Changes to the Rent Stabilized Housing Stock in NYC in 2020

June 3, 2021

New York City Rent Guidelines Board

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What's New

- ☑ The study finds a net estimated loss of 2,353 rent stabilized units in 2020.
- ☑ Since 1994, New York City's rent stabilized housing stock has seen an approximate net loss of 147,665 units.
- ☑ Additions to the stabilized housing stock in 2020 declined 51% from the prior year.
- ☑ Subtractions from the stabilized housing stock in 2020 fell 41% from the prior year.
- ☑ The vast majority of additions to the rent stabilized stock in 2020 were due to the 421-a tax incentive program, accounting for 94% of the additions.
- ☑ The median rent of initially registered rent stabilized apartments in 2020 was $2,200 a 54% decline from the prior year.
- ☑ High-Rent Vacancy Deregulation made up the largest category of subtractions from the stabilized stock, accounting for 33% of the units removed in 2020.

Overview

Rent regulation has been a fixture in New York City's housing market for close to 80 years, although the laws that govern rent regulated housing have been 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 2020. 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 2020 was $2,200, a 54% decline from the prior year. (See Appendix 3 for initially registered rents Citywide and by borough.) 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 (10-25 years). In 2020, an estimated total of 4,030 units were added to the rent stabilized stock through the 421-a program, 30% fewer than the prior year. The largest proportion of units was in Brooklyn (54%); followed by the Bronx (29%); Queens (12%); and Manhattan (5%). 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 2020 was $3,258, a 4% 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 2020, 67 units were added to the rent stabilized stock through the J-51 program, down two-thirds from the 196 units added in the prior year. (See Appendices 1 and 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 a term 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 2020, no Mitchell-Lama rental units became rent stabilized, compared to 353 in 2019. Since 1994, 11,746 rental units have left the Mitchell-Lama system and become a part of the rent stabilized housing stock. (See Appendices 1 and 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 36 units entered the rent stabilization system in 2020, compared to 22 added in 2019. (See Appendices 1 and 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 fewer than 22,000.[1] With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, effective June 14, 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 passage of the 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.[2] 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), 146 units were decontrolled and became rent stabilized in 2020, a 60% decline from the 361 units decontrolled the prior year. By borough, 39% of the units were in Manhattan; 27% were in Brooklyn; 19% were in Queens; and 15% were in the Bronx. There were none on Staten Island. (See Appendices 1 and 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. 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.[3] The RGB is unable to quantify the number of these units that became rent stabilized.

However, there are other tax incentive programs, which as part of their regulatory agreements may require their rental units to be rent stabilized, and whose stabilization status could be determined. These tax incentive programs include Articles 11, 14 and 15 of the Private Housing Finance

Law (PHFL). They did not add any units in 2020, compared to 2,164 the prior year.[4]

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 sub-division 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 lead 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

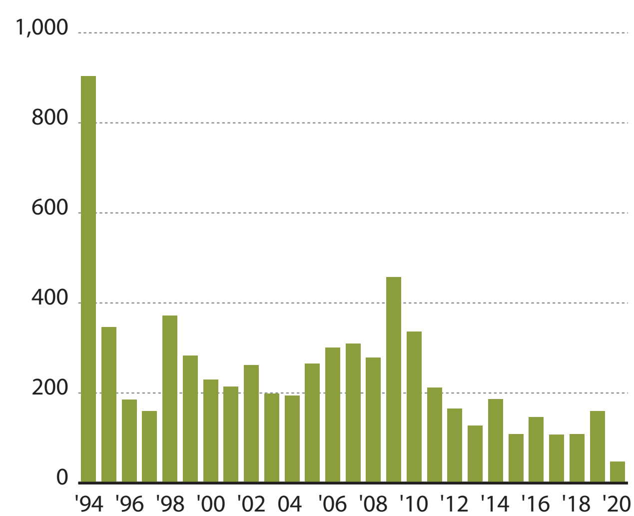
With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, effective June 14, 2019, occupied apartments may no longer be deregulated. However, prior to that date, with enactment of the Rent Regulation Reform Act of 1993 (RRRA), apartments renting for $2,000 or more in which the tenants in occupancy had a combined household income more than $250,000 in each of the immediately two preceding calendar years could be deregulated. In 1997, the RRRA reduced the income threshold to $175,000. Fourteen years later, with passage of the Rent Act of 2011, the rent threshold was raised to $2,500 and the income requirement increased to $200,000.

