next largest source of subtractions was from the 421-a program, accounting for 25%. (See Appendix G.7.)

Since 1994, the first year for which we have data, a total of at least 179,474 units have been added to the rent stabilization system, while a minimum of 328,714 rent stabilized units have been deregulated, for an estimated net loss of at least 149,240 units over the last 29 years. ❐

Annual Net Change of Rent Stabilized Units, 2003-2022



Sources: NYC Department of Housing Preservation and Development, Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Homes and Community Renewal, Office of Rent Administration and Office of Housing Operations; and NYC Loft Board

Endnotes

1. The current iteration of the 421-a program expired on June 15, 2022, and as of the publication of this report, has not been either renewed or replaced by a similar program. Projects may still receive 421-a benefits if they began construction on, or before, June 15, 2022 and complete construction no later than June 15, 2026

2. There are approximately 16,400 rent controlled units in New York City. Data is based on "2021 New York City Housing and Vacancy Survey Selected Initial Findings," prepared by HPD and released on May 16, 2022.

3. The 420-c program, a tax exemption program for low-income housing projects developed in conjunction with the Low-Income Housing Tax Credit Program, produces affordable housing with rents that are regulated, but not necessarily rent stabilized. The 420-c tax incentive program provides a complete exemption from real estate taxes for the term of the regulatory agreement (up to 30 years). Due to the unavailability of data, the RGB is not able to quantify the number of 420-c units that became rent stabilized since 2003. However, the previously reported figure for the period 1994-2002, 5,500 rent stabilized units created through the 420-c program, is assumed to be correct. The figure is based upon units identified in rental projects with funding sources that require rent stabilization.

4. Article 11, 14, and 15 tax incentive programs encourage new construction or rehabilitation of affordable housing to be carried out by a Housing Development Fund Corporation (HDFC). The benefit consists of complete or partial exemption from real estate taxes for up to 40 years.

5. Deregulation of certain high-rent apartments was instituted in New York City twice before, in 1964 and in 1968.

6. Apartments in certain 421-a programs may be deregulated upon vacancy when the rent for the subject rent stabilized apartment has been lawfully raised to an amount equal to or greater than the Market Rate Threshold. The Market Rate Threshold for 2022 in New York City was $2,858.63. This applies to projects under the 421-a (16) Program that commenced construction between January 1, 2016 and June 15, 2022, and are completed on or before June 15, 2026, as well as projects that commenced construction on or before December 31, 2015 that have not as yet received 421-a benefits.

Summary Table of Additions and Subtractions to the Rent Stabilized Housing Stock in 2022

Program/Event	Number of Units
ADDITIONS	
421-a	+ 3,759
J-51	+ 119
Mitchell-Lama buyouts	+ 0
Loft conversions	+ 3
Article 11, 14 or 15	+ 273
CHANGES	
Rent control to rent stabilization	+ 225
Subtotal Additions & Changes	**+ 4,379**
SUBTRACTIONS	
Co-op and Condo subtractions	- 529
421-a Expiration	- 1,763
J-51 Expiration	- 369
Substantial Rehabilitation	- 322
Commercial/Professional Conversion	- 3
Other Subtractions	- 3,983
Subtotal Subtractions	**- 6,969**
NET TOTAL	
Net Estimated Loss	***- 2,590***

Sources: NYC Department of Housing Preservation and Development, Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Homes and Community Renewal, Office of Rent Administration and Office of Housing Operations; and NYC Loft Board

Hotel Stock Data

New York City Rent Guidelines Board

2023 Hotel Report

What's New

- ☑ There were 92 Certifications of No Harassment issued by the NYC Department of Housing Preservation and Development for Single Room Occupancy buildings during 2022, an increase of 46.0% over the prior year.

- ☑ The Mayor's Office of Special Enforcement issued 1,801 violations for illegal hotels in 2022, a 34.7% decrease from 2021 (although substantive violations increased 134.0%).

- ☑ The *2023 Price Index of Operating Costs* found an average increase in the cost of operating hotels of 8.3% between April of 2022 and March of 2023.

- ☑ As based on an analysis of 2021/2022 NYS Homes and Community Renewal registration data, the median legal rent for hotels and rooming houses is $1,018 and the average is $1,075. The median "rent received" for rooming houses and hotels is $864 and the average is $948.

- ☑ As based on a longitudinal analysis of 2021 and 2022 NYS Homes and Community Renewal registration data, the median legal rent rose 8.8% between 2021 and 2022, and the average legal rent rose 2.7%. The median "rent received" (the legal rent, except where there is preferential rent) rose 5.2% and the average "rent received" rose 2.5%.[1]

Introduction

The NYC Rent Guidelines Board (RGB) is charged with setting annual rent adjustments for rent stabilized units in Class A and Class B hotels; rooming and lodging houses; and Single Room Occupancy (SRO) buildings (all referred to generally as "hotels").[2] While the Board can set separate adjustments for each of these five categories of hotels, only six of the 52 hotel orders have included individual adjustments for the unique classes of hotels, with the last differentiation occurring in 1998.

The Board has historically used information from the RGB's research reports, including the *Price Index of Operating Costs (PIOC)* and the *Housing Supply Report*, to help determine appropriate hotel guidelines. Periodic memos, beginning in 2007 and related to rent levels in rent stabilized hotel units, have also supplemented these reports. The *2023 Hotel Report* is the second annual report that consolidates research related to rent stabilized hotels into a single report.

The report includes information on Certifications of No Harassment for SROs, illegal hotel violations, and the number of hotel units registered with NYS Homes and Community Renewal (HCR), as well as the average and median rents in these units. Data from the hotel portion of the *PIOC* is also included.

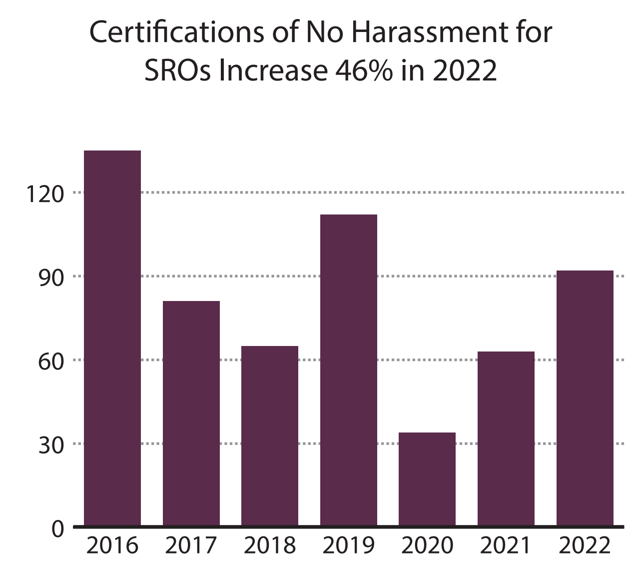
Overview

There were 92 Certifications of No Harassment issued by the NYC Department of Housing Preservation and Development for SROs during 2022, an increase of 46.0% over the prior year. In 2022, the Mayor's Office of Special Enforcement issued 1,801 violations for illegal hotels, a 34.7% decrease from 2021 (although substantive violations increased by 134.0%). The *2023 PIOC* found an average increase in the cost of operating hotels of 8.3% between April of 2022 and March of 2023.

An analysis of 2021/2022 HCR registration data identified registration records for 83 hotels and 239 rooming houses (a total of 322 buildings). These 322 buildings contained 6,245 hotel units and 4,806 rooming house units (a total of 11,051 units). Slightly less than half of these units (5,382) were registered as "rent stabilized," with most units including corresponding rent data. The balance of the units (5,669) were registered as either vacant or exempt.

For those units where rent data is reported, the median legal rent is $867 for hotels and $1,189 for rooming houses (with an overall median of $1,018). The average legal rent is $1,046 for hotels and $1,099 for rooming houses (with an overall average of $1,075). The median "rent received" (the legal rent, except in cases where there is a preferential rent provided) is $745 for hotels and $1,010 for rooming houses (with an overall median of $864). The average "rent received" is $881 for hotels and $1,006 for rooming houses (with an overall average of $948). In addition, a longitudinal analysis of the change in rent in the same set of units in both 2021 and 2022 shows that the median legal rent rose 14.1% in hotels, was unchanged in rooming houses, and rose 8.8% overall. The average legal rent in the longitudinal sample rose by 5.1% in hotels, 1.2% in rooming houses, and 2.7% overall. For the "rent received" by owners in the longitudinal sample, the median rose by 0.7% in both hotels and rooming houses, and 5.2% overall. The average "rent

Certifications of No Harassment, 2016-2022



Source: NYC Department of Housing Preservation and Development received" in the longitudinal sample rose by 3.5% in hotels, 1.9% in rooming houses, and 2.5% overall.[3]

Certifications of No Harassment

SRO owners may convert SRO housing to other uses after obtaining a "Certification of No Harassment" (CONH) from the NYC Department of Housing Preservation and Development (HPD). For the second consecutive year, the number of CONHs granted by HPD rose, by 46.0% (to 92) in 2022.[1] (See graph on the prior page.)

Illegal Hotel Violations

Efforts are also underway to ensure that units meant to provide permanent housing are not used as transient hotels. As of May 1, 2011, a law was passed clarifying that Class A multiple dwellings were only to be used for occupancy of 30 consecutive days or more,[2] and on October 2, 2012, a companion law was passed strengthening the City's ability to crack down on housing being used illegally for transient occupancy.[3] In addition, a bill in October 2016 authorized fines up to $7,500 for illegally advertising short-term rentals in Class A Multiple Dwellings.[4]

On January 3, 2021, New York City's Booking Service data reporting law took effect.[5] All transactions for listings that have five or more nights booked per quarter will be reported to the Mayor's Office of Special Enforcement (OSE) if the listings offer entire home rentals or home rentals to three or more individuals at the same time. Listings for units in "Class B multiple dwellings" — which are lawfully used for short-term rental — are exempt from the reporting requirements. The reports will be submitted quarterly to OSE and will include information on the physical address of the short-term rental unit; the location online of the advertisement that resulted in the short-term rental; information relating to the identity of the host, including contact and payout account information; and information related to the scope of the short-term rental transaction.

In January 2022, another law (Local Law 18) was enacted to help curb the use of permanent housing for short-term rentals.[6] The law, which took effect on March 6, 2023 and will be enforced as of July 2023, requires anyone wishing to operate as a host of a short-term rental (a rental of less than 30 days) to register with OSE and receive a registration number. Registration numbers cannot be issued by OSE unless the unit is verified to be legal for residential occupancy and the permanent residence of the applicant, and the applicant discloses online listings and agrees to follow all applicable laws. The law also prohibits the registration of rent regulated units, and allows building owners to certify that short-term rentals are not allowed in their buildings and add their buildings to OSE's prohibited building list, thereby preventing OSE from issuing a registration number to an individual tenant of such a building. As of May 11, 2023, 7,517 buildings are on the prohibited buildings list.[7]

In addition, upon receipt of registration applications from renters, OSE will notify the owner of record of the dwelling unit/building. The law also requires that booking services (such as Airbnb, VRBO, Booking.com, and other similar platforms) verify that listings are properly registered with OSE before they can take a fee.

Violations of Local Law 18 can lead to fines of up to $5,000. These violations include failing to conspicuously post and maintain, within a dwelling unit, a copy of the short-term rental registration certificate for such unit; failing to include a short-term rental registration number in an advertisement or other offer for short-term rental of a dwelling unit; and failing to maintain a record of each short-term rental, for at least seven years after such short-term rental occurred.[8]

Historically, violations issued by OSE have included both substantive violations (those issued based on inspection and observation of illegal conditions), as well as violations for failure to comply with an order to file a certification of correction with the NYC Department of Buildings (DOB), known as a B263 violation. When OSE finds a unit of permanent housing being used as an illegal short term rental, it will issue a violation for illegal conversion or occupancy contrary to that allowed by the DOB, and companion violations for missing safety features required for transient use, including sprinklers, adequate means of egress, and fire alarms. These are the most common substantive violations, in addition to exceeding the number of units permitted on the Certificate of Occupancy (which are issued when units are illegally subdivided into multiple rooming units).

In 2022, 1,801 violations were issued by OSE relating to the illegal short-term rental of units (including apartments, private homes, and SROs). Note that the proportion of B263 violations (which, as described above, are issued for a failure to comply with an order to file a certification of correction with DOB) is generally no higher than approximately a quarter of all total violations, and averaged just under 15% from 2017-2022 (excluding 2021). However, in 2021 they comprised approximately three-quarters of all violations, as a result of OSE conducting compliance checks on properties with uncorrected immediately hazardous violations. The proportion of B263 violations fell to only 8% in 2022, and so while the total number of violations fell 34.7% in 2022 as compared to 2021, the number of substantive violations rose 134.0%.[9]

Almost half of the violations in 2022, 857 (47.6% of the total) were for dwelling units in Brooklyn, with 452 violations in Queens (25.1% of the total); 432 violations in Manhattan (24.0% of the total); 49 violations in the Bronx (2.7% of the total); and 11 in Staten Island (0.6% of the total). Between May 2011 and December 2022, approximately 24,500 violations have been issued by OSE as part of its efforts to address illegal short-term rentals. (See the table on the this page for violations by borough from 2016-2022.)

Among OSE's activity over the past year, the agency announced in July 2022 the first lawsuit filed against an operation identified using the 2021 Booking Service data reporting law (as described on Page 117). The lawsuit accuses the owner and manager of a building in Manhattan of running an illegal short-term rental operation in a permanent residential dwelling. The lawsuit alleges that the operator used fake names and addresses to hide the illegal operation, and continued to operate a short-term rental business despite multiple enforcement efforts from the City, which issued violations for both the illegal short-term rentals, as well as the building's numerous hazardous conditions, including an inadequate fire alarm system, an inadequate fire sprinkler system, and a failure to provide required means of egress.[10]

It was also announced in March 2023 that,

Illegal Hotel Violations Issued by the Mayor's Office of Special Enforcement, 2016-2022

In 2022, Substantive Violations Rose, Despite Total Violations Decreasing

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total Violations Citywide	Substantive Violations Citywide*
2016	22	491	894	151	22	1,580	N/A
2017	41	803	1,273	397	43	2,557	2,299
2018	12	924	1,913	570	37	3,456	2,719
2019	16	755	2,276	494	24	3,565	3,200
2020	58	409	832	219	9	1,527	1,111
2021	59	716	1,507	472	6	2,760	708
2022	49	857	432	452	11	1,801	1,657

**NOTE: Substantive Violations refer to any violations issued by OSE with the exception of those for failure to comply with an order to file a certification of correction with the NYC Department of Buildings (known as a B263 violation).*

Source: The Mayor's Office of Special Enforcement following enforcement activities from OSE, a legal SRO building in Manhattan, illegally being used as a hotel, would be transformed back into a legal SRO building serving single adults with a history of chronic homelessness. Following $280,000 in fines from OSE dating back as far as 2012, the building was acquired by a nonprofit developer in 2021. The developer will reconfigure the 84 units so that each has its own bathroom, resulting in 68 units of supportive housing.[11]

2023 Hotel PIOC

Per the *2023 Price Index of Operating Costs (PIOC)*, the Hotel Price Index for all hotels that contain rent stabilized units increased 8.3% this year, compared to a decline of 1.3% in 2022.[12]

There were increases in all of the Hotel PIOC components. The Fuel component witnessed the highest proportional increase, rising 21.0%, and accounts for 15.2% of the index. Insurance Costs rose by the second greatest proportion, 12.9%, and account for 6.9% of the index. The remaining five components all rose by lesser proportions, including Utilities, which rose 9.9%; Maintenance, 9.3%; Taxes, 5.1%; Labor Costs, 3.0%; and Administrative Costs, 2.8%.

Among the different categories of Hotels, the index for "Traditional" Hotels increased 7.3%, Rooming Houses by 9.9%, and SROs by 8.9%. See the appendices of the *2023 PIOC* for more details on the change in cost of individual components and items of the *PIOC*.

Analysis of 2021/2022 HCR Registration Data

Since 2007, periodic memos produced by Rent Guidelines Board staff have analyzed registration data filed with New York State Homes and Community Renewal (HCR) by owners of buildings containing rent stabilized "hotel" units.[13] Owners register their properties annually with HCR, and include such information as the status of the units in their building (i.e., rent stabilized, vacant, or exempt); the type of property (i.e., hotel or rooming house); and rent levels for units registered as "rent stabilized," as of April 1 of each year. If applicable, the registration information also includes actual and preferential rents. Note that while the RGB sets guidelines for five categories of hotels, HCR allows owners of such buildings to register only as either a "hotel" or "rooming house."

Prior to 2017, staff relied on the registration information provided by the owner or managing agent to identify hotels and rooming houses. However, a close analysis of the data showed that there were registration errors, and many apartment buildings were being erroneously registered as hotels or rooming houses.[14] Since 2017, registration data has been analyzed closely to more accurately identify those buildings that were most likely to be hotels or rooming houses.[15] Each year, the two most recent HCR registration files are searched for buildings that self-identify as either a "hotel" or "rooming house." For any building that did not previously register as either a hotel or rooming house (in any year since 2015, the first year that HCR files were extensively researched), the individual building is researched to determine if it is likely to be covered by the RGB's annual hotel guideline orders.[16] As of the most recent analysis, the sample frame of rent stabilized "hotels," which is the maximum number of buildings available for each HCR analysis, now includes 460 buildings, including 108 hotels and 352 rooming houses.

The analysis that follows provides detailed information on buildings registered with HCR in either of the two most recent registration files. Data is provided both for hotels and rooming houses as separate entities, in addition to the combined total of both. Note that HCR provides the RGB with two versions of each annual registration file — an early release in the spring and a more complete file in the fall that includes additional data from those owners who did not file their registrations in a timely manner. To provide as much data as possible in this analysis, staff determines if the sample frame of 460 buildings identified in HCR registration files since 2015 are present in the most recent registration file (in this case, the early version of the 2022 registration file).[17] If not, they are looked for in the previous registration file (in this case, the more complete 2021 file). In all cases, if available, the most recent data is used as the primary data source. In the *2023 Hotel Report*, 322 of the 460 buildings in the sample frame were registered with HCR in either 2021 or 2022.[18] Data from 2022 was utilized for the vast majority of these buildings (270, or 84% of the total). However, almost all of the data from rent stabilized units used to compute median and average rent levels was based on 2022 HCR registration filings (4,975 units, or 94% of the total).

Special Note on Hotel Units

HCR registration files provided to the RGB provide information only for those units that owners register, which may or may not accurately reflect the total number of units in the building. An undercount of units is particularly common in those buildings registered as hotels, which are often used for commercial purposes (such as transient housing). Therefore, staff researches additional data sources to determine a more accurate count of the number of units in HCR-registered hotels. Note that this analysis was not undertaken for rooming houses, which are less likely to be used for commercial purposes. For each building identified as a hotel, staff researched both registration records from the NYC Department of Housing and Preservation Development, as well as internet sites, such as Expedia and Hotels.com, and the individual websites of the hotels, when available. While the unit counts were not always consistent across the various sources, an estimate of the actual unit count within the hotels was derived, generally based on the highest number of units across the various sources. Staff found that the 108 buildings identified as hotels in the sample frame contained an estimated total of 22,079 units of housing, far above the approximately 7,929 units registered with HCR in those years. The current analysis shows that of the 83 registered hotel buildings able to be identified in the 2021/2022 data, they contain an estimated

Summary Table of HCR Unit Registration Status (2021/2022)

Number and Proportion of Units in Hotels and Rooming Houses, as Reported in Annual HCR Registration Filings

HCR-Registered Unit Status	Hotel	Rooming House	Total
Rent Stabilized	2,450 (39%*)	2,932 (61%)	5,382 (49%*)
Permanently Exempt	15 (0%)	12 (0%)	27 (0%)
Vacant	596 (10%)	849 (18%)	1,445 (13%)
Temporarily Exempt	3,184 (51%)	1,013 (21%)	4,197 (38%)
Hotel/SRO (Transient)	2,163 (68%)	646 (64%)	2,809 (67%)
Not-for-Profit	829 (26%)	205 (20%)	1,034 (25%)
Owner/Employee Occupied	41 (1%)	111 (11%)	152 (4%)
Commercial/Professional/Other	151 (5%)	51 (5%)	202 (5%)
Total Number of HCR Registered Units	*6,245***	*4,806*	*11,051***

*The reported proportions are based solely on HCR registration records. When utilizing the higher estimate of total units in hotel buildings (as derived from sources outside of HCR registration data), the proportion of rent stabilized units in hotels drops to 14% and the proportion of rent stabilized units in hotels and rooming houses combined drops to 24%. See "Special Note on Hotel Units," starting on Page 120, for more explanation.

**The estimated number of total units in hotel buildings (as derived from sources outside of HCR registration data) is 17,342. The estimated number of total units in hotels and rooming houses combined, utilizing the higher estimate of hotel units, is 22,148. See "Special Note on Hotel Units", starting on Page 120, for more explanation.

Source: 2021/2022 HCR Registration Files total of 17,342 units (as compared to the 6,245 units registered with HCR). For hotels only, both estimated and HCR-registered unit counts will be used to calculate the proportion of units being used as permanently rent stabilized housing.

2021/2022 HCR Registration Status

Owners of buildings containing rent stabilized units are required to register annually with HCR with detailed information about the buildings they own and the units within them, as of April 1 of each year. Among the information that HCR requests is the unit's status, which can be recorded as either "rent stabilized," "vacant," "permanently exempt," or "temporarily exempt" (see table on the previous page). For those units that are registered as exempt, owners can also provide additional information about the reason for the exemption.

The 83 hotels that comprise the *2023 Hotel Report* had a total of 6,245 units of registered housing in 2021/2022.[19] Of these registered units, the majority (51%, or 3,184) were registered as "temporarily exempt," with the primary reason for the exemption given as "Hotel/SRO (Transient)." An additional 611 units (10%) were registered as either "vacant" or "permanently exempt." The remaining hotel units, 2,450 (39%), were registered as "rent stabilized."[20]

The 239 rooming houses that comprise the *2023 Hotel Report* have a total of 4,806 units of registered housing in 2021/2022.[21] Of these registered units, the majority (2,932, or 61%), were registered as "rent stabilized." As with hotels, in the 1,013 (21%) rooming house units that are registered as "temporarily exempt," the most common reason cited is "Hotel/SRO (Transient)." An additional 861 units (18%) were registered as either "vacant" or "permanently exempt."

In total, 11,051 hotel and rooming house units in 322 buildings were registered in 2021/2022. Of these registered units, almost half, 5,382 (49%) were registered as "rent stabilized" and generally include corresponding data on rent levels. For the 4,197 (38%) of overall units that were registered as "temporarily exempt," the most common reason cited is "Hotel/SRO (Transient)." An additional 1,472 units (13%) were registered as either "vacant" or "permanently exempt."

2021/2022 HCR Building Use

The HCR registration data can also be used to determine how many buildings (as opposed to units) are being used primarily for permanently rent stabilized housing (see table on the following page). As based solely on HCR registration data for the 83 hotels identified for the *2023 Hotel Report*, 13 of these buildings (16%) consist entirely of exempt or vacant units and have no rent stabilized tenants, while 34 of these buildings (41%) have a proportion of permanently rent stabilized tenants of at least 85%.[22] Within the 34 buildings that are at least 85% occupied by rent stabilized tenants, there are 1,575 units (25% of the total), 1,455 of which are currently registered as rent stabilized. However, the number of buildings that are at least 85% occupied by permanently rent stabilized tenants drops when utilizing estimated total unit counts derived from sources outside of HCR data (see "Special Note on Hotel Units," starting on Page 120, and the notes accompanying the Summary Table on the following page). Based on these estimated unit counts, just five buildings are at least 85% occupied by rent stabilized tenants. These five buildings contain 869 units of housing, 786 of which are rent stabilized.

For the 239 rooming houses identified for the *2023 Hotel Report*, 51 (21%) of these buildings consist entirely of exempt or vacant units and have no rent stabilized tenants, while 77 (32%) of these buildings have a proportion of permanently rent stabilized tenants of at least 85%.[23] Within the 77 buildings that are at least 85% occupied by rent stabilized tenants, there are 1,981 units (41% of the total), 1,853 of which are currently registered as rent stabilized.

As based solely on HCR registration data for the total of 322 hotels and rooming houses identified for the *2023 Hotel Report*, 64 of these buildings (20%) consist entirely of exempt or vacant units and have no rent stabilized tenants, while 111 of these buildings (34%) have a proportion of permanently rent stabilized tenants of at least

Summary Table of HCR Building Use (2021/2022)			
Analysis of Building Use, as Reported in Annual HCR Registration Filings			
HCR-Registered Building Use	**Hotel**	**Rooming House**	**Total**
Buildings With 100% Exempt or Vacant Units	13 (16%)	51 (21%)	64 (20%)
Number of Units in such buildings	616 (10%)	702 (15%)	1,318 (12%)
Buildings With at Least 85% Units Rent Stabilized	34 (41%)*	77 (32%)	111 (34%)*
Number of Units in such buildings	1,575 (25%)**	1,981 (41%)	3,556 (32%)**
Total Number of HCR Registered Buildings	*83*	*239*	*322*
Total Number of HCR Registered Units	*6,245***	*4,806*	*11,051***

*The proportions reported in the above table are based solely on HCR registration records. When utilizing the higher estimate of total units in hotel buildings (17,342, as derived from sources outside of HCR registration data), five hotels (6% of the total) are occupied by a minimum of 85% permanently rent stabilized tenants. In total, 82 hotels and rooming houses combined (25% of the total) are occupied by a minimum of 85% permanently rent stabilized tenants, when utilizing the higher estimate of total hotel units. See "Special Note on Hotel Units", starting on Page 120, for more explanation.

**The figures reported in the above table are based solely on HCR registration records. When utilizing the higher estimate of total units in hotel buildings (17,342, as derived from sources outside of HCR registration data), 869 units in hotels (5% of the estimated total) are in buildings that are occupied by a minimum of 85% permanently rent stabilized tenants. In total, 2,850 units in hotels and rooming houses combined (13% of the estimated total) are in buildings that are occupied by a minimum of 85% permanently rent stabilized tenants, when utilizing the higher estimate of total hotel units. See "Special Note on Hotel Units," starting on Page 120, for more explanation.

***The estimated number of total units in hotel buildings (as derived from sources outside of HCR registration data) is 17,342. The estimated number of total units in hotels and rooming houses combined, utilizing the higher estimate of hotel units, is 22,148. See "Special Note on Hotel Units," starting on Page 120, for more explanation.

Source: 2021/2022 HCR Registration Files

85%.[24] Within the 111 buildings that are at least 85% occupied by rent stabilized tenants, there are 3,556 units (32% of the total), 3,308 of which are currently registered as rent stabilized. However, the number of buildings that are at least 85% occupied by permanently rent stabilized tenants drops when utilizing estimated total unit counts for hotels derived from sources outside of HCR registration data (see "Special Note on Hotel Units," starting on Page 120, and the notes accompanying the Summary Table on this page). Based on these estimated unit counts, a total of 82 buildings (25%) are at least 85% occupied by rent stabilized tenants. These 82 buildings contain 2,850 units of housing, 2,639 of which are rent stabilized.

Types of HCR Rent Stabilized Rents

Owners can register up to three different types of rents with HCR during the annual registration filing (as of April 1 of each year). All rent stabilized units have a legal rent. Under current law, this is the amount of rent that can be charged to new tenants upon a vacancy, or to current tenants who do not have a registered preferential rent. A preferential rent is defined as a rent that owners charge to tenants that is lower than the registered legal rent. Among the reasons owners utilize preferential rents are market conditions at either the time of the initial lease or a subsequent renewal lease; or agreements with governmental agencies subsidizing the rent of the unit. Under current law, future rent increases are based on preferential rents until vacancy, at which time the owner may collect up to, but not more than, the legal rent. Actual rents are the rents that are paid out-of-pocket by subsidized tenants, with the balance being paid by government programs such as Section 8, CityFHEPS, Shelter Plus, or the Senior Citizen Rent Increase Exemption program. The RGB uses the HCR registration data to calculate a fourth type of rent — "rent received." This is an

Summary Table of HCR Median Rent Stabilized Rent Levels (2021/2022)						
Analysis of Median Rents for Permanently Rent Stabilized Tenants, as Reported in Annual HCR Registration Filings						
HCR-Registered Median Rents (Permanently Rent Stabilized Units)	**Hotel**		**Rooming House**		**Total**	
	Median Rent	*# of Units with Reported Rent*	*Median Rent*	*# of Units with Reported Rent*	*Median Rent*	*# of Units with Reported Rent*
Legal Rent	$867	2,449	$1,189	2,857	$1,018	5,306
Preferential Rent*	$745	294	$1,025	1,039	$888	1,333
Actual Rent**	$462	574	$257	1,029	$269	1,603
"Rent Received"	$745	2,449	$1,010	2,857	$864	5,306

*For those units reporting a preferential rent: the median legal rent of the 294 hotel units is $1,343; the median legal rent of the 1,039 rooming house units is $1,294; and the median legal rent of the 1,333 combined hotel and rooming house units is $1,343.

**For those units reporting an actual rent: the median legal rent of the 574 hotel units is $1,336; the median legal rent of the 1,029 rooming house units is $1,294; and the median legal rent of the 1,603 combined hotel and rooming house units is $1,300. In addition, some units report both actual and preferential rents. The median preferential rent of the 99 hotel units with both a recorded actual and preferential rent is $1,141; the median preferential rent of the 585 rooming house units is $1,250; and the median preferential rent of the combined 684 hotel and rooming house units is $1,202.

Source: 2021/2022 HCR Registration Files

Summary Table of HCR Average Rent Stabilized Rent Levels (2021/2022)						
Analysis of Average Rents for Permanently Rent Stabilized Tenants, as Reported in Annual HCR Registration Filings						
HCR-Registered Average Rents (Permanently Rent Stabilized Units)	**Hotel**		**Rooming House**		**Total**	
	Average Rent	*# of Units with Reported Rent*	*Average Rent*	*# of Units with Reported Rent*	*Average Rent*	*# of Units with Reported Rent*
Legal Rent	$1,046	2,449	$1,099	2,857	$1,075	5,306
Preferential Rent*	$742	294	$1,050	1,039	$982	1,333
Actual Rent**	$521	574	$492	1,029	$503	1,603
"Rent Received"	$881	2,449	$1,006	2,857	$948	5,306

*For those units reporting a preferential rent: the average legal rent of the 294 hotel units is $2,120; the average legal rent of the 1,039 rooming house units is $1,306; and the average legal rent of the 1,333 combined hotel and rooming house units is $1,485.

**For those units reporting an actual rent: the average legal rent of the 574 hotel units is $1,085; the average legal rent of the 1,029 rooming house units is $1,300; and the average legal rent of the 1,603 combined hotel and rooming house units is $1,223. In addition, some units report both actual and preferential rents. The average preferential rent of the 99 hotel units with both a recorded actual and preferential rent is $981; the average preferential rent of the 585 rooming house units is $1,190; and the average preferential rent of the combined 684 hotel and rooming house units is $1,159.

Source: 2021/2022 HCR Registration Files estimate of the rent actually being received by the owner — generally speaking, the legal rent, unless a preferential rent has been recorded.

Each of these types of rent provides an important source of information — the legal rent illustrates the maximum amount able to be collected by owners either currently or upon vacancy; preferential rents can illustrate the prevalence of a less competitive market or regulatory agreements which may require the owner to charge less than the legal rent; actual rents can provide a more accurate representation of rent burden, where low-income tenants may have rents that are subsidized; and the "rent received" is the best estimate of the revenue owners are currently receiving for each unit. The median and average of each of these rent types will be summarized below for 2021/2022 HCR rent registrations.

2021/2022 HCR Median Rent Stabilized Rent Levels

Per HCR registrations from 2021/2022, the median legal rent for rent stabilized units is $867 for hotels (2,449 units) and $1,189 for rooming houses (2,857 units). The median legal rent is $1,018 for both hotels and rooming houses combined (5,306 units).[25]

For hotels, 294 of the 2,449 units (12%) also report preferential rents, with a median preferential rent of $745. For rooming houses, 1,039 of the 2,857 units (36%) report preferential rents, with a median preferential rent of $1,025. The median preferential rent for both hotels and rooming houses combined (1,333 units, or 25% of the total) is $888.

For hotels, 574 of the 2,449 units (23%) also report actual rents, with a median actual rent of $462. For rooming houses, 1,029 of the 2,857 units (36%) report actual rents, with a median actual rent of $257. The median actual rent for both hotels and rooming houses combined (1,603 units, or 30% of the total) is $269.

