

2014 Housing Supply Report

May 29, 2014

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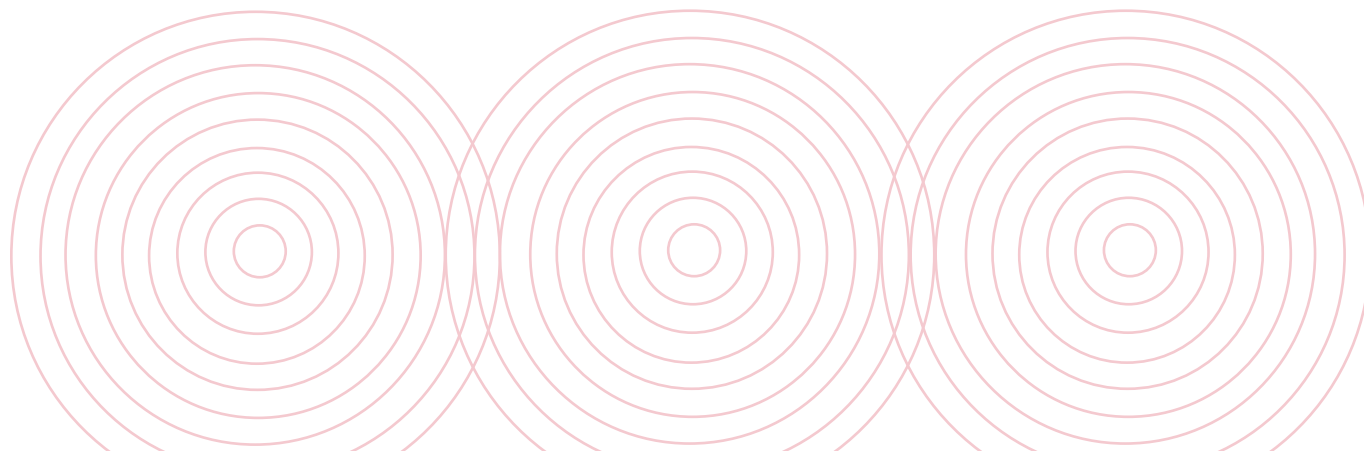
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2014 Housing Supply Report

What's New

- ✓ Permits for 17,995 new dwelling units were issued in New York City in 2013, a 74.1% increase over the prior year and the fourth consecutive year of increase.
- ✓ The number of new housing units completed in 2013 increased 34.1% over the prior year, to 12,682.
- ✓ City-sponsored residential construction spurred 15,382 new housing starts in FY 2013, 70% of which were rehabilitations.
- ✓ The number of housing units newly receiving 421-a exemptions decreased 27.3% in 2013, to 7,890.
- ✓ The number of housing units newly receiving J-51 abatements and exemptions increased 21.3% in 2013, to 55,659.
- ✓ There was a 15.2% increase in the number of co-op or condo units accepted in 2013, to 190 plans containing 5,245 units.
- ✓ Demolitions were up in 2013, increasing by 14.6%, to 1,286 buildings.
- ✓ The City-owned *in rem* housing stock fell, declining 10.0% during FY 2013, to 775 units.
- ✓ The number of stalled construction sites fell from 647 in May of 2013 to 552 in May of 2014.

Overview

Between 2012 and 2013 there was a 74.1% increase in the number of permits issued for new dwelling units, rising to 17,995, the fourth consecutive year of increase. The number of completed housing units also rose during 2013, increasing 34.1% to 12,682 units, as did the number of units accepted by the Attorney General in co-op and condo plans, which rose 15.2%. But the number of units receiving 421-a benefits fell, decreasing 27.3% over 2012 levels, while rehabilitation of residential units under the J-51 tax abatement and exemption program increased during 2013, rising 21.3%. And for just the second time in seven years, demolitions rose, with a 14.6% rise in the number of buildings demolished during 2013. A tight housing market also remains, with a Citywide rental vacancy rate of 3.12% and 11.5% of all rental housing considered overcrowded as of 2011.