The passage of the Rent Act of 2015, effective June 15, 2015, maintained the same income requirement but modified the Deregulation Rent Threshold (DRT) for High-Rent High-Income Deregulation. The DRT was increased to $2,700 and was adjusted each January 1st thereafter by the one-year renewal lease guideline percentage issued the prior year by the Rent Guidelines Board. Prior to passage of the HSTPA, the DRT was $2,774.76. (See Endnote 2.)

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, most recently, if a household earned at least $200,000

High-Rent High-Income Deregulation, 1994-2020

Number of Units Deregulated Due to High-Rent High-Income Deregulation Decrease



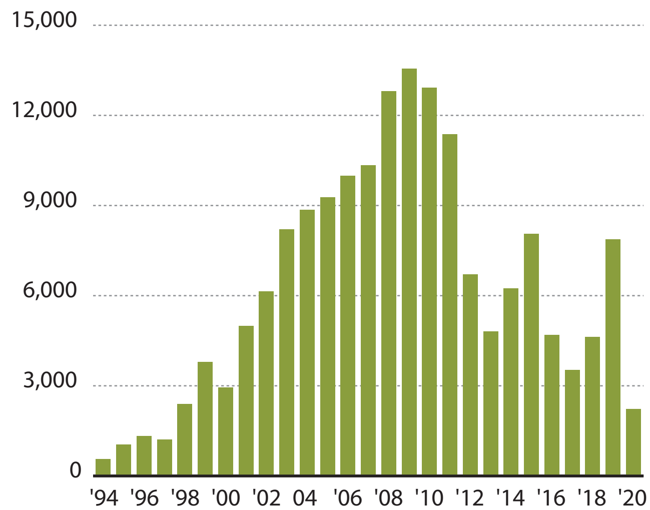
Source: NYS Homes and Community Renewal annual registration data paid less than $2,774.76 per month, rent regulation would remain in effect. In addition, the owner must have applied to HCR to deregulate the unit. If the owner did not submit a deregulation application, the occupying tenant remained regulated 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.

Based on HCR processing records, High-Rent High-Income Deregulation removed a total of 47 apartments from rent regulation during the year leading up to HCR's annual registration date, April 1, 2020. This encompasses deregulations that were filed between April 2019 and the effective date of the HSTPA, June 14, 2019.[5] Of these units, 62% were in Manhattan; 30% in Brooklyn; and 9% in Queens.[6] No units were located in the Bronx or on Staten Island. By comparison, 160 units were deregulated during the prior registration period.

Since 1994, a total of 6,662 units have been deregulated due to High-Rent High-Income Deregulation, of which 85% have been in Manhattan. (See graph on previous page and Appendix 4.)

High-Rent Vacancy Deregulation, 1994-2020

Decrease in 2020 in Number of Units Deregulated Due to High-Rent Vacancy



Note: Prior to 2014, registration of deregulated units with HCR was voluntary. These totals represent a 'floor' or minimum count of the actual number of deregulated units in these years.

Source: NYS Homes and Community Renewal (HCR) annual registration data

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.[7] (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.)

With passage of the Housing Stability & Tenant Protection Act (HSTPA) of 2019, effective June 14, 2019, high-rent vacancy deregulation is no longer permitted. Prior to that date, however, under the Rent Act of 2015, when a tenant moved into a vacant apartment and the rent had lawfully reached the Deregulation Rent Threshold (as discussed above), the apartment qualified for permanent High-Rent Vacancy Deregulation.

Furthermore, HCR's Rent Code Amendments of 2014 required an owner to serve the first deregulated tenant with two documents. The first was a notice created by HCR detailing the previous rent and how the new rent was calculated. The second was the HCR annual apartment registration, indicating the apartment status as permanently exempt, which should have been filed on the April 1st following the deregulation. These documents notified the tenant of the right to file a formal complaint with HCR challenging the rent and the deregulation status.