The median "rent received" by owners for rent stabilized units is $745 for hotels and $1,010 for rooming houses. The median "rent received" is $864 for both hotels and rooming houses combined. See the table on the previous page for a summary of median rents in 2021/2022.

2021/2022 HCR Average Rent Stabilized Rent Levels

Per HCR registrations from 2021/2022, the average legal rent for rent stabilized units is $1,046 for hotels (2,499 units) and $1,099 for rooming houses (2,857 units). The average legal rent is $1,075 for both hotels and rooming houses combined (5,306 units).[26]

For hotels, 294 of the 2,449 units (12%) also report preferential rents, with an average preferential rent of $742. For rooming houses, 1,039 of the 2,857 units (36%) report preferential rents, with an average preferential rent of $1,050. The average preferential rent for both hotels and rooming houses combined (1,333 units, or 25% of the total) is $982.

For hotels, 574 of the 2,449 units (23%) also report actual rents, with an average actual rent of $521. For rooming houses, 1,029 of the 2,857 units (36%) report actual rents, with an average actual rent of $492. The average actual rent for both hotels and rooming houses combined (1,603 units, or 30% of the total) is $503.

The average "rent received" by owners for rent stabilized units was $881 for hotels and $1,006 for rooming houses. The average "rent received" is $948 for both hotels and rooming houses combined. See the table on the previous page for a summary of average rents in 2021/2022.

2021/2022 HCR Longitudinal Rent Analysis

HCR registration data from 2021 and 2022 can also be analyzed longitudinally, comparing rent levels in the same set of units in each of the two years. Of the 270 hotels and rooming houses identified in the 2022 data, 238 were also registered in 2021.[27] However, not every building contains units with registered rents (see "2021/2022 HCR Registration Status" on Page 121). Therefore, the longitudinal sample includes 53 hotels (containing 1,899 rent stabilized units) and 136 rooming houses (containing 2,523 rent stabilized units), a total of 189 buildings with 4,422 units.

The longitudinal data for median rents shows that between 2021 and 2022, the median legal rent

Summary Table of HCR Median and Average Longitudinal Rent Change (2021-2022)									
Longitudinal Analysis of Median and Average Rent Change (2021-2022) for Permanently Rent Stabilized Tenants, as Reported in Annual HCR Registration Filings									
Change in Rent, Longitudinal Sample (Permanently Rent Stabilized Units)	**Hotel**			**Rooming House**			**Total**		
	% Change Median Rent	*% Change Average Rent*	*# of Units*	*% Change Median Rent*	*% Change Average Rent*	*# of Units*	*% Change Median Rent*	*% Change Average Rent*	*# of Units*
Legal Rent	14.1%	5.1%	1,899	0.0%	1.2%	2,523	8.8%	2.7%	4,422
Preferential Rent*	0.0%	0.2%	113	0.0%	3.7%	757	0.0%	3.3%	870
Actual Rent**	47.5%	22.1%	477	1.2%	-1.2%	919	4.3%	5.8%	1,396
"Rent Received"	0.7%	3.5%	1,899	0.7%	1.9%	2,523	5.2%	2.5%	4,422

Legal Rent Levels:
Hotels: *2021 Median*: $744.83; *2022 Median*: $850.00; *2021 Average*: $894.76 ; *2022 Average*: $939.97
Rooming Houses: *2021 Median*: $1,206.36; *2022 Median*: $1,206.36; *2021 Average*: $1,117.22; *2022 Average*: $1,130.79
Total: *2021 Median*: $936.29; *2022 Median*: $1,018.22; *2021 Average*: $1,021.68; *2022 Average*: $1,048.85

Preferential Rent Levels:
Hotels: *2021 Median*: $1,031.40; *2022 Median*: $1,031.40; *2021 Average*: $871.42; *2022 Average*: $872.99
Rooming Houses: *2021 Median*: $1,202.00; *2022 Median*: $1,202.00; *2021 Average*: $1,066.93; *2022 Average*: $1,106.02
Total: *2021 Median*: $1,173.00; *2022 Median*: $1,173.00; *2021 Average*: $1,041.53; *2022 Average*: $1,075.76

Actual Rent Levels:
Hotels: *2021 Median*: $263.00; *2022 Median*: $387.89; *2021 Average*: $425.06; *2022 Average*: $519.18
Rooming Houses: *2021 Median*: $254.00; *2022 Median*: $257.00; *2021 Average*: $511.27; *2022 Average*: $504.94
Total: *2021 Median*: $257.00; *2022 Median*: $268.00; *2021 Average*: $481.81; *2022 Average*: $509.81

"Rent Received" Rent Levels:
Hotels: *2021 Median*: $744.83; *2022 Median*: $750.00; *2021 Average*: $863.93; *2022 Average*: $894.12
Rooming Houses: *2021 Median*: $1,018.00; *2022 Median*: $1,025.20; *2021 Average*: $1,018.43; *2022 Average*: $1,038.03
Total: *2021 Median*: $855.14; *2022 Median*: $900.00; *2021 Average*: $952.08; *2022 Average*: $976.23

Source: 2021/2022 HCR Registration Files

rose by 14.1% in hotels, was unchanged in rooming houses, and rose by 8.8% overall. The median preferential rent was unchanged for both hotels and rooming houses, as well as overall. The median actual rent rose by 47.5% in hotels, 1.2% in rooming houses, and 4.3% overall. For the "rent received" by owners, the median rose by 0.7% in both hotels and rooming houses, and 5.2% overall.

The longitudinal data for average rents shows that between 2021 and 2022, the average legal rent rose by 5.1% in hotels, 1.2% in rooming houses, and 2.7% overall. The average preferential rent rose by 0.2% in hotels, 3.7% in rooming houses, and 3.3% overall. The average actual rent rose by 22.1% in hotels, fell 1.2% in rooming houses, and rose by 5.8% overall. For the "rent received" by owners, the average rose by 3.5% in hotels, 1.9% in rooming houses, and 2.5% overall.

See the table on this page for a summary of the change in legal, preferential, actual, and "rent received" rents for the same set of units between 2021 and 2022. The notes accompanying the table provide rent figures for each of the two years.[28]

Also note that an examination of individual records in the longitudinal sample shows that some owners increased legal rents, even though rent increases for hotels and rooming houses were not granted by the RGB during this time frame. For hotels, 76% of the units in the longitudinal sample had no increase in legal rent, while 2% of units had a rent decrease and 22% of units had a rent increase. For rooming houses, 59% of the units in the longitudinal sample had no increase in legal rent, while 3% of units had a rent decrease and 38% of units had a rent increase. In total, 66% of units in the longitudinal sample had no rent increase in legal rent, while 3% of units had a rent decrease and 31% had a rent increase.

Among the 1,369 units in total that registered a legal rent increase (31% of all units), 60.3% increased rent by either exactly 1.0%, 1.5%, or 2.5%. These increases coincide with one- and two-year lease increases granted to rent stabilized *apartments* under either Order #52 (for leases renewing between 10/1/20 and 9/30/21) or Order #53 (for leases renewing between 10/1/21 and 9/30/22). Each of these Orders overlaps with the timeframes in the HCR registration data, which records rents at the static point of April 1 in each year. It is not possible to determine if the increases were taken illegally, or if the unit is registered incorrectly as a hotel or rooming house.

Summary

In summary, the number of Certifications of No Harassment for SROs increased 46.0% over the prior year (to 92), while violations for illegal hotels decreased 34.7% (to 1,801). The *2023 PIOC* found an increase in the cost of operating hotels of 8.3%. The most recent HCR registration data identified 11,051 hotel and rooming house units, 5,382 of which are registered as rent stabilized. The rent stabilized units have a median legal rent of $1,018; an average legal rent of $1,075; a median “rent received” of $864; and an average “rent received” of $948. Among all the units registered in both 2021 and 2022, the median legal rent rose 8.8% and the median “rent received” rose 5.2%, while the average legal rent rose 2.7% and the average “rent received” rose 2.5%. ❒

Endnotes

1. Note that the longitudinal analysis of 2021-2022 data shows greater increases than would be expected among hotel units. These types of buildings are legally allowed to house special populations, such as the homeless, or persons with disabilities, who are placed in these units by the City of New York and paid for with subsidies that are generally higher than rents that would otherwise be charged to permanent rent stabilized tenants. The RGB does not currently have the capability, with the available data, to accurately distinguish between units subsidized by the City and those paid for in whole by rent stabilized tenants. In 2022, the longitudinal analysis was greatly impacted by large increases in both the legal rent and the rent received in a single building that may be utilized primarily by special populations, with rents levels set by programs subsidized by the City. Were this building to be removed from the analysis, both the median legal rent and the “rent received” in hotels would be unchanged between 2021 and 2022 (a median of $724.60 for both legal rent and “rent received” in both 2021 and 2022). The average legal rent in hotels would have fallen by 0.4% (to $884.85 in 2022), and the average “rent received” would have fallen by 0.6% (to $848.22 in 2022). Were this building to be removed from the analysis, overall legal rents (for both hotels and rooming houses, combined) would have been unchanged (a median of $975.00 for legal rent in both 2021 and 2022) and median “rent received” would have risen by 0.3% (to $866.51 in 2022). For both hotels and rooming houses combined, average legal rents would have risen by 0.7% (to $1,032.95 in 2022) and average “rent received” would have risen by 1.0% (to $962.51 in 2022). Note that this analysis was not conducted for other buildings that may similarly house special populations and legally allowed to charge rent increases in excess of RGB guideline orders.

2. The definition of each classification of hotel is as follows: Residential hotels are “apartment hotels” which are designated as Class A multiple dwellings on the Certificate of Occupancy; rooming houses are Class B multiple dwellings having fewer than thirty sleeping rooms as defined in Section 4(13) of the Multiple Dwelling Law; a single room occupancy building is a Class A multiple dwelling which is either used in whole or in part for single room occupancy or as a furnished room house, pursuant to Section 248 of the Multiple Dwelling Law; a Class B hotel is a hotel, which carries a Class B Certificate of Occupancy and contains units subject to rent stabilization; lodging houses are those buildings designated as lodging houses on the Certificate of Occupancy.

3. See Endnote 1.

4. NYC Department of Housing Preservation and Development (HPD). Per HPD, under local law, if a residential building meets the definition of a single room occupancy multiple dwelling (SRO), the property owner must apply for and receive a Certification of No Harassment (CONH) before applying to the Department of Buildings for a permit to change the use or occupancy of a building, or to demolish a building or any part thereof. Per HPD, an SRO is defined as: a “class A multiple dwelling” used in whole or part as a “rooming house” or “furnished room house,” or for “single room occupancy” pursuant to section 248 of the New York state multiple dwelling law; a “class A multiple dwelling” containing “rooming units”; or a “class B multiple dwelling.”

5. Press Release, Mayor’s Office. “Mayor Bloomberg Announces Results of City’s Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities.” April 27, 2012.

6. Local Law No. 45 of 2012 (Council Int No. 404-A of 2010).

7. “Cuomo Signs Bill That Deals Huge Blow to Airbnb.” New York Post. October 21, 2016.

8. https://www.nyc.gov/site/specialenforcement/reporting-law/reporting-law.page.

9. https://www.nyc.gov/site/specialenforcement/registration-law/registration.page.

10. Per data from the Mayor's Office of Special Enforcement, current as of May 11, 2023 at 9 a.m.

11. https://www.nyc.gov/assets/specialenforcement/downloads/pdfs/FINAL-RULES-GOVERNING-REGISTRATION-AND-REQUIREMENTS-FOR-SHORT-TERM-RENTALS.pdf.

12. Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement.

13. https://www.nyc.gov/office-of-the-mayor/news/493-22/mayor-adams-office-special-enforcement-lawsuit-against-illegal-short-term-rental#/0 and https://www.nyc.gov/assets/home/downloads/pdf/press-releases/2022/City-v-Latimer-Complaint.pdf.

14. https://www.nyc.gov/site/hpd/news/011-23/nyc-hpd-rockabill-development-goddard-riverside-close-38-million-transform-illegal.

15. "2023 Price Index of Operating Costs." NYC Rent Guidelines Board. April 20, 2023.

16. Memos were published in 2007, 2009, 2012-2013, 2015, and 2017-2020. Each of these memos can be found in the Hotel Order Explanatory Statements from the same year, with Explanatory Statements from 2012 and forward available on the RGB website and earlier Explanatory Statements available upon request.

17. It is important to accurately identify hotels and rooming houses because a Class A rent stabilized apartment building incorrectly registered as a hotel or rooming house, especially one with relatively high rent levels, will skew the average and median rent levels of what are being reported as rents for "hotel" units.

18. For more information on the methodology used in 2017, refer to the memo published on June 12, 2017. Note that while the purpose of the 2017 analysis was to create a methodology that could more accurately identify hotels and rooming houses (and that methodology forms the basis of all subsequent memos and reports), there is no guarantee that every record identified via this methodology fits the legal definition of a "hotel." Similarly, not all rooming houses or hotels are able to be identified. While not necessarily a complete count of rooming houses and hotels, the methodology that is used to identify "hotels" is more representative than would be based solely on owner-reported HCR registration status.

19. For the memos produced between 2018 and 2021, additional research was not conducted to identify additional hotels and rooming houses. However, in 2022, this research was conducted for both the current HCR files, as well as the HCR files that were analyzed in 2018-2021. See the 2022 Hotel Report for an in-depth discussion of the additions to the master list of hotels and rooming houses In 2023, due to prior research, it was only necessary to research the newly registered hotels and rooming houses in the two most current HCR files.

20. Because the 2022 registration data is not final, two years of registration data were examined to capture buildings that may not appear in the 2022 data due to late registration. Note also that HCR registration filings may not reflect a complete count of hotels and rooming houses, as not all owners register their buildings; owners may register late; or owners may fail to correctly identify a building as a hotel or rooming house.

21. More specifically, 83 of the 108 hotels in the sample frame were present in either 2021 or 2022 data. A total of 239 of the 352 rooming houses in the sample frame were present in either 2021 or 2022 HCR registration data.

22. As noted in "Special Note on Hotel Units," which starts on Page 120, while 6,245 hotel units were registered with HCR in 2021/2022, staff calculated that there is actually an estimated total of 17,342 units in these buildings.

23. While 39% of units in hotels were registered as "rent stabilized" (as based solely on HCR registration data), as a proportion of the estimated number of hotel units in these buildings, as derived from sources other than HCR registration data, 14% of units in these buildings are rent stabilized. See "Special Note on Hotel Units," starting on Page 120 and the notes in the table on Page 120.

24. Unlike the additional research conducted for buildings registered as "hotels," for "rooming houses," registration records were not checked against other sources in regard to the number of housing units. Note that while some owners may register all their units, regardless of regulation status, others may register only those that are rent stabilized.

25. The proviso in RGB Hotel Order 41, the last time the Board granted an increase for hotel units, limited permitted increases to only those hotels and rooming houses with at least 85% permanently rent stabilized occupancy. Note that if the owner is only registering their rent stabilized units (as opposed to all units in the building), the proportion of buildings (and the units within those buildings) that are at least 85% occupied by permanently rent stabilized units may be inaccurate.

26. See Endnote 25.

27. See Endnote 25.

28. While 5,382 units in total registered as rent stabilized in 2021/2022, only 5,306 of these units recorded rent levels.

29. See Endnote 28.

30. All but 23 of the rooming houses and nine of the hotels registered in 2022 were also registered in 2021.

31. See Endnote 1.

Appendices

Appendix A: Guidelines Adopted by the Board

A.1 Apartments & Lofts - Order #55

On June 21, 2023 the Rent Guidelines Board (RGB) set the following maximum rent increases for leases commencing or being renewed on or after October 1, 2023 and on or before September 30, 2024 for rent stabilized apartments:

One-Year Lease	Two-Year Lease
3.0%	For the first year of the lease, 2.75%; and for the second year of the lease, 3.20% of the amount lawfully charged in the first year, excluding any increases other than the first-year guideline increase.

For Loft units that are covered under Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2023 and on or before September 30, 2024:

One-Year Increase Period	Two-Year Increase Period
3.0%	For the first year, 2.75%; and for the second year 3.20% of the amount lawfully charged in the first year, excluding any increases other than the first-year guideline increase.

These guidelines apply to all leases and increase periods. Therefore, consistent with guidance from New York State Homes and Community Renewal (HCR), the guidelines apply to vacant apartment and loft units that become occupied during the term of the Order, as well as to renewal leases or periods. No more than one guideline adjustment may be added during the guideline year governed by Order No. 55.

Leases for units subject to rent control on September 30, 2023, which subsequently become vacant and then enter the stabilization system, are not subject to the above adjustments. The rents for these newly stabilized units are subject to review by NYS Homes and Community Renewal (HCR). In order to aid HCR in this review, the RGB has set a special guideline. For rent controlled units which become vacant after September 30, 2023, the special guideline shall be 27% above the maximum base rent.

A.2 Hotel Units - Order #53

On June 21, 2023, the Rent Guidelines Board (RGB) set the following maximum rent increases for leases commencing or being renewed on or after October 1, 2023 and on or before September 30, 2024 for rent stabilized hotels:

Single Room Occupancy Buildings (SRO)	0%
Lodging Houses	0%
Class A Hotels	0%
Class B Hotels	0%
Rooming Houses	0%

B.1 PIOC Sample, Number of Price Quotes per Item, 2022 vs. 2023

Spec #	Description	2022	2023
211	Apartment Value	110	112
212	Non-Union Super	117	115
216	Non-Union Janitor/Porter	61	57
	LABOR COSTS	**288**	**284**
301	Fuel Oil #2	26	26
302	Fuel Oil #4	8	7
	FUEL OIL	**34**	**33**
501	Repainting	65	74
502	Plumbing, Faucet	25	27
503	Plumbing, Stoppage	23	25
504	Elevator #1, 6 fl., 1 e.	6	9
505	Elevator #2, 13 fl., 2 e.	5	8
506	Elevator #3, 19 fl., 3 e.	5	7
507	Burner Repair	9	8
508	Boiler Repair, Tube	10	8
509	Boiler Repair, Weld	6	6
510	Refrigerator Repair	9	14
511	Range Repair	9	14
512	Roof Repair	12	13
514	Floor Maint. #1, Studio	5	11
515	Floor Maint. #2, 1 Br.	5	10
516	Floor Maint. #3, 2 Br.	5	10
517	Extermination Services	10	11
518	Linen/Laundry Service	4	4
519	Electrician Services	10	14
805	Paint	12	11
808	Bucket	15	16
810	Linens	8	10
811	Pine Disinfectant	14	16
813	Switch Plate	11	11
815	Toilet Seat	15	15
816	Deck Faucet	14	15

(CONTINUED, TOP RIGHT)

Spec #	Description	2022	2023
817	Large Trash Bags	16	15
818	Smoke Detectors	13	14
902	Refrigerator #2	11	10
903	Air Conditioner #1	9	9
906	Dishwasher	11	10
908	Range #2	11	10
909	Carpet	10	11
910	Dresser	5	5
911	Mattress & Box Spring	9	8
	MAINTENANCE	**407**	**459**
601	Management Fees	97	83
602	Accountant Fees	23	21
603	Attorney Fees	19	20
604	Newspaper Ads	28	21
607	Bill Envelopes	11	11
608	P.O. Box	10	10
609	Copy Paper	11	11
	ADMINISTRATIVE COSTS	**199**	**177**
701	**INSURANCE COSTS**	**552**	**522**
	ALL ITEMS	**1,480**	**1,475**

B.2 Expenditure Weights, Price Relatives, Percent Changes, and Standard Errors, All Apartments, 2023

Spec #	Item Description	Expenditure Weight	Price Relative	% Change	Standard Error
101	**TAXES**	**0.2957**	**1.0769**	**7.69%**	**0.0373**
201	Payroll, Bronx, All (Union)	0.0470	1.0221	2.21%	0.0000
202	Payroll, Other, Union, Supts.	0.0491	1.0244	2.44%	0.0000
203	Payroll, Other, Union, Other	0.1263	1.0253	2.53%	0.0000
204	Payroll, Other, Non-Union, All	0.5713	1.0335	3.35%	0.6700
205	Social Security Insurance	0.0546	1.0309	3.09%	0.0000
206	Unemployment Insurance	0.0143	0.8139	-18.61%	0.0000
207	Private Health & Welfare	0.1374	1.0387	3.87%	0.0000
	LABOR COSTS	**0.1278**	**1.0289**	**2.89%**	**0.3828**
301	Fuel Oil #2	0.2095	1.2519	25.19%	2.0386
302	Fuel Oil #4	0.0813	1.1830	18.30%	3.3642
405	Gas #2, 650 therms	0.1346	1.1780	17.80%	0.0000
406	Gas #3, 2,140 therms	0.5697	1.1874	18.74%	0.0000
407	Steam #1, 1,150 Mlbs	0.0036	1.0372	3.72%	0.0000
408	Steam #2, 2,600 Mlbs	0.0012	1.0433	4.33%	0.0000
	FUEL	**0.0703**	**1.1986**	**19.86%**	**0.5073**
401	Electricity #1, 2,500 KWH	0.1518	1.1585	15.85%	0.0000
402	Electricity #2, 15,000 KWH	0.1621	1.1652	16.52%	0.0000
404	Gas #1, 120 therms	0.0170	1.2543	25.43%	0.0000
410	Water & Sewer	0.6691	1.0490	4.90%	0.0000
	UTILITIES	**0.1082**	**1.0880**	**8.80%**	**0.0000**
501	Repainting	0.2344	1.1283	12.83%	1.5557
502	Plumbing, Faucet	0.1019	1.0902	9.02%	2.0156
503	Plumbing, Stoppage	0.0959	1.0761	7.61%	2.0038
504	Elevator #1, 6 fl., 1 e.	0.0193	1.0656	6.56%	1.6663
505	Elevator #2, 13 fl., 2 e.	0.0122	1.0803	8.03%	1.6281
506	Elevator #3, 19 fl., 3 e.	0.0068	1.0676	6.76%	1.7564
507	Burner Repair	0.0323	1.0576	5.76%	2.1832
508	Boiler Repair, Tube	0.0443	1.1831	18.31%	8.3846
509	Boiler Repair, Weld	0.0364	1.0851	8.51%	4.3650
510	Refrigerator Repair	0.0123	0.9963	-0.37%	2.2656
511	Range Repair	0.0115	0.9963	-0.37%	2.2656
512	Roof Repair	0.0583	1.0887	8.87%	3.5427
514	Floor Maint. #1, Studio	0.0035	1.1082	10.82%	5.0470
515	Floor Maint. #2, 1 Br.	0.0062	1.1625	16.25%	4.4477
516	Floor Maint. #3, 2 Br.	0.0547	1.1580	15.80%	4.7559
517	Extermination Services	0.0463	1.0359	3.59%	3.3255
519	Electrician Services	0.0697	1.0516	5.16%	3.2304

(CONTINUED, TOP RIGHT)

Spec #	Item Description	Expenditure Weight	Price Relative	% Change	Standard Error
805	Paint	0.0268	1.1448	14.48%	2.1376
808	Bucket	0.0052	1.0314	3.14%	2.8954
811	Pine Disinfectant	0.0060	1.0737	7.37%	3.5323
813	Switch Plate	0.0052	0.9945	-0.55%	4.4623
815	Toilet Seat	0.0122	1.0751	7.51%	2.1903
816	Deck Faucet	0.0161	1.0628	6.28%	4.3848
817	Large Trash Bags	0.0107	1.1452	14.52%	4.0300
818	Smoke Detectors	0.0097	1.1022	10.22%	4.2103
902	Refrigerator #2	0.0370	1.0288	2.88%	2.3446
903	Air Conditioner #1	0.0013	1.0469	4.69%	3.2997
906	Dishwasher	0.0042	1.0692	6.92%	4.7812
908	Range #2	0.0195	1.0679	6.79%	3.6681
	MAINTENANCE	**0.1840**	**1.0944**	**9.44%**	**0.7721**
601	Management Fees	0.4542	0.9913	-0.87%	1.7300
602	Accountant Fees	0.1243	1.0439	4.39%	1.4053
603	Attorney Fees	0.2899	1.0535	5.35%	1.5166
604	Newspaper Ads	0.0094	1.2118	21.18%	9.0149
607	Bill Envelopes	0.0226	1.3140	31.40%	5.7052
608	P.O. Box	0.0266	1.0654	6.54%	0.0497
609	Copy Paper	0.0269	1.1672	16.72%	5.5378
409	Communications	0.0460	1.0112	1.12%	0.0000
	ADMIN COSTS	**0.1438**	**1.0329**	**3.29%**	**0.9420**
701	**INSURANCE COSTS**	**0.0702**	**1.1292**	**12.92%**	**1.4360**
	ALL ITEMS	**1.0000**	**1.0811**	**8.11%**	**0.2291**

B.3 Price Relatives by Building Type, Apartments, 2023

Component Description	Pre-1947	Post-1946	Gas Heated	Oil Heated
TAXES	7.2%	12.1%	7.7%	7.7%
LABOR COSTS	2.9%	2.9%	2.9%	2.9%
FUEL	20.0%	16.9%	18.6%	23.3%
UTILITIES	8.2%	11.0%	10.4%	11.6%
MAINTENANCE	9.5%	8.9%	9.5%	9.4%
ADMINISTRATIVE COSTS	3.3%	3.1%	3.3%	3.3%
INSURANCE COSTS	12.9%	12.9%	12.9%	12.9%
ALL ITEMS	**8.2%**	**8.1%**	**8.0%**	**9.0%**

B.4 Price Relative by Hotel Type, 2023

Component Description	"Traditional" Hotel	Rooming House	SRO
TAXES	4.9%	5.2%	5.3%
LABOR COSTS	2.9%	3.4%	3.1%
FUEL	20.5%	25.1%	19.8%
UTILITIES	7.6%	13.6%	9.3%
MAINTENANCE	9.7%	9.0%	8.3%
ADMINISTRATIVE COSTS	2.7%	3.6%	2.9%
INSURANCE COSTS	12.9%	12.9%	12.9%
ALL ITEMS	**7.3%**	**9.9%**	**8.9%**

B.5 Percentage Change in Real Estate Tax by Borough and Source of Change, Apartments and Hotels, 2023

	% Change Due to Assessments	% Change Due to Exemptions	% Change Due to Tax Rates	% Change Due to Abatements	% Change Due to Interactions*	Total % Change
APARTMENTS						
Manhattan	6.2%	0.3%	0.2%	0.0%	0.0%	6.8%
Bronx	10.4%	-1.3%	0.2%	0.6%	0.0%	9.9%
Brooklyn	11.5%	-1.2%	0.3%	-0.4%	0.0%	10.3%
Queens	8.7%	-0.2%	0.3%	-1.1%	0.0%	7.8%
Staten Island	10.8%	-1.2%	0.3%	0.0%	0.0%	9.9%
All Apartments	**7.8%**	**-0.1%**	**0.3%**	**-0.3%**	**0.0%**	**7.7%**
HOTELS						
"Traditional" Hotel	5.7%	-0.1%	-0.6%	0.0%	0.0%	4.9%
Rooming House	5.1%	-0.1%	0.2%	0.0%	0.0%	5.2%
SRO	5.1%	-0.1%	-0.3%	0.5%	0.0%	5.3%
All Hotels	**5.4%**	**-0.1%**	**-0.4%**	**0.2%**	**0.0%**	**5.1%**

* Real estate tax interactions are the cumulative effects of changes in tax rates, assessments, exemptions, and abatements in the same year, after subtracting out the individual effects of each of these changes. Interactions have minimal impact on the overall change in real estate taxes.

Note: Totals may not add up due to rounding.

B.6 Tax Change by Borough and Community Board, Apartments, 2023

Borough	Community Board	# of Buildings	Tax Relative
Manhattan		**11,509**	**6.76%**
	1	95	8.77%
	2	1,021	6.16%
	3	1,500	6.48%
	4	878	7.55%
	5	228	7.51%
	6	702	6.73%
	7	1,606	6.39%
	8	1,717	5.50%
	9	673	8.05%
	10	1,005	11.78%
	11	713	9.96%
	12	1,342	8.46%
Lower		**7,306**	**6.45%**
Upper		**4,203**	**8.52%**
Bronx		**5,566**	**-3.81%**
	1	461	10.76%
	2	289	18.73%
	3	429	14.48%
	4	755	9.74%
	5	690	10.33%
	6	626	9.47%
	7	938	9.30%
	8	350	9.07%
	9	362	10.97%
	10	236	11.50%
	11	352	9.08%
	12	540	9.89%
Brooklyn		**13,037**	**10.28%**
	1	1,697	13.35%
	2	601	15.51%
	3	1,229	9.29%
	4	1,378	9.18%
	5	476	10.33%
	6	817	8.69%
	7	841	10.06%
	8	997	9.89%
	9	590	8.50%
	10	740	9.59%
	11	664	8.67%
	12	557	7.73%
	13	191	10.56%
	14	835	9.29%
	15	336	11.46%
	16	411	11.34%
	17	595	10.07%
	18	82	9.71%
Queens		**7,551**	**7.75%**
	1	1,995	9.10%
	2	854	6.49%
	3	631	8.03%
	4	712	6.38%
	5	1,213	8.28%
	6	318	7.33%
	7	523	8.56%
	8	277	9.96%
	9	270	8.60%
	10	81	4.13%
	11	143	7.59%
	12	276	3.71%
	13	58	5.52%
	14	200	8.71%
St. Island		**203**	**9.94%**
	1	137	10.04%
	2	45	12.35%
	3	21	8.58%
ALL		**38,328**	**7.69%**

Note: There were 29 buildings in Manhattan that are a part of Community Board 8 in the Bronx. These buildings are not included in the total for CB 8 in the Bronx, but are represented in the Manhattan total and the total for "ALL" buildings. Core and Upper Manhattan building totals are defined by block count and cannot be calculated by using Community Board numbers alone.