New York City's Housing Inventory

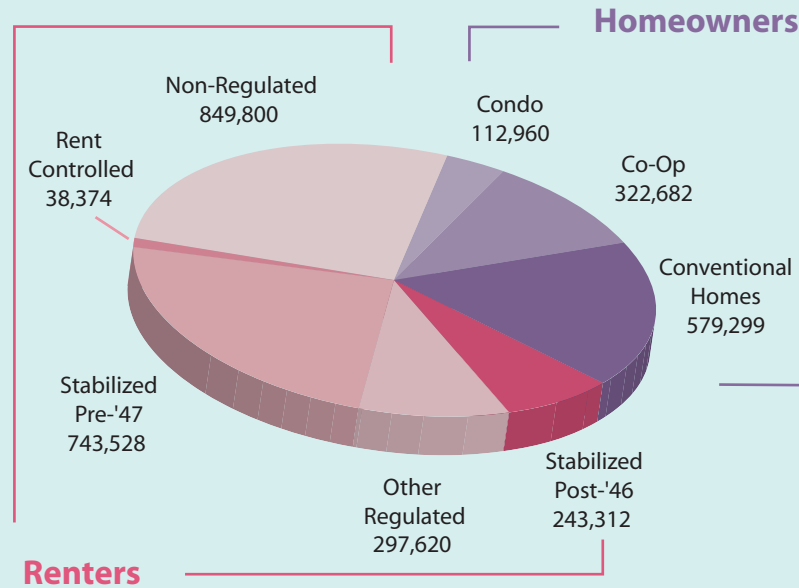
In contrast to the rest of the country, most New Yorkers do not own the homes in which they live. According to the *2011 Housing and Vacancy Survey (HVS)*,¹ rental units comprised 68.2% of New York City's available housing stock in 2011, almost twice the proportion of rental units as the nation as a whole.² New York City in 2011 had a total of 3,352,042 housing units, the largest housing stock since the first *HVS* was conducted in 1965. New York City's housing is not only dominated by the size of its rental housing stock, but unlike most cities, the bulk of rental units are rent regulated. Of the 2,172,634 occupied and vacant rental units reported in the most recent *HVS*, 39.1% were unregulated, or "free market." The majority were either pre-war (pre-47) rent stabilized (34.2%) or post-war (post-46) rent stabilized (11.2%), and the rest were rent controlled (1.8%) or part of various other³ types of regulated apartment programs (13.7%). (See pie chart on following page)

The *HVS* also indicated that New York City's housing market remains tight, finding a Citywide vacancy rate of 3.12% in 2011, below the 5% threshold required for rent regulation to continue under State law. This translates into the availability of just 67,818 vacant units out of more than 2.1 million rental units Citywide. Brooklyn had the lowest vacancy rate in the city, at 2.61%. Queens had the highest vacancy rate in 2011, at 3.79%. Of the remaining boroughs, the Bronx had a vacancy rate of 3.23%, Manhattan was at 2.80%, and the small sample size in Staten Island made the rate too inaccurate to report.⁴

Vacancy rates also vary by rent regulation status. The tightest market for non-income based housing was found among pre-war stabilized units, with a vacancy rate of 2.54% in 2011. Post-war stabilized units also maintained a low vacancy rate, at 2.91%, while private, non-regulated units were vacant at a 4.43% rate.

Number of Renter and Owner Units

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



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey
Note: Above figures exclude vacant units that are not available for sale or rent.

The frequency of crowding also varied by rent regulation status. Overall, 11.5% of all rental housing in New York City in 2011 was overcrowded (defined as more than one person per room, on average) and 4.3% was severely overcrowded (defined as an average of more than 1.5 persons per room). Pre-war stabilized housing was most crowded, with 14.7% of units overcrowded and 5.9% severely overcrowded, while 11.5% of post-war units were overcrowded, and 4.8% of units were severely overcrowded. Overall, 13.9% of rent stabilized housing was overcrowded and 5.6% was severely overcrowded. In non-regulated housing, 10.9% was overcrowded and 3.8% severely overcrowded.

Changes in the Housing Inventory

Housing Permits

Housing supply grows in a variety of ways: new construction, substantial rehabilitation of deteriorated buildings, and conversions from non-residential buildings into residential use. The number of permits

authorized for new construction is a measure of how many new dwelling units will be completed and ready for occupancy, typically within three years, depending on the type of housing structure.

Following a dramatic decrease in 2009, the City has issued more housing permits in each year than in the year prior. In 2013, permits were issued for 17,995 units of new housing, an increase of 74.1% from the 10,334 units in 2012 (see graph on following page). While the fourth consecutive year of increase, levels are still almost 16,000 units below where they were in 2008.⁵

Permits increased by double or triple digits in every borough but the Bronx in 2013. (See Appendix 1 and the map on Page 6) Queens permits increased by the greatest proportion, rising 121.4%, to 3,161 units. Permits issued in Manhattan also increased significantly, rising by 108.6%, to 4,856 permits, as did permits issued in Brooklyn and Staten Island, which grew by 83.1% and 78.3%, respectively (to 6,140 and 1,200, respectively). Permits issued grew by the slowest proportion in the Bronx, increasing 3.4%, to 2,638, after rising by the greatest proportion of any borough during 2012.

Despite the rise in permits issued during 2013, as compared to the relatively high number issued in recent years, permits are down considerably. Compared to 2008, permits are down 59.1% in Queens, 51.8% in Brooklyn, 49.9% in Manhattan, 4.4% in Staten Island, and 46.9% Citywide. But permits in the Bronx are up as compared to 2008, by 6.3%.