According to HCR rent registration records, 2,216 units were deregulated due to High-Rent Vacancy Deregulation in the year leading up to HCR's annual registration date, April 1, 2020. This encompasses deregulations that were filed between April 2019 and the effective date of the HSTPA, June 14, 2019. Of these deregulated units, 46% were in Manhattan; 26% were in Brooklyn; 23% were in Queens; and 4% were in the Bronx. In addition, 10 units were deregulated on Staten Island. By comparison, 7,878 units were deregulated during the prior registration period. Since 1994, at least 170,386 units were registered with the HCR as being deregulated due to High-Rent Vacancy Deregulation, 69% of which have been in Manhattan. (See graph on previous page and Appendices 5 through 7.)

Co-operative & 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 (which are the overwhelming 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 2020, a total of 481 units located in co-ops or condos left the stabilized housing stock, 20% fewer than the prior year. By borough, the largest proportion of units leaving rent stabilization and becoming co-op/condo was in Manhattan, with 36% of the units; followed by Brooklyn (27%); Queens (26%); and the Bronx (10%). (See Endnote 6.) No units on Staten Island left rent stabilization due to co-op/condo conversion. An estimated total of 51,512 co-op or condo units have left the stabilized stock since 1994. (See Appendices 6 and 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 2020, expiration of 421-a benefits resulted in the removal of 1,885 units from the rent stabilization system, more than twice as many as the prior year. Most 421-a expirations were in Manhattan (82%), while the remainder were in Brooklyn (13%); Queens (4%); Staten Island (1%); and the Bronx (fewer than 1%).

The expiration of J-51 benefits in 2020 resulted in the removal of 355 units, a 16% decline from the prior year. Among J-51 expirations, the vast majority were in Manhattan, with 75%; followed by Brooklyn (20%); Queens (4%); and the Bronx (1%). There were none on Staten Island.

Since 1994 Citywide, 28,918 421-a units and 17,369 J-51 units have left the rent stabilization system. (See Appendices 6 and 7.)

Substantial Rehabilitation

The Emergency Tenant Protection Act (ETPA) of 1974 exempts apartments from rent regulation in buildings that have been substantially rehabilitated on or after January 1, 1974. HCR processes applications by owners seeking exemption from rent regulation 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 2020, 175 units were removed from stabilization through substantial rehabilitation, one-third fewer than the prior year. By borough, the largest proportion of units leaving rent stabilization was in Brooklyn, with 48% of the units; followed by Queens (22%); the Bronx (17%); and Manhattan

(13%). None were on Staten Island. A total of 10,122 units have been removed from the rent stabilization system through substantial rehabilitation since 1994. (See Appendix 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 2020, two units were converted to nonresidential use, compared to twelve the prior year. Since 1994, 2,493 residential units have been converted to nonresidential use. (See Appendix 6.)

Other Losses to the Housing Stock

Owners may register units as permanently exempt when smaller units are merged into larger ones, or when the building is condemned or demolished. HCR annual registration data shows that 1,471 units were removed from the stabilized housing stock in 2020 due to these reasons, a 42% increase over the prior year. By borough, the largest proportion of units leaving rent stabilization due to other losses was in Manhattan, with 65% of the units; followed by Brooklyn (27%); Queens (7%) and the Bronx (2%). In addition, one unit was removed on Staten Island. Since 1994, 28,859 units have been removed from rent stabilization due to these other types of losses. (See Appendix 6.)