B.7 Expenditure Weights, Price Relatives, Percent Changes, and Standard Errors, All Hotels, 2023

Spec #	Item Description	Expenditure Weight	Price Relative	% Change	Standard Error
101	**TAXES**	**0.3625**	**1.0508**	**5.08%**	**0.5302**
205	Social Security Insurance	0.0481	1.0309	3.09%	0.0000
206	Unemployment Insurance	0.0100	0.8139	-18.61%	0.0000
208	Hotel Private Health/Welfare	0.0603	1.0281	2.81%	0.0000
209	Hotel Union Labor	0.3101	1.0281	2.81%	0.0000
210	SRO Union Labor	0.0121	1.0281	2.81%	0.0000
211	Apartment Value	0.1071	1.0395	3.95%	0.5111
212	Non-Union Superintendent	0.3225	1.0323	3.23%	0.8915
216	Non-Union Janitor/Porter	0.1299	1.0365	3.65%	0.6676
	LABOR COSTS	**0.1577**	**1.0298**	**2.98%**	**0.3052**
301	Fuel Oil #2	0.5828	1.2519	25.19%	2.0386
302	Fuel Oil #4	0.0142	1.1830	18.30%	3.3642
403	Electricity #3, 82,000 KWH	0.2126	1.0966	9.66%	0.0000
405	Gas #2, 650 therms	0.0353	1.2121	21.21%	0.0000
406	Gas #3, 2,140 therms	0.1549	1.2103	21.03%	0.0000
407	Steam #1, 1,150 Mlbs	0.0003	1.0372	3.72%	0.0000
	FUEL	**0.1523**	**1.2100**	**21.00%**	**1.1891**
401	Electricity #1, 2,500 KWH	0.1388	1.1585	15.85%	0.0000
402	Electricity #2, 15,000 KWH	0.1474	1.1652	16.52%	0.0000
404	Gas #1, 120 therms	0.0870	1.2543	25.43%	0.0000
410	Water & Sewer	0.6268	1.0490	4.90%	0.0000
	UTILITIES	**0.0468**	**1.0992**	**9.92%**	**0.0000**
501	Repainting	0.1457	1.1283	12.83%	1.5557
502	Plumbing, Faucet	0.0498	1.0902	9.02%	2.0156
503	Plumbing, Stoppage	0.0497	1.0761	7.61%	2.0038
504	Elevator #1, 6 fl., 1 e.	0.0209	1.0656	6.56%	1.6663
505	Elevator #2, 13 fl., 2 e.	0.0183	1.0803	8.03%	1.6281
506	Elevator #3, 19 fl., 3 e.	0.0167	1.0676	6.76%	1.7564
507	Burner Repair	0.0168	1.0576	5.76%	2.1832
508	Boiler Repair, Tube	0.0208	1.1831	18.31%	8.3846
509	Boiler Repair, Weld	0.0202	1.0851	8.51%	2.2656
511	Range Repair	0.0804	0.9963	-0.37%	2.2656
512	Roof Repair	0.0258	1.0887	8.87%	3.5427
514	Floor Maint. #1, Studio	0.0005	1.1082	10.82%	5.0470
515	Floor Maint. #2, 1 Br.	0.0010	1.1625	16.25%	4.4477
516	Floor Maint. #3, 2 Br.	0.0086	1.1580	15.80%	4.7559
517	Extermination Services	0.0236	1.0359	3.59%	3.3255

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Spec #	Item Description	Expenditure Weight	Price Relative	% Change	Standard Error
518	Linen/Laundry Service	0.1146	1.2328	23.28%	11.8513
519	Electrician Services	0.0228	1.0516	5.16%	3.2304
805	Paint	0.0489	1.1448	14.48%	2.1376
808	Bucket	0.0211	1.0314	3.14%	2.8954
810	Linens	0.0622	1.1183	11.83%	9.1769
811	Pine Disinfectant	0.0080	1.0737	7.37%	3.5323
813	Switch Plate	0.0142	0.9945	-0.55%	4.4623
815	Toilet Seat	0.0203	1.0751	7.51%	2.1903
816	Deck Faucet	0.0267	1.0628	6.28%	4.3848
817	Large Trash Bags	0.0265	1.1452	14.52%	4.0300
818	Smoke Detectors	0.0242	1.1022	10.22%	4.2103
902	Refrigerator #2	0.0137	1.0288	2.88%	2.3446
903	Air Conditioner #1	0.0078	1.0469	4.69%	3.2997
908	Range #2	0.0066	1.0679	6.79%	3.6681
909	Carpet	0.0410	0.9597	-4.03%	4.3912
910	Dresser	0.0229	0.9394	-6.06%	9.8578
911	Mattress & Box Spring	0.0195	1.0024	0.24%	4.3847
	MAINTENANCE	**0.1244**	**1.0930**	**9.30%**	**0.3051**
601	Management Fees	0.5262	0.9913	-0.87%	1.7300
602	Accountant Fees	0.0663	1.0439	4.39%	1.4053
603	Attorney Fees	0.1285	1.0535	5.35%	1.5166
604	Newspaper Ads	0.0823	1.2118	21.18%	9.0149
607	Envelopes	0.0064	1.3140	31.40%	5.7052
608	P.O. Box	0.0075	1.0654	6.54%	0.0497
609	Copy Paper	0.0076	1.1672	16.72%	5.5378
409	Communications	0.1752	1.0112	1.12%	0.0000
	ADMIN COSTS	**0.0873**	**1.0284**	**2.84%**	**1.1956**
701	**INSURANCE COSTS**	**0.0690**	**1.1292**	**12.92%**	**1.4360**
	ALL ITEMS	**1.0000**	**1.0827**	**8.27%**	**0.3623**

B.8 Expenditure Weights and Price Relatives, Lofts, 2023

Spec #	Item Description	Expenditure Weight	Price Relative	% Change
101	**TAXES**	**0.2937**	**1.0769**	**7.69%**
202	Payroll, Other, Union, Supts.	0.2160	1.0244	2.44%
204	Payroll, Other, Non-Union, All	0.5509	1.0335	3.35%
205	Social Security Insurance	0.0384	1.0309	3.09%
206	Unemployment Insurance	0.0051	0.8139	-18.61%
207	Private Health & Welfare	0.1897	1.0387	3.87%
	LABOR COSTS	**0.0814**	**1.0313**	**3.13%**
301	Fuel Oil #2	0.2855	1.2519	25.19%
302	Fuel Oil #4	0.5354	1.1830	18.30%
405	Gas #2, 650 therms	0.0429	1.1780	17.80%
406	Gas #3, 2,140 therms	0.1162	1.1874	18.74%
407	Steam #1, 1,150 Mlbs	0.0153	1.0372	3.72%
408	Steam #2, 2,600 Mlbs	0.0047	1.0433	4.33%
	FUEL	**0.0685**	**1.2001**	**20.0%**
401	Electricity #1, 2,500 KWH	0.0086	1.1585	15.85%
402	Electricity #2, 15,000 KWH	0.1087	1.1652	16.52%
404	Gas #1, 120 therms	0.0035	1.2543	25.43%
410	Water & Sewer - Frontage	0.8792	1.0490	4.90%
	UTILITIES	**0.0552**	**1.0633**	**6.33%**
501	Repainting	0.2879	1.1283	12.83%
502	Plumbing, Faucet	0.0820	1.0902	9.02%
503	Plumbing, Stoppage	0.0772	1.0761	7.61%
504	Elevator #1, 6 fl., 1 e.	0.0318	1.0656	6.56%
505	Elevator #2, 13 fl., 2 e.	0.0202	1.0803	8.03%
506	Elevator #3, 19 fl., 3 e.	0.0112	1.0676	6.76%
507	Burner Repair	0.0239	1.0576	5.76%
508	Boiler Repair, Tube	0.0328	1.1831	18.31%
509	Boiler Repair, Weld	0.0270	1.0851	8.51%
510	Refrigerator Repair	0.0076	0.9963	-0.37%
511	Range Repair	0.0071	0.9963	-0.37%
512	Roof Repair	0.0596	1.0887	8.87%
514	Floor Maint. #1, Studio	0.0001	1.1082	10.82%
515	Floor Maint. #2, 1 Br.	0.0003	1.1625	16.25%
516	Floor Maint. #3, 2 Br.	0.0023	1.1580	15.80%
517	Extermination	0.0271	1.0359	3.59%
519	Electrician	0.0263	1.0516	5.16%

(CONTINUED, TOP RIGHT)

Spec #	Item Description	Expenditure Weight	Price Relative	% Change
805	Paint	0.0464	1.1448	14.48%
808	Bucket	0.0090	1.0314	3.14%
811	Pine Disinfectant	0.0108	1.0737	7.37%
813	Switch Plate	0.0061	0.9945	-0.55%
815	Toilet Seat	0.0212	1.0751	7.51%
816	Deck Faucet	0.0279	1.0628	6.28%
817	Large Trash Bags	0.0155	1.1452	14.52%
818	Smoke Detectors	0.0142	1.1022	10.22%
902	Refrigerator #2	0.0741	1.0288	2.88%
903	Air Conditioner #1	0.0025	1.0469	4.69%
906	Dishwasher	0.0083	1.0692	6.92%
908	Range #2	0.0391	1.0679	6.79%
	MAINTENANCE	**0.0889**	**1.0927**	**9.27%**
	ADMIN COSTS - LEGAL	**0.0717**	**1.0535**	**5.35%**
601	Management Fees	0.8129	0.9913	-0.87%
602	Accountant Fees	0.1469	1.0439	4.39%
604	Newspaper Ads	0.0094	1.2118	21.18%
607	Envelopes	0.0073	1.3140	31.40%
608	PO Box	0.0087	1.0654	6.54%
609	Copy Paper	0.0087	1.1672	16.72%
409	Communications	0.0060	1.0112	1.12%
	ADMIN COSTS - OTHER	**0.0712**	**1.0058**	**0.58%**
701	**INSURANCE COSTS**	**0.2693**	**1.1292**	**12.92%**
	ALL ITEMS	**1.0000**	**1.0896**	**8.96%**

C.1 Average Operating & Maintenance Cost in 2021 per Dwelling Unit per Month by Building Size and Location, Structures Built Before 1974

	Taxes	Labor	Fuel	Water/Sewer	Light & Power	Maint.	Admin.	Insurance	Misc.	Total
Citywide	**$316**	**$111**	**$79**	**$74**	**$29**	**$189**	**$133**	**$75**	**$51**	**$1,059**
11-19 units	$343	$86	$99	$73	$31	$226	$134	$72	$59	$1,121
20-99 units	$275	$82	$81	$77	$27	$184	$122	$77	$47	$972
100+ units	$418	$203	$66	$67	$36	$187	$163	$71	$60	$1,272
Bronx	$176	$80	$93	$81	$28	$183	$104	$89	$31	$865
11-19 units	$162	$82	$119	$75	$31	$236	$102	$78	$29	$913
20-99 units	$174	$74	$93	$82	$27	$182	$103	$89	$32	$855
100+ units	$197	$112	$80	$80	$32	$167	$116	$92	$31	$906
Brooklyn	$271	$80	$66	$76	$23	$172	$123	$69	$45	$925
11-19 units	$281	$69	$81	$69	$23	$211	$125	$64	$53	$974
20-99 units	$263	$67	$65	$79	$22	$166	$119	$70	$44	$895
100+ units	$296	$138	$58	$71	$31	$169	$139	$68	$43	$1,012
Manhattan	$523	$171	$86	$70	$39	$223	$185	$75	$77	$1,448
11-19 units	$527	$108	$103	$77	$40	$242	$181	$82	$91	$1,450
20-99 units	$425	$105	$87	$73	$33	$213	$162	$76	$73	$1,246
100+ units	$732	$348	$74	$57	$51	$233	$236	$69	$79	$1,879
Queens	$311	$117	$68	$68	$26	$174	$120	$62	$56	$1,001
11-19 units	$260	$71	$93	$65	$22	$195	$80	$53	$34	$873
20-99 units	$302	$89	$73	$68	$25	$176	$112	$61	$47	$953
100+ units	$328	$158	$57	$68	$27	$167	$136	$64	$69	$1,074
St. Island	$223	$129	$60	$57	$31	$163	$121	$66	$46	$896
Core Man	$772	$243	$76	$56	$45	$235	$230	$71	$90	$1,818
11-19 units	$717	$108	$88	$70	$42	$239	$205	$83	$85	$1,637
20-99 units	$674	$122	$73	$56	$33	$220	$204	$70	$86	$1,537
100+ units	$887	$416	$74	$51	$59	$248	$264	$66	$95	$2,161
Upper Man	$291	$105	$93	$81	$33	$209	$142	$78	$64	$1,096
11-19 units	$280	$104	$119	$85	$36	$239	$148	$79	$97	$1,188
20-99 units	$293	$96	$94	$82	$33	$208	$139	$78	$65	$1,090
100+ units	$291	$155	$71	$71	$28	$188	$153	$74	$33	$1,063
City w/o Core	$251	$92	$79	$77	$27	$182	$119	$75	$46	$948
11-19 units	$248	$79	$100	$72	$27	$219	$116	$68	$52	$981
20-99 units	$240	$78	$82	$79	$26	$181	$115	$77	$44	$921
100+ units	$287	$144	$63	$71	$30	$170	$134	$72	$50	$1,021

Notes: The sum of the lines may not equal the total due to rounding. Totals in this table may not match those in Appendix 3 due to rounding. Data in this table does not include any adjustment of reported operating costs. The category “Utilities” used in the I&E Study is the sum of “Water & Sewer” and “Light & Power.” The number of Pre-1974 rent stabilized buildings on Staten Island with 11-19, 20-99 and 100+ units was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.2 Average Operating & Maintenance Cost in 2021 per Dwelling Unit per Month by Building Size and Location, Structures Built After 1973

	Taxes	Labor	Fuel	Water/Sewer	Light & Power	Maint.	Admin.	Insurance	Misc.	Total
Citywide	**$273**	**$225**	**$47**	**$53**	**$58**	**$202**	**$220**	**$65**	**$85**	**$1,228**
11-19 units	$175	$78	$43	$54	$55	$204	$173	$56	$95	$934
20-99 units	$133	$115	$44	$58	$54	$176	$179	$60	$98	$917
100+ units	$355	$294	$48	$50	$59	$214	$243	$67	$75	$1,406
Bronx	$31	$88	$50	$66	$40	$112	$117	$62	$94	$660
11-19 units	-	-	-	-	-	-	-	-	-	-
20-99 units	$45	$81	$54	$66	$43	$109	$111	$58	$112	$678
100+ units	$12	$99	$44	$68	$36	$110	$123	$66	$76	$635
Brooklyn	$102	$188	$33	$48	$58	$206	$219	$58	$85	$996
11-19 units	$142	$72	$34	$57	$59	$238	$189	$56	$82	$929
20-99 units	$108	$124	$27	$55	$58	$228	$230	$57	$83	$969
100+ units	$93	$248	$37	$41	$59	$186	$213	$60	$87	$1,023
Manhattan	$668	$374	$57	$48	$65	$264	$290	$76	$92	$1,932
11-19 units	-	-	-	-	-	-	-	-	-	-
20-99 units	$373	$177	$55	$50	$70	$220	$244	$69	$116	$1,374
100+ units	$731	$417	$56	$48	$64	$272	$299	$77	$84	$2,048
Queens	$121	$184	$45	$46	$66	$192	$221	$51	$41	$968
11-19 units	$227	$80	$42	$47	$57	$157	$128	$52	$102	$891
20-99 units	$154	$113	$47	$47	$51	$167	$155	$54	$70	$859
100+ units	-	-	-	-	-	-	-	-	-	-
Core Man	$785	$418	$57	$46	$65	$275	$311	$67	$101	$2,125
11-19 units	-	-	-	-	-	-	-	-	-	-
20-99 units	$652	$235	$48	$50	$69	$234	$283	$69	$147	$1,786
100+ units	$801	$443	$57	$46	$64	$280	$313	$67	$95	$2,167
Upper Man	$260	$215	$55	$53	$64	$218	$214	$101	$58	$1,239
11-19 units	-	-	-	-	-	-	-	-	-	-
20-99 units	-	-	-	-	-	-	-	-	-	-
100+ units	-	-	-	-	-	-	-	-	-	-
City w/o Core	$98	$156	$43	$54	$54	$173	$184	$62	$77	$902
11-19 units	$157	$75	$41	$54	$55	$202	$164	$55	$93	$895
20-99 units	-	-	-	-	-	-	-	-	-	-
100+ units	$99	$205	$42	$51	$55	$172	$198	$66	$62	$949

Notes: The sum of the lines may not equal the total due to rounding. Totals in this table may not match those in Appendix 3 due to rounding. Data in this table does not include any adjustment of reported operating costs. The category “Utilities” used in the I&E Study is the sum of “Water & Sewer” and “Light & Power.” The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.3 Average Rent, Income, and Costs in 2021 per Dwelling Unit per Month by Building Size and Location

	Post-1973			Pre-1974			All		
	Rent	Income	Costs	Rent	Income	Costs	Rent	Income	Costs
Citywide	**$2,149**	**$2,409**	**$1,228**	**$1,343**	**$1,495**	**$1,059**	**$1,495**	**$1,667**	**$1,091**
11-19 units	$1,805	$1,983	$934	$1,319	$1,536	$1,121	$1,360	$1,573	$1,105
20-99 units	$1,840	$2,032	$917	$1,250	$1,375	$972	$1,311	$1,443	$966
100+ units	$2,329	$2,629	$1,406	$1,601	$1,802	$1,272	$1,871	$2,109	$1,322
Bronx	$1,246	$1,379	$660	$1,100	$1,222	$865	$1,122	$1,247	$833
11-19 units	-	-	-	$1,073	$1,217	$913	$1,088	$1,228	$905
20-99 units	$1,245	$1,376	$678	$1,088	$1,207	$855	$1,094	$1,213	$848
100+ units	$1,242	$1,379	$635	$1,178	$1,313	$906	$1,194	$1,329	$838
Brooklyn	$2,315	$2,502	$996	$1,278	$1,362	$925	$1,498	$1,603	$940
11-19 units	$2,149	$2,409	$1,228	$1,323	$1,430	$974	$1,375	$1,485	$971
20-99 units	$2,337	$2,512	$969	$1,246	$1,318	$895	$1,346	$1,427	$902
100+ units	$2,319	$2,519	$1,023	$1,375	$1,488	$1,012	$1,628	$1,764	$1,015
Manhattan	$2,740	$3,202	$1,932	$1,664	$1,957	$1,448	$1,913	$2,245	$1,560
11-19 units	-	-	-	$1,493	$1,901	$1,450	$1,497	$1,907	$1,448
20-99 units	$2,164	$2,571	$1,374	$1,459	$1,690	$1,246	$1,511	$1,755	$1,256
100+ units	$2,867	$3,340	$2,048	$2,176	$2,552	$1,879	$2,501	$2,923	$1,959
Queens	$1,935	$2,069	$968	$1,360	$1,453	$1,001	$1,439	$1,537	$996
11-19 units	$1,748	$1,905	$891	$1,183	$1,244	$873	$1,244	$1,315	$875
20-99 units	$1,709	$1,848	$859	$1,305	$1,373	$953	$1,334	$1,407	$946
100+ units	-	-	-	$1,449	$1,574	$1,074	$1,504	$1,629	$1,070
St. Island	-	-	-	$1,180	$1,341	$896	$1,041	$1,173	$774
11-19 units	-	-	-	-	-	-	-	-	-
20-99 units	-	-	-	-	-	-	$1,203	$1,241	$758
100+ units	-	-	-	-	-	-	-	-	-
Core Man	$2,993	$3,405	$2,125	$2,048	$2,428	$1,818	$2,356	$2,746	$1,918
11-19 units	-	-	-	$1,667	$2,156	$1,637	$1,662	$2,156	$1,638
20-99 units	$2,514	$3,009	$1,786	$1,803	$2,093	$1,537	$1,818	$2,112	$1,543
100+ units	$3,060	$3,459	$2,167	$2,423	$2,857	$2,161	$2,643	$3,065	$2,163
Upper Man	$1,832	$2,475	$1,239	$1,297	$1,507	$1,096	$1,358	$1,617	$1,112
11-19 units	-	-	-	$1,249	$1,543	$1,188	$1,278	$1,566	$1,188
20-99 units	-	-	-	$1,273	$1,473	$1,090	$1,284	$1,487	$1,087
100+ units	-	-	-	$1,461	$1,668	$1,063	$1,572	$1,977	$1,167
City w/o Core	$1,843	$2,047	$902	$1,238	$1,349	$948	$1,337	$1,463	$940
11-19 units	$1,837	$1,975	$895	$1,233	$1,347	$981	$1,293	$1,409	$973
20-99 units	$1,780	$1,945	$840	$1,197	$1,297	$921	$1,257	$1,364	$913
100+ units	$1,891	$2,132	$949	$1,344	$1,478	$1,021	$1,520	$1,688	$998

Notes: Citywide and borough totals as well as building size categories are weighted (see Methodology). Data in this table does not include any adjustment of reported operating costs. The number of Pre-1974 rent stabilized buildings on Staten Island with 11-19, 20-99 and 100+ units was too small to calculate reliable statistics. The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. In addition, the number of all 11-19 unit and 100+ unit rent stabilized buildings in Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.4 Median Rent, Income, and Costs in 2021 per Dwelling Unit per Month by Building Size and Location

	Post-1973			Pre-1974			All		
	Rent	Income	Costs	Rent	Income	Costs	Rent	Income	Costs
Citywide	**$2,053**	**$2,207**	**$901**	**$1,269**	**$1,374**	**$977**	**$1,285**	**$1,395**	**$974**
11-19 units	$1,732	$1,976	$846	$1,312	$1,477	$1,105	$1,326	$1,504	$1,094
20-99 units	$1,948	$2,107	$822	$1,243	$1,329	$939	$1,254	$1,345	$934
100+ units	$2,527	$2,760	$1,313	$1,466	$1,580	$1,094	$1,561	$1,705	$1,119
Bronx	$1,217	$1,347	$653	$1,079	$1,174	$836	$1,082	$1,180	$829
11-19 units	-	-	-	$1,047	$1,152	$871	$1,053	$1,165	$860
20-99 units	$1,201	$1,307	$652	$1,078	$1,170	$831	$1,079	$1,174	$825
100+ units	$1,176	$1,349	$602	$1,186	$1,309	$889	$1,185	$1,312	$833
Brooklyn	$2,291	$2,417	$896	$1,213	$1,285	$876	$1,244	$1,315	$877
11-19 units	$2,170	$2,274	$851	$1,235	$1,318	$908	$1,256	$1,353	$907
20-99 units	$2,349	$2,465	$871	$1,204	$1,265	$857	$1,228	$1,289	$857
100+ units	$2,381	$2,597	$1,015	$1,340	$1,439	$966	$1,400	$1,498	$971
Manhattan	$2,560	$2,924	$1,692	$1,505	$1,726	$1,290	$1,522	$1,747	$1,299
11-19 units	-	-	-	$1,523	$1,855	$1,411	$1,528	$1,856	$1,411
20-99 units	$2,117	$2,442	$1,242	$1,468	$1,629	$1,201	$1,476	$1,635	$1,202
100+ units	$2,895	$3,255	$2,011	$2,292	$2,665	$1,976	$2,533	$2,909	$1,997
Queens	$1,773	$1,976	$830	$1,300	$1,355	$928	$1,318	$1,379	$922
11-19 units	$1,729	$1,938	$802	$1,191	$1,228	$825	$1,219	$1,256	$822
20-99 units	$1,753	$1,891	$806	$1,302	$1,362	$928	$1,322	$1,380	$924
100+ units	-	-	-	$1,461	$1,575	$1,069	$1,478	$1,597	$1,063
St. Island	-	-	-	$1,125	$1,223	$823	$1,112	$1,213	$803
11-19 units	-	-	-	-	-	-	-	-	-
20-99 units	-	-	-	-	-	-	$1,157	$1,187	$695
100+ units	-	-	-	-	-	-	-	-	-
Core Man	$2,851	$3,198	$1,895	$1,675	$1,944	$1,462	$1,697	$1,975	$1,480
11-19 units	-	-	-	$1,596	$1,978	$1,506	$1,593	$1,974	$1,506
20-99 units	$2,612	$2,698	$1,662	$1,686	$1,866	$1,381	$1,693	$1,876	$1,384
100+ units	$2,931	$3,383	$2,128	$2,432	$2,835	$2,119	$2,642	$3,034	$2,122
Upper Man	$1,903	$2,090	$957	$1,221	$1,371	$1,015	$1,232	$1,385	$1,013
11-19 units	-	-	-	$1,186	$1,383	$1,079	$1,205	$1,410	$1,075
20-99 units	-	-	-	$1,222	$1,366	$1,002	$1,231	$1,371	$999
100+ units	-	-	-	$1,429	$1,553	$1,064	$1,458	$1,740	$1,079
City w/o Core	$1,910	$2,068	$806	$1,189	$1,274	$890	$1,205	$1,291	$887
11-19 units	$1,773	$1,999	$802	$1,173	$1,266	$905	$1,197	$1,292	$899
20-99 units	$1,918	$2,055	$792	$1,179	$1,261	$879	$1,194	$1,275	$875
100+ units	$2,006	$2,268	$910	$1,373	$1,465	$1,002	$1,391	$1,498	$990

Notes: Data in this table does not include any adjustment of reported operating costs. The number of Pre-1974 rent stabilized buildings on Staten Island with 11-19, 20-99 and 100+ units was too small to calculate reliable statistics. The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. In addition, the number of all 11-19 unit and 100+ unit rent stabilized buildings in Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.5 Average Net Operating Income in 2021 per Dwelling Unit per Month by Building Size and Location

	Post-1973	Pre-1974	All
Citywide	**$1,181**	**$436**	**$576**
11-19 units	$1,050	$415	$468
20-99 units	$1,114	$403	$477
100+ units	$1,224	$530	$788
Bronx	$719	$357	$413
11-19 units	-	$304	$323
20-99 units	$698	$352	$365
100+ units	$744	$407	$491
Brooklyn	$1,506	$436	$663
11-19 units	$1,181	$456	$514
20-99 units	$1,543	$423	$525
100+ units	$1,496	$476	$749
Manhattan	$1,270	$509	$685
11-19 units	-	$451	$459
20-99 units	$1,197	$444	$500
100+ units	$1,292	$673	$964
Queens	$1,102	$452	$541
11-19 units	$1,014	$371	$440
20-99 units	$989	$420	$461
100+ units	-	$500	$559
St. Island	-	$445	$399
11-19 units	-	-	-
20-99 units	-	-	$483
100+ units	-	-	-

	Post-1973	Pre-1974	All
Core Man	$1,280	$610	$828
11-19 units	-	$519	$518
20-99 units	$1,223	$556	$569
100+ units	$1,292	$696	$902
Upper Man	$1,236	$412	$505
11-19 units	-	$355	$378
20-99 units	-	$383	$400
100+ units	-	$605	$810
City w/o Core	$1,146	$401	$523
11-19 units	$1,080	$366	$436
20-99 units	$1,105	$376	$451
100+ units	$1,182	$457	$690

Notes: Citywide and borough totals as well as building size categories are weighted. (See Methodology.) Data in this table does not include any adjustment of reported operating costs. The number of Pre-1974 rent stabilized buildings on Staten Island with 11-19, 20-99 and 100+ units was too small to calculate reliable statistics. The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. In addition, the number of all 11-19 unit and 100+ unit rent stabilized buildings in Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.6 Distribution of Operating Costs in 2021, by Building Size and Age

	Taxes	Maint.	Labor	Admin.	Utilities	Fuel	Misc.	Insurance	Total
Pre-1974	**29.8%**	**17.8%**	**10.5%**	**12.6%**	**9.8%**	**7.5%**	**4.9%**	**7.1%**	**100.0%**
11-19 units	30.6%	20.1%	7.7%	12.0%	9.2%	8.8%	5.3%	6.4%	100.0%
20-99 units	28.3%	18.9%	8.4%	12.6%	10.7%	8.3%	4.8%	7.9%	100.0%
100+ units	32.9%	14.7%	16.0%	12.8%	8.1%	5.2%	4.7%	5.6%	100.0%
Post-1973	**22.2%**	**16.5%**	**18.4%**	**17.9%**	**9.0%**	**3.8%**	**6.9%**	**5.3%**	**100.0%**
11-19 units	18.7%	21.9%	8.3%	18.5%	11.7%	4.6%	10.2%	6.0%	100.0%
20-99 units	14.5%	19.2%	12.6%	19.5%	12.2%	4.8%	10.6%	6.5%	100.0%
100+ units	25.3%	15.2%	20.9%	17.3%	7.8%	3.4%	5.4%	4.8%	100.0%
All Bldgs.	**28.2%**	**17.6%**	**12.2%**	**13.7%**	**9.6%**	**6.7%**	**5.3%**	**6.7%**	**100.0%**
11-19 units	29.7%	20.3%	7.7%	12.5%	9.4%	8.5%	5.6%	6.4%	100.0%
20-99 units	26.9%	19.0%	8.9%	13.3%	10.8%	8.0%	5.5%	7.7%	100.0%
100+ units	29.8%	14.9%	18.0%	14.6%	8.0%	4.5%	5.0%	5.3%	100.0%

Source: NYC Department of Finance, RPIE Filings

C.7 Number of Distressed Buildings in 2021

	Citywide	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Core Manh	Upper Manh
Pre-1974								
11-19 units	536	60	86	346	42	2	261	85
20-99 units	702	137	92	386	85	2	237	149
100+ units	35	4	2	22	6	1	22	0
All	**1,273**	**201**	**180**	**754**	**133**	**5**	**520**	**234**
Post-1973								
11-19 units	16	1	3	9	2	1	7	2
20-99 units	16	4	7	3	2	0	1	2
100+ units	8	0	1	6	1	0	6	0
All	**40**	**5**	**11**	**18**	**5**	**1**	**14**	**4**
All Bldgs.								
11-19 units	552	61	89	355	44	3	268	87
20-99 units	718	141	99	389	87	2	238	151
100+ units	43	4	3	28	7	1	28	0
All	**1,313**	**206**	**191**	**772**	**138**	**6**	**534**	**238**

Note: Distressed buildings are those that have operating and maintenance costs that exceed gross income.