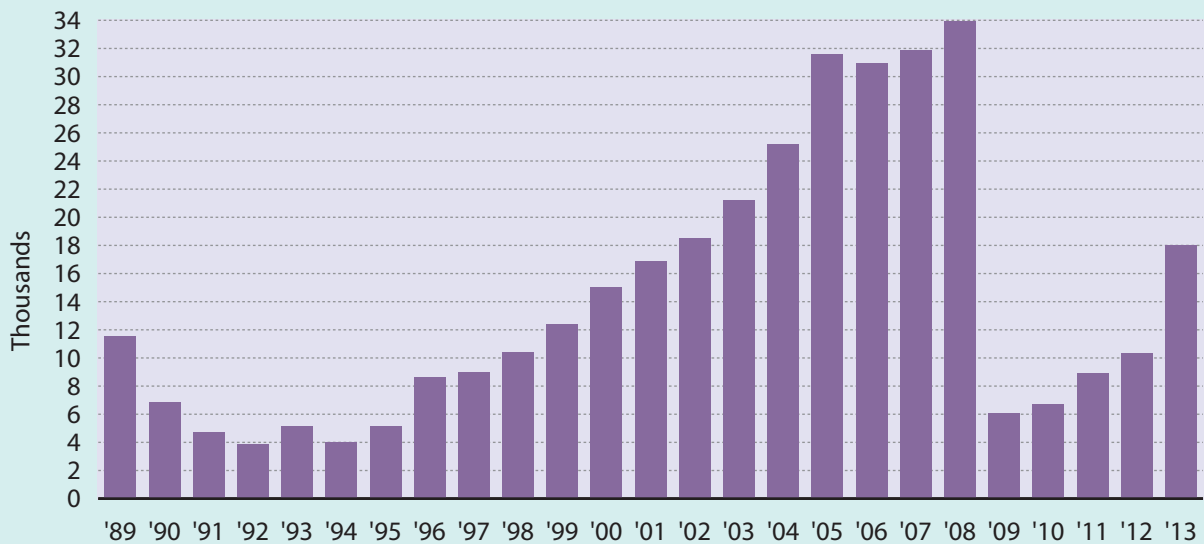
Permits issued in the first quarter of 2014 were also up as compared to the same period of the prior year. The number of permits issued in New York City increased from 2,556 in the first quarter of 2013 to 5,101 during the first quarter of 2014, a 99.6% increase. Permits issued increased significantly in all boroughs but Staten Island, rising by 218.5% in Manhattan, 149.3% in Queens, 77.1% in the Bronx, and 45.7% in Brooklyn. But permits issued fell in Staten Island, by 25.3%, as compared to the first quarter of 2013. In Manhattan, where permits issued in the first quarter of 2014 more than tripled, and Queens, where permits were 2.5 times higher, the increase had less to do with the number of newly permitted buildings, and more to do with the average sizes of the buildings permitted. In Manhattan, the average building size rose from 41 units to 65 units

during the first quarter of 2014, and in Queens the average building size rose from seven units to 11 units. Conversely, in Staten Island, where units fell by a quarter but the number of newly permitted buildings remained virtually the same, the average building size fell from 1.7 units to 1.3 units.

Permit data can also be analyzed more deeply by looking at the reported size of the buildings applying for permits. In 2013, a total of 1,383 buildings received permits (containing a total of 17,995 housing units). Citywide, 29.1% of these buildings were single-family, 32.0% were two-family, 13.3% were three- or four-family structures, and 25.7% were buildings with five or more units. More than 89% of all permits Citywide were for units in five-family or greater buildings, with the average five-family or greater building containing 45 units for the City as a whole, and 84 units in Manhattan (both increases from the prior year). As the chart on the following page illustrates, almost all building permits in Manhattan were for the largest buildings, while in Staten Island virtually all permits were for either one- or two-family buildings. Building size was more evenly distributed in the other boroughs. (See Appendix 2)

Units Issued New Housing Permits, 1989-2013, in Thousands

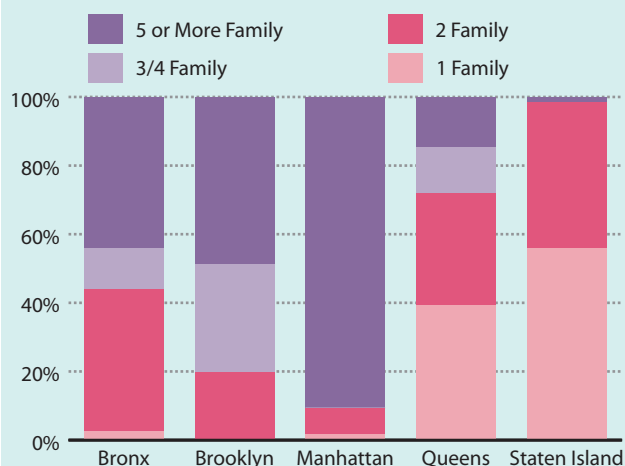
Number of Permits Issued for New Construction of Residential Units Increases for Fourth Consecutive Year



Source: U.S. Bureau of the Census, Manufacturing and Construction Division Building Permits Branch