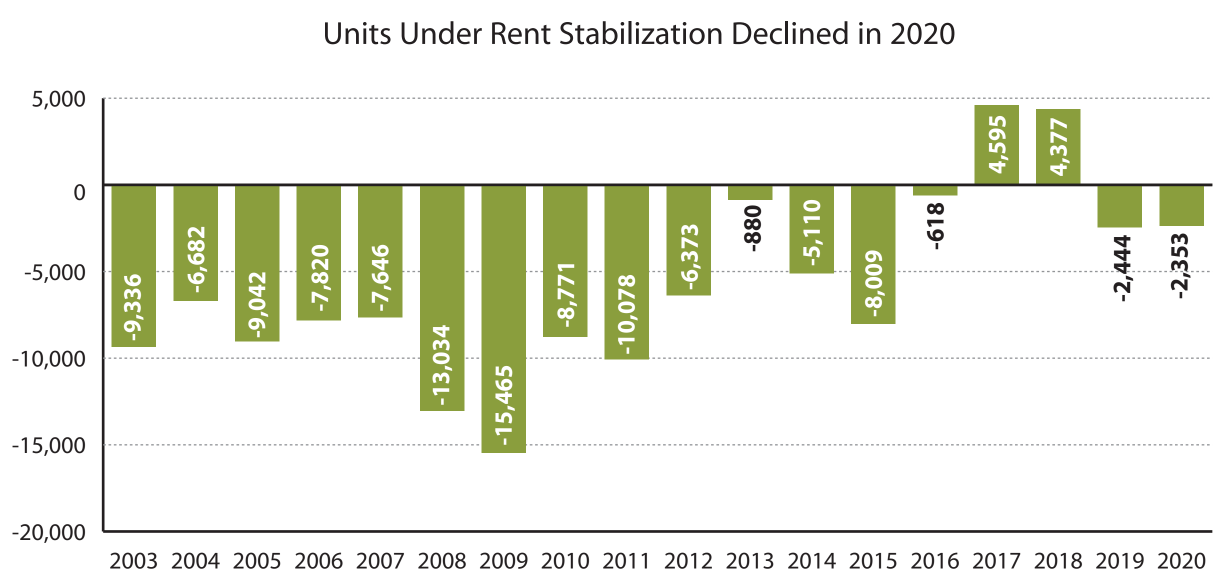
Summary

In 2020, at least 6,632 housing units left rent stabilization and approximately 4,279 units entered the stabilization system.

Adding the units entering stabilization and subtracting the units removed from stabilization resulted in a net loss of 2,353 units in the rent stabilized housing stock in 2020, a 4% smaller decline from the estimated net loss of 2,444 units in 2019. (See graph on this page and Summary Table on page 11.)

The 4,279 additions to the rent stabilized housing stock in 2020 was a 51% decline from the prior year. By borough, Brooklyn saw the most

Annual Net Change of Rent Stabilized Units, 2003-2020



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 additions (54%); followed by the Bronx (28%); Queens (12%); and Manhattan (7%). There were no added units on Staten Island. (See Endnote 6.) Units added to the stabilized stock in 2020 registered median legal rents of $2,200, a 54% decline from the prior year. The overwhelming majority of units added were the result of the 421-a program, which comprised 94% of the additions. (See Appendices 1 and 2.)

Meanwhile, the 6,632 subtractions from the rent stabilized housing stock were a 41% decline from the prior year. The majority were located in Manhattan, with 60% of all units leaving rent stabilization, a total of 3,998 units. The second largest reduction was in Brooklyn, representing 23% of the total; followed by Queens, 13%; the Bronx, 3%; and Staten Island, representing fewer than 1%. High-Rent Vacancy Deregulation was the largest source of measured subtractions from the rent stabilized housing stock in 2020, accounting for a third of the total decrease. The next largest source of subtractions was from the 421-a program, accounting for 28%. (See Appendix 7.)

Since 1994, the first year for which we have data, a total of at least 168,656 units have been added to the rent stabilization system, while a minimum of 316,321 rent stabilized units have been deregulated, for an estimated net loss of at least 147,665 units over the last 27 years. ❐

Endnotes

1. The 2017 Housing and Vacancy Survey reported a total of 21,751 rent controlled units in New York City.

2. The Rent Act of 2015, effective June 15, 2015, raised the Deregulation Rent Threshold for deregulation upon vacancy from $2,500 to $2,700, subsequently increased to $2,733.75 effective January 1, 2018 and to $2,774.76 effective January 1, 2019.

3. 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 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. The final count for petitions for High-Rent High-Income Deregulation may be slightly reduced as they are subject to appeal or in some cases, to judicial review.