Source: NYC Department of Finance, RPIE Filings

C.8 Operating Cost-to-Income Ratios by Decile in 2021

	# of Bldgs	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Citywide	14,904	0.52	0.59	0.63	0.66	0.70	0.73	0.78	0.85	0.97	2.98
Manhattan	6,004	0.55	0.61	0.66	0.69	0.73	0.77	0.83	0.91	1.06	2.98
Bronx	3,042	0.53	0.59	0.63	0.67	0.70	0.74	0.78	0.84	0.94	2.54
Brooklyn	3,649	0.46	0.55	0.60	0.64	0.67	0.70	0.73	0.79	0.89	2.15
Queens	2,126	0.50	0.56	0.60	0.64	0.67	0.71	0.75	0.81	0.91	2.15
St. Island	83	0.43	0.52	0.57	0.63	0.66	0.69	0.71	0.76	0.85	1.56

Source: NYC Department of Finance, RPIE Filings

C.9 Number of Buildings and Dwelling Units in 2021 by Building Size and Location

	Post-1973		Pre-1974		All	
	Bldgs.	DUs	Bldgs.	DUs	Bldgs.	DUs
Citywide	**937**	**92,904**	**13,967**	**602,194**	**14,904**	**695,098**
11-19 units	176	2,594	3,635	54,674	3,811	57,268
20-99 units	506	22,901	9,540	396,549	10,046	419,450
100+ units	255	67,409	792	150,971	1,047	218,380
Bronx	154	10,456	2,888	134,423	3,042	144,879
11-19 units	20	297	381	5,638	401	5,935
20-99 units	96	5,185	2,392	109,369	2,488	114,554
100+ units	38	4,974	115	19,416	153	24,390
Brooklyn	347	23,119	3,302	136,604	3,649	159,723
11-19 units	68	1,014	939	13,994	1,007	15,008
20-99 units	223	9,316	2,210	97,053	2,433	106,369
100+ units	56	12,789	153	25,557	209	38,346
Manhattan	246	45,505	5,758	219,837	6,004	265,342
11-19 units	31	446	1,853	28,014	1,884	28,460
20-99 units	79	3,530	3,640	130,075	3,719	133,605
100+ units	136	41,529	265	61,748	401	103,277
Queens	176	13,259	1,950	107,123	2,126	120,382
11-19 units	53	785	439	6,676	492	7,461
20-99 units	99	4,465	1,265	58,753	1,364	63,218
100+ units	24	8,009	246	41,694	270	49,703
St. Island	14	565	69	4,207	83	4,772
11-19 units	4	52	23	352	27	404
20-99 units	9	405	33	1,299	42	1,704
100+ units	1	108	13	2,556	14	2,664
Core Man	178	40,019	3,815	146,435	3,993	186,454
11-19 units	14	208	1,475	22,302	1,489	22,510
20-99 units	45	2,250	2,115	69,031	2,160	71,281
100+ units	119	37,561	225	55,102	344	92,663
Upper Man	68	5,486	1,943	73,402	2,011	78,888
11-19 units	17	238	378	5,712	395	5,950
20-99 units	34	1,280	1,525	61,044	1,559	62,324
100+ units	17	3,968	40	6,646	57	10,614

Note: DU = Dwelling Unit

Source: NYC Department of Finance, RPIE Filings

C.10 Longitudinal Income and Expense Study, Estimated Average Rent, Income, and Costs Changes (2020-2021) by Building Size and Location

	Post-1973			Pre-1974			All		
	Rent	Income	Costs	Rent	Income	Costs	Rent	Income	Costs
Citywide	**-2.6%**	**-1.3%**	**5.5%**	**-0.6%**	**0.2%**	**5.2%**	**-1.2%**	**-0.2%**	**5.2%**
11-19 units	3.6%	5.2%	4.5%	0.0%	0.4%	5.4%	0.4%	0.9%	5.4%
20-99 units	0.6%	2.5%	5.7%	0.2%	0.8%	5.3%	0.3%	1.0%	5.4%
100+ units	-4.1%	-3.0%	5.5%	-2.4%	-1.0%	4.8%	-3.2%	-1.9%	5.1%
Bronx	-0.1%	0.5%	3.8%	2.9%	3.7%	6.1%	2.4%	3.1%	5.8%
11-19 units	-	-	-	5.9%	3.8%	8.4%	6.2%	4.7%	8.6%
20-99 units	2.9%	2.7%	6.2%	3.7%	4.0%	6.3%	3.6%	3.8%	6.3%
100+ units	-3.6%	-2.4%	0.7%	-2.1%	2.2%	4.0%	-2.7%	0.4%	3.0%
Brooklyn	1.2%	2.6%	7.8%	0.8%	1.3%	4.6%	1.0%	1.7%	5.3%
11-19 units	4.0%	5.1%	0.4%	1.3%	1.6%	4.8%	1.8%	2.2%	4.3%
20-99 units	0.0%	2.3%	6.3%	0.8%	1.0%	4.2%	0.6%	1.3%	4.5%
100+ units	1.8%	2.7%	9.5%	0.7%	2.1%	5.7%	1.3%	2.4%	7.4%
Manhattan	-5.9%	-4.1%	6.2%	-4.6%	-3.2%	4.9%	-5.0%	-3.5%	5.3%
11-19 units	-	-	-	-3.3%	-1.7%	4.9%	-3.3%	-1.7%	4.9%
20-99 units	0.3%	3.9%	4.5%	-3.8%	-2.5%	5.4%	-3.4%	-1.8%	5.3%
100+ units	-6.7%	-5.2%	6.5%	-6.1%	-4.6%	4.1%	-6.4%	-4.9%	5.3%
Queens	-2.7%	-2.0%	-0.5%	0.4%	1.0%	5.4%	-0.2%	0.4%	4.5%
11-19 units	2.8%	4.9%	9.0%	1.7%	1.7%	6.3%	1.9%	2.4%	6.7%
20-99 units	-1.5%	-0.1%	6.7%	-0.1%	0.4%	5.1%	-0.2%	0.4%	5.2%
100+ units	-	-	-	0.8%	1.6%	5.6%	-0.4%	0.3%	3.7%
St. Island	-	-	-	3.0%	3.8%	2.6%	3.1%	3.7%	1.6%
11-19 units	-	-	-	-	-	-	-	-	-
20-99 units	-	-	-	-	-	-	5.9%	6.4%	-1.6%
100+ units	-	-	-	-	-	-	-	-	-
Core Man	-6.6%	-5.4%	4.6%	-5.6%	-4.5%	4.1%	-6.0%	-4.9%	4.3%
11-19 units	-	-	-	2.3%	-2.4%	3.7%	-4.1%	-2.3%	3.8%
20-99 units	2.0%	4.8%	4.9%	-5.1%	-4.0%	4.7%	-4.2%	-2.8%	4.7%
100+ units	-7.4%	-6.3%	4.6%	-6.3%	-5.4%	3.8%	-6.9%	-5.9%	4.2%
Upper Man	-1.6%	2.6%	16.3%	-3.0%	-1.1%	6.1%	-2.8%	-0.4%	7.4%
11-19 units	-	-	-	-1.9%	-0.4%	7.2%	-1.9%	-0.4%	7.0%
20-99 units	-	-	-	-2.7%	-1.3%	6.0%	-2.7%	-1.0%	5.9%
100+ units	-	-	-	-4.8%	-0.1%	6.0%	-3.4%	1.2%	12.8%
City w/o Core	-0.2%	1.3%	6.3%	0.7%	1.5%	5.5%	0.5%	1.5%	5.6%
11-19 units	3.9%	5.6%	4.2%	1.6%	1.6%	6.2%	1.9%	2.2%	6.1%
20-99 units	0.4%	2.1%	5.8%	1.0%	1.5%	5.4%	0.9%	1.6%	5.5%
100+ units	-0.8%	0.4%	6.7%	-0.4%	1.6%	5.4%	-0.6%	1.1%	5.8%

Notes: Citywide and borough totals as well as building size categories are weighted. (See Methodology.) Cost figures in this table are not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs. The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. In addition, the number of all 11-19 unit and 100+ unit rent stabilized buildings in Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.11 Longitudinal Income and Expense Study, Estimated Median Rent, Income, and Costs Changes (2020-2021) by Building Size and Location

	Post-1973			Pre-1974			All		
	Rent	Income	Costs	Rent	Income	Costs	Rent	Income	Costs
Citywide	**1.0%**	**0.6%**	**3.9%**	**0.1%**	**0.2%**	**4.9%**	**-0.1%**	**0.1%**	**4.8%**
11-19 units	4.8%	2.8%	1.2%	-1.1%	-1.3%	6.1%	-1.0%	-0.8%	6.0%
20-99 units	0.0%	2.2%	7.5%	0.7%	0.6%	4.7%	0.4%	0.7%	4.7%
100+ units	-9.2%	-8.1%	7.1%	-0.5%	-0.4%	4.3%	-1.4%	-0.2%	4.4%
Bronx	1.9%	5.3%	8.1%	3.5%	3.0%	5.5%	3.3%	3.1%	5.5%
11-19 units	-	-	-	6.7%	2.6%	6.7%	7.3%	2.8%	6.2%
20-99 units	0.6%	4.6%	6.7%	3.5%	3.0%	5.4%	3.2%	3.0%	5.4%
100+ units	-0.6%	-4.8%	3.5%	1.1%	2.4%	6.5%	1.3%	1.8%	4.8%
Brooklyn	0.5%	0.1%	5.4%	1.3%	1.4%	4.0%	1.0%	1.3%	4.0%
11-19 units	8.4%	1.6%	-1.0%	2.8%	2.2%	4.6%	0.9%	2.5%	4.1%
20-99 units	0.3%	1.3%	4.9%	1.3%	1.2%	4.3%	1.4%	1.2%	4.3%
100+ units	-1.5%	0.1%	11.3%	0.3%	0.8%	2.7%	1.1%	0.9%	3.3%
Manhattan	-8.3%	-3.2%	4.8%	-6.5%	-5.5%	5.1%	-6.7%	-5.9%	4.7%
11-19 units	-	-	-	-4.6%	-4.7%	3.4%	-4.4%	-4.8%	3.4%
20-99 units	1.1%	6.0%	6.9%	-6.8%	-6.5%	5.5%	-7.2%	-6.2%	5.4%
100+ units	-7.6%	-6.7%	6.7%	-7.0%	-5.9%	5.0%	-7.8%	-5.4%	6.8%
Queens	3.2%	1.4%	9.3%	0.2%	0.6%	5.3%	0.4%	1.1%	5.2%
11-19 units	7.8%	7.5%	10.0%	1.4%	1.4%	4.8%	1.7%	1.5%	5.3%
20-99 units	-0.1%	1.6%	10.2%	-0.7%	0.5%	5.0%	-0.3%	1.1%	5.0%
100+ units	-	-	-	0.5%	1.7%	6.0%	0.0%	0.9%	5.7%
St. Island	-	-	-	4.2%	4.0%	0.5%	4.2%	5.0%	3.9%
11-19 units	-	-	-	-	-	-	-	-	-
20-99 units	-	-	-	-	-	-	6.8%	10.2%	-6.8%
100+ units	-	-	-	-	-	-	-	-	-
Core Man	-4.4%	-4.1%	4.3%	-8.0%	-5.9%	4.5%	-7.9%	-5.8%	4.9%
11-19 units	-	-	-	-6.6%	-3.9%	3.9%	-6.5%	-4.0%	3.9%
20-99 units	6.2%	5.0%	0.6%	-9.1%	-7.1%	4.6%	-8.9%	-7.0%	4.7%
100+ units	-8.2%	-7.0%	4.4%	-7.5%	-5.3%	5.1%	-7.9%	-5.2%	5.2%
Upper Man	1.2%	0.4%	12.8%	-3.2%	-1.8%	5.9%	-2.7%	-1.5%	5.9%
11-19 units	-	-	-	-5.0%	-2.8%	8.1%	-3.5%	-1.6%	7.8%
20-99 units	-	-	-	-3.0%	-1.8%	5.8%	-3.0%	-1.7%	5.9%
100+ units	-	-	-	-1.1%	-5.6%	4.3%	-4.3%	-3.4%	4.1%
All City w/o Core	2.0%	3.3%	5.0%	1.5%	1.2%	4.9%	1.4%	1.3%	5.1%
11-19 units	4.6%	3.3%	6.5%	1.5%	0.7%	5.9%	1.2%	0.7%	5.8%
20-99 units	1.1%	2.1%	7.9%	1.5%	1.3%	4.6%	1.6%	1.4%	4.7%
100+ units	4.1%	2.3%	1.1%	0.6%	1.4%	5.1%	0.4%	1.6%	5.0%

Notes: Cost figures in this table are *not* adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs. The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. In addition, the number of all 11-19 unit and 100+ unit rent stabilized buildings in Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance.

Source: NYC Department of Finance, RPIE Filings

C.12 Longitudinal Income and Expense Study, Average Net Operating Income Changes (2020-2021) by Building Size & Location

	Post-1973	Pre-1974	All
Citywide	**-7.5%**	**-10.1%**	**-9.1%**
11-19 units	5.9%	-11.1%	-8.3%
20-99 units	0.0%	-8.8%	-6.8%
100+ units	-11.2%	-12.6%	-11.8%
Bronx	-2.4%	-1.7%	-1.9%
11-19 units	-	-8.0%	-4.8%
20-99 units	-0.6%	-1.4%	-1.3%
100+ units	-4.9%	-1.4%	-3.2%
Brooklyn	-0.4%	-5.0%	-2.8%
11-19 units	8.6%	-4.8%	-1.4%
20-99 units	0.1%	-5.1%	-3.3%
100+ units	-1.3%	-4.8%	-2.3%
Manhattan	-16.8%	-20.7%	-19.1%
11-19 units	-	-18.2%	-17.8%
20-99 units	3.2%	-19.5%	-16.2%
100+ units	-19.7%	-22.9%	-20.9%
Queens	-3.3%	-7.5%	-6.3%
11-19 units	1.7%	-7.6%	-4.7%
20-99 units	-5.3%	-8.7%	-8.0%
100+ units	-	-6.3%	-5.1%
St. Island	-	35.5%	8.1%
11-19 units	-	-	-
20-99 units	-	-	22.4%
100+ units	-	-	-

	Post-1973	Pre-1974	All
Core Man	-18.5%	-23.3%	-21.0%
11-19 units	-	-17.7%	-17.8%
20-99 units	4.6%	-21.6%	-17.6%
100+ units	-20.3%	-25.9%	-22.4%
Upper Man	-9.8%	-16.5%	-14.8%
11-19 units	-	-19.3%	-17.9%
20-99 units	-	-17.7%	-15.1%
100+ units	-	-10.1%	-13.4%
City w/o Core	-2.2%	-6.6%	-5.1%
11-19 units	6.9%	-8.5%	-5.2%
20-99 units	-0.5%	-6.8%	-5.3%
100+ units	-4.1%	-5.5%	-4.8%

Notes: Citywide and borough totals as well as building size categories are weighted (see Methodology). Cost figures used to calculate NOI in this table are not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs. The number of Post-1973 rent stabilized buildings with 11-19 units in the Bronx and all of Manhattan; 20-99 units in Upper Manhattan; 100+ units in Upper Manhattan and Queens; and all of Staten Island was too small to calculate reliable statistics. In addition, the number of all 11-19 unit and 100+ unit rent stabilized buildings in Staten Island was too small to calculate reliable statistics. Owners are not required to report tax expenses; therefore, tax figures used in this report were calculated by the NYC Department of Finance

Source: NYC Department of Finance, RPIE Filings

C.13 Longitudinal Income and Expense Study, Change in Rent and Net Operating Income by Community District (2020-2021)

CD	Neighborhood	Rent Change	NOI Change
Manhattan			
101	Financial District	-10.6%	-34.1%
102	Greenwich Village	-3.0%	-13.0%
103	Lower East Side/Chinatown	-1.3%	-17.2%
104	Chelsea/Clinton	-4.6%	-15.5%
105	Midtown	-5.6%	-26.3%
106	Stuyvesant Town/Turtle Bay	-7.9%	-28.8%
107	Upper West Side	-3.0%	-10.9%
108	Upper East Side	-8.7%	-29.6%
109	Morningside Hts./Hamilton Hts.	-3.4%	-22.0%
110	Central Harlem	1.4%	-9.0%
111	East Harlem	-8.3%	-27.5%
112	Washington Hts./Inwood	-2.0%	-13.9%
Bronx			
201	Mott Haven/Port Morris	1.8%	-4.2%
202	Hunts Point/Longwood	5.1%	-1.2%
203	Morrisania/Melrose/Claremont	1.8%	-3.5%
204	Highbridge/S. Concourse	4.1%	1.1%
205	University Heights/Fordham	1.9%	-1.2%
206	E. Tremont/Belmont	7.6%	-0.5%
207	Kingsbridge Hts./Mosholu/Norwood	5.0%	-1.1%
208	Riverdale/Kingsbridge	2.0%	-4.3%
209	Soundview/Parkchester	2.9%	-2.1%
210	Throgs Neck/Co-op City	3.0%	-10.7%
211	Pelham Parkway	2.9%	-3.7%
212	Williamsbridge/Baychester	3.2%	-1.1%
Brooklyn			
301	Williamsburg/Greenpoint	0.8%	-2.6%
302	Brooklyn Hts./Fort Greene	-0.7%	-5.9%
303	Bedford Stuyvesant	1.4%	0.1%
304	Bushwick	-0.1%	-7.5%
305	East New York/Starett City	2.6%	-0.4%
306	Park Slope/Carroll Gardens	-2.8%	-9.6%
307	Sunset Park	2.0%	-1.5%
308	North Crown Hts./Prospect Hts.	-0.8%	-9.6%
309	South Crown Hts.	2.0%	-1.3%
310	Bay Ridge	1.7%	-2.9%
311	Bensonhurst	0.9%	-2.4%
312	Borough Park	1.2%	-3.6%
313	Coney Island	1.8%	-8.2%
314	Flatbush	1.5%	-4.2%
315	Sheepshead Bay/Gravesend	0.2%	-4.3%
316	Brownsville/Ocean Hill	0.1%	-9.2%
317	East Flatbush	3.5%	4.0%
318	Flatlands/Canarsie	2.2%	2.4%
Queens			
401	Astoria	-1.5%	-10.8%
402	Sunnyside/Woodside	-0.5%	-8.5%
403	Jackson Hts.	2.5%	-2.1%
404	Elmhurst/Corona	2.2%	0.0%
405	Middle Village/Ridgewood	-1.4%	-9.2%
406	Forest Hills/Rego Park	-0.7%	-10.4%
407	Flushing/Whitestone	0.4%	-6.4%
408	Hillcrest/Fresh Meadows	4.2%	4.1%
409	Kew Gardens/Woodhaven	2.0%	-8.2%
412	Jamaica	3.1%	-2.4%
414	Rockaways	1.5%	0.0%
Staten Island			
501	North Shore	5.2%	21.3%

Note: Five Community Districts (CDs) contained too few buildings to be included in the analysis. Excluded CD"s are Howard Beach/S. Ozone Park, Bayside/Little Neck, and Bellrose/Rosedale, Queens; and Mid-Island and South Shore, Staten Island.

Source: NYC Department of Finance, RPIE Filings

C.14 Longitudinal Analysis, Number of Buildings and Dwelling Units in 2020 & 2021, by Building Size and Location

	Post-1973		Pre-1974		All	
	Bldgs.	DUs	Bldgs.	DUs	Bldgs.	DUs
Citywide	**781**	**78,872**	**13,321**	**579,121**	**14,102**	**657,993**
11-19 units	142	2,116	3,375	50,891	3,517	53,007
20-99 units	419	19,153	9,185	383,585	9,604	402,738
100+ units	220	57,603	761	144,645	981	202,248
Bronx	134	9,523	2,722	127,205	2,856	136,728
11-19 units	13	195	330	4,902	343	5,097
20-99 units	85	4,675	2,284	105,227	2,369	109,902
100+ units	36	4,653	108	17,076	144	21,729
Brooklyn	271	18,936	3,182	133,391	3,453	152,327
11-19 units	53	815	881	13,150	934	13,965
20-99 units	168	6,935	2,152	95,157	2,320	102,092
100+ units	50	11,186	149	25,084	199	36,270
Manhattan	222	41,443	5,492	210,594	5,714	252,037
11-19 units	30	434	1,735	26,300	1,765	26,734
20-99 units	74	3,381	3,507	125,282	3,581	128,663
100+ units	118	37,628	250	59,012	368	96,640
Queens	140	8,405	1,862	103,867	2,002	112,272
11-19 units	42	620	409	6,234	451	6,854
20-99 units	83	3,757	1,212	56,716	1,295	60,473
100+ units	15	4,028	241	40,917	256	44,945
St. Island	14	565	63	4,064	77	4,629
11-19 units	4	52	20	305	24	357
20-99 units	9	405	30	1,203	39	1,608
100+ units	1	108	13	2,556	14	2,664
Core Man	163	37,211	3,651	140,510	3,814	177,721
11-19 units	14	208	1,397	21,160	1,411	21,368
20-99 units	42	2,151	2,041	66,566	2,083	68,717
100+ units	107	34,852	213	52,784	320	87,636
Upper Man	59	4,232	1,841	70,084	1,900	74,316
11-19 units	16	226	338	5,140	354	5,366
20-99 units	32	1,230	1,466	58,716	1,498	59,946
100+ units	11	2,776	37	6,228	48	9,004

Note: DU = Dwelling Unit

Source: NYC Department of Finance, RPIE Filings

C.15 Location of Buildings by Stabilized Proportion, 2021

	All Buildings Containing Stabilized Units	50%+ Stabilized	80%+ Stabilized	100% Stabilized
Citywide	**100%**	**70%**	**62%**	**53%**
Manhattan	100%	47%	35%	28%
Bronx	100%	83%	82%	76%
Brooklyn	100%	77%	73%	66%
Queens	100%	76%	66%	50%
Staten Island	100%	67%	64%	52%
Core Manhattan	100%	32%	19%	16%
Upper Manhattan	100%	76%	65%	51%
City w/o Core Manhattan	100%	85%	78%	68%

Source: NYC Department of Finance, RPIE Filings

D.1 Mortgage Interest Rates and Terms, 2023

Lending Institution	Interest Rates	New Points	Refin Term	Type	New Volume	Refin Volume
5	NR	0.50	Ω	Both	5	10
7	5.40%	0.00	Ω	Fixed	20	20
28	NR	NR	NR	Both	44	36
30	NR	1.10	NR	Both	6	3
35	6.00%	0.00	Ω	Both	26	50
37	6.35%	0.50	Ω	Adj	40	75
107	6.25%	0.00	Ω	Both	484	115
117	6.00%	0.25	Ω	Both	7	7
297	5.65%	0.00	Ω	Both	75	15
401	6.50%	NR	NR	Fixed	15	7
AVERAGE	**6.02%**	**0.29**	**†**	**†**	**72**	**34**

† No average compute **NR** no response **BPS** Basis Points
Fixed Interest rate remains unchanged **Adj** Adjustable interest rate **Both** Fixed and adjustable rates offered

Ω #5 = 1.50-2.50% over swaps #7 = 5 yr, 7 yr, 10 yr - 150 bps
#35 = 5 or 10 yr balloon #37 = 5+5 or 3+3 with a 25 or 30 yr amortization
#107 = 5 and 7 years Fixed with 5 yr Option #117 = 200-225bps over 5 and 7 yrs
#297 = 30 yr amortization with 10 yr maturity. Rates based over T-bill for 5, 7 or 10 yrs

Notes: Averages for interest rates and points are calculated by using the midpoint when a range of values is given by the lending institution. Lending institution numbers reflect anonymized lenders.

Source: 2023 NYC Rent Guidelines Board Mortgage Survey

D.2 Typical Lending Portfolio Characteristics of Buildings Containing Rent Stabilized Units, 2023

Lending Institution	Maximum Loan-to-Value Standard	Debt Service Coverage	Vacancy & Collection Losses	Typical Building Size Range	Average Monthly O&M Cost/Unit	Average Monthly Rent/Unit
5	70.0%	NR	3.0%	100+	NR	NR
7	60.0%	NR	3.0%	50-99	$833	$1,900
28	75.0%	1.25	0.5%	11-19	$524	$1,692
30	75.0%	1.20	8.0%	20-49	$727	NR
35	65.0%	1.35	3.0%	1-10	$675	$1,650
37	75.0%	1.30	3.0%	11-19	NR	NR
107	75.0%	1.20	0.5%	50-99	NR	$1,550
117	70.0%	1.30	8.0%	50-99	$750	$1,500
297	75.0%	1.25	2.0%	11-19	NR	$1,300
401	85.0%	1.15	3.0%	100+	$875	$1,691
AVERAGE	**72.5%**	**1.25**	**3.40%**	**†**	**$731**	**$1,612**

NR no response **†** No average computed

Notes: Average loan-to-value (LTV) and debt service coverage ratios are calculated using the midpoint when a range was given by the lending institution. Debt Service Coverage refers to Net Operating Income (NOI) divided by the first mortgage debt (loan) amount, times 100. Lending institution numbers reflect anonymized lenders.

Source: 2023 NYC Rent Guidelines Board Mortgage Survey

D.3 Interest Rates and Terms for New Financing, Longitudinal Study, 2022-2023

	Interest Rates		Points		Term		Type	
Lending Inst.	2022	2021	2022	2021	2022	2021	2022	2021
5	NR	4.00%	0.50	0.75	Ω	◆	Both	Both
7	5.40%	3.90%	0.00	0.00	Ω	1.4% spread	Fixed	Fixed
28	NR	4.50%	NR	NR	NR	5, 7, 10, 15 yrs	Both	Both
30	NR	NR	1.10	0.92	NR	5 - 30 years	Both	Both
35	6.00%	3.87%	0.00	0.00	Ω	◆	Both	Both
37	6.35%	3.75%	0.50	NR	Ω	250 BPS fee	Adj	Adj
107	6.25%	3.88%	0.00	0.00	Ω	◆	Both	Both
117	6.00%	3.25%	0.25	0.00	Ω	◆	Both	Both
297	5.65%	3.50%	0.00	0.00	Ω	◆	Both	Fixed
401	6.50%	4.50%	NR	0.87	NR	30 - 40 yr term	Fixed	Fixed
AVERAGE	**6.02%**	**3.91%**	**0.29**	**0.32**	**†**	**†**	**†**	**†**

NR no response **†** No average computed **BPS** Basis Points

Ω #5 = 1.50-2.50% over swaps #7 = 5 yr, 7 yr, 10 yr - 150 bps
#35 = 5 or 10 yr balloon #37 = 5+5 or 3+3 with a 25 or 30 year amortization
#107 = 5 and 7 yrs Fixed with 5 Years Option #117 = 200-225bps over 5 and 7 yrs
#297 = 30 year amortization with 10 yr maturity. Rates based over T-bill for 5, 7 or 10 yrs

◆ #5 = 1.50-2.00% spread, 50-100 BPS fee
#35 = 5/5/5yr adj balloon based on 25 yr payout or 10 yr fixed balloon based on 25 yr payout
#107 = 5 or 7 yr fixed with 5 yr Option
#117 = 5-10 yr typically par
#297 = 5, 7 or 10 yr rate period - all loans have 10 yr maturity - 25 or 30 yr amortization

Notes: Averages for interest rates and points are calculated by using the midpoint when a range of values is given by the lending institution. Lending institution numbers reflect anonymized lenders. Since all ten lenders responded in both years, the longitudinal comparison is the same as the main mortgage survey analysis.

Source: 2022 and 2023 NYC Rent Guidelines Board Mortgage Surveys

D.4 Lending Standards and Vacancy & Collection Losses, Longitudinal Study, 2022-2023

	Max Loan-to-Value		Debt Service Coverage		Vacancy & Collection Losses	
Lending Inst.	2022	2021	2022	2021	2022	2021
5	70.0%	70.0%	NR	NR	3.0%	8.0%
7	60.0%	60.0%	NR	NR	3.0%	3.0%
28	75.0%	80.0%	1.25	1.25	0.5%	1.0%
30	75.0%	80.0%	1.20	1.20	8.0%	8.0%
35	65.0%	65.0%	1.35	1.30	3.0%	3.0%
37	75.0%	75.0%	1.30	1.30	3.0%	4.0%
107	75.0%	75.0%	1.20	1.20	0.5%	0.5%
117	70.0%	75.0%	1.30	1.30	8.0%	8.0%
297	75.0%	75.0%	1.25	1.25	2.0%	2.0%
401	85.0%	82.5%	1.15	1.15	3.0%	3.0%
AVERAGE	**72.5%**	**73.8%**	**1.25**	**1.24**	**3.40%**	**4.05%**

NR no response

Notes: Average loan-to-value (LTV) and debt service coverage ratios (DSCR) are calculated using the midpoint when a range is given by the lending institution. Debt Service Coverage refers to Net Operating Income (NOI) divided by the first mortgage debt (loan) amount, times 100. Lending institution numbers reflect anonymized lenders. Since all ten lenders responded in both years, the longitudinal comparison is the same as the main mortgage survey analysis.

Source: 2022 and 2023 NYC Rent Guidelines Board Mortgage Surveys

D.5 Interest Rates for New Mortgages, 1981-2023

Year	Interest Rates for New Mortgages
1981	15.9%
1982	16.3%
1983	13.0%
1984	13.5%
1985	12.9%
1986	10.5%
1987	10.2%
1988	10.8%
1989	12.0%
1990	11.2%
1991	10.7%
1992	10.1%
1993	9.2%
1994	8.6%
1995	10.1%
1996	8.6%
1997	8.8%
1998	8.5%
1999	7.8%
2000	8.7%
2001	8.4%
2002	7.4%
2003	6.2%
2004	5.8%
2005	5.5%
2006	6.3%
2007	6.3%
2008	6.1%
2009	6.5%
2010	6.3%
2011	5.8%
2012	4.6%
2013	4.4%
2014	4.9%
2015	4.3%
2016	4.0%
2017	4.3%
2018	4.8%
2019	4.7%
2020	4.0%
2021	3.8%
2022	3.9%
2023	6.0%

Source: NYC Rent Guidelines Board Mortgage Surveys

D.6 Sales Volume of Buildings Containing Rent Stabilized Units, Citywide and by Borough, and Percent Change, 2009-2022

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Citywide	**521**	**541**	**709**	**1,135**	**1,431**	**1,356**	**1,361**	**1,167**	**793**	**885**	**650**	**470**	**777**	**889**
% Change from Prior Yr	**-49.0%**	**3.8%**	**31.1%**	**60.1%**	**26.1%**	**-5.2%**	**0.4%**	**-14.3%**	**-32.0%**	**11.6%**	**-26.6%**	**-27.7%**	**65.3%**	**14.4%**
Bronx	100	131	130	204	245	302	262	234	156	195	102	70	141	134
% Change from Prior Yr	-41.5%	31.0%	-0.8%	56.9%	20.1%	23.3%	-13.2%	-10.7%	-33.3%	25.0%	-47.7%	-31.4%	101.4%	-5.0%
Brooklyn	199	185	258	396	472	494	499	378	292	281	220	161	255	316
% Change from Prior Yr	-53.3%	-7.0%	39.5%	53.5%	19.2%	4.7%	1.0%	-24.2%	-22.8%	-3.8%	-21.7%	-26.8%	58.4%	23.9%
Manhattan	146	144	225	419	466	393	438	407	233	289	228	172	262	280
% Change from Prior Yr	-39.9%	-1.4%	56.3%	86.2%	11.2%	-15.7%	11.5%	-7.1%	-42.8%	24.0%	-21.1%	-24.6%	52.3%	6.9%
Queens	76	81	96	116	248	167	162	148	112	120	100	67	119	159
% Change from Prior Yr	-58.0%	6.6%	18.5%	20.8%	113.8%	-32.7%	-3.0%	-8.6%	-24.3%	7.1%	-16.7%	-33.0%	77.6%	33.6%

Note: Staten Island is excluded due to the small number of buildings sold that contain rent stabilized units.

Source: NYC Department of Finance

D.7 Sales of Buildings Containing Rent Stabilized Units, by Building and Residential Unit Counts, 2003-2022

Year	Number of Residential Units Sold Citywide	Number of Residential Buildings Sold Citywide	Average Number of Residential Units per Building Sold: Citywide	Manhattan	Brooklyn	Bronx	Queens
2003	30,980	1,481	20.9	29.9	12.7	31.2	19.6
2004	45,025	1,728	26.1	29.1	20.3	34.1	28.4
2005	50,168	1,816	27.6	37.2	19.3	38.1	16.5
2006	52,557	1,433	36.7	60.9	22.2	36.6	31.2
2007	42,567	1,474	28.9	30.5	19.5	41.4	29.3
2008	29,232	1,021	28.6	36.8	20.8	35.9	29.2
2009	12,827	521	24.6	28.2	18.9	37.9	15.1
2010	16,565	541	30.6	41.6	15.8	46.9	18.6
2011	18,628	709	26.3	33.8	17.3	37.9	16.9
2012	28,912	1,135	25.5	29.0	16.8	37.8	21.0
2013	37,855	1,431	26.5	31.7	15.4	38.5	25.8
2014	45,534	1,356	33.6	57.4	16.5	37.2	21.4
2015	44,847	1,361	33.0	51.0	20.0	35.0	20.0
2016	36,150	1,167	31.0	43.4	16.6	33.9	29.0
2017	18,370	793	23.2	27.6	14.5	28.6	28.9
2018	23,932	885	27.0	29.0	20.2	28.9	35.3
2019	15,278	650	23.5	26.4	15.9	31.6	25.3
2020	11,950	470	25.4	26.7	23.3	34.9	17.6
2021	16,657	777	21.4	21.2	17.9	33.5	15.2
2022	23,279	889	26.2	31.8	20.7	32.1	22.3

Note: All Staten Island buildings excluded due to the small number of buildings sold.

Source: NYC Department of Finance

D.8 Median Sales Price and Sales Volume of Buildings Containing Rent Stabilized Units, by Borough and Building Size, and Percent Change in Sales, 2021-2022

Year	2021 Median Sale Price	2022 Median Sale Price	2021 # of Sales	2022 # of Sales	Change in Sales from 2021-2022
Citywide					
All buildings	$4,250,000	$4,000,000	777	889	14.4%
6-10 units	$1,989,995	$2,000,000	394	434	10.2%
11-19 units	$4,750,000	$4,682,755	115	137	19.1%
20-99 units	$7,950,000	$8,250,000	257	291	13.2%
100+ units	-	$105,000,000	11	27	145.5%
Bronx					
All buildings	$5,150,000	$3,650,000	141	134	-5.0%
6-10 units	$1,325,000	$1,905,000	31	45	45.2%
11-19 units	$3,000,000	$2,167,500	20	18	-10.0%
20-99 units	$7,450,000	$6,224,000	87	68	-21.8%
Brooklyn					
All buildings	$2,800,000	$3,100,000	255	316	23.9%
6-10 units	$1,775,000	$1,999,950	180	202	12.2%
11-19 units	$4,190,000	$3,675,000	23	35	52.2%
20-99 units	$7,764,340	$8,500,000	48	73	52.1%
Manhattan					
All buildings	$7,800,000	$7,025,000	262	280	6.9%
6-10 units	$5,964,463	$4,462,500	102	88	-13.7%
11-19 units	$6,725,000	$6,712,500	56	66	17.9%
20-99 units	$8,879,250	$8,900,000	102	113	10.8%
Queens					
All buildings	$1,695,000	$1,900,000	119	159	33.6%
6-10 units	$1,400,000	$1,500,000	81	99	22.2%
11-19 units	$3,162,500	$2,770,000	16	18	12.5%
20-99 units	$8,475,000	$6,300,000	20	37	85.0%

Notes: All Staten Island buildings; Citywide 100+ unit buildings (2021 sales price only); and all 100+ unit buildings in individual boroughs are excluded due to the small number of buildings sold.

“All buildings” totals include buildings with 100 or more units. Therefore, these figures may not equal the sum of their subsets.

Citywide figures do not contain Staten Island building sales.

