

# 2022

# Housing Supply Report

May 26, 2022

New York City Rent Guidelines Board

## Board Members

### Chair:

David Reiss

### Public Members:

Christina DeRose • Christian Gonzalez-Rivera •  
Arpit Gupta • Alex Schwartz

### Owner Members:

Robert Ehrlich • Christina Smyth

### Tenant Members:

Sheila Garcia • Adán Soltren

## Staff Members

### Executive Director:

Andrew McLaughlin

### Research Director:

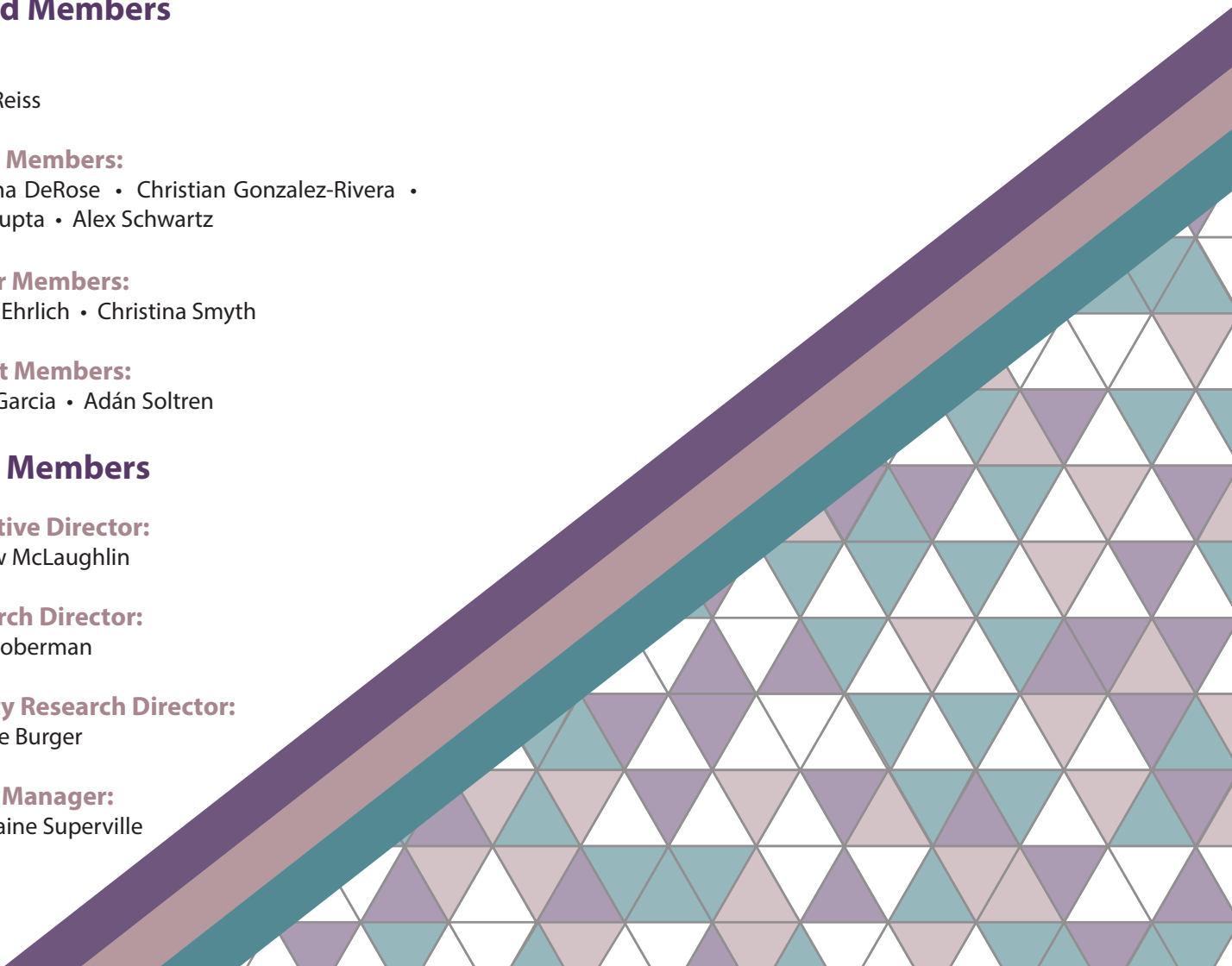
Brian Hoberman

### Deputy Research Director:

Danielle Burger

### Office Manager:

Charmaine Superville



***New York City Rent Guidelines Board***

1 Centre Street, Suite 2210, New York, NY 10007 • 212-669-7480 • [nyc.gov/rgb](http://nyc.gov/rgb)

# 2022 Housing Supply Report

---

**04** *Introduction*

**04** *Overview*

**04** *New York City's Housing Inventory*

**05** *Changes in the Housing Inventory*

**12** *Tax-Delinquent Property*

**13** *Demolitions*

**14** *Summary*

**16** *Appendices*

## What's New

- ☑ Data from the 2021 NYC Housing and Vacancy Survey shows that there were 1,006,000 occupied and vacant rent stabilized units, slightly higher than the number in 2017, but within the margin of error.
- ☑ Data from the 2021 NYC Housing and Vacancy Survey shows that the NYC net rental vacancy rate is 4.54%, nearly equal to the rent stabilized vacancy rate of 4.57%.
- ☑ Permits for 19,923 new dwelling units were issued in NYC in 2021, a 1.8% increase from the prior year. In the first quarter of 2022, permits increased 38.1% as compared to the first quarter of 2021.
- ☑ City-sponsored programs spurred 24,812 new housing starts in 2021, 40% of which were newly constructed units.
- ☑ The number of housing units newly receiving 421-a exemptions decreased 3.8% in 2021, to 9,920.
- ☑ There was a 5.0% increase in the number of residential co-op or condo units accepted in 2021, to 4,673 units contained in 220 plans.
- ☑ The number of housing units newly receiving J-51 abatements and exemptions increased 279.5% in 2021, to 7,362.
- ☑ Demolitions increased 9.8% in 2021, to 1,543 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 2021 there was a 1.8% increase in the number of permits issued for new housing units, rising to