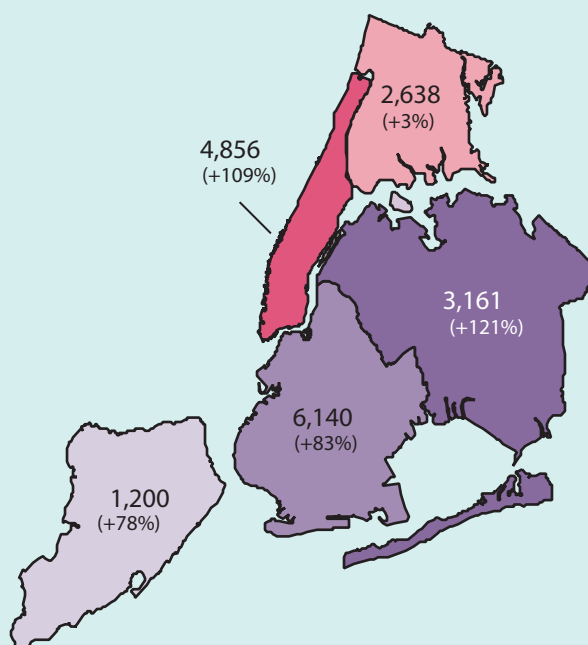
Residential Building Permits, 2013

Permits by Building Size:
Most New Buildings in Manhattan are Five Family or More, in Staten Island One- and Two-Family Homes Predominate



Source: U.S. Bureau of the Census, Manufacturing and Construction Division - Building Permits Branch

Total Number of Permits Issued in 2013 and Percentage Change From 2012 by Borough



Source: U.S. Bureau of the Census, Manufacturing and Construction Division - Building Permits Branch

Housing Completions

This report also examines the number of units completed in the City each year, illustrating what housing actually enters the market in a particular year. In 2013, approximately 12,682 new housing units were completed, a 34.1% increase over 2012.⁶ Completions were up in Manhattan, Queens, and Brooklyn, rising by the greatest proportion in Manhattan, which rose 169.7% (to 3,126 units). Completions also rose in Queens, up 46.4% (to 3,854 units) and Brooklyn, up 9.3% (to 3,948 units). But completions fell in both the Bronx and Staten Island, by 10.0% in the Bronx (to 1,272 units) and 24.7% in Staten Island (to 482 units). (See Appendix 3 for historical breakdown⁷)

City-Sponsored Construction

Housing is also created through publicly funded sources, including programs sponsored by the NYC Department of Housing Preservation and Development (HPD) and the New York City 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 Cornerstone program, which is HPD's multi-family new construction housing initiative, financed principally through private sources; the Neighborhood Redevelopment Program, which gives City-owned buildings to non-profits to rehabilitate and operate as affordable housing; and the Neighborhood Entrepreneurs Program, which enables neighborhood-based private property managers to manage and own clusters of occupied and vacant City-owned buildings as affordable housing. HDC operates programs such as the Low-Income Affordable Marketplace Program, which provides financing for apartments that rent to tenants with income no more than 60% of the area median income, and the New Housing Opportunities Program, which helps finance housing for middle-income New Yorkers.

HPD- and HDC-sponsored programs spurred a total of 15,382 housing starts⁸ in FY 2013, a 9.7% decrease over the prior fiscal year.⁹ Of these starts,

10,756 were preservation starts, and 4,626 were new construction starts. HPD and HDC collectively expect to start an additional 13,000 units of new construction and preservation in FY 2014. During the first three quarters of FY 2014 there were 5,302 starts by HPD and HDC, a 21.7% decrease over the corresponding period of the previous year.¹⁰

FY 2013 starts by HPD and HDC were part of The New Housing Marketplace Plan, first announced in 2006. The original five-year, \$3 billion commitment of 65,000 units became an 11-year commitment to build and preserve 165,000 units of affordable housing by 2014. This \$8.5 billion plan will ultimately provide affordable homes for 500,000 New Yorkers.¹¹ As of the end of 2013, HPD and HDC have financed almost 160,000 units of housing under the New Housing Marketplace Plan, virtually all of the planned total. The City also shifted from its priority on new construction, and now anticipates that 68% of units by 2014 will be preservations, up from the 44% anticipated in the initial plan. Approximately 80% of planned units will be affordable to low-income households (making no more than 80% of HUD Income Limits), and 72% will be rental units.¹²

In the beginning of May, 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” projects that 60% of these units will be preservations, and 40% will be new construction. The majority, 58%, will be for low-income residents (defined 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.¹³

As part of this plan, the Mayor intends to work with State legislators to renew and strengthen rent stabilization laws when they expire in 2015, and try to shift regulation of rent stabilization from the State to the City. The City will also add additional resources to those facing eviction, and have HPD work more closely with DHCR to help tenants apply for rent reductions when landlords are not within code compliance. The City will also help owners realize savings in the cost of utilities and fuel by providing grants and loans that promote energy- and water-efficiency.

In creating new affordable housing (80,000 of the planned total), the plan calls for a variety of approaches, including development on underutilized City-owned properties, City assistance with remediation of brownfield sites, and zoning changes that would allow for less parking and greater density. There will also be a shift towards promoting smaller units, including standard-size studio apartments, as well as the “micro-units” currently under construction in Manhattan and detailed in last year’s report.