Source: NYC Department of Finance

D.9 Average Nominal Sales Price per Residential Unit in Buildings Containing Stabilized Units, 2003-2022

Year	Citywide	Citywide % Change from Prior Year	Manhattan	Brooklyn	Bronx	Queens
2003	$83,045	-	$110,206	$67,867	$56,009	$72,276
2004	$116,708	40.5%	$212,436	$63,422	$76,597	$90,834
2005	$185,391	58.9%	$307,938	$86,814	$85,810	$97,610
2006	$222,249	19.9%	$363,644	$108,714	$78,737	$101,671
2007	$179,185	-19.4%	$336,394	$110,843	$89,463	$101,250
2008	$154,775	-13.6%	$235,822	$109,138	$99,792	$157,871
2009	$110,381	-28.7%	$186,374	$81,488	$60,747	$96,433
2010	$137,423	24.5%	$219,117	$114,123	$72,807	$120,857
2011	$183,699	33.7%	$303,934	$108,757	$85,519	$123,973
2012	$180,659	-1.7%	$284,297	$124,352	$83,535	$123,457
2013	$221,258	22.5%	$354,949	$159,569	$100,353	$160,829
2014	$305,100	37.9%	$442,488	$217,822	$118,186	$226,207
2015	$351,161	15.1%	$484,793	$274,766	$150,075	$247,184
2016	$306,529	-12.7%	$370,252	$323,031	$171,887	$269,124
2017	$324,820	6.0%	$482,826	$289,763	$198,631	$231,190
2018	$371,313	14.3%	$554,657	$313,533	$190,210	$326,780
2019	$398,181	7.2%	$556,067	$334,907	$224,653	$330,784
2020	$351,149	-11.8%	$520,700	$291,321	$183,406	$229,240
2021	$389,581	10.9%	$526,570	$447,515	$216,955	$272,660
2022	$436,603	12.1%	$635,794	$340,220	$254,303	$335,645

Note: All Staten Island buildings excluded due to the small number of buildings sold.
Source: NYC Department of Finance

D.10 Average Real Sales Price per Residential Unit in Buildings Containing Stabilized Units, 2003-2022 (2022 dollars)

Year	Citywide	Citywide % Change from Prior Year	Manhattan	Brooklyn	Bronx	Queens
2003	$130,210	-	$172,798	$106,413	$87,819	$113,325
2004	$176,737	35.7%	$321,704	$96,044	$115,996	$137,555
2005	$270,322	53.0%	$449,009	$126,585	$125,121	$142,326
2006	$312,318	15.5%	$511,015	$152,772	$110,646	$142,874
2007	$244,878	-21.6%	$459,723	$151,480	$122,263	$138,371
2008	$203,587	-16.9%	$310,194	$143,557	$131,264	$207,659
2009	$144,553	-29.0%	$244,071	$106,715	$79,553	$126,287
2010	$176,948	22.4%	$282,139	$146,947	$93,748	$155,618
2011	$229,990	30.0%	$380,524	$136,163	$107,069	$155,213
2012	$221,823	-3.6%	$349,075	$152,686	$102,569	$151,588
2013	$267,182	20.4%	$428,621	$192,688	$121,182	$194,210
2014	$363,617	36.1%	$527,355	$259,600	$140,854	$269,592
2015	$417,986	15.0%	$577,047	$327,053	$178,633	$294,222
2016	$360,971	-13.6%	$436,012	$380,404	$202,416	$316,923
2017	$375,168	3.9%	$557,665	$334,677	$229,419	$267,025
2018	$420,841	12.2%	$628,641	$355,354	$215,582	$370,367
2019	$443,955	5.5%	$619,991	$373,407	$250,478	$368,810
2020	$384,934	-13.3%	$570,799	$319,351	$201,052	$251,297
2021	$413,355	7.4%	$558,704	$474,825	$230,195	$289,300
2022	$436,603	5.6%	$635,794	$340,220	$254,303	$335,645

Notes: All Staten Island buildings excluded due to the small number of buildings sold. Inflation adjustment based on Consumer Price Index for All Urban Consumers, NY-Northeastern NJ.
Source: NYC Department of Finance

E.1 Selected Annual I&A Statistics, 2011-2022

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Unemployment Rate												
Bronx	12.0%	12.5%	11.7%	9.5%	7.6%	7.1%	6.2%	5.7%	5.4%	16.0%	13.8%	7.8%
Brooklyn	9.6%	9.9%	9.3%	7.4%	5.8%	5.3%	4.6%	4.2%	4.1%	12.4%	10.3%	5.9%
Manhattan	7.9%	8.1%	7.5%	6.0%	4.8%	4.5%	4.0%	3.7%	3.5%	9.5%	7.7%	4.6%
Queens	8.1%	8.4%	7.7%	6.2%	4.9%	4.5%	3.9%	3.6%	3.5%	12.4%	9.8%	5.2%
Staten Island	9.2%	9.6%	8.9%	7.3%	5.7%	5.2%	4.6%	4.1%	3.8%	10.5%	8.9%	5.5%
NYC	9.1%	9.4%	8.8%	7.1%	5.6%	5.1%	4.5%	4.1%	3.9%	12.2%	10.0%	5.7%
U.S.	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%
Total Employment (in 000s)												
NYC	3,840.8	3,928.6	4,024.2	4,156.7	4,283.8	4,375.1	4,462.1	4,552.9	4,650.1	4,152.5	4,256.4	4,554.0
% Change	2.4%	2.3%	2.4%	3.3%	3.1%	2.1%	2.0%	2.0%	2.1%	-10.7%	2.5%	7.0%
Labor Force Participation Rate												
NYC	60.0%	60.1%	60.3%	60.4%	60.1%	60.0%	60.6%	60.0%	60.0%	57.8%	59.6%	60.7%
U.S.	64.1%	63.7%	63.2%	62.9%	62.7%	62.8%	62.9%	62.9%	63.1%	61.7%	61.7%	62.2%
Employment-Population Ratio												
NYC	54.5%	54.4%	55.0%	56.1%	56.8%	57.0%	57.9%	57.5%	57.6%	50.7%	53.6%	57.2%
U.S.	58.4%	58.6%	58.6%	59.0%	59.3%	59.7%	60.1%	60.4%	60.8%	56.8%	58.4%	60.0%
Gross City Product (NYC)												
Billions, in 2012$	696.2	736.4	743.1	764.6	779.3	805.1	818.5	853.3	879.4	835.7	886.0	915.3[Δ]
% Change	1.1%	5.8%	0.9%	2.9%	1.9%	3.3%	1.7%	4.2%	3.1%	-5.0%	6.0%	3.3%[Δ]
Gross Domestic Product (U.S.)												
Billions, in 2012$	15,891.5	16,254.0	16,553.3	16,932.1	17,390.3	17,680.3	18,076.7	18,609.1	19,036.1	18,509.1	19,609.8	20,014.1
% Change	1.5%	2.3%	1.8%	2.3%	2.7%	1.7%	2.2%	2.9%	2.3%	-2.8%	5.9%	2.1%
DHS Sheltered Homelessness												
NYC	37,765	43,295	49,408	54,122	57,158	58,770	59,467	60,028	59,510	56,051	47,994	51,817
% Change	4.4%	14.6%	14.1%	9.5%	5.6%	2.8%	1.2%	0.9%	-0.9%	-5.8%	-14.4%	8.0%
Cash Assistance Caseloads												
NYC	351,704	353,930	356,018	342,294	361,913	370,474	366,324	356,130	334,726	363,658	372,113	424,945
% Change	0.4%	0.6%	0.6%	-3.9%	5.7%	2.4%	-1.1%	-2.8%	-6.0%	8.6%	2.3%	14.2%
SNAP Caseloads (in 000s)												
NYC	1,823.1	1,837.1	1,862.0	1,758.6	1,702.7	1,690.8	1,665.7	1,606.4	1,526.4	1,605.4	1,690.2	1,711.8
% Change	4.9%	0.8%	1.4%	-5.6%	-3.2%	-0.7%	-1.5%	-3.6%	-5.0%	5.2%	5.3%	1.3%
Medicaid Enrollees (in 000s)												
NYC	2,923.4	3,013.1	3,087.8	2,790.2	2,356.4	2,083.6	1,863.6	1,718.7	1,585.1	1,532.8	1,571.4	1,494.1
% Change	2.1%	3.1%	2.5%	-9.6%	-15.5%	-11.6%	-10.6%	-7.8%	-7.8%	-3.3%	2.5%	-4.9%
Non-Payment Filings												
NYC	221,182	217,914	215,497	208,158	203,119	202,300	201,441	191,893	145,212	63,331	33,054	88,510
% Change	3.8%	-1.5%	-1.1%	-3.4%	-2.4%	-0.4%	-0.4%	-4.7%	-24.3%	-56.4%	-47.8%	167.8%
Non-Payment Calendared Cases												
NYC	126,315	132,860	122,463	127,334	111,409	105,431	114,879	102,789	79,856	29,814	13,659	44,885
% Change	-0.8%	5.2%	-7.8%	4.0%	-12.5%	-5.4%	9.0%	-10.5%	-22.3%	-62.7%	-54.2%	228.6%
Residential Evictions												
NYC	27,636	28,743	28,849	26,857	21,988	22,089	21,074	20,013	16,996	3,056	136	4,109
% Change	7.7%	4.0%	0.4%	-6.9%	-18.1%	0.5%	-4.6%	-5.0%	-15.1%	-82.0%	-95.5%	2921.3%

Sources: U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis; NYS Department of Labor; Office of the NYC Comptroller; NYC Dept. of Homeless Services; NYC Human Resources Administration; and Civil Court of NYC

Notes: Many data points presented in this appendix are revised periodically. The figures presented here may not be the same as those reported in prior years

Δ 2022 GCP is a forecast from the Office of the NYC Comptroller. Final GCP will be computed the U.S. Bureau of Economic Analysis later this year and will be updated in next year's report.

E.2 Selected I&A Statistics by Quarter, 2021-2022

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		
	2021	2022	Change	2021	2022	Change	2021	2022	Change	2021	2022	Change
Unemployment Rates												
NYC	12.1%	7.1%	-5.0 pp	10.7%	5.5%	-5.1 pp	9.6%	5.0%	-4.6 pp	7.7%	5.0%	-2.7 pp
Bronx	16.5%	9.8%	-6.7 pp	14.6%	7.6%	-7.0 pp	13.2%	6.9%	-6.3 pp	10.7%	6.9%	-3.8 pp
Brooklyn	12.5%	7.3%	-5.2 pp	10.9%	5.7%	-5.2 pp	10.0%	5.3%	-4.7 pp	7.9%	5.2%	-2.7 pp
Manhattan	9.3%	5.6%	-3.7 pp	8.2%	4.5%	-3.7 pp	7.5%	4.1%	-3.4 pp	6.0%	4.1%	-1.9 pp
Queens	11.9%	6.7%	-5.2 pp	10.5%	5.1%	-5.4 pp	9.3%	4.5%	-4.8 pp	7.4%	4.5%	-2.9 pp
Staten Island	10.5%	6.8%	-3.7 pp	9.3%	5.3%	-4.0 pp	8.9%	5.0%	-3.8 pp	7.1%	4.8%	-2.3 pp
Employment (in 000s)												
Total Employment	4,090	4,421	8.1%	4,192	4,521	7.9%	4,295	4,607	7.2%	4,449	4,668	4.9%
Manufacturing	52.2	56.4	8.2%	54.0	58.0	7.3%	55.1	57.9	5.1%	57.1	58.4	2.3%
Construction	138.2	138.6	0.3%	141.3	143.8	1.8%	142.2	144.4	1.5%	143.2	146.6	2.4%
Trade, Transport & Utilities	534.3	575.8	7.8%	540.8	578.7	7.0%	544.2	579.6	6.5%	585.5	597.4	2.0%
Leisure & Hospitality	232.2	362.1	56.0%	287.6	401.5	39.6%	332.6	415.8	25.0%	371.6	432.3	16.3%
Financial Activities	460.9	473.2	2.7%	461.6	481.2	4.3%	469.6	497.5	5.9%	472.2	495.8	5.0%
Information	211.3	229.5	8.6%	217.6	233.2	7.2%	224.1	238.7	6.5%	230.8	239.0	3.5%
Professional & Business Svcs.	699.6	754.4	7.8%	713.5	771.1	8.1%	723.7	783.8	8.3%	752.2	793.5	5.5%
Educational & Health Svcs.	1,030.9	1,088.5	5.6%	1,041.2	1,109.5	6.6%	1,017.1	1,086.3	6.8%	1,089.6	1,148.1	5.4%
Other Services	161.7	174.2	7.7%	166.6	178.1	6.9%	168.8	178.7	5.9%	174.8	183.0	4.7%
Government	568.8	567.8	-0.2%	567.7	566.0	-0.3%	617.7	623.7	1.0%	571.5	573.9	0.4%
DHS Sheltered Homelessness	52,179	45,277	-13.2%	48,790	45,970	-5.8%	45,200	52,208	15.5%	45,805	63,814	39.3%
Cash Assistance Caseloads	372,995	403,624	8.2%	374,735	422,452	12.7%	364,143	431,410	18.5%	376,580	442,295	17.5%
SNAP Caseloads (in 000s)	1,672	1,701	1.7%	1,725	1,717	-0.5%	1,697	1,725	1.7%	1,667	1,705	2.3%
Medicaid Enrollees (in 000s)	1,571	1,527	-2.8%	1,591	1,492	-6.2%	1,575	1,470	-6.6%	1,550	1,488	-4.0%
Non-Payment Filings	3,620	15,092	316.9%	11,852	21,808	84.0%	8,301	20,848	151.2%	9,281	30,762	231.5%
Non-Payment Calendared Cases	3,397	6,448	89.8%	3,788	10,708	182.7%	3,515	11,500	227.2%	2,959	16,229	448.5%

Source: NYS Dept. of Labor; NYC Dept. of Homeless Services; NYC Human Resources Administration; and Civil Court of NYC

NOTE: “pp” in reference to a change from quarter to quarter refers to percentage point change. Data for unemployment rates and employment are subject to change.

E.3 Average Payroll Employment by Industry for NYC, 2013-2022 (in thousands)

Employment Industry	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2021-2022 Change
Manufacturing	76.7	77.1	78.5	76.9	74.1	71.3	68.1	52.9	54.6	57.7	5.7%
Construction	122.3	129.3	139.4	147.3	152.5	158.9	161.3	138.9	141.2	143.4	1.5%
Trade, Transport & Utilities	604.5	620.0	629.7	629.7	633.3	635.4	636.4	537.1	551.2	582.9	5.7%
Leisure & Hospitality	386.7	409.9	429.4	441.9	458.8	464.4	468.1	275.7	306.0	402.9	31.7%
Financial Activities	437.0	448.9	459.2	466.2	469.4	477.0	485.1	471.1	466.1	486.9	4.5%
Information	182.4	189.7	195.0	199.8	207.4	213.1	220.6	207.9	221.0	235.1	6.4%
Professional & Business Svcs.	637.5	660.9	689.0	708.9	726.2	746.1	772.3	711.0	722.3	775.7	7.4%
Educational & Health Svcs.	831.6	867.3	898.1	930.1	963.6	1008.3	1055.4	1009.8	1044.7	1108.1	6.1%
Other Services	175.1	180.5	186.1	190.7	192.3	193.7	195.7	162.5	168.0	178.5	6.2%
Total Private Sector	3,453.6	3,583.4	3,704.3	3,791.4	3,877.4	3,968.2	4,063.0	3,567.0	3,675.0	3,971.2	8.1%
Government[Δ]	570.6	573.3	579.5	583.7	584.7	584.7	587.1	585.6	581.4	582.8	0.2%
City of New York	476.3	480.7	486.8	490.2	491.1	492.3	495.1	490.8	491.8	494.7	0.6%
Total	**4,024.2**	**4,156.7**	**4,283.8**	**4,375.1**	**4,462.1**	**4,552.9**	**4,650.1**	**4,152.5**	**4,256.4**	**4,554.0**	**7.0%**

Source: NYS Department of Labor

Notes: Totals may not add up due to rounding. Figures may have been revised from prior years by the NYS Department of Labor. Total excludes farm employment, but includes unclassified jobs.

Δ "Government" includes federal, state, and local (City of New York) jobs located in NYC. Local government figures include those employed by the City of New York as well as city-based public corporations such as the Health and Hospitals Corporation and the Metropolitan Transportation Authority.

E.4 Average Real Wage Rates by Industry for NYC, 2014-2022 (2022 dollars)

Employment Industry	2014	2015	2016	2017	2018	2019	2020	2021	2022	2021-2022 % Change
Construction	$86,198	$87,983	$91,740	$91,275	$91,753	$92,056	$93,241	$94,280	$91,464	-3.0%
Manufacturing	$63,061	$65,180	$67,522	$68,321	$69,193	$70,480	$72,164	$72,107	$71,440	-0.9%
Transportation	$63,183	$62,104	$65,146	$65,732	$64,754	$65,489	$64,965	$65,459	$67,311	2.8%
Wholesale Trade	$101,886	$103,090	$105,784	$104,754	$107,968	$106,899	$110,252	$116,623	$118,505	1.6%
Retail Trade	$45,237	$45,899	$47,344	$47,464	$49,460	$50,524	$53,362	$55,592	$56,434	1.5%
Finance and Insurance	$343,052	$343,255	$327,601	$336,199	$351,052	$334,477	$342,141	$377,938	$387,590	2.6%
Real Estate	$82,905	$87,467	$90,278	$92,099	$92,372	$94,153	$96,812	$98,039	$98,437	0.4%
Admin and Waste Services	$61,129	$64,833	$68,653	$65,758	$71,041	$74,805	$78,883	$80,715	$73,447	-9.0%
Educational Services	$69,961	$75,757	$79,153	$80,977	$82,139	$83,288	$87,382	$92,207	$89,375	-3.1%
Health and Social Services	$57,849	$57,291	$57,332	$56,517	$56,728	$57,084	$58,494	$59,212	$57,943	-2.1%
Arts, Entertainment & Rec	$76,358	$80,985	$83,822	$82,660	$83,366	$85,227	$94,412	$108,060	$99,990	-7.5%
Accomm & Food Svcs.	$36,563	$37,093	$38,832	$39,201	$40,124	$42,056	$41,371	$41,704	$43,956	5.4%
Other Svcs.	$52,671	$54,136	$56,204	$56,797	$57,371	$58,420	$64,075	$64,902	$62,588	-3.6%
Professional & Tech Svcs.	$141,285	$145,262	$148,043	$147,821	$150,860	$154,145	$158,657	$171,549	$170,963	-0.3%
Management of Companies	$225,794	$224,622	$214,242	$206,116	$216,336	$217,285	$220,527	$241,668	$242,168	0.2%
Information	$150,554	$155,472	$159,306	$157,303	$165,202	$168,610	$182,076	$198,210	$190,465	-3.9%
Utilities	--[Δ]	$131,809	$136,596	$138,710	$143,038	$141,480	$143,820	$153,208	$154,939	1.1%
Unclassified/Agri/Mining*	$50,516	$48,753	$50,896	$54,954	$62,058	$64,635	$78,630	$70,802	$66,919	-5.5%
Private Sector	$102,991	$104,361	$104,281	$104,144	$107,031	$106,707	$114,191	$122,527	$119,284	-2.6%
Government	$71,621	$73,942	$75,063	$76,065	$84,320	$89,679	$89,567	$91,954	$92,462	0.6%
Total Industries	**$98,749**	**$100,343**	**$100,487**	**$100,563**	**$104,077**	**$104,513**	**$110,747**	**$118,233**	**$115,808**	**-2.1%**

Source: New York State Department of Labor, Division of Research and Statistics

Notes: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. Data from three of the four quarters that define the most current year is preliminary and will be updated in next year's report. Real wages reflect 2022 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Δ Wages for the this industry were not reported by the NYS Department of Labor during this time period due to the small number of respondents, and corresponding privacy concerns.

*The Unclassified; Agriculture, Forestry, Fishing, Hunting; and Mining sectors have been combined into one category.

E.5 Average Nominal Wage Rates by Industry for NYC, 2014-2022

Employment Industry	2014	2015	2016	2017	2018	2019	2020	2021	2022	2021-2022 % Change
Construction	$73,247	$74,900	$78,731	$79,865	$81,777	$83,404	$85,977	$89,165	$91,464	2.6%
Manufacturing	$53,586	$55,488	$57,947	$59,781	$61,670	$63,855	$66,542	$68,194	$71,440	4.8%
Transportation	$53,690	$52,869	$55,908	$57,515	$57,713	$59,334	$59,903	$61,907	$67,311	8.7%
Wholesale Trade	$86,578	$87,761	$90,784	$91,659	$96,229	$96,852	$101,662	$110,295	$118,505	7.4%
Retail Trade	$38,440	$39,074	$40,630	$41,531	$44,082	$45,775	$49,205	$52,576	$56,434	7.3%
Finance and Insurance	$291,510	$292,213	$281,146	$294,172	$312,883	$303,039	$315,484	$357,432	$387,590	8.4%
Real Estate	$70,449	$74,461	$77,476	$80,586	$82,329	$85,303	$89,269	$92,720	$98,437	6.2%
Admin and Waste Services	$51,945	$55,192	$58,918	$57,538	$63,317	$67,774	$72,737	$76,336	$73,447	-3.8%
Educational Services	$59,450	$64,492	$67,929	$70,854	$73,208	$75,460	$80,574	$87,204	$89,375	2.5%
Health and Social Services	$49,158	$48,772	$49,202	$49,452	$50,560	$51,719	$53,937	$55,999	$57,943	3.5%
Arts, Entertainment & Rec	$64,886	$68,942	$71,936	$72,327	$74,302	$77,217	$87,056	$102,197	$99,990	-2.2%
Accomm & Food Svcs.	$31,069	$31,577	$33,326	$34,300	$35,762	$38,103	$38,148	$39,441	$43,956	11.4%
Other Svcs.	$44,757	$46,086	$48,234	$49,697	$51,133	$52,929	$59,083	$61,381	$62,588	2.0%
Professional & Tech Svcs.	$120,058	$123,662	$127,050	$129,343	$134,458	$139,657	$146,296	$162,242	$170,963	5.4%
Management of Companies	$191,870	$191,221	$183,862	$180,351	$192,815	$196,863	$203,346	$228,556	$242,168	6.0%
Information	$127,934	$132,353	$136,716	$137,640	$147,240	$152,763	$167,890	$187,456	$190,465	1.6%
Utilities	--Δ	$112,210	$117,226	$121,370	$127,486	$128,182	$132,615	$144,896	$154,939	6.9%
Unclassified/Agri/Mining*	$42,926	$41,504	$43,679	$48,085	$55,310	$58,560	$72,504	$66,961	$66,919	-0.1%
Private Sector	$87,517	$88,842	$89,493	$91,126	$95,394	$96,678	$105,294	$115,879	$119,284	2.9%
Government	$60,860	$62,947	$64,419	$66,557	$75,152	$81,250	$82,589	$86,965	$92,462	6.3%
Total Industries	**$83,913**	**$85,422**	**$86,237**	**$87,992**	**$92,761**	**$94,690**	**$102,119**	**$111,818**	**$115,808**	**3.6%**

Source: New York State Department of Labor, Division of Research and Statistics

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. Data from three of the four quarters that define the most current year is preliminary and will be updated in next year's report.

Δ Wages for the this industry were not reported by the NYS Department of Labor during this time period due to the small number of respondents, and corresponding privacy concerns.

*The Unclassified; Agriculture, Forestry, Fishing, Hunting; and Mining sectors have been combined into one category.

E.6 Quarterly Change in NYC QCEW Wages and Employment ("Real" Dollars)

	Fourth Quarter (2020-2021)			First Quarter (2021-2022)			Second Quarter (2021-2022)			Third Quarter (2021-2022)		
Industry	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ-ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ-ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ-ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ-ment
Construction	-4.3%	-5.5%	-1.2%	-0.9%	-1.2%	-0.3%	-4.9%	-3.8%	1.2%	-1.1%	-0.3%	0.8%
Manufacturing	-3.7%	2.8%	6.7%	0.0%	8.0%	8.0%	-1.4%	5.2%	6.6%	1.9%	6.7%	4.7%
Transportation	7.0%	17.5%	9.9%	5.7%	20.5%	14.0%	0.7%	11.8%	11.1%	-1.6%	10.8%	12.6%
Wholesale Trade	2.1%	7.1%	4.9%	2.8%	9.3%	6.3%	2.1%	8.5%	6.3%	-0.2%	4.2%	4.4%
Retail Trade	4.3%	8.7%	4.2%	2.1%	7.3%	5.1%	-3.2%	1.3%	4.6%	3.0%	7.2%	4.1%
Finance and Insurance	15.7%	16.2%	0.5%	2.9%	4.0%	1.0%	-5.7%	-3.5%	2.3%	-3.7%	0.6%	4.4%
Real Estate	5.4%	7.3%	1.8%	5.0%	7.1%	2.0%	-4.4%	-0.4%	4.3%	-4.8%	0.1%	5.1%
Admin and Waste Services	-30.5%	-24.8%	8.2%	8.7%	20.4%	10.8%	-0.8%	10.1%	11.0%	-1.6%	8.2%	9.9%
Educational Services	-2.2%	4.2%	6.5%	-3.1%	2.7%	6.0%	-5.1%	1.0%	6.4%	-1.7%	2.3%	4.1%
Health and Social Services	-3.5%	0.3%	4.0%	-0.1%	4.8%	4.9%	-3.8%	1.9%	5.9%	-0.7%	6.3%	7.0%
Arts, Entertainment & Rec	-13.9%	25.1%	45.3%	-6.2%	39.9%	49.1%	-2.5%	37.2%	40.8%	-4.6%	20.2%	25.9%
Accomm & Food Svcs.	8.7%	54.8%	42.5%	6.5%	67.0%	56.8%	5.4%	46.3%	38.8%	3.3%	28.2%	24.1%
Other Svcs.	-2.4%	4.7%	7.3%	-4.2%	4.3%	8.9%	-6.2%	1.2%	7.9%	-1.3%	5.0%	6.4%
Professional & Tech Svcs.	4.8%	9.9%	4.9%	2.7%	8.0%	5.2%	-3.7%	1.7%	5.5%	-5.5%	0.8%	6.7%
Management of Companies	10.6%	14.7%	3.7%	-5.1%	-1.5%	3.8%	-4.7%	-0.3%	4.6%	0.1%	5.1%	4.9%
Information	2.6%	11.3%	8.6%	-5.6%	2.0%	8.0%	-8.8%	-2.7%	6.7%	-4.0%	0.5%	4.7%
Utilities	-2.2%	-2.2%	0.0%	-3.3%	-2.1%	1.2%	-2.9%	-2.7%	0.3%	13.5%	15.2%	1.4%
Unclassified/Agri/Mining*	-7.0%	64.6%	76.9%	-1.3%	102.1%	103.0%	-0.9%	102.6%	100.8%	-2.4%	112.7%	114.2%
Private Sector	1.3%	9.2%	7.7%	-2.6%	6.3%	9.2%	-6.0%	2.3%	8.9%	-3.6%	4.2%	8.1%
Government	0.0%	-2.2%	-2.2%	2.2%	2.1%	-0.1%	-1.5%	-1.8%	-0.3%	1.7%	-0.2%	-1.9%
Total Industries	**1.5%**	**7.9%**	**6.3%**	**-1.8%**	**5.9%**	**7.9%**	**-5.4%**	**1.8%**	**7.6%**	**-2.9%**	**3.6%**	**6.7%**

Source: New York State Department of Labor, Division of Research and Statistics

Notes: 2022 data is preliminary. The change in real wages reflects the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area between each indicated quarter.

*The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category. Note that employment within the Unclassified sector is often shifted into other sectors when the data is finalized. All 2022 data is preliminary.

E.7 Quarterly Change in NYC QCEW Wages and Employment (Nominal Dollars)

Industry	Fourth Quarter (2020-2021) % Change Avg. Wages	Fourth Quarter (2020-2021) % Change Total Wages	Fourth Quarter (2020-2021) % Change Avg. Employ-ment	First Quarter (2021-2022) % Change Avg. Wages	First Quarter (2021-2022) % Change Total Wages	First Quarter (2021-2022) % Change Avg. Employ-ment	Second Quarter (2021-2022) % Change Avg. Wages	Second Quarter (2021-2022) % Change Total Wages	Second Quarter (2021-2022) % Change Avg. Employ-ment	Third Quarter (2021-2022) % Change Avg. Wages	Third Quarter (2021-2022) % Change Total Wages	Third Quarter (2021-2022) % Change Avg. Employ-ment
Construction	0.0%	-1.2%	-1.2%	4.5%	4.2%	-0.3%	1.2%	2.4%	1.2%	5.2%	6.1%	0.8%
Manufacturing	0.7%	7.5%	6.7%	5.4%	13.9%	8.0%	5.0%	12.0%	6.6%	8.4%	13.5%	4.7%
Transportation	11.9%	22.9%	9.9%	11.5%	27.1%	14.0%	7.1%	19.0%	11.1%	4.7%	17.9%	12.6%
Wholesale Trade	6.7%	12.0%	4.9%	8.4%	15.2%	6.3%	8.6%	15.5%	6.3%	6.2%	10.9%	4.4%
Retail Trade	9.1%	13.7%	4.2%	7.7%	13.2%	5.1%	3.1%	7.8%	4.6%	9.7%	14.1%	4.1%
Finance and Insurance	21.0%	21.5%	0.5%	8.5%	9.6%	1.0%	0.4%	2.7%	2.3%	2.5%	7.0%	4.4%
Real Estate	10.3%	12.2%	1.8%	10.8%	13.0%	2.0%	1.7%	6.1%	4.3%	1.4%	6.5%	5.1%
Admin and Waste Services	-27.3%	-21.4%	8.2%	14.6%	26.9%	10.8%	5.6%	17.2%	11.0%	4.8%	15.1%	9.9%
Educational Services	2.3%	9.0%	6.5%	2.1%	8.3%	6.0%	1.1%	7.5%	6.4%	4.6%	8.9%	4.1%
Health and Social Services	0.9%	4.9%	4.0%	5.4%	10.6%	4.9%	2.4%	8.4%	5.9%	5.7%	13.1%	7.0%
Arts, Entertainment & Rec	-10.0%	30.9%	45.3%	-1.1%	47.5%	49.1%	3.7%	46.0%	40.8%	1.6%	27.9%	25.9%
Accomm & Food Svcs.	13.7%	61.9%	42.5%	12.4%	76.1%	56.8%	12.2%	55.7%	38.8%	9.9%	36.5%	24.1%
Other Svcs.	2.0%	9.5%	7.3%	1.1%	10.0%	8.9%	-0.2%	7.7%	7.9%	5.0%	11.7%	6.4%
Professional & Tech Svcs.	9.6%	14.9%	4.9%	8.3%	13.8%	5.2%	2.5%	8.2%	5.5%	0.6%	7.3%	6.7%
Management of Companies	15.7%	20.0%	3.7%	0.1%	3.9%	3.8%	1.5%	6.2%	4.6%	6.6%	11.9%	4.9%
Information	7.3%	16.4%	8.6%	-0.5%	7.5%	8.0%	-2.9%	3.6%	6.7%	2.2%	7.0%	4.7%
Utilities	2.3%	2.3%	0.0%	2.0%	3.2%	1.2%	3.3%	3.6%	0.3%	20.8%	22.6%	1.4%
Unclassified/Agri/Mining*	-2.7%	72.1%	76.9%	4.1%	111.4%	103.0%	5.5%	111.8%	100.8%	3.9%	122.5%	114.2%
Private Sector	6.0%	14.2%	7.7%	2.7%	12.1%	9.2%	0.0%	8.9%	8.9%	2.6%	10.9%	8.1%
Government	4.6%	2.3%	-2.2%	7.8%	7.7%	-0.1%	4.8%	4.5%	-0.3%	8.3%	6.2%	-1.9%
Total Industries	**6.1%**	**12.8%**	**6.3%**	**3.6%**	**11.7%**	**7.9%**	**0.7%**	**8.3%**	**7.6%**	**3.4%**	**10.3%**	**6.7%**

Source: New York State Department of Labor, Division of Research and Statistics

Notes: 2022 data is preliminary.

*The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category. Note that employment within the Unclassified sector is often shifted into other sectors when the data is finalized. All 2022 data is preliminary.