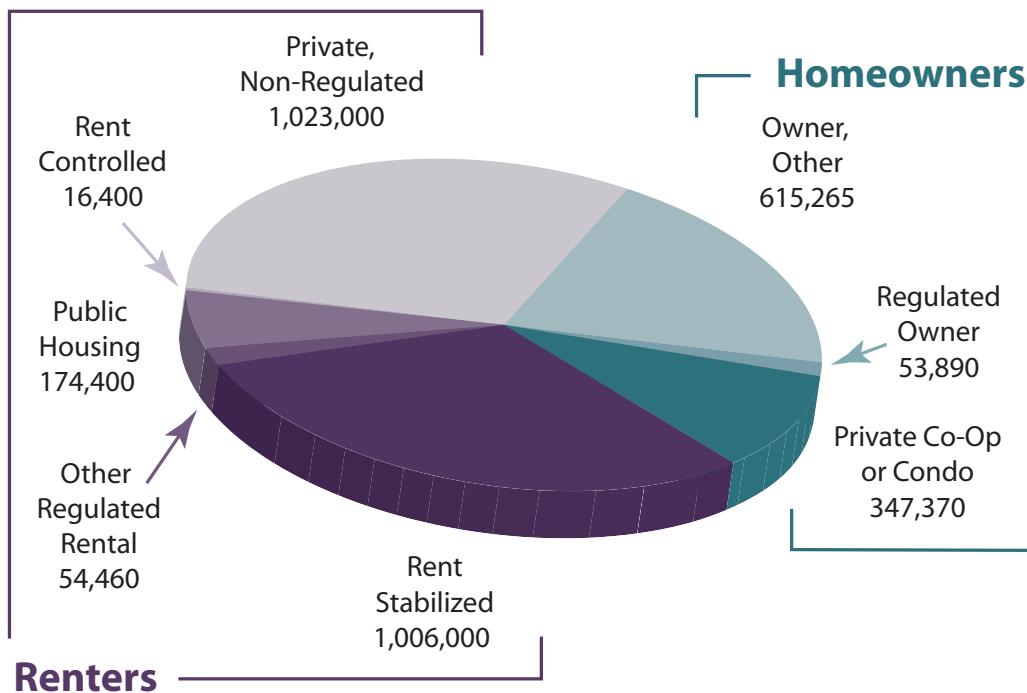
19,923. Permits during the first quarter of 2022 rose by 38.1%, as compared to the first quarter of 2021. The number of units newly receiving 421-a benefits decreased 3.8% from 2020 levels. The number of units newly accepted in residential co-op and condo plans rose by 5.0%, with the number of plans falling by 6.4%. Rehabilitation of housing units under the J-51 tax abatement and exemption program rose during 2021, up 279.5%. The number of demolitions rose by 9.8% during 2021. 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-family rental

### 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.

housing rather than owning homes. According to the 2021 HVS,<sup>1</sup> rental units comprise 69.1% of NYC’s available housing stock, a far greater share than the nationwide average of 35.9%.<sup>2</sup> 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 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 other various other<sup>3</sup> 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 combined rate in Queens and Staten Island was 4.15%.<sup>4</sup>

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, 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. By comparison, in private, non-regulated housing, 7.2% was overcrowded.

### Changes in the Housing Inventory

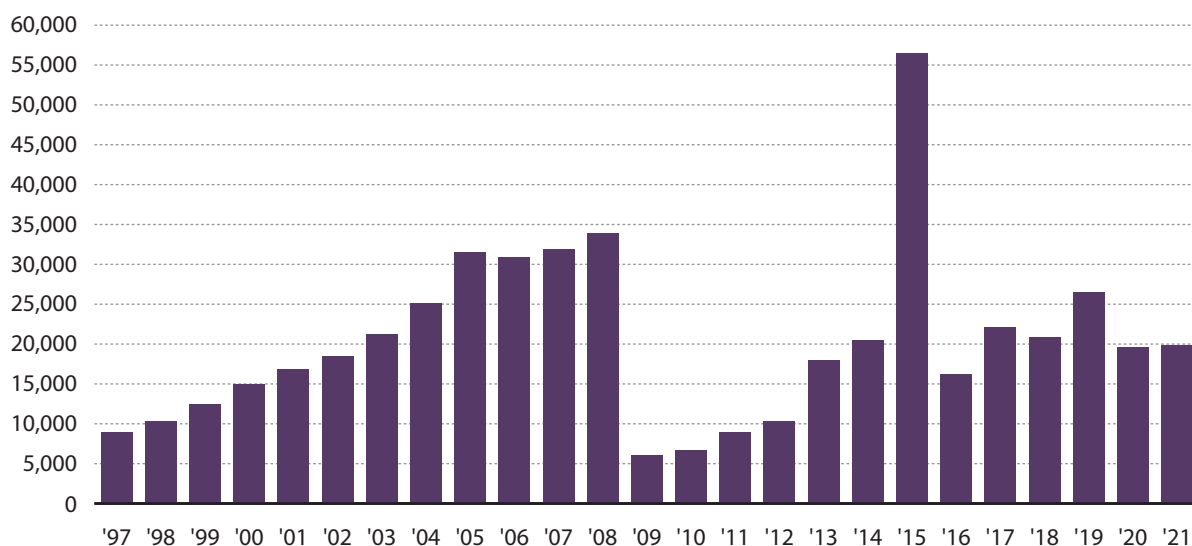
Housing supply grows, contracts, and changes in a variety of ways — new construction, substantial rehabilitation, conversion from rental housing to owner housing, and conversion from non-residential buildings into residential use.