Tax Incentive Programs

The City helps promote development of new housing by offering various tax incentive programs. One such program, for new renter- and owner-occupied multifamily properties containing three or more rental units, is the 421-a tax incentive program. The program allows for a reduction in the taxable assessed value of eligible properties. That is, owners are exempt from paying additional real estate taxes due to the increased value of the property resulting from the improvements made. Eligible projects must be new construction of multiple dwellings on lots that are vacant, predominantly vacant, or improved with a non-conforming use three or more years before the new construction commenced. Rental apartments built with 421-a tax exemptions are subject to the provisions of the Rent Stabilization Laws during the exemption period. Initial rents are first approved by HPD and are then subject to increases 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. Properties receive an exemption for 10 to 25 years depending on location, the number of units reserved for low- and moderate-income tenants, and whether they are located in a neighborhood preservation area. Longer exemption periods apply in northern Manhattan and boroughs outside Manhattan, and to projects that receive governmental assistance or contain not less than 20% low-income units.¹⁴

The *2007 Housing Supply Report* outlined major changes in the 421-a program which took effect on July 1, 2008, including a major expansion of the Geographic

Exclusion area (the area which requires 20% of units in any given building to be set aside for affordable housing), new limits on the amount of assessed value that is exempt from taxes, and on-site affordability requirements extended to a length of 35 years.

Through the 421-a program, the number of housing units newly receiving exemptions decreased for the second consecutive year, down 27.3%, to 7,890 (see graph on this page), including decreases in every borough but Staten Island.¹⁵ Units receiving exemptions fell by the greatest proportion in Manhattan, down 48.7%, followed by the Bronx, down 44.5%. Units newly receiving exemptions fell by a much smaller proportion in both Brooklyn and Queens, falling by 3.5% and 0.4% respectively. In Staten Island, the only borough to see growth, the number of units increased from four in 2012 to 161 in 2013.

Citywide, the largest proportion of units receiving benefits in 2013 were in buildings located in Brooklyn, which contained 37.0% of the total units in the City. Manhattan had 31.6% of these units, Queens had 19.2%, the Bronx had 10.1%, and Staten Island, with only 161 units, had 2.0% of units Citywide. Because buildings in Manhattan are so much larger than buildings in the outer boroughs, nearly one-third of units were in Manhattan, despite having only 57 of the

419 buildings (14%) newly approved for 421-a benefits Citywide. Notably, while the number of units newly approved in 2013 fell by more than 27%, the number of buildings containing these units fell by a much smaller proportion (12%). (See Appendices 6 and 7)

Another program that has offered affordable housing, the New York State Mitchell-Lama program, has suffered from a loss of housing since “buyouts” from the program began in 1985. Between 1955 and 1978, approximately 140,000 units of low- and middle-income housing were built in New York City through this tax-break and mortgage subsidy program. Since buyouts began in 1985, the City has lost approximately 43,000 units of Mitchell-Lama housing, although some has transitioned to rent stabilization. After averaging an annual loss of more than 5,000 units between 2004 and 2007, the pace has now slowed considerably, and only two developments (both in 2012) have bought out since 2010.¹⁶

Conversions and Subdivisions

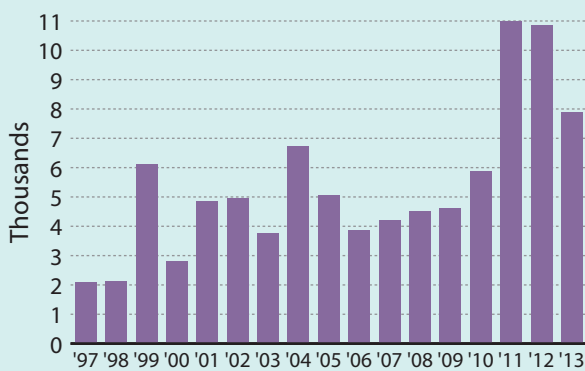
New housing units are also brought onto the market through subdivisions and conversions. Subdivisions involve the division of existing residential space into an increased number of units. Non-residential spaces, such as offices or other commercial spaces, can also be converted for residential use. As 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 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 2013, 10 formerly non-residential buildings, containing 504 units, received J-51 benefits for conversion. Just over 80% of these were rental units. Overall, this is 157% more units than in 2012, when 196 units (the majority being rental units) in formerly non-residential buildings converted using J-51 benefits.¹⁷

Conversion of single room occupancy (SRO) buildings also continued over the past year. SRO owners may convert SRO housing to other uses after

Units Newly Receiving 421-a Certificates, 1997-2013, in Thousands

27% Decrease in Number of Units Newly Issued 421-a Certificates in 2013



Source: NYC Department of Housing Preservation and Development

obtaining a “Certificate of No Harassment” (CONH) from HPD. After seven consecutive years of decline, approved CONH applications rose for the second consecutive year, up 4.9% from 123 CONH in 2012 to 129 in 2013.¹⁸