E.8 Consumer Price Index for All Urban Consumers, NY-Northeastern NJ, 2012-2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
March	251.9	256.6	260.0	259.6	261.5	267.6	272.2	276.6	282.0	287.5	305.0
June	252.4	256.9	261.4	261.5	263.9	268.7	274.2	278.8	282.3	293.9	313.6
September	254.6	258.5	261.1	261.9	264.6	270.1	275.5	279.3	284.6	295.5	313.9
December	253.6	257.3	258.1	259.9	265.4	269.6	273.8	279.8	284.4	296.9	315.7
Quarterly Average	253.1	257.3	260.1	260.7	263.9	269.0	273.9	278.6	283.3	293.4	312.0
Yearly Average	**252.6**	**256.8**	**260.2**	**260.6**	**263.4**	**268.5**	**273.6**	**278.2**	**282.9**	**292.3**	**310.1**

12-month percentage change in the CPI

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
March	2.55%	1.87%	1.32%	-0.12%	0.72%	2.32%	1.72%	1.61%	1.95%	1.95%	6.10%
June	1.57%	1.78%	1.73%	0.06%	0.90%	1.81%	2.05%	1.69%	1.27%	4.09%	6.71%
September	1.59%	1.55%	0.99%	0.31%	1.04%	2.06%	2.00%	1.41%	1.87%	3.84%	6.22%
December	2.11%	1.47%	0.31%	0.72%	2.11%	1.56%	1.58%	2.18%	1.62%	4.40%	6.33%
Quarterly Average	1.96%	1.67%	1.09%	0.24%	1.19%	1.94%	1.84%	1.72%	1.68%	3.57%	6.34%
Yearly Average	**1.97%**	**1.68%**	**1.32%**	**0.13%**	**1.08%**	**1.96%**	**1.91%**	**1.65%**	**1.71%**	**3.32%**	**6.10%**

Source: U.S. Bureau of Labor Statistics

Note: Base Period: 1982-1984=100

E.9 Poverty Rates, 2011-2021

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
U.S.	15.9%	15.9%	15.8%	15.5%	14.7%	14.0%	13.4%	13.1%	12.3%	--Δ	12.8%
New York City	20.9%	21.2%	20.9%	20.9%	20.0%	18.9%	18.0%	17.3%	16.0%	--Δ	18.0%
Bronx	30.4%	31.0%	30.9%	31.6%	30.4%	28.7%	28.0%	27.4%	26.4%	--Δ	26.4%
Brooklyn	23.6%	24.3%	23.3%	23.4%	22.3%	20.6%	19.8%	19.0%	17.7%	--Δ	19.2%
Manhattan	18.3%	17.8%	18.9%	17.6%	17.6%	17.3%	16.2%	15.5%	14.0%	--Δ	17.3%
Queens	15.8%	16.2%	15.3%	15.2%	13.8%	13.2%	12.1%	11.5%	10.8%	--Δ	13.5%
Staten Island	11.7%	11.6%	12.8%	14.5%	14.4%	13.2%	11.8%	11.4%	8.3%	--Δ	11.5%

Source: 2011-2021 American Community Survey

Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

E.10 Housing Court Actions, 1983-2022

Year	Non-Payment Filings	Non-Payment Calendared	Residential Evictions & Possessions	Year	Non-Payment Filings	Non-Payment Calendared	Residential Evictions & Possessions
1983	373,000	93,000	26,665	2003	318,077	133,074	23,236
1984	343,000	85,000	23,058	2004	261,085	121,999	22,010
1985	335,000	82,000	20,283	2005	261,457	119,265	21,945
1986	312,000	81,000	23,318	2006	256,747	122,379	23,491
1987	301,000	77,000	25,761	2007	251,390	121,793	24,171
1988	299,000	92,000	24,230	2008	246,147	120,420	24,600
1989	299,000	99,000	25,188	2009	251,871	123,149	26,449
1990	297,000	101,000	23,578	2010	213,066*	127,396	25,655
1991	302,000	114,000	20,432	2011	221,182	126,315	27,636
1992	289,000	122,000	22,098	2012	217,914	132,860	28,743
1993	295,000	124,000	21,937	2013	215,497	122,463	28,849
1994	294,000	123,000	23,970	2014	208,158	127,334	26,857
1995	266,000	112,000	22,806	2015	203,119	111,409	21,988
1996	278,000	113,000	24,370	2016	202,300	105,431	22,089
1997	274,000	111,000	24,995	2017	201,441	114,879	21,074
1998	278,156	127,851	23,454	2018	191,893	102,789	20,013
1999	276,142	123,399	22,676	2019	145,212	79,856	16,996
2000	276,159	125,787	23,830	2020	63,331	29,814	3,056
2001	277,440	130,897	21,369$^{\Delta}$	2021	33,054	13,659	136
2002	331,309	132,148	23,697	**2022**	**88,510**	**44,885**	**4,109**

Sources: NYC Civil Court; NYC Department of Investigations, Bureau of City Marshals

Note: “Filings” reflect non-payment proceedings initiated by rental property owners, while “Calendared” reflect those non-payment proceedings resulting in a court appearance. “Filings” and “Calendared” figures prior to 1998 were rounded to the nearest thousand. Evictions include both those for non-payment and holdover cases.

Δ Note: 2001 Evictions and Possessions data is incomplete as it excludes the work of one city marshal who died in May 2001 and whose statistics are unavailable.

*Non-payment filings include cases against tenants of public housing. Due to an administrative change at NYCHA relating to their handling of late rent payments, the number of non-payment filings decreased dramatically. If not for this change, the drop in non-payment filings between 2009 and 2010 would have been significantly less, or nonexistent.

E.11 NYC Department of Homeless Services Sheltered Homeless Statistics, 1983-2022

Year	Single Adults	Children	Families (inc. Children)	Total Individuals
1983	5,061	4,887	1,960	12,468
1984	6,228	7,432	2,981	17,491
1985	7,217	9,196	3,688	21,154
1986	8,890	10,493	4,286	24,896
1987	9,628	11,163	4,986	27,225
1988	9,675	11,401	5,091	27,646
1989	9,342	8,614	4,105	23,254
1990	8,535	6,966	3,591	20,131
1991	7,689	8,867	4,581	22,498
1992	6,922	9,607	5,270	23,494
1993	6,413	9,760	5,626	23,748
1994	6,235	9,610	5,629	23,431
1995	6,532	9,927	5,627	23,950
1996	7,020	9,945	5,692	24,554
1997	7,090	8,437	4,793	22,145
1998	6,875	8,054	4,558	21,277
1999	6,778	8,826	4,965	22,575
2000	6,934	9,290	5,192	23,712
2001	7,479	11,427	6,154	27,799
2002	7,750	14,952	8,071	34,576
2003	8,199	16,705	9,203	38,310
2004	8,612	15,705	8,922	37,319
2005	8,174	13,534	8,194	33,687
2006	7,662	12,597	8,339	32,430
2007	6,942	14,060	9,075	34,109
2008	6,530	14,327	8,856	33,554
2009	6,764	15,326	9,719	35,915
2010	7,825	14,788	9,635	36,175
2011	8,543	15,501	9,573	37,765
2012	9,047	18,068	10,705	43,295
2013	9,862	21,163	12,062	49,408
2014	10,591	23,511	13,317	54,122
2015	12,014	23,658	14,037	57,158
2016	13,148	23,199	14,953	58,770
2017	14,074	22,733	15,188	59,467
2018	15,470	22,300	15,044	60,028
2019	16,456	21,504	14,682	59,510
2020	17,591	19,266	13,093	56,051
2021	17,273	15,444	10,585	47,994
2022	**17,541**	**15,645**	**12,522**	**51,817**

Source: NYC Department of Homeless Services

Notes: Data presented are the annual averages of the Department of Homeless Services shelter population. Street homelessness is not quantified in this data.

E.12 American Community Survey Data, Citywide and by Borough, 2008-2021

Median Renter Household Incomes, Nominal and "Real" 2021 Dollars

	Nominal Renter Household Income						2021$ "Real" Renter Household Income					
Year	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2008	$28,562	$34,554	$53,833	$45,087	$37,124	$39,421	$35,409	$42,837	$66,738	$55,895	$46,023	$48,871
2009	$27,159	$33,268	$54,417	$44,040	$33,548	$38,437	$33,521	$41,061	$67,165	$54,357	$41,407	$47,441
2010	$27,079	$33,804	$52,209	$41,556	$32,074	$37,982	$32,862	$41,023	$63,359	$50,431	$38,924	$46,093
2011	$26,553	$34,184	$53,533	$41,492	$38,284	$37,891	$31,332	$40,337	$63,168	$48,960	$45,174	$44,711
2012	$26,848	$36,540	$57,435	$42,756	$40,512	$40,209	$31,069	$42,285	$66,466	$49,479	$46,882	$46,531
2013	$28,667	$37,534	$58,443	$44,189	$39,091	$40,908	$32,626	$42,718	$66,514	$50,292	$44,490	$46,558
2014	$27,370	$38,401	$61,830	$45,170	$31,921	$41,210	$30,743	$43,134	$69,450	$50,737	$35,855	$46,289
2015	$28,601	$40,666	$61,910	$47,650	$36,606	$43,261	$32,086	$45,621	$69,453	$53,455	$41,066	$48,532
2016	$31,431	$43,751	$65,765	$48,585	$34,860	$45,753	$34,885	$48,558	$72,991	$53,923	$38,690	$50,780
2017	$31,266	$43,959	$67,013	$52,468	$40,457	$47,116	$34,035	$47,852	$72,948	$57,115	$44,040	$51,289
2018	$32,269	$48,970	$70,929	$56,199	$45,425	$50,349	$34,470	$52,310	$75,766	$60,032	$48,523	$53,783
2019	$33,907	$52,720	$78,942	$60,311	$49,003	$54,759	$35,630	$55,400	$82,955	$63,377	$51,494	$57,542
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$36,683	$55,455	$68,835	$60,663	$45,703	$53,369	$36,683	$55,455	$68,835	$60,663	$45,703	$53,369

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent as a Percent of Household Income

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC
2008	32.7%	31.8%	27.1%	30.3%	32.0%	30.1%
2009	33.0%	32.0%	27.4%	30.9%	34.4%	30.6%
2010	34.2%	32.8%	28.2%	33.6%	33.5%	31.9%
2011	35.8%	33.6%	28.5%	34.0%	29.7%	32.5%
2012	36.0%	32.7%	28.6%	33.8%	32.4%	32.2%
2013	34.9%	32.7%	28.7%	33.6%	33.0%	32.2%
2014	36.3%	33.8%	28.4%	34.4%	34.7%	32.7%
2015	35.6%	32.1%	28.9%	33.0%	32.6%	32.0%
2016	34.9%	32.3%	28.1%	33.2%	33.8%	31.9%
2017	36.8%	32.7%	27.3%	32.2%	33.4%	31.7%
2018	35.8%	31.7%	27.7%	32.1%	29.9%	31.4%
2019	35.2%	30.2%	26.1%	30.3%	29.5%	30.1%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	36.1%	31.3%	30.5%	32.3%	34.4%	32.2%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Proportion of Rent Burdened Households

	% of Households Paying 30% or more of Income Towards Rent						% of Households Paying 50% or more of Income Towards Rent					
Year	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2008	54.6%	53.4%	43.3%	50.5%	52.8%	50.1%	32.0%	29.1%	20.7%	27.2%	32.1%	26.9%
2009	55.5%	53.5%	44.4%	51.6%	58.2%	51.0%	31.2%	29.6%	22.5%	27.2%	35.2%	27.5%
2010	57.9%	55.2%	46.1%	56.5%	56.4%	53.5%	33.3%	30.4%	22.7%	31.3%	31.2%	29.1%
2011	60.7%	56.8%	46.5%	56.7%	49.5%	54.5%	35.8%	31.9%	24.5%	32.4%	28.4%	30.6%
2012	61.5%	54.9%	46.5%	56.4%	52.9%	54.1%	35.5%	31.0%	23.4%	31.8%	33.0%	30.0%
2013	59.6%	55.0%	47.2%	56.1%	54.8%	54.0%	34.4%	29.7%	24.9%	30.7%	32.7%	29.6%
2014	62.2%	56.7%	46.3%	57.6%	58.3%	55.1%	35.4%	32.3%	22.0%	32.4%	36.0%	30.2%
2015	60.6%	54.1%	47.8%	54.9%	54.8%	53.8%	36.0%	30.4%	22.8%	30.6%	33.1%	29.5%
2016	59.7%	54.3%	46.0%	55.9%	57.0%	53.4%	33.4%	30.9%	23.2%	30.4%	33.6%	29.3%
2017	61.8%	55.0%	44.1%	53.9%	55.8%	53.1%	35.3%	30.3%	21.3%	27.9%	32.5%	28.4%
2018	61.2%	53.3%	44.9%	53.8%	49.8%	52.6%	34.6%	28.7%	22.9%	27.7%	28.5%	28.1%
2019	60.6%	50.4%	42.3%	50.5%	49.1%	50.1%	33.3%	26.2%	21.0%	26.6%	23.3%	26.2%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	60.7%	52.5%	50.9%	54.2%	56.2%	54.1%	35.6%	29.7%	27.1%	28.5%	33.2%	30.1%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

E.12 American Community Survey Data, Citywide and by Borough, 2008-2021 (cont.)

Median Contract Rent, Nominal and "Real" 2021 Dollars

	Nominal Contract Rent						"Real" Contract Rent (2021 Dollars)					
Year	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2008	$806	$896	$1,112	$1,056	$938	$939	$999	$1,111	$1,379	$1,309	$1,163	$1,164
2009	$827	$934	$1,222	$1,107	$958	$987	$1,021	$1,153	$1,508	$1,366	$1,182	$1,218
2010	$861	$978	$1,209	$1,137	$1,015	$1,022	$1,045	$1,187	$1,467	$1,380	$1,232	$1,240
2011	$895	$1,020	$1,305	$1,162	$991	$1,063	$1,056	$1,204	$1,540	$1,371	$1,169	$1,254
2012	$910	$1,060	$1,361	$1,187	$982	$1,094	$1,053	$1,227	$1,575	$1,374	$1,136	$1,266
2013	$946	$1,097	$1,415	$1,219	$1,006	$1,125	$1,077	$1,249	$1,610	$1,387	$1,145	$1,280
2014	$967	$1,136	$1,461	$1,276	$997	$1,160	$1,086	$1,276	$1,641	$1,433	$1,120	$1,303
2015	$1,006	$1,171	$1,524	$1,329	$1,070	$1,199	$1,129	$1,314	$1,710	$1,491	$1,200	$1,345
2016	$1,032	$1,227	$1,586	$1,359	$1,116	$1,235	$1,145	$1,362	$1,760	$1,508	$1,239	$1,371
2017	$1,066	$1,253	$1,523	$1,408	$1,142	$1,263	$1,160	$1,364	$1,658	$1,533	$1,243	$1,375
2018	$1,088	$1,331	$1,673	$1,482	$1,153	$1,337	$1,162	$1,422	$1,787	$1,583	$1,232	$1,428
2019	$1,122	$1,389	$1,679	$1,558	$1,170	$1,385	$1,179	$1,460	$1,764	$1,637	$1,229	$1,455
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,174	$1,525	$1,789	$1,630	$1,306	$1,490	$1,174	$1,525	$1,789	$1,630	$1,306	$1,490

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent, Nominal and "Real" 2021 Dollars

	Nominal Gross Rent						"Real" Gross Rent (2021 Dollars)					
Year	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2008	$911	$992	$1,198	$1,145	$1,081	$1,044	$1,129	$1,230	$1,485	$1,419	$1,340	$1,294
2009	$926	$1,021	$1,307	$1,193	$1,103	$1,086	$1,143	$1,260	$1,613	$1,472	$1,361	$1,340
2010	$974	$1,079	$1,305	$1,242	$1,141	$1,129	$1,182	$1,309	$1,584	$1,507	$1,385	$1,370
2011	$1,012	$1,113	$1,403	$1,276	$1,112	$1,168	$1,194	$1,313	$1,656	$1,506	$1,312	$1,378
2012	$1,019	$1,151	$1,450	$1,305	$1,115	$1,196	$1,179	$1,332	$1,678	$1,510	$1,290	$1,384
2013	$1,056	$1,192	$1,490	$1,333	$1,161	$1,228	$1,202	$1,357	$1,696	$1,517	$1,321	$1,398
2014	$1,077	$1,246	$1,531	$1,386	$1,149	$1,276	$1,210	$1,400	$1,720	$1,557	$1,291	$1,433
2015	$1,107	$1,283	$1,611	$1,434	$1,208	$1,317	$1,242	$1,439	$1,807	$1,609	$1,355	$1,477
2016	$1,130	$1,343	$1,661	$1,452	$1,245	$1,351	$1,254	$1,491	$1,844	$1,612	$1,382	$1,499
2017	$1,171	$1,367	$1,601	$1,500	$1,286	$1,379	$1,275	$1,488	$1,743	$1,633	$1,400	$1,501
2018	$1,188	$1,433	$1,746	$1,588	$1,291	$1,443	$1,269	$1,531	$1,865	$1,696	$1,379	$1,541
2019	$1,231	$1,483	$1,753	$1,641	$1,299	$1,483	$1,294	$1,558	$1,842	$1,724	$1,365	$1,558
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,313	$1,628	$1,866	$1,717	$1,442	$1,602	$1,313	$1,628	$1,866	$1,717	$1,442	$1,602

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

E.13 American Community Survey Data, NYC and U.S., 2008-2021

Median Renter Household Incomes, Nominal and "Real" 2021 Dollars

	Nominal Renter Household Income					"Real" Renter Household Income (2021 Dollars)				
Year	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2008	$39,421	$31,891	4.9%	3.2%	-19.1%	$48,871	$38,335	1.0%	-0.7%	-21.6%
2009	$38,437	$30,576	-2.5%	-4.1%	-20.5%	$47,441	$36,886	-2.9%	-3.8%	-22.2%
2010	$37,982	$30,671	-1.2%	0.3%	-19.2%	$46,093	$36,403	-2.8%	-1.3%	-21.0%
2011	$37,891	$30,934	-0.2%	0.9%	-18.4%	$44,711	$35,592	-3.0%	-2.2%	-20.4%
2012	$40,209	$31,888	6.1%	3.1%	-20.7%	$46,531	$35,946	4.1%	1.0%	-22.7%
2013	$40,908	$32,831	1.7%	3.0%	-19.7%	$46,558	$36,475	0.1%	1.5%	-21.7%
2014	$41,210	$34,397	0.7%	4.8%	-16.5%	$46,289	$37,604	-0.6%	3.1%	-18.8%
2015	$43,261	$35,863	5.0%	4.3%	-17.1%	$48,532	$39,161	4.8%	4.1%	-19.3%
2016	$45,753	$37,264	5.8%	3.9%	-18.6%	$50,780	$40,184	4.6%	2.6%	-20.9%
2017	$47,116	$38,944	3.0%	4.5%	-17.3%	$51,289	$41,119	1.0%	2.3%	-19.8%
2018	$50,349	$40,531	6.9%	4.1%	-19.5%	$53,783	$41,774	4.9%	1.6%	-22.3%
2019	$54,759	$42,479	8.8%	4.8%	-22.4%	$57,542	$43,003	7.0%	2.9%	-25.3%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$53,369	$44,913	-2.5%	5.7%	-15.8%	$53,369	$44,913	-7.3%	4.4%	-15.8%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent as a Percent of Household Income and Proportion of Rent Burdened Households

	Median Gross Rent-to-Income Ratio			% of Households Paying 30% or more of Income Towards Rent			% of Households Paying 50% or more of Income Towards Rent		
Year	NYC	U.S.	Diff. U.S. vs. NYC*	NYC	U.S.	Diff. U.S. vs. NYC*	NYC	U.S.	Diff. U.S. vs. NYC*
2008	30.1%	29.9%	-0.2 pp	50.1%	49.8%	-0.4 pp	26.9%	25.1%	-1.8 pp
2009	30.6%	30.8%	0.2 pp	51.0%	51.5%	0.5 pp	27.5%	26.4%	-1.2 pp
2010	31.9%	31.6%	-0.3 pp	53.5%	53.0%	-0.5 pp	29.1%	27.4%	-1.6 pp
2011	32.5%	31.9%	-0.6 pp	54.5%	53.4%	-1.1 pp	30.6%	28.0%	-2.6 pp
2012	32.2%	31.1%	-1.1 pp	54.1%	52.0%	-2.0 pp	30.0%	27.0%	-2.9 pp
2013	32.2%	30.8%	-1.4 pp	54.0%	51.5%	-2.5 pp	29.6%	26.5%	-3.1 pp
2014	32.7%	31.0%	-1.7 pp	55.1%	51.8%	-3.4 pp	30.2%	26.3%	-3.9 pp
2015	32.0%	30.3%	-1.7 pp	53.8%	50.6%	-3.2 pp	29.5%	25.5%	-4.0 pp
2016	31.9%	29.9%	-2.0 pp	53.4%	49.7%	-3.7 pp	29.3%	25.0%	-4.3 pp
2017	31.7%	29.8%	-1.9 pp	53.1%	49.5%	-3.6 pp	28.4%	24.7%	-3.7 pp
2018	31.4%	29.9%	-1.5 pp	52.6%	49.7%	-2.9 pp	28.1%	24.8%	-3.3 pp
2019	30.1%	29.3%	-0.8 pp	50.1%	48.4%	-1.7 pp	26.2%	23.7%	-2.4 pp
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	32.2%	30.6%	-1.6 pp	54.1%	51.1%	-3.1 pp	30.1%	26.1%	-3.9 pp

*expressed in percentage points (pp)

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Range of Gross Rent as a Percent of Household Income

	Less than 10%		*10-19.9%*		*20-29.9%*		*30-39.9%*		*40-49.9%*		*50% or more*	
Year	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
2008	6.0%	4.0%	21.0%	21.7%	22.9%	24.6%	15.0%	15.7%	8.2%	9.0%	26.9%	25.1%
2009	5.5%	3.6%	20.8%	20.4%	22.7%	24.4%	15.1%	15.9%	8.4%	9.3%	27.5%	26.4%
2010	4.8%	3.4%	19.3%	19.6%	22.3%	24.0%	15.8%	16.1%	8.6%	9.4%	29.1%	27.4%
2011	4.8%	3.4%	18.6%	19.4%	22.2%	23.8%	15.3%	15.9%	8.6%	9.5%	30.6%	28.0%
2012	4.6%	3.6%	18.6%	20.4%	22.7%	24.0%	15.2%	15.6%	8.9%	9.4%	30.0%	27.0%
2013	5.2%	3.8%	18.3%	20.6%	22.5%	24.1%	15.4%	15.7%	9.0%	9.3%	29.6%	26.5%
2014	4.8%	3.7%	18.3%	20.6%	21.8%	23.9%	15.8%	16.1%	9.2%	9.4%	30.2%	26.3%
2015	5.4%	3.9%	18.9%	21.2%	22.0%	24.3%	15.9%	15.9%	8.4%	9.3%	29.5%	25.5%
2016	5.5%	4.1%	19.2%	21.8%	21.8%	24.3%	15.5%	15.7%	8.6%	9.1%	29.3%	25.0%
2017	5.4%	4.1%	20.0%	21.9%	21.4%	24.5%	15.5%	15.8%	9.3%	9.1%	28.4%	24.7%
2018	5.6%	4.1%	20.0%	21.8%	21.8%	24.4%	16.0%	15.8%	8.5%	9.2%	28.1%	24.8%
2019	6.7%	4.4%	21.3%	22.5%	21.9%	24.7%	15.8%	15.8%	8.2%	9.0%	26.2%	23.7%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	5.3%	4.1%	19.1%	20.9%	21.5%	24.0%	15.8%	15.8%	8.2%	9.1%	30.1%	26.1%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

E.13 American Community Survey Data, NYC and U.S., 2008-2021 (cont.)

Median Contract Rent, Nominal and "Real" 2021 Dollars

	Nominal Contract Rent					"Real" Contract Rent (2021 Dollars)				
Year	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2008	$939	$687	4.6%	3.9%	-26.8%	$1,164	$826	0.6%	0.1%	-29.1%
2009	$987	$702	5.1%	2.2%	-28.9%	$1,218	$847	4.6%	2.5%	-30.5%
2010	$1,022	$713	3.5%	1.6%	-30.2%	$1,240	$846	1.8%	-0.1%	-31.8%
2011	$1,063	$727	4.0%	2.0%	-31.6%	$1,254	$836	1.1%	-1.2%	-33.3%
2012	$1,094	$746	2.9%	2.6%	-31.8%	$1,266	$841	0.9%	0.5%	-33.6%
2013	$1,125	$766	2.8%	2.7%	-31.9%	$1,280	$851	1.1%	1.2%	-33.5%
2014	$1,160	$786	3.1%	2.6%	-32.2%	$1,303	$859	1.8%	1.0%	-34.1%
2015	$1,199	$812	3.4%	3.3%	-32.3%	$1,345	$887	3.2%	3.2%	-34.1%
2016	$1,235	$841	3.0%	3.6%	-31.9%	$1,371	$907	1.9%	2.3%	-33.8%
2017	$1,263	$868	2.3%	3.2%	-31.3%	$1,375	$916	0.3%	1.1%	-33.3%
2018	$1,337	$899	5.9%	3.6%	-32.8%	$1,428	$927	3.9%	1.1%	-35.1%
2019	$1,385	$941	3.6%	4.7%	-32.1%	$1,455	$953	1.9%	2.8%	-34.5%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,490	$1,037	7.6%	10.2%	-30.4%	$1,490	$1,037	2.4%	8.9%	-30.4%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent, Nominal and "Real" 2021 Dollars

	Nominal Gross Rent					"Real" Gross Rent (2021 Dollars)				
Year	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2008	$1,044	$824	6.0%	4.4%	-21.1%	$1,294	$991	2.0%	0.6%	-23.5%
2009	$1,086	$842	4.0%	2.2%	-22.5%	$1,340	$1,016	3.6%	2.5%	-24.2%
2010	$1,129	$855	4.0%	1.5%	-24.3%	$1,370	$1,015	2.2%	-0.1%	-25.9%
2011	$1,168	$871	3.5%	1.9%	-25.4%	$1,378	$1,002	0.6%	-1.2%	-27.3%
2012	$1,196	$884	2.4%	1.5%	-26.1%	$1,384	$996	0.4%	-0.6%	-28.0%
2013	$1,228	$905	2.7%	2.4%	-26.3%	$1,398	$1,005	1.0%	0.9%	-28.1%
2014	$1,276	$934	3.9%	3.2%	-26.8%	$1,433	$1,021	2.6%	1.6%	-28.8%
2015	$1,317	$959	3.2%	2.7%	-27.2%	$1,477	$1,047	3.1%	2.6%	-29.1%
2016	$1,351	$981	2.6%	2.3%	-27.4%	$1,499	$1,058	1.5%	1.0%	-29.4%
2017	$1,379	$1,012	2.1%	3.2%	-26.6%	$1,501	$1,069	0.1%	1.0%	-28.8%
2018	$1,443	$1,058	4.6%	4.5%	-26.7%	$1,541	$1,090	2.7%	2.1%	-29.3%
2019	$1,483	$1,097	2.8%	3.7%	-26.0%	$1,558	$1,111	1.1%	1.8%	-28.7%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,602	$1,191	8.0%	8.6%	-25.7%	$1,602	$1,191	2.8%	7.2%	-25.7%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

E.14 2021 American Community Survey Data, Cities with 400,000 Persons or More

City	Population	Rental Vacancy Rate	Median Contract Rent	Median Gross Rent	Median Gross Rent-to-Income Ratio	Median Renter Household Income	Ratio of Highest Income Quintile to Lowest
New York City, NY	8,467,513	4.4%	$1,490	$1,602	32.2%	$53,369	30.30
Los Angeles, CA	3,849,306	5.5%	$1,570	$1,703	36.3%	$51,903	25.32
Chicago, IL	2,696,561	6.7%	$1,109	$1,240	29.8%	$46,497	26.91
Houston, TX	2,287,047	8.9%	$974	$1,120	31.9%	$41,153	22.88
Phoenix, AZ	1,624,539	3.9%	$1,133	$1,293	31.4%	$48,035	14.79
Philadelphia, PA	1,576,251	6.3%	$999	$1,181	31.4%	$40,432	25.48
San Antonio, TX	1,451,863	7.4%	$965	$1,123	31.1%	$41,200	14.76
San Diego, CA	1,381,600	4.3%	$1,856	$1,962	32.5%	$70,958	16.46
Dallas, TX	1,288,441	9.6%	$1,079	$1,213	31.5%	$45,705	22.12
San Jose, CA	983,530	5.6%	$2,209	$2,328	30.2%	$91,711	16.18
Austin, TX	964,000	2.7%	$1,307	$1,426	29.2%	$56,914	18.51
Jacksonville, FL	954,624	6.2%	$1,036	$1,194	33.2%	$42,304	15.88
Fort Worth, TX	940,437	6.5%	$1,083	$1,240	33.6%	$46,624	13.71
Columbus, OH	907,310	3.6%	$928	$1,098	28.2%	$46,010	13.43
Indianapolis, IN	882,327	4.3%	$800	$963	29.2%	$41,576	14.48
Charlotte, NC	879,697	5.9%	$1,157	$1,301	29.7%	$52,849	16.03
San Francisco, CA	815,201	7.5%	$2,072	$2,167	25.9%	$98,241	32.41
Seattle, WA	733,904	6.7%	$1,670	$1,787	28.4%	$71,394	22.02
Denver, CO	711,463	5.1%	$1,449	$1,549	29.2%	$61,745	18.40
Oklahoma City, OK	687,691	8.4%	$775	$936	30.2%	$38,936	14.70
Nashville, TN	678,845	6.4%	$1,179	$1,316	30.8%	$48,967	17.37
El Paso, TX	678,422	5.2%	$775	$904	30.6%	$34,573	17.28
Washington, DC	670,050	8.0%	$1,586	$1,668	29.1%	$64,150	33.24
Boston, MA	654,281	6.1%	$1,696	$1,808	31.1%	$58,850	35.42
Las Vegas, NV	646,776	3.9%	$1,109	$1,249	35.3%	$39,958	20.09
Portland, OR	642,218	4.2%	$1,284	$1,394	30.5%	$52,083	17.97
Detroit, MI	632,589	3.0%	$707	$925	34.9%	$27,252	22.14
Louisville, KY	628,577	7.1%	$769	$948	29.4%	$34,811	15.93
Memphis, TN	628,118	5.8%	$750	$989	33.4%	$35,102	22.74
Baltimore, MD	576,498	5.1%	$990	$1,167	32.7%	$38,191	25.73
Milwaukee, WI	569,326	6.3%	$788	$935	29.9%	$35,629	18.01
Albuquerque, NM	562,591	3.7%	$840	$946	30.5%	$38,882	17.18
Fresno, CA	544,500	2.5%	$972	$1,166	31.7%	$41,619	20.31
Tucson, AZ	543,215	3.9%	$825	$956	31.0%	$37,761	14.74
Sacramento, CA	525,028	2.3%	$1,375	$1,549	33.0%	$53,125	17.59
Mesa, AZ	509,492	4.1%	$1,165	$1,302	32.0%	$50,375	12.02
Kansas City, MO	508,415	3.8%	$861	$1,071	28.9%	$43,109	15.42
Atlanta, GA	496,480	5.9%	$1,326	$1,446	30.6%	$46,763	30.45
Omaha, NE	487,299	5.9%	$855	$992	30.7%	$40,030	18.85
Colorado Springs, CO	483,969	3.4%	$1,238	$1,380	31.5%	$51,761	11.34
Raleigh, NC	469,502	8.1%	$1,133	$1,256	32.2%	$45,761	18.56
Virginia Beach, VA	457,672	4.3%	$1,260	$1,431	32.6%	$53,605	12.52
Long Beach, CA	456,063	3.2%	$1,545	$1,634	33.3%	$58,402	17.11
Miami, FL	439,906	6.0%	$1,309	$1,446	37.2%	$41,234	27.56
Oakland, CA	433,797	6.0%	$1,617	$1,737	31.3%	$61,174	22.86
Minneapolis, MN	425,338	7.3%	$1,138	$1,225	30.0%	$47,798	18.79
Tulsa, OK	411,905	5.3%	$738	$881	29.5%	$36,165	22.04
Bakersfield, CA	407,581	3.1%	$985	$1,219	35.6%	$43,801	14.65