### Housing Permits

The number of permits authorized for new construction is a measure of how many new

#### Units Issued New Housing Permits, 1997-2021

Number of Permits Issued for New Construction of Housing Increases by 2%



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

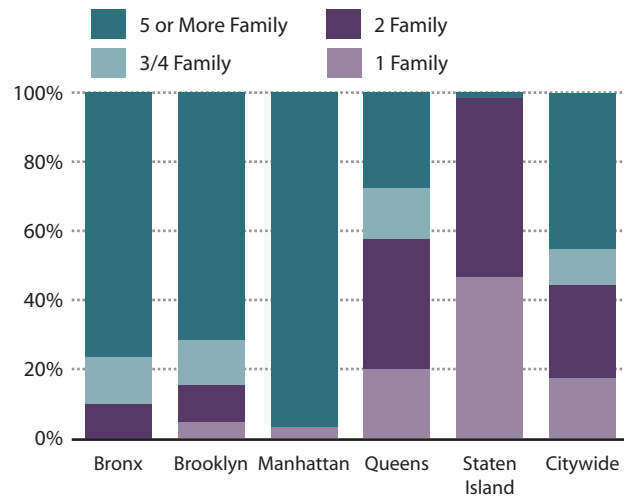
renter- and owner-occupied housing units will be completed and ready for occupancy, typically within three years, depending on the type of housing structure. In 2021, permits newly issued increased, as they have for 22 of the past 27 years. Following a decrease of 26.3% in 2020, in 2021 permits were issued for 19,923 units of new housing, an increase of 1.8% from 2020.<sup>5</sup> (See graph on the previous page.)

At the borough level, permits rose by the greatest proportion in Manhattan, increasing 66.9%, to 3,165 units. Newly issued permits also rose in the Bronx, increasing 15.5%, to 5,348 units, and rose by 3.1% in Brooklyn, to 7,013 units. However, permits fell in both Queens and Staten Island in 2021, falling 30.0% in Queens (to 4,087 units) and 24.0% in Staten Island (to 310 units). (See Appendix 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 2021, a total of 876 buildings received permits (containing a total of 19,923 units

**Residential Building Permits, 2021**

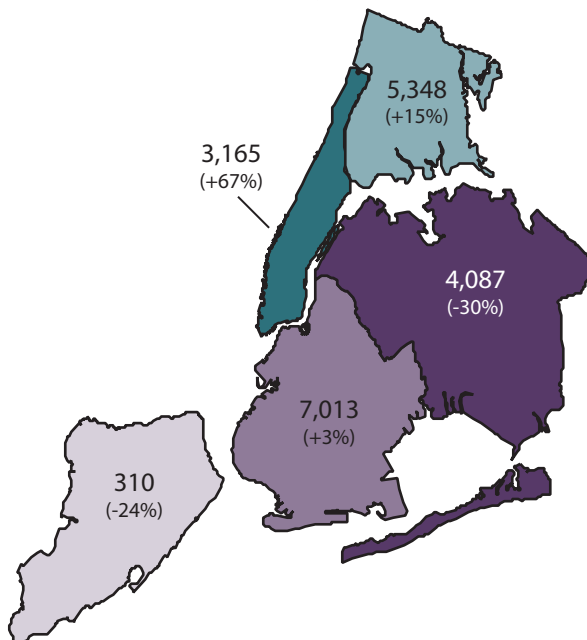
Size of Newly Permitted Buildings:  
Most New Buildings in Manhattan are Five Family or More; in Staten Island One- and Two-Family Homes Predominate



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

**Residential Building Permits, 2021**

Total Number of Permits Issued in 2021 and Percentage Change From 2020, by Borough



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

of housing). Citywide, 17.2% of these buildings were single-family, 27.1% were two-family, 10.3% were three- or four-family structures, and 45.4% were buildings with five-or-more units. In 2021, 95.4% of all permits issued Citywide were for units in five-family or greater buildings (a total of 19,011 units), with the average five-family or greater building containing 48 units for the City as a whole, and 102 units in Manhattan (both increases from the prior year). As the graph on this page illustrates, almost all buildings in Manhattan 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 2.)

Citywide, although the number of buildings newly permitted fell in 2021 (from 955 to 876), the average size of buildings newly permitted rose, from 20.5 units in 2020 to 22.7 units in 2021. While only 32 buildings were newly permitted in Manhattan, the average size of those buildings nearly doubled, rising from 49.9 units in 2020 to 98.9 units in 2021.

On a quarterly basis in 2021, permits fell in both the first and third quarter as compared to

the same quarter of the prior year, with issued permits declining by 13.2% and 6.7%, respectively. However, permits rose 29.6% in the second quarter and 6.6% in the fourth quarter. For historical permit information by quarter, see Appendix 3.

The most recently available quarterly data, from the first quarter of 2022, shows that newly issued permits were up as compared to the same period of the prior year, despite decreases in three of the five boroughs. The number of permits issued in NYC increased from 4,902 in the first quarter of 2021 to 6,769 during the first quarter of 2022, a 38.1% increase. While permits fell 29.5% in the Bronx, 67.4% in Manhattan, and 69.3% in Staten Island, they rose 113.3% in Brooklyn and 241.4% in Queens. While the number of buildings newly permitted fell from 227 in the first quarter of 2021 to 175 in the first quarter of 2022, the average size of the buildings newly permitted rose significantly, from an average of 21.6 units in the first quarter of 2021 to 38.7 units in the first quarter of 2022.

## Housing Completions

The annual *Housing Supply Report* normally includes data on those housing units that completed construction in the most recent full calendar year. As of the publication of this report, completions data is not yet available for 2021. It is expected that the *2023 Housing Supply Report* will include both 2021 and 2022 data. See Appendix 4 for completions from 1963-2020.