Efforts are also underway to ensure that SROs are used for permanent housing rather than as transient hotels. As of May 1, 2011, laws were newly passed strengthening the City’s ability to crack down on housing being used illegally for transient occupancy. Transient occupancy is now clearly defined as stays of less than 30 days, and between May of 2011 and April of 2012 1,820 violations (ranging from \$800 to \$2,000) were issued to illegal hotel operators (including private apartments, hostels, and SROs).¹⁹ More than 3,000 violations have been issued since (including 844 between May 1, 2013 and April 30, 2014),²⁰ and in late 2012, the City Council strengthened this law even further, increasing fines to up to \$25,000 for repeat offenders.²¹

In an effort to stop illegal hotel rentals, the NYS Attorney General (AG), at the end of May, 2014, announced a data sharing agreement with Airbnb, a company who facilitates short-term rentals in private residences. Airbnb will now provide the AG’s office with anonymous information about their “host’s” rental activities and if the AG can identify illegal activity within one year from receipt of the data, Airbnb will provide the identity of the hosts. The Airbnb website will also begin informing hosts of the Multiple Dwelling Law that prohibits rentals of less than 30 days unless the permanent occupant is present.²² According to an affidavit filed by the AG’s office in April, 64% of the 19,500 listings for January 31 were for entire apartments, a violation of City laws.²³

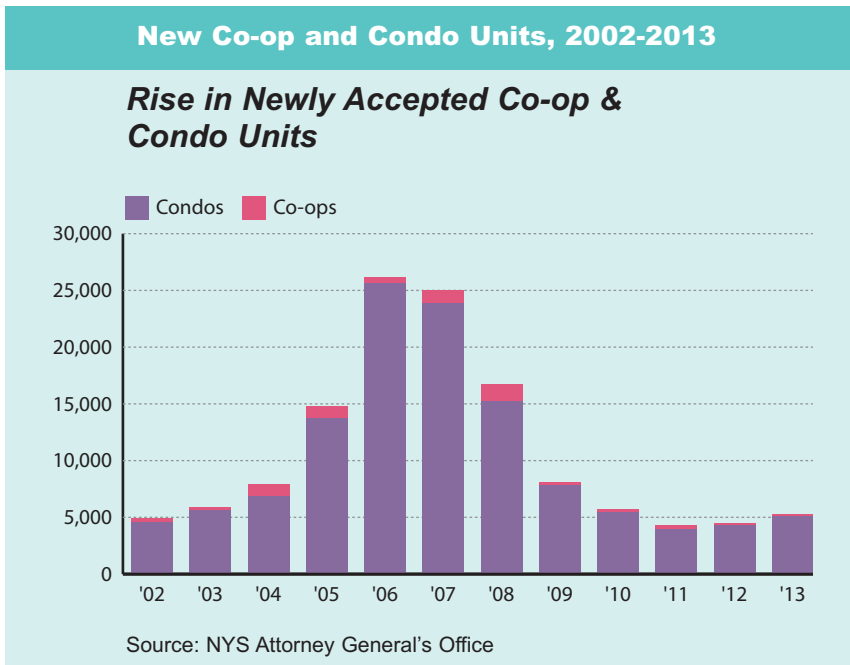
Cooperative and Condominium Activity

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.²⁴ In 2013, the Attorney General accepted 190 co-op and condo plans, an 18.8% increase from the number accepted in 2012. These 190 plans encompassed 5,245 housing units, 15.2% more than in 2012 and the second consecutive year of increase in units (see graph on this page). Almost half of all plans, 94, were accepted for buildings located in Brooklyn; 65 were located in Manhattan; 23 plans were accepted for Queens; seven plans were accepted in Staten Island; and one plan was in Staten Island. Because Manhattan buildings tend to be larger than the outer boroughs, more units were located in Manhattan (3,444), with Brooklyn (981) and Queens (753) trailing, and only 53 units in the Bronx and 14 in Staten Island. (See Appendices 4 and 5)

The majority of the plans accepted Citywide in 2013 were for new construction, comprising 151 of 190 plans, and a total of 3,753 of 5,245 units. This is similar to the prior year, when new construction accounted for 121 of the 160 accepted plans. The second largest source of co-op and condo units were units located in non-eviction conversions (with 18 plans and 843 units), and 21 plans, with 649 units, were rehabilitations.

While the conversion of rental housing into co-op and condo units increases the housing inventory for



sale, it simultaneously reduces the total number of housing units for rent. Conversions represented 16.1% of the total number of units in 2013 co-op and condo plans, a much smaller share than the 35.9% share in 2012. Because most conversion plans are non- eviction plans (including all plans in 2013), only when the original rental tenant moves out, or opts to buy the apartment, does the apartment become owner-occupied and removed from the rental universe.