Source: 2021 American Community Survey

F.1 Permits Issued For Housing Units in New York City, 1965-2022

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1965	--	--	--	--	--	**25,715**
1966	--	--	--	--	--	**23,142**
1967	--	--	--	--	--	**22,174**
1968	--	--	--	--	--	**22,062**
1969	--	--	--	--	--	**17,031**
1970	--	--	--	--	--	**22,365**
1971	--	--	--	--	--	**32,254**
1972	--	--	--	--	--	**36,061**
1973	--	--	--	--	--	**22,417**
1974	--	--	--	--	--	**15,743**
1975	--	--	--	--	--	**3,810**
1976	--	--	--	--	--	**5,435**
1977	--	--	--	--	--	**7,639**
1978	--	--	--	--	--	**11,096**
1979	--	--	--	--	--	**14,524**
1980	--	--	--	--	--	**7,800**
1981	--	--	--	--	--	**11,060**
1982	--	--	--	--	--	**7,649**
1983	--	--	--	--	--	**11,795**
1984	--	--	--	--	--	**11,566**
1985	1,263	1,068	12,079	2,211	3,711	**20,332**
1986	920	1,278	1,622	2,180	3,782	**9,782**
1987	931	1,650	3,811	3,182	4,190	**13,764**
1988	967	1,629	2,460	2,506	2,335	**9,897**
1989	1,643	1,775	2,986	2,339	2,803	**11,546**
1990	1,182	1,634	2,398	704	940	**6,858**
1991	1,093	1,024	756	602	1,224	**4,699**
1992	1,257	646	373	351	1,255	**3,882**
1993	1,293	1,015	1,150	530	1,185	**5,173**
1994	846	911	428	560	1,265	**4,010**
1995	853	943	1,129	738	1,472	**5,135**
1996	885	942	3,369	1,301	2,155	**8,652**
1997	1,161	1,063	3,762	1,144	1,857	**8,987**
1998	1,309	1,787	3,823	1,446	2,022	**10,387**
1999	1,153	2,894	3,791	2,169	2,414	**12,421**
2000	1,646	2,904	5,110	2,723	2,667	**15,050**
2001	2,216	2,973	6,109	3,264	2,294	**16,856**
2002	2,626	5,247	5,407	3,464	1,756	**18,500**
2003	2,935	6,054	5,232	4,399	2,598	**21,218**
2004	4,924	6,825	4,555	6,853	2,051	**25,208**
2005	4,937	9,028	8,493	7,269	1,872	**31,599**
2006	4,658	9,191	8,790	7,252	1,036	**30,927**
2007	3,088	10,930	9,520	7,625	739	**31,902**
2008	2,482	12,744	9,700	7,730	1,255	**33,911**
2009	1,647	1,003	1,363	1,474	570	**6,057**
2010	1,064	2,093	704	2,358	508	**6,727**
2011	1,116	1,522	2,535	3,182	581	**8,936**
2012	2,552	3,353	2,328	1,428	673	**10,334**
2013	2,638	6,140	4,856	3,161	1,200	**17,995**
2014	1,885	7,551	5,435	4,900	712	**20,483**
2015	4,682	26,026	12,612	12,667	541	**56,528**
2016	4,003	4,503	4,024	2,838	901	**16,269**
2017	5,401	6,130	4,811	5,104	685	**22,131**
2018	3,698	8,445	3,584	4,577	606	**20,910**
2019	5,541	9,696	5,512	5,137	661	**26,547**
2020	4,632	6,802	1,896	5,840	408	**19,578**
2021	5,348	7,013	3,165	4,087	310	**19,923**
2022	**3,930**	**9,423**	**2,584**	**5,161**	**392**	**21,490**

Source: U.S. Census Bureau, Building Permits Survey

F.2 Permits Issued by Building Size & Borough (In Percentages), 2014-2022

Year/Borough	1-Family	2-Family	3/4Family	5orMore-Family	Total Buildings
2014					
Bronx	0.0%	33.3%	20.4%	46.3%	108
Brooklyn	0.0%	19.3%	25.8%	55.0%	400
Manhattan	1.3%	9.0%	2.6%	87.2%	78
Queens	47.8%	25.4%	10.5%	16.3%	448
Staten Island	68.1%	31.1%	0.2%	0.6%	479
Citywide	*35.8%*	*25.3%*	*11.6%*	*27.4%*	*1,513*
2015					
Bronx	2.9%	26.3%	9.5%	61.3%	137
Brooklyn	5.3%	7.0%	14.7%	73.0%	812
Manhattan	3.8%	1.9%	2.9%	91.4%	105
Queens	31.0%	26.3%	11.6%	31.2%	552
Staten Island	63.0%	36.7%	0.0%	0.3%	392
Citywide	*23.5%*	*19.2%*	*10.0%*	*47.3%*	*1,998*
2016					
Bronx	1.8%	25.2%	17.1%	55.9%	111
Brooklyn	30.6%	14.6%	14.0%	40.9%	487
Manhattan	6.3%	3.2%	3.2%	87.3%	63
Queens	39.8%	38.4%	10.3%	11.5%	477
Staten Island	52.2%	46.4%	0.0%	1.4%	414
Citywide	*36.1%*	*30.7%*	*8.9%*	*24.3%*	*1,552*
2017					
Bronx	6.4%	22.1%	13.6%	57.9%	140
Brooklyn	16.7%	17.1%	13.2%	53.0%	491
Manhattan	5.3%	6.6%	3.9%	84.2%	76
Queens	23.1%	43.5%	15.7%	17.8%	490
Staten Island	57.8%	41.6%	0.4%	0.2%	476
Citywide	*28.9%*	*31.7%*	*9.9%*	*29.5%*	*1,673*
2018					
Bronx	5.6%	21.0%	6.5%	66.9%	124
Brooklyn	11.0%	10.6%	17.7%	60.7%	453
Manhattan	0.0%	5.1%	0.0%	94.9%	59
Queens	30.4%	39.1%	10.7%	19.7%	391
Staten Island	57.5%	42.0%	0.0%	0.5%	419
Citywide	*28.8%*	*28.1%*	*9.0%*	*34.1%*	*1,446*
2019					
Bronx	1.6%	15.0%	11.8%	71.7%	127
Brooklyn	8.6%	8.3%	14.4%	68.7%	409
Manhattan	1.6%	1.6%	1.6%	95.2%	63
Queens	23.3%	38.2%	11.2%	27.3%	403
Staten Island	51.0%	47.2%	1.5%	0.3%	392
Citywide	*37.3%*	*34.2%*	*8.8%*	*19.8%*	*2,045*
2020					
Bronx	4.1%	9.1%	9.1%	77.7%	121
Brooklyn	15.0%	12.9%	9.5%	62.6%	294
Manhattan	0.0%	2.6%	2.6%	94.7%	38
Queens	22.1%	38.6%	7.1%	32.1%	280
Staten Island	47.7%	47.7%	0.0%	4.5%	222
Citywide	*22.7%*	*27.6%*	*6.3%*	*43.4%*	*955*
2021					
Bronx	0.0%	9.8%	13.6%	76.5%	132
Brooklyn	4.5%	10.9%	12.8%	71.7%	265
Manhattan	3.1%	0.0%	0.0%	96.9%	32
Queens	19.8%	37.8%	14.5%	27.9%	262
Staten Island	46.5%	51.9%	0.0%	1.6%	185
Citywide	*17.2%*	*27.1%*	*10.3%*	*45.4%*	*876*
2022					
Bronx	**1.1%**	**12.0%**	**5.4%**	**81.5%**	**92**
Brooklyn	**5.5%**	**5.5%**	**8.9%**	**80.0%**	**235**
Manhattan	**0.0%**	**5.4%**	**0.0%**	**94.6%**	**37**
Queens	**19.6%**	**35.7%**	**5.6%**	**39.2%**	**143**
Staten Island	**41.3%**	**50.0%**	**4.3%**	**4.3%**	**46**
Citywide	***11.0%***	***18.1%***	***6.5%***	***64.4%***	***553***

Source: U.S. Census Bureau, Building Permits Survey

F.3 Permits Issued For Housing Units by Quarter, 2012-2023

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
2012						
Q1	564	600	556	197	193	2,110
Q2	619	310	1,041	643	134	2,747
Q3	409	1,496	421	378	142	2,846
Q4	960	947	310	210	204	2,631
2013						
Q1	214	1,184	568	428	162	2,556
Q2	1,066	1,117	1,162	730	689	4,764
Q3	336	1,918	1,708	1,006	172	5,140
Q4	1,022	1,921	1,418	997	177	5,535
2014						
Q1	379	1,725	1,809	1,067	121	5,101
Q2	583	1,617	1,041	1,471	140	4,852
Q3	736	2,675	1,506	812	207	5,936
Q4	187	1,534	1,079	1,550	244	4,594
2015						
Q1	561	3,574	1,154	782	112	6,183
Q2	1,269	15,453	9,760	9,182	151	35,815
Q3	1,651	1,163	1,057	250	175	4,296
Q4	1,201	5,836	641	2,453	103	10,234
2016						
Q1	866	482	297	368	145	2,158
Q2	1,060	912	506	854	476	3,808
Q3	764	1,666	1,776	931	145	5,282
Q4	1,313	1,443	1,445	685	135	5,021
2017						
Q1	1,124	2,097	1,486	1,434	202	6,343
Q2	1,267	1,454	1,004	1,801	154	5,680
Q3	1,050	1,000	1,183	1,033	170	4,436
Q4	1,960	1,579	1,138	836	159	5,672
2018						
Q1	1,181	1,737	1,326	794	132	5,170
Q2	1,403	1,768	673	1,465	167	5,476
Q3	562	2,346	647	735	171	4,461
Q4	552	2,594	938	1,583	136	5,803
2019						
Q1	839	2,271	1,037	2,010	172	6,329
Q2	1,228	1,882	1,170	1,249	128	5,657
Q3	1,558	1,759	741	1,129	149	5,336
Q4	1,916	3,784	2,564	749	212	9,225
2020						
Q1	773	1,721	664	2,439	51	5,648
Q2	365	1,673	425	1,157	63	3,683
Q3	1,491	1,406	507	1,600	105	5,109
Q4	2,003	2,002	300	644	189	5,138
2021						
Q1	1,502	1,271	1,268	747	114	4,902
Q2	1,303	2,174	283	915	98	4,773
Q3	1,083	1,931	819	888	48	4,769
Q4	1,460	1,637	795	1,537	50	5,479
2022						
Q1	**1,059**	**2,711**	**414**	**2,550**	**35**	**6,769**
Q2	**1,449**	**2,262**	**1,088**	**1,557**	**339**	**6,695**
Q3	**653**	**3,195**	**734**	**567**	**12**	**5,161**
Q4	**769**	**1,255**	**348**	**487**	**6**	**2,865**
2023						
Q1	**189**	**1,361**	**1,187**	**956**	**7**	**3,700**

Source: U.S. Census Bureau, Building Permits Survey

F.4 New Housing Units Completed in New York City, 1964-2022

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1964	9,503	13,555	15,833	10,846	2,182	**51,919**
1965	6,247	10,084	14,699	16,103	2,319	**49,452**
1966	7,174	6,926	8,854	6,935	2,242	**32,131**
1967	4,038	3,195	7,108	5,626	3,069	**23,036**
1968	3,138	4,158	2,707	4,209	3,030	**17,242**
1969	1,313	2,371	6,570	3,447	3,768	**17,469**
1970	1,652	1,695	3,155	4,230	3,602	**14,334**
1971	7,169	2,102	4,708	2,576	2,909	**19,464**
1972	11,923	2,593	1,931	3,021	3,199	**22,667**
1973	6,294	4,340	2,918	3,415	3,969	**20,936**
1974	3,380	4,379	6,418	3,406	2,756	**20,339**
1975	4,469	3,084	9,171	2,146	2,524	**21,394**
1976	1,373	10,782	6,760	3,364	1,638	**23,917**
1977	721	3,621	2,547	1,350	1,984	**10,223**
1978	464	345	3,845	697	1,717	**7,068**
1979	405	1,566	4,060	1,042	2,642	**9,715**
1980	1,709	708	3,306	783	2,380	**8,886**
1981	396	454	4,416	1,152	2,316	**8,734**
1982	997	332	1,812	2,451	1,657	**7,249**
1983	757	1,526	2,558	2,926	1,254	**9,021**
1984	242	1,975	3,500	2,291	2,277	**10,285**
1985	557	1,301	1,739	1,871	1,939	**7,407**
1986	968	2,398	4,266	1,776	2,715	**12,123**
1987	1,177	1,735	4,197	2,347	3,301	**12,757**
1988	1,248	1,631	5,548	2,100	2,693	**13,220**
1989	847	2,098	5,979	3,560	2,201	**14,685**
1990	872	929	7,260	2,327	1,384	**12,772**
1991	656	764	2,608	1,956	1,627	**7,611**
1992	802	1,337	3,750	1,498	1,136	**8,523**
1993	886	616	1,810	801	1,466	**5,579**
1994	891	1,035	1,927	1,527	1,573	**6,953**
1995	1,166	1,647	2,798	1,013	1,268	**7,892**
1996	1,075	1,583	1,582	1,152	1,726	**7,118**
1997	1,391	1,369	816	1,578	1,791	**6,945**
1998	575	1,333	5,175	1,263	1,751	**10,097**
1999	1,228	1,025	2,341	2,119	2,264	**8,977**
2000	1,390	1,635	5,057	2,206	3,384	**13,672**
2001	1,581	2,465	5,859	1,599	2,809	**14,313**
2002	1,554	2,384	6,866	2,388	1,894	**15,086**
2003	1,450	4,783	4,718	3,000	3,482	**17,433**
2004	3,156	4,601	6,279	2,836	2,319	**19,191**
2005	2,945	4,957	5,281	4,702	1,930	**19,815**
2006	4,236	6,162	7,105	5,858	1,866	**25,227**
2007	4,469	7,083	7,584	5,883	1,435	**26,454**
2008	4,144	7,242	6,047	5,468	1,014	**23,915**
2009	2,905	7,525	6,901	4,674	874	**22,879**
2010	4,192	7,256	6,956	3,677	796	**22,877**
2011	3,346	4,765	5,730	2,782	611	**17,234**
2012	1,882	3,558	1,078	2,573	598	**9,689**
2013	1,483	4,562	3,641	4,152	605	**14,443**
2014	1,780	4,399	3,430	3,080	524	**13,213**
2015	2,574	5,621	3,701	3,154	544	**15,594**
2016	2,457	8,945	7,338	3,457	1,250	**23,447**
2017	2,737	11,256	5,494	5,300	687	**25,474**
2018	4,757	9,428	7,261	6,326	861	**28,633**
2019	4,316	10,263	4,884	4,639	654	**24,756**
2020	4,433	8,757	3,802	2,689	504	**20,185**
2021	4,455	11,471	3,486	8,245	548	**28,205**
2022	**4,994**	**8,253**	**4,897**	**7,317**	**463**	**25,924**

Source: NYC Department of City Planning; Data from 2010 forward from DCP Housing Database Project-Level Files, for residential Class A units only in newly constructed buildings.

Note: Housing unit count is based on the number of Certificates of Occupancy issued by NYC Department of Buildings (DOB), or equivalent action by the Empire State Development Corporation or NYS Dormitory Authority. Data is updated periodically and may not match that presented in earlier reports.

F.5 Number of Residential Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 2017-2022

	2017	2018	2019	2020	2021	2022
Private Plans	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
New Construction	224 (4,731)	233 (7,155)	227 (5,358)	186 (3,511)	183 (4,160)	130 (3,089)
Rehabilitation	33 (507)	42 (792)	43 (480)	37 (180)	33 (161)	42 (342)
Conversion (Non-Eviction)	18 (717)	11 (545)	11 (745)	12 (760)	4 (352)	3 (206)
Conversion (Eviction)	0	0	0	0	0	0
Private Total	**275 (5,955)**	**286 (8,492)**	**281 (6,583)**	**235 (4,451)**	**220 (4,673)**	**205 (3,637)**
HPD Sponsored Plans	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
New Construction	0	0	0	0	0	0
Rehabilitation	0	1 (12)	0	0	0	0
Conversion (Non-Eviction)	0	0	0	0	0	0
Conversion (Eviction)	0	0	0	0	0	0
HPD Total	**0**	**1 (12)**	**0**	**0**	**0**	**0**
Grand Total	**275 (5,955)**	**287 (8,504)**	**281 (6,583)**	**235 (4,451)**	**220 (4,673)**	**205 (3,637)**

Source: NYS Attorney General's Office, Real Estate Financing Bureau

Note: Figures exclude "Homeowner," "Other," and "No Action" plans/units. Data from 2017-2018 was updated in 2020 to reflect only residential housing units. Prior data relied on "total units," which includes residential, commercial, and storage units, as well as parking spaces (in addition to other categories with very few units).

F.6 Number of Units in Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 1995-2022

Year	New Construction	Conversion Eviction	Conversion Non-Eviction	Rehabilitation	Total: New Construction Conversion & Rehab	Units in HPD Sponsored Plans
1995	614	426	201	1,258	**2,499**	935
1996	83	16	196	284	**579**	0
1997	1,417	38	131	852	**2,438**	533
1998	3,225	0	386	826	**4,437**	190
1999	1,123	343	359	1,029	**2,854**	295
2000	1,911	203	738	220	**3,072**	179
2001	3,833	22	1,053	124	**5,032**	22
2002	2,576	260	1,974	348	**5,158**	260
2003	4,870	0	639	418	**5,927**	0
2004	6,018	274	1,550	334	**8,176**	274
2005	12,210	269	2,356	223	**15,058**	269
2006	19,870	273	6,331	0	**26,474**	273
2007*	14,159	45	4,832	56	**19,092**	87
2008*	10,520	188	2,286	90	**13,084**	188
2009*	5,327	50	618	208	**6,203**	205
2010*	3,493	161	746	0	**4,400**	218
2011*	2,765	106	208	14	**3,093**	0
2012*	1,943	19	1,164	75	**3,201**	19
2013*	2,849	0	693	406	**3,948**	95
2014*	4,277	0	3,821	385	**8,483**	0
2015*	6,118	0	2,331	460	**8,909**	70
2016*	4,726	0	1,311	301	**6,338**	0
2017*	4,731	0	717	507	**5,955**	0
2018*	7,155	0	545	804	**8,504**	12
2019*	5,358	0	745	480	**6,583**	0
2020*	3,511	0	760	180	**4,451**	0
2021*	4,160	0	352	161	**4,673**	0
2022*	**3,089**	**0**	**206**	**342**	**3,637**	**0**

Source: NYS Attorney General's Office, Real Estate Financing Bureau

*2007-2022 data is based on residential units. Prior years data relies on "total units," which includes residential, commercial and storage units, as well as parking spaces (in addition to other categories with very few units). For context, on average, from 2007-2019, the number of residential units was 23.1% lower than total units.

Note: Rehabilitated units were tabulated separately from 1994 on. NYC Dept. of Housing Preservation and Development (HPD) Plans are a subset of all plans.

F.7 Tax Incentive Programs, 2020-2022

Buildings Newly Receiving Certificates for 421-a Exemptions, 2020-2022

	2020			2021			2022		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	120	138	3,437	61	67	1,744	93	103	2,810
Brooklyn	130	136	3,722	240	253	5,313	240	271	6,670
Manhattan	20	21	944	22	22	1,507	18	18	1,883
Queens	47	51	2,136	58	65	1,356	71	73	2,093
Staten Island	3	5	73	0	0	0	0	0	0
TOTAL	**320**	**351**	**10,312**	**381**	**407**	**9,920**	**422**	**465**	**13,456**

Buildings Newly Receiving J-51 Tax Abatements and Exemptions, 2020-2022

	2020			2021			2022		
	Certified Buildings	Certified Units	Certified Cost ($1,000s)	Certified Buildings	Certified Units	Certified Cost ($1,000s)	Certified Buildings	Certified Units	Certified Cost ($1,000s)
Bronx	12	532	$2,035	51	2,704	$5,067	61	4,907	$4,640
Brooklyn	23	589	$3,195	70	1,684	$3,147	55	1,964	$4,057
Manhattan	4	138	$439	7	268	$795	18	728	$2,659
Queens	96	681	$275	113	2,706	$3,215	306	7,141	$8,711
Staten Island	0	0	$0	0	0	$0	2	161	$168
TOTAL	**135**	**1,940**	**$5,945**	**241**	**7,362**	**$12,224**	**442**	**14,901**	**$20,234**

Source: NYC Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs

F.8 Tax Incentive Programs – Units Receiving Initial Benefits, 1981-2022

Year	421-a	J-51	Year	421-a	J-51
1981	3,505	--	2002	4,953	70,145
1982	3,620	--	2003	3,782	74,005
1983	2,088	--	2004	6,738	117,503
1984	5,820	--	2005	5,062	66,370
1985	5,478	--	2006	3,875	66,010
1986	8,569	--	2007	4,212	55,681
1987	8,286	--	2008	4,521	64,478
1988	10,079	109,367	2009	4,613	37,867
1989	5,342	64,392	2010	5,895	50,263
1990	980	113,009	2011	11,007	54,775
1991	3,323	115,031	2012	10,856	45,886
1992	2,650	143,593	2013	7,890	55,659
1993	914	122,000	2014	6,945	40,787
1994	627	60,874	2015	5,468	44,259
1995	2,284	77,072	2016	4,493	34,311
1996	1,085	70,431	2017	20,804	22,877
1997	2,099	145,316	2018	28,292	29,815
1998	2,118	103,527	2019	22,754	13,487
1999	6,123	82,121	2020	10,312	1,940
2000	2,828	83,925	2021	9,920	7,362
2001	4,870	81,321	**2022**	**13,456**	**14,901**

Source: NYC Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs

F.9 Building Demolitions in New York City, 1985-2022

	Bronx		Brooklyn		Manhattan		Queens		Staten Island		Total	
Year	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total
1985	81	157	3	101	59	73	3	133	1	31	147	495
1986	48	96	14	197	19	38	3	273	4	67	88	671
1987	14	55	2	130	22	33	1	273	6	83	45	574
1988	3	34	2	169	25	44	2	269	0	160	32	676
1989	6	48	8	160	20	38	3	219	0	109	37	574
1990	4	29	3	133	20	28	5	119	0	71	32	380
1991	10	33	15	95	9	14	1	68	0	32	35	242
1992	12	51	6	63	2	5	1	41	0	33	21	193
1993	0	17	4	94	0	1	3	51	0	5	7	168
1994	3	14	4	83	5	5	2	42	0	8	14	152
1995	2	18	0	81	0	0	2	37	0	17	4	153
1996	-	30	-	123	-	25	-	118	-	84	-	380
1997	-	29	-	127	-	51	-	168	-	119	-	494
1998	-	71	-	226	-	103	-	275	-	164	-	839
1999	-	67	-	211	-	53	-	227	-	159	-	717
2000	-	64	-	499	-	101	-	529	-	307	-	1,500
2001	-	96	-	421	-	160	-	519	-	291	-	1,487
2002	-	126	-	500	-	89	-	600	-	456	-	1,771
2003	-	161	-	560	-	100	-	865	-	564	-	2,250
2004	-	238	-	691	-	141	-	1,128	-	547	-	2,745
2005	-	245	-	1,080	-	145	-	1,545	-	477	-	3,492
2006	-	334	-	1,109	-	259	-	1,485	-	381	-	3,568
2007	-	302	-	984	-	282	-	1,407	-	308	-	3,283
2008	-	206	-	925	-	252	-	1,082	-	215	-	2,680
2009	-	166	-	467	-	153	-	663	-	177	-	1,626
2010	-	121	-	326	-	76	-	464	-	129	-	1,116
2011	-	93	-	308	-	124	-	463	-	141	-	1,129
2012	-	121	-	284	-	144	-	434	-	139	-	1,122
2013	-	105	-	367	-	145	-	453	-	216	-	1,286
2014	-	125	-	454	-	121	-	555	-	258	-	1,513
2015	-	116	-	668	-	225	-	612	-	266	-	1,887
2016	-	139	-	642	-	178	-	655	-	235	-	1,849
2017	-	136	-	573	-	114	-	579	-	320	-	1,722
2018	-	190	-	661	-	146	-	624	-	267	-	1,888
2019	-	245	-	741	-	246	-	663	-	214	-	2,109
2020	-	231	-	450	-	130	-	406	-	188	-	1,405
2021	-	235	-	525	-	119	-	461	-	203	-	1,543
2022	**-**	**281**	**-**	**663**	**-**	**147**	**-**	**507**	**-**	**198**	**-**	**1,796**

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch; New York City Department of Buildings

Note: The Census Bureau discontinued collecting demolition statistics in December, 1995. The New York City Department of Buildings (DOB) began supplying the total number of buildings demolished from 1996 forward, but does not specify whether buildings are residential or whether they have 5+ units. Demolition statistics from 1985 though 1995 are solely for residential buildings. Data from 1996 through 2018 was received directly from DOB, while data from 2019 forward was derived from published DOB data on the NYC Open Data portal, per criteria set by the DOB FOIL office.

G.1 Additions to the Stabilized Housing Stock, 1994-2022

Year	421-a	J-51	Mitchell-Lama Buyouts State	Mitchell-Lama Buyouts City	Lofts	421-g	420-c	Articles 11/14/15	Formerly Controlled	Total
1994	-	114	0	0	-	-	-	-	-	114
1995	-	88	306	0	-	-	-	-	-	394
1996	-	8	0	0	-	-	-	-	-	8
1997	-	38	323	0	-	-	-	-	-	361
1998	-	135	574	1,263	64	-	-	-	-	2,036
1999	-	33	286	0	71	-	-	-	-	390
2000	-	224	0	0	96	-	-	-	-	320
2001	-	494	0	0	56	-	-	-	-	550
2002	-	260	0	232	16	-	-	-	-	508
1994-2002	*20,240*	*1,394*	*1,489*	*1,495*	*303*	*865*	*5,500*	-	*31,159*	*62,445*
2003	1,929	171	0	279	20	41	0	-	916	3,356
2004	4,941	142	0	229	129	188	0	-	706	6,335
2005	3,380	25	251	481	66	79	0	-	721	5,003
2006	2,264	130	285	2,755	81	5	0	-	634	6,154
2007	2,838	135	2,227	290	35	441	0	-	592	6,558
2008	1,856	55	0	101	35	865	0	-	887	3,799
2009	2,438	18	112	0	36	0	0	-	519	3,123
2010	7,596	80	0	0	9	0	0	-	451	8,136
2011	3,155	498	0	0	6	0	0	-	438	4,097
2012	2,509	108	132	0	17	0	0	-	360	3,126
2013	5,975	407	0	0	26	0	0	-	309	6,717
2014	3,110	243	318	0	21	0	0	-	211	3,903
2015	2,515	0	0	0	18	0	0	-	270	2,803
2016	4,921	59	0	716	5	0	0	828	377	6,906
2017	9,376	208	143	90	10	0	0	1,283	142	11,252
2018	9,452	309	0	0	43	0	0	1,900	141	11,845
2019	5,723	196	0	353	22	0	0	2,164	361	8,819
2020	4,030	67	0	0	36	0	0	0	146	4,279
2021	6,007	76	0	0	11	0	0	101	244	6,439
2022	3,759	119	0	0	3	0	0	273	225	4,379
Total	**108,014**	**4,440**	**4,957**	**6,789**	**932**	**2,484**	**5,500**	**6,549**	**39,809**	**179,474**

421-a Notes: Between 1994-2002, a count of 26,987 421-a units includes co-op and condo units that were created under the 421-a program. Analysis of the Real Property Asset Database (RPAD) shows that on average from 1994 to 2002, 25% of 421-a units were owner units and 75% were rental units. Therefore, an estimated 20,240 units were added to the rent stabilized stock. Since 2003, 421-a data is obtained from HCR, which provides 12 months' worth of data from April 1 to March 31 of the following year, as shown above.

J-51 Notes: The numbers represent units that were not rent stabilized prior to entering the J-51 Program. Most units participating in the J-51 Program were rent stabilized prior to their J-51 status and therefore are not considered additions to the rent stabilized stock.

Articles 11, 14, and 15 Notes: Data prior to 2016 not available.

Loft Notes: Loft conversion counts are not available from 1994 to 1997.

421-g, 420-c and Rent Controlled Notes: Counts for individual years between 1994 and 2002 are not available; only an aggregate is available.

Additional 421-g Notes: The 421-g tax incentive program provides a 14-year tax exemption and abatement benefits for the conversion of commercial buildings to multiple dwellings in the Lower Manhattan Abatement Zone, generally defined as the area south of the centerline of Murray, Frankfort and Dover Streets, excluding Battery Park City and the piers. All rental units in the project become subject to rent stabilization for the duration of the benefits. No additional units will be added since the program required that building permits be dated on or before June 30, 2006.

Sources: NYC Department of Housing Preservation and Development (HPD), Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data, and Office of Housing Operations; and NYC Loft Board

G.2 Additions to the Stabilized Housing Stock by Borough, 2022

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
421-a	1,323	1,385	389	662	0	3,759
J-51	8	111	0	0	0	119
Mitchell-Lama Buyouts (City & State)	0	0	0	0	0	0
Lofts	0	0	3	0	0	3
Article 11, 14 & 15	204	0	0	69	0	273
Formerly Controlled	26	43	137	19	0	225
Total Additions	**1,561**	**1,539**	**529**	**750**	**0**	**4,379**

Sources: NYC Department of Housing Preservation and Development (HPD), Tax Incentive Programs and Division of Housing Supervision (Mitchell-Lama Developments); NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data, and Office of Housing Operations; and NYC Loft Board

G.3 Median and Average Rent of Initially Registered Rent Stabilized Apartments by Borough, 2015-2022

Median Rent	2015	2016	2017	2018	2019	2020	2021	2022
Bronx	$1,434	$1,480	$1,533	$1,579	$1,557	$2,147	$2,100	$2,556
Brooklyn	$2,500	$3,285	$2,595	$2,975	$2,550	$2,200	$1,955	$2,277
Manhattan	$4,378	$2,878	$4,868	$4,300	$6,432	$2,468	$3,350	$2,078
Queens	$2,395	$3,005	$3,000	$3,617	$2,400	$2,100	$2,345	$2,404
Staten Island	-	$2,160	$1,561	-	-	-	-	$1,437
NYC	**$2,167**	**$2,750**	**$2,685**	**$3,000**	**$4,798**	**$2,200**	**$2,295**	**$2,388**

Average Rent	2015	2016	2017	2018	2019	2020	2021	2022
Bronx	$1,452	$1,544	$1,592	$1,574	$1,603	$2,122	$2,419	$2,508
Brooklyn	$2,690	$3,419	$3,214	$3,309	$3,034	$2,307	$1,971	$2,319
Manhattan	$4,878	$3,503	$5,821	$4,550	$5,848	$4,745	$5,075	$2,969
Queens	$2,490	$3,159	$3,304	$3,999	$2,675	$2,194	$2,530	$2,269
Staten Island	-	$2,162	$1,553	-	-	-	-	$1,232
NYC	**$2,766**	**$2,971**	**$3,606**	**$3,490**	**$4,463**	**$2,916**	**$2,591**	**$2,452**

Note: Rent figures not available for Staten Island in some years due to too few or no initially registered apartments.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

G.4 Subtractions from the Stabilized Housing Stock Due to High-Rent High-Income Deregulation by Borough, 1994-2020

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1994	0	0	904	0	0	904
1995	0	0	346	0	0	346
1996	1	0	180	4	0	185
1997	1	0	157	2	0	160
1998	3	0	366	3	0	372
1999	2	1	279	1	0	283
2000	2	1	227	0	0	230
2001	3	0	209	2	0	214
2002	1	1	258	2	0	262
2003	2	13	177	6	0	198
2004	0	13	173	8	0	194
2005	4	30	220	11	0	265
2006	8	28	244	21	0	301
2007	9	45	241	14	0	309
2008	10	50	198	20	0	278
2009	16	57	364	20	0	457
2010	9	44	256	27	0	336
2011	6	38	149	19	0	212
2012	5	31	119	10	0	165
2013	3	32	74	18	0	127
2014	4	21	149	12	0	186
2015	13	37	50	9	0	109
2016	1	30	92	23	0	146
2017	6	32	49	20	0	107
2018	7	29	54	19	0	109
2019	3	63	78	16	0	160
2020	0	14	29	4	0	47
Total	**119**	**610**	**5,642**	**291**	**0**	**6,662**

Notes: With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, effective June 14, 2019, occupied apartments can no longer be deregulated. See "High-Rent High-Income Deregulation" section on page 108 for more information.

Figures reflect 12 months' worth of data from April 1 of the previous year to March 31 of each year shown above.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

G.5 Subtractions from the Stabilized Housing Stock Due to High-Rent Vacancy Deregulation by Borough, 1994-2020

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1994	3	9	544	9	0	565
1995	1	111	927	8	0	1,047
1996	10	106	1,203	6	0	1,325
1997	6	77	1,121	0	0	1,204
1998	7	116	2,247	14	0	2,384
1999	11	151	3,586	37	0	3,785
2000	7	279	2,586	62	0	2,934
2001	53	294	4,490	145	0	4,982
2002	64	391	5,431	251	7	6,144
2003	83	640	7,048	416	17	8,204
2004	101	758	7,271	697	29	8,856
2005	184	852	7,303	904	29	9,272
2006	217	1,408	7,187	1,106	65	9,983
2007	375	1,409	7,114	1,380	64	10,342
2008	447	1,884	8,600	1,787	82	12,800
2009	537	2,013	8,718	2,195	94	13,557
2010	581	2,154	7,807	2,290	79	12,911
2011	654	2,256	6,378	2,032	44	11,364
2012	281	1,189	4,289	922	32	6,713
2013	197	994	2,924	654	32	4,801
2014	309	1,247	3,572	1,056	51	6,235
2015	432	1,773	4,280	1,510	54	8,049
2016	179	1,132	2,522	824	33	4,690
2017	186	870	1,738	695	28	3,517
2018	175	1,197	2,276	941	39	4,628
2019	310	1,638	4,773	1,111	46	7,878
2020	96	583	1,018	509	10	2,216
Total	**5,506**	**25,531**	**116,953**	**21,561**	**835**	**170,386**

Notes: With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, effective June 14, 2019, high-rent vacancy deregulation is no longer permitted. See “High-Rent Vacancy Deregulation” section on page 108 for more information.