## 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 of 2014, Mayor Bill de Blasio announced details of his ten-year, \$41 billion plan to build and/or preserve 200,000 units of affordable housing. "Housing New York: A Five-Borough, Ten-Year Plan" projected that 60% of the units would be preservations, and 40% would be new construction. The majority, 58%, were slated for "low-income" residents (defined at the plan's inception as \$42,000-\$67,000 for a family of four), with 22% geared for residents making more than this amount, and 20% for residents making less than this amount.<sup>6</sup>

That plan was modified and expanded in late 2017. In "Housing New York 2.0," released in November of 2017, the de Blasio administration outlined a plan to complete the promised 200,000 units of housing two years ahead of schedule, and add another 100,000 units to the goal, for a total of 300,000 affordable units by 2026. The new guidelines called for 55.5% to be affordable for "low-income" families making between 51% and 80% of Area Median Income, with 19.5% geared toward residents making more than this amount, and 25.0% for residents making less than this amount. The plan also created new programs aimed at increasing affordable housing for seniors, preserving Mitchell-Lama housing, and creating more micro units.<sup>7</sup>

As part of Housing New York 2.0, HPD- and HDC-sponsored programs spurred a total of 24,812 housing starts<sup>8</sup> in 2021, a 16.0% decrease over the prior year. Of these starts, 14,833 (59.8%)

were preservation, and 9,979 (40.2%) were new construction.<sup>9</sup>

During Mayor de Blasio’s tenure (2014-2021), his administration reported it had financed a total of 202,834 units of affordable housing, 67% preservation and 33% new construction. Of the total units financed, 34% of the starts 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, 38% at low-income households, 6% at moderate-income households, and 10% at middle-income or higher households.<sup>10</sup> Just over 30,000 of these units (15% of the total) were dedicated to special needs populations (the homeless and seniors).

### Tax Incentive Programs

The City offers various tax incentive programs to promote the development of new housing. One such program is the 421-a tax exemption program, which began in the early 1970s. 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.

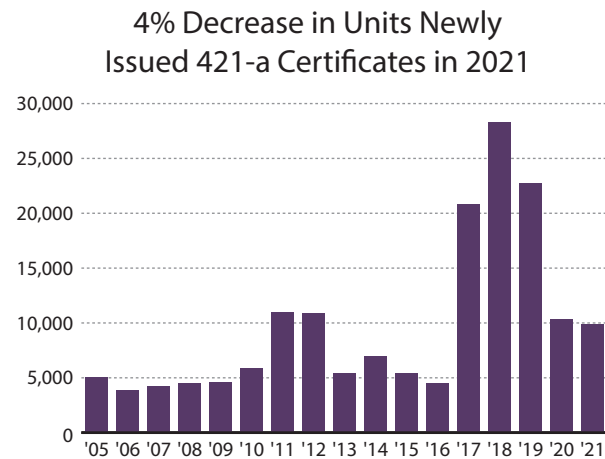
A variety of factors are used to establish the level and period of 421-a benefits, and properties are also subject to construction guidelines. Per State law, these guidelines are also subject to change over time as the program expires and is reauthorized.

The latest iteration of the 421-a program (also known as the Affordable New York Housing

Program, and which is available to projects that commence construction between January 1, 2016 and June 15, 2022) stipulates 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.<sup>11</sup>

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 2021, the number of housing units in buildings newly receiving a 421-a FCE decreased for the third consecutive year (see graph on this page and Appendices 7 and 8). Newly certified 421-a units fell 3.8% in 2021, to 9,920 units, the fewest number of units since 2016.<sup>12</sup> At the borough level, newly

**Units Newly Receiving 421-a Certificates, 2005-2021**



Source: NYC Dept. of Housing Preservation and Development



certified units fell 49.3% in the Bronx, 36.5% in Queens, and from 73 to zero units in Staten Island. However, they rose 59.6% in Manhattan and 42.7% in Brooklyn.

Citywide, the majority of 421-a units newly certified in 2021 (5,313) were in buildings located in Brooklyn, with 53.6% of the total units in the City. The Bronx (1,744 units) had 17.6% of these units; Manhattan (1,507 units) had 15.2%; Queens (1,356 units) had 13.7%; and no units were newly certified in Staten Island. The size of the average building in Manhattan, 69 units, was larger than that in the outer boroughs, where both Brooklyn and Queens had an average building size of 21 units, and the Bronx had an average of 26 units.

More than 83% of newly certified 421-a units in 2021 were rental units. Citywide, the number of 421-a rental units fell 12.2% in 2021. By borough, newly certified rental units fell in Queens, by 59.6%; in the Bronx, by 41.8%; and in Staten Island, from 73 units to zero units. However, the number of newly certified rental units increased 25.2% in Brooklyn and 43.9% in Manhattan. The number of 421-a owner-occupied units, which comprised 17% of all newly certified units in 2021, rose 84.4% in 2021.

In FY 2022, 219,871 units will benefit from 421-a exemptions, including 137,000 rental units; 47,000 co-op and condo units; and 35,000 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 2022.<sup>13</sup>

In order to be eligible for tax benefits, properties must register for an FCE with HPD on 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% of the properties in 2019, 15% of the properties in 2020, and 30% of the properties in 2021.<sup>14</sup>

Note that the current iteration of the 421-a program expires on June 15, 2022, and as of the publication of this report, has not been either renewed or replaced by a similar program.