Rehabilitation

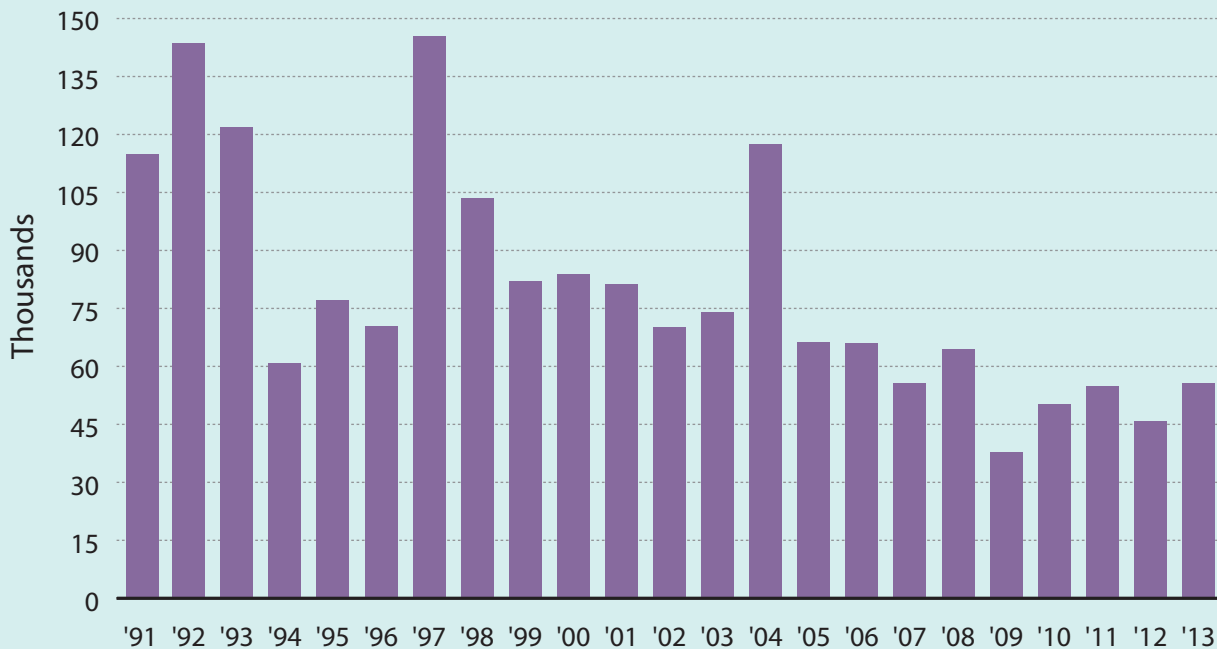
Another method for adding (or keeping) residential units to the City’s housing stock is through rehabilitation of old buildings. As buildings age, they must undergo renovation and rehabilitation to remain in habitable condition. This is particularly relevant to NYC’s rental housing stock, where more than 62% of units are in buildings constructed prior to 1947.²⁵ Through tax abatement and exemption subsidy programs offered by the City for rehabilitation, units are able to remain in, or be readmitted to, the City’s

housing stock. The J-51 tax abatement and exemption program is intended to encourage the periodic renovation of New York City’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 those rental units not already rent stabilized be subject to rent regulation for the duration of the 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 incarnations 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.²⁶

Units Receiving Initial J-51 Benefits, 1991-2013, in Thousands

2013 Saw Increase in Number of Units Newly Receiving J-51 Benefits



Source: NYC Department of Housing Preservation and Development

In 2013, 55,659 units newly received J-51 benefits, an increase of 21.3% from the previous year (see graph on the prior page and Appendix 7).²⁷ These units were contained in 1,906 buildings, an increase of 61.4% from 2012 levels. The location of the units newly receiving benefits ranged from 51.2% located in the Bronx; to 28.6% in Queens; 11.9% in Brooklyn; 7.9% in Manhattan; and 0.3% in Staten Island. Units newly receiving benefits fell in every borough but the Bronx, which rose 128.9%, and Staten Island, which rose from zero units to 180. While units newly receiving benefits more than doubled in the Bronx, the rise in buildings was much lower, just 36%, indicating that the average building size rose substantially. Units newly receiving benefits fell by the greatest proportion in Brooklyn, which fell 45.4%, followed by Manhattan, which fell 16.3% and Queens, which fell 0.6%. (See Appendices 6 and 7)

In Fiscal Year 2014, the J-51 tax program will cost the City \$259.2 million in lost tax revenue for all housing types, including 324,000 rental units and more than 254,000 owner units.²⁸

While J-51 is owner-initiated, a City-initiated program will also help rehabilitate NYC's housing stock. In January, 2011, HPD began their "Proactive Preservation Initiative (PPI)," which identifies those buildings in need of rehabilitation, regardless of whether there are complaints from tenants in the building. HPD works to identify distressed buildings that are actively declining and in danger of becoming blighted and those buildings that exhibit levels of distress that warrant further action are placed on the PPI list. HPD works with these buildings to reduce housing code violations, and once violations have been reduced by at least 80%, buildings are removed from the list.²⁹ Through October 31, 2013, a total of 550 buildings have been added to the PPI list, and 127 (23%) of these buildings were subsequently released from the program due to improvements in the buildings. An additional 58 buildings (11%) were found to have high enough level of violations that they qualified for transfer to the Alternative Enforcement Program (details below). Of the 269 buildings remaining on the PPI list (as of October 31, 2013), 64% have shown improvement in building conditions, and violations have dropped an average of 38%.³⁰