Figures reflect 12 months’ worth of data from April 1 of the previous year to March 31 of each year shown above.

Prior to 2014, registration of deregulated units with HCR was voluntary. These totals therefore represent a ‘floor’ or minimum count of the actual number of deregulated units in these years. Since 2014, the annual apartment registration must indicate that an apartment is permanently exempt.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

G.6 Subtractions from the Stabilized Housing Stock, 1994-2022

	High-Rent High-Income Deregulation*	High-Rent Vacancy Deregulation*	Co-op/Condo Conversion	421-a Expiration	J-51 Expiration	Substantial Rehab	Commercial/ Professional Conversion	Other	Total
1994	904	565	5,584	2,005	1,345	332	139	1,904	12,778
1995	346	1,047	4,784	990	1,440	334	113	1,670	10,724
1996	185	1,325	4,733	693	1,393	601	117	1,341	10,388
1997	160	1,204	3,723	1,483	1,340	368	109	1,365	9,752
1998	372	2,384	3,940	2,150	1,412	713	78	1,916	12,965
1999	283	3,785	2,822	3,514	1,227	760	110	1,335	13,836
2000	230	2,934	3,147	3,030	884	476	729	1,372	12,802
2001	214	4,982	2,153	770	1,066	399	88	1,083	10,755
2002	262	6,144	1,774	653	1,081	508	45	954	11,421
2003	198	8,204	1,474	651	854	340	59	912	12,692
2004	194	8,856	1,564	493	609	268	79	954	13,017
2005	265	9,272	1,692	451	545	692	111	1,017	14,045
2006	301	9,983	1,567	263	236	350	135	1,139	13,974
2007	309	10,342	1,455	161	270	297	66	1,304	14,204
2008	278	12,800	1,405	376	176	421	56	1,321	16,833
2009	457	13,557	1,153	1,075	286	441	62	1,557	18,588
2010	336	12,911	1,130	657	143	274	32	1,424	16,907
2011	212	11,364	1,098	415	230	174	29	653	14,175
2012	165	6,713	924	336	244	481	74	562	9,499
2013	127	4,801	774	757	188	308	31	611	7,597
2014	186	6,235	789	1,011	137	226	13	416	9,013
2015	109	8,049	618	1,079	287	288	13	369	10,812
2016	146	4,690	665	749	460	216	160	438	7,524
2017	107	3,517	672	1,363	363	211	24	400	6,657
2018	109	4,628	791	1,016	375	209	7	333	7,468
2019	160	7,878	600	892	423	260	12	1,038	11,263
2020	47	2,216	481	1,885	355	175	2	1,471	6,632
2021	0	0	480	1,959	397	158	2	2,428	5,424
2022	0	0	529	1,763	369	322	3	3,983	6,969
Total	**6,662**	**170,386**	**52,521**	**32,640**	**18,135**	**10,602**	**2,498**	**35,270**	**328,714**

Note: Figures reflect 12 months' worth of data from April 1 of the previous year to March 31 of each year shown above.

Co-op/Condo Note: Subtractions from the stabilized stock in co-ops and condos are due to two factors: (1) stabilized tenants vacating rental units in previously converted buildings and (2) new conversions of stabilized rental units to ownership.

*High-Rent Deregulation Note: With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, effective June 14, 2019, occupied apartments can no longer be deregulated. See High-Rent Deregulation sections on page 108 for more information.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

G.7 Subtractions from the Stabilized Housing Stock by Borough, 2022

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
Co-op/Condo Conversion	56	164	170	137	2	529
421-a Expirations	16	101	1,445	200	1	1,763
J-51 Expirations	15	99	188	67	0	369
Substantial Rehabilitation	89	120	31	78	4	322
Commercial/Professional Conversion	0	0	3	0	0	3
Other	60	1,584	1,890	445	4	3,983
Total Subtractions	**236**	**2,068**	**3,727**	**927**	**11**	**6,969**

Figures reflect 12 months' worth of data from April 1 of the previous year to March 31 of the year shown above.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

Glossary & Index

Glossary of Rent Regulation

Adjustable Rate Mortgage (ARM): Similar to a variable rate mortgage except that interest rate adjustments are capped in order to protect lenders and borrowers from sudden upturns or downturns in a market index.

Affordable Housing: As defined by the United States Department of Housing and Urban Development, any housing accommodation for which a tenant household pays 30% or less of its income for shelter.

Affordable New York Housing Program: See "421-a Tax Incentive Program"

Class A Multiple Dwelling: As defined under the Multiple Dwelling Law, a multiple dwelling building which is generally occupied as a permanent residence. The class includes such buildings as apartment houses, apartment hotels, maisonette apartments, and all other multiple dwellings except Class B dwellings.

Class B Multiple Dwelling: A multiple dwelling which is occupied, as a rule, transiently, as the more or less temporary abode of individuals or families. This class includes such buildings as hotels, lodging houses, rooming houses, boarding schools, furnished room houses, college and school dormitories.

Condominium (Condo): A form of property ownership in which units are individually owned and the owners acquire shares in an association that owns and cares for common areas.

Cooperative (Co-op): A form of property ownership in which a building or complex is owned by a corporation. Shares in the corporation are allocated per apartment and the owners of those shares, who are called proprietary lessees, may either live in the apartment for which the shares are allocated or rent that apartment to a sub-tenant.

Core Manhattan: The area of Manhattan south of 96th Street on the East Side and 110th Street on the West Side. See also "Upper Manhattan."

Debt Service: Repayment of loan principal and interest; the projected debt service is the determining factor in setting the amount of the loan itself.

Debt Service Ratio: The net operating income divided by the debt service; it measures a borrower's ability to cover mortgage payments using a building's net operating income.

Decontrol: See "Deregulation."

Department of Housing Preservation and Development (HPD): The New York City agency with primary responsibility for promulgating and enforcing housing policy and laws in the City. See also Division of Housing and Community Renewal.

Deregulation: Also known as "Decontrol" or "Destabilization." Prior to 2019, deregulation occurred by action of the owner when an apartment under either rent control or rent stabilization legally met the criteria for leaving regulation. When an apartment was deregulated, the rent was able to be set at 'market rate.' There are two types of deregulation, "High-Rent/High-Income Deregulation" and "High-Rent Vacancy Deregulation." See these individual terms for more details. With the passage of the Rent Laws of 2019, deregulation was repealed. Refer to the NYS Division of Housing and Community Renewal for the thresholds that applied prior to 2019.

Destabilization: See "Deregulation."

DHCR: See "Division of Housing and Community Renewal."

Disability Rent Increase Exemption (DRIE): A program which freezes the rent of a New York City tenant or tenant's spouse who is disabled (defined as receiving either Federal Supplemental Security

Income, Federal Social Security Disability Insurance, US Department of Veterans Affairs disability pension or compensation, or Disability-related Medicaid) and living in a rent regulated apartment. To currently qualify for this benefit, a household of any size must make a combined household income no more than $50,000 per year, as well as paying at least 1/3 of their income toward their rent.

Discount Rate: The interest rate Federal Reserve Banks charge for loans to depository institutions.

Distressed Buildings: Buildings that have operating and maintenance expenses greater than gross income are considered distressed.

Division of Housing and Community Renewal (DHCR): Part of NYS Homes & Community Renewal (HCR), the New York State agency with primary responsibility for formulating New York State housing policy, and monitoring and enforcing the provisions of the state's residential rent regulation laws.

Emergency Tenant Protection Act of 1974 (ETPA): Chapter 576 Laws of 1974: In Nassau, Rockland and Westchester counties, rent stabilization applies to non-rent controlled apartments in buildings of six or more units built before January 1, 1974 in localities that have declared an emergency and adopted ETPA. In order for rents to be placed under regulation, there has to be a rental vacancy rate of less than 5% for all or any class or classes of rental housing accommodations. Some municipalities limit ETPA to buildings of a specific size, for instance, buildings with 20 or more units. Each municipality declaring an emergency and adopting local legislation pays the cost of administering ETPA (in either Nassau, Rockland or Westchester County). In turn, each municipality can charge the owners of subject housing accommodations a fee (up to $10 per unit per year).

Eviction: An action by a building owner in a court of competent jurisdiction to obtain possession of a tenant's housing accommodation.

Fair Market Rent (FMR): In New York City, when a tenant voluntarily vacates a rent controlled apartment, the apartment becomes decontrolled. If that apartment is in a building containing six or more units, the apartment becomes rent stabilized. The owner may charge the first stabilized tenant a fair market rent. All future rent increases are subject to limitations under the Rent Stabilization Law, whether the same tenant renews the lease or the apartment is rented to another tenant. The Rent Stabilization Law permits the first stabilized tenant after decontrol to challenge the first rent charged after decontrol, through a Fair Market Rent Appeal, if the tenant believes that the rent set by the owner exceeds the fair market rent for the apartment. The Appeal is decided taking into consideration the Fair Market Rent Special Guideline and rents for comparable apartments.

Family Assistance Program (FAP): NY State's TANF program. See "Temporary Assistance to Needy Families."

Federal Deposit Insurance Corporation (FDIC): Established by the federal government in 1950 to insure the deposits of member banks and savings associations.

Federal Reserve Board: The central bank of the United States founded by Congress in 1913 to provide the nation with a safer, more flexible, and more stable monetary and financial system.

Federal Funds Rate: Set by the Federal Reserve, this is the rate banks charge each other for overnight loans.

Fixed Rate Mortgage (FRM): The interest rate is constant for the term of a mortgage.

421-a Tax Incentive Program (a.k.a. Affordable New York Housing Program): Created in 1970 and amended periodically by the NYS Legislature. Offers tax exemptions to qualifying new multifamily properties containing three or more rental units. Apartments built with 421-a tax exemptions are subject to the provisions of the Rent Stabilization Laws during the exemption period. Thus, 421-a tenants share the same tenancy protections as stabilized tenants and initial rents are then confined to increases established by the Rent Guidelines Board. Note that this program expired on June 15, 2022, although those buildings which began construction prior to this date may still apply for the program.

Gross City Product (GCP): The dollar measurement of the total citywide production of goods and services in a given year.

Guideline Rent Adjustments: The percentage change of the rent that is allowed when a new or renewal lease is signed in a rent stabilized apartment. This percentage is determined by the New York City Rent Guidelines Board for leases signed between October 1 of the current year and September 30 of the following year. The percentage change allowed is dependent on the term of the lease. Sometimes additional factors, such as the amount of the rent, whether or not electricity is included in the rent and the past rental history, have also resulted in varying adjustments. Although in the past the RGB customarily set separate adjustments for vacancy leases, this responsibility shifted to the State for the period between the passage of the Rent Regulation Reform Act of 1997, which established statutory vacancy increases, and the passage of the Rent Laws of 2019, which repealed these allowances. Commencing with the Rent Laws of 2019, these guidelines apply to all leases and increase periods. Therefore, consistent with guidance from New York State Homes and Community Renewal (HCR), the Board may authorize the guidelines to apply to vacant apartment and loft units that become occupied during the term of the Order, as well as to renewal leases or periods. No more than one guideline adjustment may be added during any guideline year.

High-Rent/High-Income Deregulation ("Luxury Decontrol"): Starting with the Rent Regulation Reform Act of 1993, the change in an apartment's status from being rent regulated to being deregulated because the household income of the tenant's in the apartment exceeded a certain threshold AND the rent of the apartment exceeded a certain threshold. These guidelines were modified periodically with the passage of various Rent Laws/Acts through 2015. In 2019, with the passage of the Rent Laws of 2019, deregulation was repealed indefinitely. Refer to the NYS Division of Housing and Community Renewal for the thresholds that applied prior to 2019.

High-Rent/Vacancy Deregulation ("Vacancy Decontrol"): Starting with the Rent Regulation Reform Act of 1993, a process by which a rent regulated unit became deregulated upon the vacancy of the prior tenant, when the rent of the apartment exceeded a certain threshold. These guidelines were modified periodically with the passage of various Rent Laws/Acts through 2015. In 2019, with the passage of the Rent Laws of 2019, deregulation was repealed indefinitely. Refer to the NYS Division of Housing and Community Renewal for the thresholds that applied prior to 2019.

Homes and Community Renewal (HCR): See "Division of Housing and Community Renewal."

Hotel: Under rent stabilization, a multiple dwelling that provides all of the following services included in the rent:
(1) Maid service, consisting of general house cleaning at a frequency of at least once a week;
(2) Linen service, consisting of providing clean linens at a frequency of at least once a week;
(3) Furniture and furnishings, including at a minimum a bed, lamp, storage facilities for clothing, chair and mirror in a bedroom; such furniture to be maintained by the hotel owner in reasonable condition; and
(4) Lobby staffed 24 hours a day, seven days a week by at least one employee.

Housing and Vacancy Survey (HVS): A triennial survey of New York City households conducted by the United States Census Bureau data. The survey is used, inter alia, to determine the vacancy rate for residential units in New York City, and gather other information necessary for HPD, RGB, HCR and other housing officials to formulate policy.

Housing Stability and Tenant Protection Act of 2019 (HSTPA): See "Rent Laws of 2019."

HPD: See "Department of Housing Preservation and Development."

HUD: The United States Department of Housing and Urban Development, which is the federal agency primarily responsible for promulgating and enforcing federal housing policy and laws.

HVS: See "Housing and Vacancy Survey."

I&E: Refers to the annual Income and Expense Study performed by the Rent Guidelines Board drawn from summarized data on RPIE forms, the income and expense statements filed annually by owners of stabilized buildings with the New York City Department of Finance.

Individual Apartment Improvements (IAI): An increase in rent based on increased services, new equipment, or improvements. This increase is a NYS policy and is in addition to the regular annual Rent Guidelines Board increases for rent stabilized apartments and Maximum Base Rent increases for rent controlled apartments. If owners add new services, improvements, or new equipment to an occupied rent regulated apartment, owners of rent regulated units can a portion of the cost of qualifying improvements to the legal rent of those units. Owners must get the tenant's written consent to pay the increase and an order from HCR is not required. If any apartment is vacant, the owner does not have to get written consent of a tenant to make the improvement and pass-on the increase. Prior to the passage of the Rent Laws of 2019, the increase remained permanently in the monthly rent, even after the cost of the improvement was recouped. Going forward, the new law caps the amount of reimbursable IAI spending at $15,000 over a 15 year period, for up to three separate IAIs; removes IAI increases and RGB increases based on the IAI after 30 years, instead of allowing them to remain permanent; lowers increases by lengthening the IAI formula's amortization period; and strengthens enforcement by requiring HCR to randomly audit and inspect at least 10 percent of IAIs annually.

Initial Legal Registered Rent: Under rent stabilization, the lawful rent for the use and occupancy of housing accommodations under the Rent Stabilization Law or the Emergency Tenant Protection Act, as first registered with HCR, which has not been challenged pursuant to regulation, or if challenged, has been determined by HCR.

***In Rem*:** *In Rem* units include those located in structures owned by the City of New York as a result of an in rem proceeding initiated by the City after the owner failed to pay tax on the property for one or more years. Though many of these units in multiple dwellings had previously been subject to either rent control or rent stabilization, they are exempt from both regulatory systems during the period of city ownership.

J-51 Tax Incentive Program: A New York City program under which, in order to encourage development and rehabilitation, property tax abatements and exemptions are granted. In consideration of receiving these tax abatements, and at least for the duration of the abatements, the owner of these buildings agree to place under rent stabilization those apartments which would not otherwise be subject to rent stabilization. This program provides real estate tax exemptions and abatements to existing residential buildings that are renovated or rehabilitated in ways that conform to the requirements of the statute. It also provides these benefits to residential buildings that were converted from commercial structures.

Legal Rent: The maximum rent level that a landlord is entitled to charge a tenant for a rent regulated unit. The landlord of a rent stabilized unit must annually register that legal rent with HCR.

Loft Board: A New York City agency that regulates lofts. Lofts are governed by Article 7-C of the Multiple Dwelling Law, and are not (until brought up to Code) within HCR's rent regulatory jurisdiction.

Loan-to-Value Ratio (LTV): An expression of the safety of a mortgage principal based on the value of the collateral (e.g., an LTV of 50% means that a lender is willing to provide a mortgage up to half the value of a building). A decline in LTV may indicate a tightening of lending criteria and vice versa.

Longitudinal: The type of analysis that provides a comparison of identical elements over time, such as comparing data from 2019 to the same data in 2018.

Major Capital Improvements (MCI): When owners make improvements or installations to a building subject to the rent stabilization or rent control laws, they may be permitted to increase the building's rent based on the actual, verified cost of the improvement. To be eligible for a rent increase, the MCI must be a new installation and not a repair to old equipment. For example, an owner may receive an MCI increase for a new boiler or a new roof but not for a repaired or rebuilt one. Other building-wide work may qualify as MCIs as well, such as "pointing and water-proofing" a complete building where necessary. The Rent Stabilization Code also stipulates that applications for MCI rent increases must be filed within two years of completion of the installation. MCI rent increases must be approved by HCR. Prior to the passage of the Rent Laws of 2019, the increase remained permanently in the monthly rent, even after the cost of the improvement was recouped. Going forward, the new law caps the annual MCI rent increase at two percent statewide, down from the current six percent in New York City and 15 percent in other counties currently covered by ETPA; caps any MCI rent increases approved within the last seven years at the lower percentage beginning in September 2019; removes MCI increases and RGB increases based on an MCI after 30 years, instead of allowing them to remain in effect permanently; tightens the rules governing the spending that qualifies for an MCI increase; strengthens enforcement by requiring that 25 percent of MCIs be inspected and audited by DHCR annually.; and lowers rent increases by lengthening the MCI formula's amortization period.

Maximum Base Rent Program (MBR): The Maximum Base Rent Program is the mechanism for authorizing rent increases for New York City apartments subject to rent control so as to ensure adequate income for their operation and maintenance. New York City Local Law 30 of 1970 stipulates that Maximum Base Rents be established for rent controlled apartments according to a formula calculated to reflect real estate taxes, water and sewer charges, operating and maintenance expenses, return on capital value and vacancy and collection loss allowance. The Maximum Base Rent (MBR) is updated every two years by a factor that incorporates changes in these operating costs.

Maximum Collectible Rent (MCR): The rent that rent controlled tenants pay is called the Maximum Collectible Rent (MCR). The MCR generally is less than the MBR. Pursuant to the Housing Stability and Tenant Protection Act (HSTPA) of 2019, the MCR cannot be increased by more than 7.5% per year or the average of the previous five-year Rent Guidelines Board (RGB) increases for each year of the two-year MBR cycles, unless there are Major Capital Improvements or individual apartment rent increases.

Mean and Medians: The "mean" is an arithmetic average of numbers. Numbers at the extreme of a range can have a potentially distorting effect on the mean. The "median" is considered by many as a more constant measure of that same set of numbers because it moderates the distorting effect of any extremes or other aberrations, because it is the 50th percentile of the numbers under analysis, or the number in the middle.

Net Operating Income (NOI): The amount of income remaining after operating and maintenance expenses are paid is typically referred to as Net Operating Income (NOI). NOI can be used for mortgage payments, improvements, federal, state and local taxes and after all expenses are paid, profit.

New York City Housing Authority (NYCHA): The New York City agency that administers public housing and rental assistance programs.

NYC Rent Guidelines Board: See "Rent Guidelines Board."

Nominal Dollars: Dollars not adjusted to take inflation into account. See also "Real Dollars."

O&M: Refers to the operating and maintenance expenses in buildings.

Operating Cost Ratio: The "cost-to-income" ratio, or the percentage of income spent on O&M expenses, is traditionally used by the RGB to evaluate estimated profitability of stabilized housing, presuming that buildings are better off by spending a lower percentage of revenue on expenses.

Order: See "Rent Guidelines Order."

Outer Boroughs: Queens, Brooklyn, the Bronx and Staten Island, or the boroughs of New York City not including Manhattan. These boroughs are often grouped together for purposes of analysis because their economic and demographic attributes are more similar to each other than those found in Manhattan.

PIOC: Price Index of Operating Costs. The major research instrument performed by the RGB staff to determine the annual change in prices for a market basket of goods and services used by owners to operate and maintain rent stabilized buildings.

Points: Up-front service fees charged by lenders.

Post-46 or Post-war: A common classification of residential buildings used by City agencies to describe buildings built after 1946.

Post-73: Buildings built in 1974 or later. Buildings with six or more residential units constructed during or after 1974 may contain rent stabilized units if the building is receiving a tax abatement such as 421-a or J-51.

Preferential Rent: A rent charged by an owner to a tenant that is less than the established legal regulated rent. Starting with the Rent Law of 2003, and continuing through the passage of the Rent Laws of 2019, owners were not required to base renewal lease increases on the preferential rent. Going forward, the new law requires renewal leases to be based on the previously charged preferential rent, if there is one, as was the law prior to 2003.

Pre-74: Buildings built prior to 1974. Buildings with six or more residential units constructed prior to 1974 may contain rent stabilized units.

Pre-47 or Pre-war: A common classification of residential buildings used by City agencies to describe buildings built before 1947.

Real Dollars: Dollars adjusted to take inflation into account. Real dollar figures offer a comparison between years that are pegged to the value of a dollar in a given year. See also "Nominal Dollars."

Registration: Owners are required to register all rent stabilized apartments with HCR by filing an Annual Apartment Registration Form which lists rents and tenancy information as of April 1st of each year.

Renewal Lease: The lease of a tenant in occupancy renewing the terms of a prior lease entered into between the tenant and owner for an additional term. Tenants in rent stabilized apartments have the right to select a lease renewal for a one- or two-year term. The renewal lease must be on the same terms and conditions as the expiring lease unless a change is necessary to comply with a specific law or regulation or is otherwise authorized by the rent regulation. The owner may charge the tenant a Rent Guidelines Board authorized increase based on the length of the renewal lease term selected by the tenant. The law permits the owner to adjust the rent during the lease term if the Rent Guidelines rate was not finalized when the tenant signed the lease renewal offer. A renewal lease should go into effect on or after the date that it is signed and returned to the tenant as well as on the day following expiration of the prior lease. In general, the lease and any rent increase may not begin retroactively. Penalties may be imposed when an owner does not timely offer the tenant a renewal lease or timely return to the tenant an executed copy thereof.

Rent Act of 2011: The law passed by the New York State Legislature in June, 2011 which revised several regulations of rent stabilized units. Most notably, it provides for a maximum of one vacancy increase a year, modified the way individual apartment improvements are calculated, and raised the thresholds for both high-rent/vacancy deregulation and high-rent/high-income deregulation.

Rent Act of 2015: The law passed by the New York State Legislature in June, 2015 which revised several regulations of rent stabilized units. Most notably, it raised the rent thresholds for deregulation of rent stabilized units, altered the formula for calculating Major Capital Improvement Increases, and altered the formula for calculating vacancy lease increases.

Rent Control: The rent regulation program which generally applies to residential buildings constructed before February, 1947 in municipalities for which an end to the postwar rental housing emergency has not been declared. For an apartment to be under rent control, the tenant must generally have been living there continuously since before July 1, 1971 or for less time as a successor to a rent controlled tenant. When a rent controlled apartment becomes vacant, it becomes rent stabilized if the building has six or more units and if the community has adopted Emergency Tenant Protection Act. Formerly controlled apartments may have been decontrolled on various other grounds. Rent control limits the rent an owner may charge for an apartment and restricts the right of an owner to evict tenants. It also obligates the owner to provide essential services and equipment. In New York City, rent increases are governed by the MBR system.

Rent Guidelines Board (RGB): The New York City agency responsible for setting the yearly rent-rate adjustments for the City's rent stabilized apartments, and also the agency which produced this publication. The Board is appointed by the Mayor and consists of two members who represent tenants, two members who represent the real estate industry and five public members.

RGB Rent Index: An index that measures the overall effect of the Board's annual rent increases on contract rents.

RGB: See "Rent Guidelines Board."

Rent Guidelines Order: Rent guideline orders are issued by the rent guidelines boards annually, usually before July 1. For the most part, they establish the percentage change that may be given to rent stabilized/ETPA apartments upon lease renewal. These adjustments are based on the review of operating expenses and other cost of living data.

Rent Laws of 2019: The law passed by the New York State Legislature on June 14, 2019 which promulgated many new provisions for rent regulated units. Among these changes, deregulation of rent stabilized units is no longer permitted, as are vacancy allowances for vacant units. In addition, preferential rents are considered the base rent of the apartment until the unit is vacated; the formulas for IAIs, MCIs and rent controlled rent increases are reformed; and HCR will look back six years when processing overcharge complaints. The law does not have a sunset date. This law is also referred to as the Housing Stability and Tenant Protection Act of 2019.

RPIE Forms: Owners of stabilized buildings are required by Local Law 63 to file Real Property Income and Expense (RPIE) forms annually with the New York City Department of Finance. RPIE forms contain detailed financial information regarding the revenues earned and the costs accrued in the operation and maintenance of stabilized buildings. Buildings with fewer than 11 apartments (except those with commercial units); an assessed value of $40,000 or less; or exclusively residential cooperatives or condominiums are exempt from filing. RPIE forms are also known as I&E forms.

Rent Regulation Reform Act of 1997 (RRRA-97): The law passed by the New York State Legislature in June, 1997 which promulgated several new provisions for rent regulated units. See "High-Rent/ High Income Deregulation", "Vacancy Allowance", and "High-Rent/Vacancy Deregulation". Also known as the "Rent Act."

Rent Stabilization: In New York City, rent stabilized apartments are generally those apartments in buildings of six or more units built between February 1, 1947 and January 1, 1974. Tenants in buildings built before February 1, 1947, who moved in after June 30, 1971 are also covered by rent stabilization. A third category of rent stabilized apartments covers buildings subject to regulation by virtue of various governmental supervision or tax benefit programs. Generally, these buildings are stabilized only while the tax benefits or governmental suspension continues. In some cases, a building with as few as three units may be stabilized. Similar to rent control, stabilization provides other protections to tenants besides regulation of rental amounts. Tenants are entitled to receive required services, to have their leases renewed, and not to be evicted except on grounds allowed by law. Leases may be entered into and renewed for one or two year terms, at the tenant's choice.

Rent Stabilization Code: The Rent Stabilization Code is the body of regulations used by HCR to implement the Rent Stabilization Law and Emergency Tenant Protection Act in New York City. These regulations affect nearly 1 million rent stabilized apartments in New York City. Chapter 888 of the Laws of 1985 authorized HCR to amend the Rent Stabilization Code for New York City. The current Rent Stabilization Code became effective on May 1, 1987, with the latest revision in 2014.

Rental Vacancy Rate: The percentage of the total rental units in an area that are vacant and available for occupancy. The vacancy rate for New York City is determined every three years by the Housing and Vacancy Survey.

Rooming House: Under rent regulation, in addition to its customary usage, a building or portion of a building, other than an apartment rented for single-room occupancy, in which housing accommodations are rented, on a short-term basis of daily, weekly or monthly occupancy, to more than two occupants for whom rent is paid, not members of the landlord's immediate family. The term shall include boarding houses, dormitories, trailers not a part of a motor court, residence clubs, tourist homes and all other establishments of a similar nature, except a hotel or a motor court.

Safety Net Assistance (SNA): An income assistance program set up under the New York State Welfare Reform Act of 1997 to replace Home Relief (HR).

Section 8 Vouchers: A federally-funded housing assistance program that pays participating owners on behalf of eligible tenants to provide decent, safe, and sanitary housing for very low income families at rents they can afford. Housing assistance payments are generally the difference between the local payment standard and 30% of the family's adjusted income. The family has to pay at least 10% of gross monthly income for rent. In NYC, the program is administered by NYCHA.

Section 8 Certificates: A federally-funded housing assistance program that provides housing assistance payments to participating owners on behalf of eligible tenants to provide decent, safe and sanitary housing for low income families in private market rental units at rents they can afford. This is primarily a tenant-based rental assistance program through which participants are assisted in rental units of their choice; however, a public housing agency may also attach up to 15% of its certificate funding to rehabilitated or newly constructed units under a project-based component of the program. All assisted units must meet program guidelines. Housing assistance payments are used to make up the difference between the approved rent due to the owner for the dwelling unit and the family's required contribution towards rent. Assisted families must pay the highest of 30% of the monthly adjusted family income, 10% of gross monthly family income, or the portion of welfare assistance designated for the monthly housing cost of the family.

Senior Citizen Rent Increase Exemption (SCRIE): If a New York City tenant or tenant's spouse is 62 years of age or over (living in a rent regulated apartment), and the combined household income is currently $50,000 per year or less and they are paying at least 1/3 of their income toward their rent, the tenant may apply for the Senior Citizen Rent Increase Exemption (SCRIE). In New York City, the Department of Finance administers the SCRIE program. Outside of New York City, Senior Citizen Rent Increase Exemption is a local option, and communities have different income eligibility limits and regulations. If a New York City tenant qualifies for this program, the tenant is exempt from future rent guidelines increases, Maximum Base Rent increases, MCI increases, and increases based on the owner's economic hardship. New York City senior citizen tenants may also carry this exemption from one apartment to another upon moving, upon the proper application being made to the Department of Finance.

Single-Room Occupancy Housing (SRO): Residential properties in which some or all dwelling units do not contain bathroom or kitchen facilities. Under rent regulation, the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment.

Special Guideline: The New York City Rent Guidelines Board is obligated to promulgate special guidelines to aid the NYS Division of Housing and Community Renewal in its determination of initial legal regulated rents for housing accommodations previously subject to rent control. This is determined each year by the RGB as applicable to the determination of Fair Market Rent Appeals.

Surcharge: An added charge which is paid by the tenant but not included in the legal regulated rent and is not compounded by guidelines adjustments. Examples of surcharges are: extra fees for air conditioners, washing machines, dyers and dishwashers; and for the installation of window guards.

Tax Commission Income and Expense Form (TCIE): An application by building owners to appeal their tax assessments.

Temporary Assistance to Needy Families (TANF): An income assistance program set up under the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 to replace Aid to Families with Dependent Children (AFDC). Under TANF block grant system, each state has the authority to determine who is eligible, the level of assistance, and how long it will last. The New York State's TANF program is called the Family Assistance Program (FAP).

Term: The length of time in which a mortgage is expected to be paid back to the lender; the shorter the term, the faster the principal must be repaid and consequently the higher the debt service and vice versa.

Transient Occupancy: Among the criteria that must be met for hotel rooms, tourist homes, and motor courts to be exempt from rent regulation is that they are used for transient occupancy. Whether occupancy is transient depends on a number of factors, including whether rates are charged by the day, week, or month, and the proportions of occupants who stay for various lengths of time.

Upper Manhattan: The area of Manhattan north of 96th Street on the East Side and 110th Street on the West Side. See also "Core Manhattan."

Vacancy Allowance: A provision in the Rent Regulation Reform Act of 1997 (and following Laws/Acts, prior to the Rent Laws of 2019) allowing owners of rent stabilized units to raise by a certain percentage the legal rent of a vacant unit. For an incoming tenant who opted for a two-year lease, the vacancy allowance was 20%. The Rent Laws of 2019 eliminated the statutory vacancy allowance and does not permit Rent Guidelines Boards to establish a separate vacancy allowance. However, if authorized by the Rent Guidelines Board, the owner may add a one or two-year guideline to all leases, including vacancy leases. The owner cannot add more than one guideline adjustment within the same guideline year.

Vacancy Lease: When a person rents a rent stabilized apartment for the first time, or, when a new name (not the spouse or domestic partner) is added to an existing lease, this is a vacancy lease. This written lease is a contract between the owner and the tenant which includes the terms and conditions of the lease, the length of the lease and the rights and responsibilities of the tenant and the owner. The Rent Stabilization Law gives the new tenant (also called the vacancy tenant) the choice of a one- or two-year lease term. The rent the owner can charge may not be more than the last legal regulated rent plus all increases authorized by the Rent Stabilization Code, including increases for improvements to the vacant apartment, and, if authorized by the Rent Guidelines Board, the guidelines authorized for one- or two-year leases. See also "Vacancy Allowance."

Index

H

I

J

L

M

N

S

T

U

V

W

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