Another affordable housing program, the New

York State Mitchell-Lama program, has experienced a reduction of units since “buyouts”<sup>15</sup> from the program began 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 2021, for the second consecutive year, no developments left the Mitchell-Lama program.<sup>16</sup>

A law passed in December of 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.<sup>17</sup>

## 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 2021, for the fifth consecutive year, no formerly non-residential buildings received J-51 benefits for conversion to a residential property.<sup>18</sup>

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,” 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.<sup>19</sup> The program was funded with \$100 million in State funding, which was not allocated in FY 2022. That funding, in addition to another \$100 million, was included in the NYS FY 2023 budget.<sup>20</sup>

Proposed NYS legislation would make it easier to convert properties eligible for conversion through the “Housing Our Neighbors with Dignity Act” (see above). The bill 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 bill requires these units to be used for affordable housing and subject to rent stabilization laws. As of the publication of this report, the bill has been passed by the NYS Senate, and is awaiting passage by the Assembly.<sup>21</sup>

### 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,

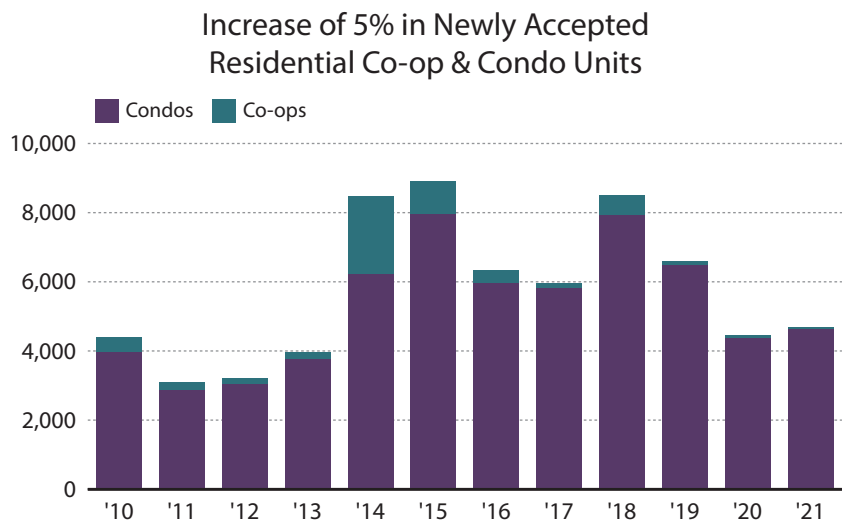
must file plans with, and receive acceptance from, the New York State Attorney General’s Office. In 2021, the Attorney General accepted 220 residential co-op and condo plans, a 6.4% decrease from the number accepted in 2020.<sup>22</sup> These 220 plans contain 4,673 residential housing units, an increase of 5.0% from 2020 (see graph on this page).

Just over two-thirds of all plans, 148, were accepted for buildings located in Brooklyn, 38 were accepted for Manhattan, 33 were accepted for Queens, and one was accepted in the Bronx. The greatest number of units were located in Brooklyn, with 1,683 units accepted during 2021. Manhattan had the second highest number of units, 1,529, and Queens had 1,458. There were just three units in the Bronx (See Appendices 5 and 6.)

The majority of the plans accepted Citywide in 2021 were for new construction, comprising 183 of 220 plans, and a total of 4,160 of 4,673 units. Newly accepted co-op and condo plans also included rehabilitations (with 33 plans and 161 units), and non-eviction conversions (with four plans and 352 units). Of all the newly accepted plans in 2021, 99.0% of the units were condos, and 1.0% were co-ops (see graph on this page).

While the conversion of rental housing into co-op and condo units increases the housing inventory for sale, it simultaneously reduces the

### Newly Accepted Residential Co-op and Condo Units, 2010-2021



Source: NYS Attorney General’s Office, Real Estate Finance Bureau

total number of housing units for rent. Conversions represented 7.5% of the total number of units in 2021 co-op and condo plans, a smaller proportion than the 17.1% share in 2020. Because most conversion plans are non-eviction plans (including all plans in 2021), 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

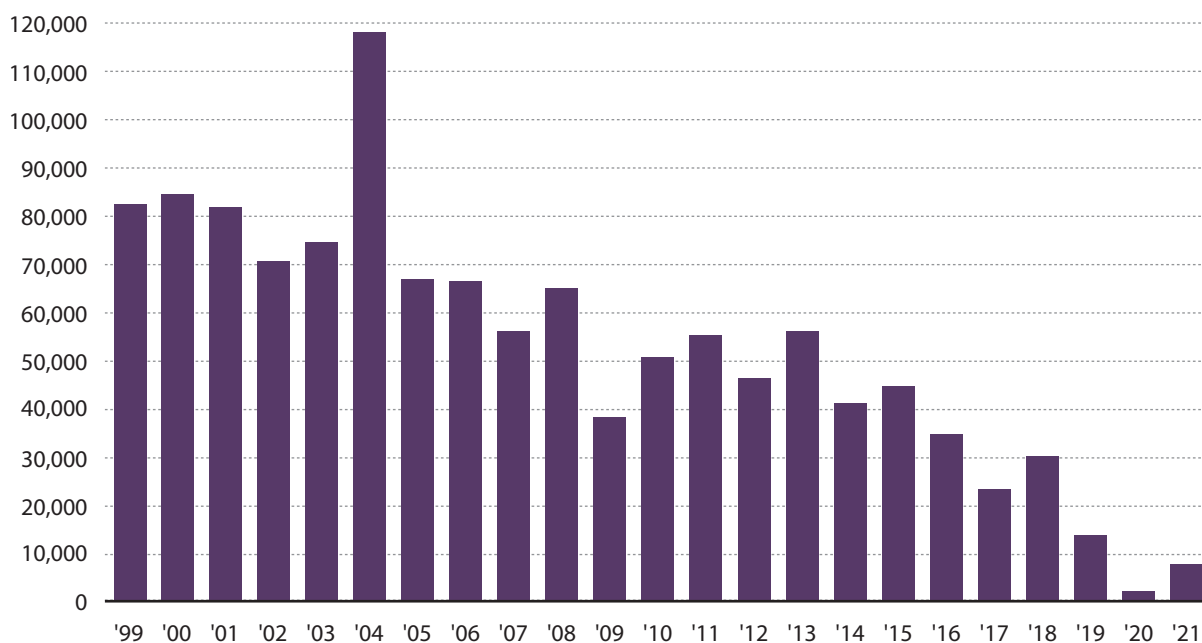
Another method for adding to, or preserving, the City’s residential housing stock is through rehabilitation of older buildings. As buildings age, they must undergo rehabilitation to remain habitable. This is particularly true with NYC’s housing stock, where up to 56% of units are in buildings constructed prior to 1947.<sup>23</sup> 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 sixty years, the J-51 tax abatement and

exemption program has encouraged the periodic renovation of NYC’s stock of both renter- and owner-occupied housing.