6. Numbers may not add up to 100% due to rounding.

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

Summary Table of Additions and Subtractions to the Rent Stabilized Housing Stock in 2020

Program	Number of Units
ADDITIONS	
421-a	+ 4,030
J-51	+ 67
Mitchell-Lama buyouts	+ 0
Loft conversions	+ 36
Article 11, 14 or 15	+ 0
CHANGES	
Rent control to rent stabilization	+ 146
Subtotal Additions & Changes	**+ 4,279**
SUBTRACTIONS	
Co-op and Condo subtractions	- 481
High-Rent Vacancy Deregulation	- 2,216
High-Rent High-Income Deregulation	- 47
421-a Expiration	- 1,885
J-51 Expiration	- 355
Substantial Rehabilitation	- 175
Commercial/Professional Conversion	- 2
Other Subtractions	- 1,471
Subtotal Subtractions	**- 6,632**
NET TOTAL	
Net Estimated Loss	***- 2,353***

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

Appendices

1. Additions to the Stabilized Housing Stock, 1994-2020

Year	421-a	J-51	Mitchell-Lama Buyouts State	Mitchell-Lama Buyouts City	Lofts	421-g	420-c	Article 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
Total	**98,248**	**4,245**	**4,957**	**6,789**	**918**	**2,484**	**5,500**	**6,175**	**39,340**	**168,656**

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.

Article 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.

421-g Note: 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

2. Additions to the Stabilized Housing Stock by Borough, 2020

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
421-a	1,174	2,174	213	469	0	4,030
J-51	0	67	0	0	0	67
Mitchell-Lama Buyouts (City & State)	0	0	0	0	0	0
Lofts	0	17	19	0	0	36
Article 11, 14 & 15	0	0	0	0	0	0
Formerly Controlled	22	39	57	28	0	146
Total Additions	**1,196**	**2,297**	**289**	**497**	**0**	**4,279**

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

3. Median and Average Rent of Initially Registered Rent Stabilized Apartments by Borough, 2015-2020

	2015	2016	2017	2018	2019	2020
Median Rent						
Bronx	$1,434	$1,480	$1,533	$1,579	$1,557	$2,147
Brooklyn	$2,500	$3,285	$2,595	$2,975	$2,550	$2,200
Manhattan	$4,378	$2,878	$4,868	$4,300	$6,432	$2,468
Queens	$2,395	$3,005	$3,000	$3,617	$2,400	$2,100
Staten Island	-	$2,160	$1,561	-	-	-
NYC	**$2,167**	**$2,750**	**$2,685**	**$3,000**	**$4,798**	**$2,200**
Average Rent						
Bronx	$1,452	$1,544	$1,592	$1,574	$1,603	$2,122
Brooklyn	$2,690	$3,419	$3,214	$3,309	$3,034	$2,307
Manhattan	$4,878	$3,503	$5,821	$4,550	$5,848	$4,745
Queens	$2,490	$3,159	$3,304	$3,999	$2,675	$2,194
Staten Island	-	$2,162	$1,553	-	-	-
NYC	**$2,766**	**$2,971**	**$3,606**	**$3,490**	**$4,463**	**$2,916**

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

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**

Note: Figures reflect 12 months' worth of data from April 1 to March 31 of the following year, as shown above.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

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**

Note: Figures reflect 12 months' worth of data from April 1 to March 31 of the following year, as 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. See "High-Rent Vacancy Deregulation" section on page 7 for more information.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

6. Subtractions from the Stabilized Housing Stock, 1994-2020

Year	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
Total	**6,662**	**170,386**	**51,512**	**28,918**	**17,369**	**10,122**	**2,493**	**28,859**	**316,321**

Note: Figures reflect 12 months' worth of data from April 1 to March 31 of the following year, as 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 Vacancy Deregulation Note: 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. See "High-Rent Vacancy Deregulation" section on page 7 for more information.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data

7. Subtractions from the Stabilized Housing Stock by Borough, 2020

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
High Rent/High Income Deregulation	0	14	29	4	0	47
High Rent/Vacancy Deregulation	96	583	1,018	509	10	2,216
Co-op/Condo Conversion	50	131	173	127	0	481
421-a Expirations	9	240	1,537	84	15	1,885
J-51 Expirations	4	71	265	15	0	355
Substantial Rehabilitation	30	84	22	39	0	175
Commercial/Professional Conversion	0	0	2	0	0	2
Other	24	398	952	96	1	1,471
Total Subtractions	**213**	**1,521**	**3,998**	**874**	**26**	**6,632**

Note: Figures reflect 12 months' worth of data from April 1 to March 31 of the year shown above.

Source: NYS Homes and Community Renewal (HCR), Office of Rent Administration, annual registration data