The J-51 tax relief program is similar to the 421-a program in that it requires 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 are permitted under J-51 regulations are 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 allow only for conversions if there is substantial governmental assistance.<sup>24</sup> While it was reported in last year’s *Housing Supply Report*

### Units Receiving Initial J-51 Benefits, 1999-2021

2021 Saw an 279% Increase in Number of Units Newly Receiving J-51 Benefits



Source: NYC Department of Housing Preservation and Development

that the J-51 program had expired for all work completed after June 29, 2020, legislation later extended this date to June 29, 2022.<sup>25</sup>

In 2021, 7,362 units newly received J-51 benefits, an almost four-fold increase (279.5%) from the previous year. While a large increase from 2020 levels, this is the second smallest number of units since at least 1988, the first year for which data is available (see graph on the previous page and Appendix 8).<sup>26</sup> Almost 76% of these units (5,588) are rental units, which increased at a faster pace, 367.2%, than that of owner units, 138.4%. In total, the newly certified units were contained in 241 buildings (60% of which were rental buildings), an increase of 78.5% from 2020 levels. In addition, the average size of the buildings receiving benefits more than doubled, from 14.4 units in 2020 to 30.5 units in 2021.

By borough, the location of the units newly receiving benefits ranged from 36.8% located in Queens, to 36.7% in the Bronx, 22.9% in Brooklyn, 3.6% in Manhattan, and none in Staten Island. Units newly receiving benefits rose in every borough except Staten Island. Units increased by 94.2% in Manhattan, 185.9% in Brooklyn, 297.4% in Queens, and 408.3% in the Bronx. For the third consecutive year there were no units newly certified in Staten Island. (See Appendices 7 and 8.)

In FY 2022, the J-51 tax program will cost the City \$272.5 million in lost tax revenue for 364,023 units, including approximately 194,000 rental units; 168,000 co-op and condo units; and 1,700 1-3 family and mixed-use structures.<sup>27</sup>

Rehabilitation work is also carried out through HPD's "Alternative Enforcement Program (AEP)," now in its fifteenth year of identifying the 200-250 "worst" buildings in the City, based on housing code violations.<sup>28</sup> The most recent group of 250 buildings include 5,104 units of housing, with 8,327 nonhazardous Class A violations, 21,821 hazardous Class B violations, and 9,442 immediately hazardous Class C violations. 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 fourteen rounds of the program, after successfully correcting the required number of violations,

the City discharged 2,654 of 3,137 buildings that entered the program, with a combined total of almost 39,000 units of housing.<sup>29</sup>

## 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 223 through June of 2021, a 12.2% decline from the prior FY and a 99.5% decline since FY 1994.<sup>30</sup> Key initiatives to prevent abandonment have included tax lien sales; the Third Party Transfer Program, which targets distressed and other buildings with tax arrears;<sup>31</sup> and housing education courses, which teach owners and superintendents basic management, maintenance, and finance skills to improve their properties.<sup>32</sup>

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.<sup>33</sup> The Lien Sale Task Force, a task force authorized by law to review and evaluate the Lien Sale Program, reported in September of 2016 that between 2008 and 2016, an average of 25,100 properties were added to the lien sale list annually. But the number of liens actually sold was an annual average of 4,600, or 18.3% of the liens published on this list. Of the 41,400 liens sold during this period, just 354 (0.8%) ultimately went into foreclosure, with less than half of these foreclosed properties being residential.<sup>34</sup>

The 2020 sale, originally scheduled for May 15, 2020, was postponed six times before being officially canceled in May of 2021. However, the City Council passed a law in early 2021 renewing the sale for one year, with programmatic changes and a requirement for a task force to study the feasibility of transferring overdue taxes to community land trusts, land banks and mutual housing associations.<sup>35</sup> Among the changes enacted in the 2021 law, one provision exempted properties whose owners have 10 or fewer units, one of which was the owner's primary residence, and who could demonstrate financial hardship from the pandemic. The 2021 lien sale was held on December 17, 2021. The sale included only those liens for property taxes and charges (water and sewer liens were not included). While more than 11,000 properties were on the preliminary lien sale list as of 90 days prior to the sale, the City ultimately sold 2,841 liens.<sup>36</sup> 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. The above referenced task force met in October of 2021 to receive comments on ideas that had been proposed to it, but failed to issue a final report.<sup>37</sup>

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.<sup>38</sup> 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 591 buildings have been transferred to for-profit and non-profit owners, including 61 during the most recent round, Round 10.<sup>39</sup> Following a City Council oversight hearing,<sup>40</sup> Round 11 was put on hold as a working group, comprised of elected officials, nonprofits, advocates, and community stakeholders reviewed the program. The working group met four times between 2019 and 2021 and issued a final report in November of 2021 that recommended changes for the program going forward. Among the recommendations, the working group called for more proactive outreach, including more coordination with organizations such as community-based organizations and elected officials; additional mailings and in-person engagement; the creation of a "Citywide Homeowner Helpdesk," which will, among other responsibilities, assist owners of 1-4 unit homes with accessing government resources, such as payment plans, as well as provide counseling on housing, financial, and legal issues; expanding and/or developing low-cost financial assistance programs for homeowners; and the creation of an "Owner Resource Center" for multifamily properties to help navigate government programs and obtain financial assistance.<sup>41</sup> As of the publication of this report, Round 11 remains on hold.<sup>42</sup>

## Demolitions

Per data from the NYC Department of Buildings, a total of 1,543 buildings were demolished in 2021, a 9.8% increase over the prior year.<sup>43</sup> By borough, 34.0% of all the buildings demolished in 2021 were in Brooklyn (525 buildings), while 29.9% (461 buildings) were in Queens, 15.2% (235 buildings) in the Bronx, 13.2% (203 buildings) in Staten Island, and the lowest proportion, 7.7% (119 buildings) in Manhattan. Demolitions rose in every borough but Manhattan during 2021, rising by the greatest proportion in Brooklyn, where demolitions rose by 16.7%. They also rose by 13.5% in Queens, 8.0% in Staten Island, and 1.7% in the Bronx. However, demolitions fell by 8.5% in Manhattan. (See Appendix 9.)

### Summary

In 2021, housing permits rose, increasing by 1.8%. The number of units newly receiving 421-a tax benefits fell 3.8% in 2021, while units newly receiving J-51 tax abatements and exemptions rose by 279.5%. There was an increase in newly accepted co-op and condo units, with residential units increasing 5.0% and plans decreasing by 6.4%. 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 35.9% renter-occupied units, according to the 2019 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. “Housing New York: A Five-Borough, Ten-Year Plan.” NYC Dept. of Housing Preservation and Development. May 5, 2014.
7. “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.
8. Starts refer to the number of units beginning construction or rehabilitation in a given period.
9. Housing New York By the Numbers: <https://www1.nyc.gov/site/hpd/about/the-housing-plan.page>; accessed May 2022, with data through 12/31/2021.
10. Per “Housing New York 2.0,” 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>.
11. Program information available at: <https://www1.nyc.gov/site/hpd/services-and-information/tax-incentives-421-a.page>.
12. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
13. “Annual Report on Tax Expenditures.” NYC Department of Finance. February 2022.
14. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
15. 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).
16. 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.
17. NYS Legislation A07272/S06412.
18. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
19. NYS Legislation A6593B/S5257C.
20. Press Release, NYS Senate. “New York State Budget Provides for Huge Investments in Housing.” April 12, 2022.
21. NYS Senate Bill S4937C.
22. 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 2021 data there are five residential plans (with 43 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. Not included in the 2021 data are three plans that were accepted, but subsequently “abandoned” by the owners.
23. “2021 New York City Housing and Vacancy Survey Selected Initial Findings.” NYC Department of Housing Preservation and Development. May 16, 2022
24. NYC Department of Housing Preservation and Development: <https://www1.nyc.gov/site/hpd/services-and-information/tax-incentives-j-51.page>.
25. NYC Council Int 2476-2021.
26. 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.
27. “Annual Report on Tax Expenditures.” NYC Department of Finance. February, 2022.
28. <https://www1.nyc.gov/site/hpd/services-and-information/alternative-enforcement-program-aep.page>.

29. Press Release, NYC Department of Housing Preservation and Development. "HPD Announces Heightened Enforcement for 250 Buildings with Nearly 40,000 Open Housing Violations." March 1, 2022 and <https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Alternative-Enforcement/hcir-3275/data> (current as of May 2, 2022).
30. NYC Department of Housing Preservation and Development.
31. NYC Department of Housing Preservation and Development: <https://www1.nyc.gov/site/hpd/services-and-information/tax-delinquency.page>.
32. NYC Department of Housing Preservation and Development: <https://www1.nyc.gov/site/hpd/services-and-information/classes.page>.
33. NYC Department of Finance: <https://www1.nyc.gov/site/finance/taxes/property-lien-sales.page>.
34. "Report of the Lien Sale Task Force," September 2016.
35. NYC Council Int 2166-2020.
36. <https://data.cityofnewyork.us/City-Government/Tax-Lien-Sale-Lists/9rz4-mjek/data>.
37. <https://www1.nyc.gov/site/finance/taxes/tax-lien-sale-task-force.page>.
38. "New York City Case Study: Third Party Transfer Initiative: A Solution To Property Abandonment." Lisa Mueller, Local Initiative Support Corporation report. January 14, 2003.
39. 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.
40. "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.
41. <https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/tpt-working-group-final-report.pdf>.
42. Per information received directly from the NYC Department of Housing Preservation and Development.
43. NYC Department of Buildings (DOB). 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.

# Appendices

## 1. Permits Issued For Housing Units in New York City, 1964-2021

<u>Year</u>	<u>Bronx</u>	<u>Brooklyn</u>	<u>Manhattan</u>	<u>Queens</u>	<u>Staten Island</u>	<u>Total</u>
1964	--	--	--	--	--	20,594
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

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



## 2. Permits Issued by Building Size & Borough (In Percentages), 2013-2021

Year/Borough	1-Family	2-Family	3/4Family	5orMore-Family	Total Buildings
<b>2013</b>					
Bronx	2.4%	41.6%	12.0%	44.0%	125
Brooklyn	0.0%	19.8%	31.6%	48.6%	364
Manhattan	1.6%	7.8%	0.0%	90.6%	64
Queens	39.3%	32.6%	13.3%	14.8%	399
Staten Island	55.9%	42.5%	0.2%	1.4%	431
<i>Citywide</i>	<i>29.1%</i>	<i>32.0%</i>	<i>13.3%</i>	<i>25.7%</i>	<i>1,383</i>
<b>2014</b>					
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
<i>Citywide</i>	<i>35.8%</i>	<i>25.3%</i>	<i>11.6%</i>	<i>27.4%</i>	<i>1,513</i>
<b>2015</b>					
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
<i>Citywide</i>	<i>23.5%</i>	<i>19.2%</i>	<i>10.0%</i>	<i>47.3%</i>	<i>1,998</i>
<b>2016</b>					
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
<i>Citywide</i>	<i>36.1%</i>	<i>30.7%</i>	<i>8.9%</i>	<i>24.3%</i>	<i>1,552</i>
<b>2017</b>					
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
<i>Citywide</i>	<i>28.9%</i>	<i>31.7%</i>	<i>9.9%</i>	<i>29.5%</i>	<i>1,673</i>
<b>2018</b>					
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
<i>Citywide</i>	<i>28.8%</i>	<i>28.1%</i>	<i>9.0%</i>	<i>34.1%</i>	<i>1,446</i>
<b>2019</b>					
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
<i>Citywide</i>	<i>37.3%</i>	<i>34.2%</i>	<i>8.8%</i>	<i>19.8%</i>	<i>2,045</i>
<b>2020</b>					
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
<i>Citywide</i>	<i>22.7%</i>	<i>27.6%</i>	<i>6.3%</i>	<i>43.4%</i>	<i>955</i>
<b>2021</b>					
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
<i>Citywide</i>	<i>17.2%</i>	<i>27.1%</i>	<i>10.3%</i>	<i>45.4%</i>	<i>876</i>

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

### 3. Permits Issued For Housing Units by Quarter, 2011-2022

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>2011</b>						
Q1	205	291	146	411	88	1,141
Q2	508	624	1,199	1,416	228	3,975
Q3	248	303	391	459	178	1,579
Q4	155	304	799	896	87	2,241
<b>2012</b>						
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
<b>2013</b>						
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
<b>2014</b>						
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
<b>2015</b>						
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
<b>2016</b>						
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
<b>2017</b>						
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
<b>2018</b>						
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
<b>2019</b>						
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
<b>2020</b>						
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
<b>2021</b>						
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
<b>2022</b>						
Q1	1,059	2,711	414	2,550	35	6,769

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

#### 4. New Housing Units Completed in New York City, 1963-2021

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1963	8,780	12,264	19,398	17,166	2,423	60,031
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	N/A	N/A	N/A	N/A	N/A	N/A

Source: NYC Department of City Planning; Data from 2010 forward from DCP Housing Database Project-Level Files

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. Prior years' data may be adjusted and may not match prior reports.

Updated data from 2010-2019 was derived from DCP Housing Database Project-Level Files, as updated in February of 2021. Data is updated periodically and may not match that presented in earlier reports. As of the publication of this report, 2021 is not available.

### 5. Number of Residential Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 2016-2021

	2016	2017	2018	2019	2020	2021
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
<b>Private Plans</b>						
New Construction	206 (4,726)	224 (4,731)	233 (7,155)	227 (5,358)	186 (3,511)	183 (4,160)
Rehabilitation	45 (301)	33 (507)	42 (792)	43 (480)	37 (180)	33 (161)
Conversion (Non-Eviction)	27 (1,311)	18 (717)	11 (545)	11 (745)	12 (760)	4 (352)
Conversion (Eviction)	0	0	0	0	0	0
<b>Private Total</b>	<b>278 (6,338)</b>	<b>275 (5,955)</b>	<b>286 (8,492)</b>	<b>281 (6,583)</b>	<b>235 (4,451)</b>	<b>220 (4,673)</b>
<b>HPD Sponsored Plans</b>						
New Construction	0	0	0	0	0	0
Rehabilitation	0	0	1 (12)	0	0	0
Conversion (Non-Eviction)	0	0	0	0	0	0
Conversion (Eviction)	0	0	0	0	0	0
<b>HPD Total</b>	<b>0</b>	<b>0</b>	<b>1 (12)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>	<b>278 (6,338)</b>	<b>275 (5,955)</b>	<b>287 (8,504)</b>	<b>281 (6,583)</b>	<b>235 (4,451)</b>	<b>220 (4,673)</b>

Source: NYS Attorney General's Office, Real Estate Financing Bureau

Note: Figures exclude "Homeowner," "Other," and "No Action" plans/units. Data from 2014-2018 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).

### 6. Number of Units in Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 1994-2021

Year	New Construction	Conversion Eviction	Conversion Non-Eviction	Rehabilitation	Total: New Construction Conversion & Rehab	Units in HPD Sponsored Plans
1994	393	283	176	807	1,659	901
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

Source: NYS Attorney General's Office, Real Estate Financing Bureau

\*2007-2021 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). On average, over this 13-year period, the number of residential units is 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.

## 7. Tax Incentive Programs, 2019-2021

### Buildings Newly Receiving Certificates for 421-a Exemptions, 2019-2021

	2019			2020			2021		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	147	179	1,504	120	138	3,437	61	67	1,744
Brooklyn	365	453	10,178	130	136	3,722	240	253	5,313
Manhattan	35	36	4,214	20	21	944	22	22	1,507
Queens	239	308	6,858	47	51	2,136	58	65	1,356
Staten Island	0	0	0	3	5	73	0	0	0
<b>TOTAL</b>	<b>786</b>	<b>976</b>	<b>22,754</b>	<b>320</b>	<b>351</b>	<b>10,312</b>	<b>381</b>	<b>407</b>	<b>9,920</b>

### Buildings Newly Receiving J-51 Tax Abatements and Exemptions, 2019-2021

	2019			2020			2021		
	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	79	4,555	\$10,250	12	532	\$2,035	51	2,704	\$5,067
Brooklyn	91	3,292	\$10,236	23	589	\$3,195	70	1,684	\$3,147
Manhattan	6	409	\$1,166	4	138	\$439	7	268	\$795
Queens	593	5,231	\$8,083	96	681	\$275	113	2,706	\$3,215
Staten Island	0	0	\$0	0	0	\$0	0	0	\$0
<b>TOTAL</b>	<b>769</b>	<b>13,487</b>	<b>\$29,735</b>	<b>135</b>	<b>1,940</b>	<b>\$5,945</b>	<b>241</b>	<b>7,362</b>	<b>\$12,224</b>

Source: NYC Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs

## 8. Tax Incentive Programs – Units Receiving Initial Benefits, 1981-2021

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	<b>2021</b>	<b>9,920</b>	<b>7,362</b>
2001	4,870	81,321			

Source: NYC Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs

## 9. Building Demolitions in New York City, 1985-2021

Year	Bronx		Brooklyn		Manhattan		Queens		Staten Island		Total	
	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
<b>2021</b>	-	<b>235</b>	-	<b>525</b>	-	<b>119</b>	-	<b>461</b>	-	<b>203</b>	-	<b>1,543</b>

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 through 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.