HPD is also continuing rehabilitation work through its "Alternative Enforcement Program (AEP)," now in its seventh year of identifying the 200 "worst" buildings in the City, based on housing code violations. For the first time, HPD was unable to find 200 buildings that met the criteria for inclusion in AEP, and only 187 buildings were added to the program. The latest group of buildings (containing 2,700 units of housing) have a combined total of more than 26,000 housing code violations, including 4,329 immediately hazardous C-Class violations. If landlords in this program do not make repairs to their buildings, the City steps in to do so, and then charges the landlords. Through the first six rounds of the program, the City has discharged 764 of 1,200 buildings that entered the program (almost 10,000 units of housing), and recovered \$34.8 million for AEP repairs.³¹

Tax-Delinquent Property

***In Rem* Housing**

For two decades, 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. Most of these were dilapidated multi-family buildings occupied by a predominantly low-income population. To counter this trend, HPD developed multiple disposition programs over time to manage, rehabilitate and sell many of these *in rem* buildings. HPD's Alternative Management Programs began in 1994 with the goal of returning City-owned properties to private owners and stimulating neighborhood development. HPD has successfully reduced the number of occupied and vacant *in rem* units in central management to 775 through June 2013, a 98.2% decline since FY 1994.³²

Anti-Abandonment Strategies

The City has also been able to significantly reduce its share of *in rem* buildings by identifying buildings at risk and helping owners. Key initiatives to prevent

abandonment include the Third Party Transfer Program, which targets distressed and other buildings with tax arrears,³³ and housing education courses, which teach owners and superintendents basic management, maintenance, and finance skills to improve their properties.³⁴

Since the mid-1990s, the City has not taken title (i.e., vesting) of properties that are tax delinquent. Instead, the City has developed a comprehensive anti-abandonment strategy. First, tax liens for properties that are not distressed are sold in bulk to private investors. After the lien is sold, the lien holder is entitled to collect the entire lien amount, plus other interest and charges, from the property owner. In addition, the property owner must continue to pay current taxes to the City. If the owner has not paid the lien or entered into a payment plan, the lien holder can file for foreclosure on the property.³⁵

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. The properties are temporarily transferred to Neighborhood Restore, a nonprofit corporation, and upon the judgment of the court, are transferred to a qualified third party.³⁶ Since it began in 1996, the NYC Dept. of Finance has collected at least \$536 million in revenue associated with properties in this program, and more than 500 buildings have been transferred to responsible for-profit and non-profit owners.³⁷

Demolitions and Stalled Construction

While in the early 1990s relatively few residential buildings in New York City were demolished, this began to change in 1996, the same year that the number of building permits issued began to increase significantly. In fact, the number of buildings demolished between 2005 and 2007 alone was almost triple the number demolished in all the years from 1990 to 1999 combined. But after declining five times

within six years, demolitions rose in 2013. A total of 1,286 buildings were demolished in 2013, a 14.6% increase over the prior year, following a decline of 0.6% in 2012. Queens accounted for 35.2% of all the buildings demolished in 2013, Brooklyn had 28.5%, Manhattan had 11.3%, Staten Island had 16.8%, and the Bronx had the lowest proportion, 8.2%. Demolitions rose in every borough but the Bronx, where they fell 13.2%. Proportionally, demolitions rose by the greatest amount in Staten Island, rising 55.4%, followed by Brooklyn, with a 29.2% rise, Queens, with a 4.4% rise, and Manhattan, which rose by 0.7%.³⁸ (See Appendix 8)

Beginning in mid-July 2009, the NYC Dept. of Buildings began releasing a weekly "snapshot" of stalled construction sites throughout the City.³⁹ Inclusive of data through mid-May, 2014, stalled construction sites grew from a low of 395 sites on July 26, 2009 to a high of 709 on November 7, 2010. Following that high in 2010, rates generally declined, falling to a recent low of 552 sites in mid-May 2014, the lowest level since February of 2010. Similar to the results of a year ago, the bulk of these stalled sites (as of May, 2014) are located in Brooklyn (42.6%), with significant shares also located in Queens (28.6%) and Manhattan (14.3%). Within Brooklyn, a third of stalled construction sites (a decrease of seven percentage points from the prior year) are located in Community Districts that abut the East River waterfront, including areas such as Williamsburg, Greenpoint, Red Hook, and DUMBO. Conversely, the East River-adjacent Community Districts of Queens (Astoria and Long Island City) contain only 11% of all stalled construction sites, with more than 46% located in The Rockaways and Jamaica.

Conclusion

In 2013, housing permits increased for the fourth consecutive year, rising by 74.1%, while the number of completed housing units also rose, by 34.1%. The number of units newly receiving 421-a tax benefits fell 27.3% in 2013, while units newly receiving J-51 tax abatements and exemptions rose by 21.3%. For the second consecutive year (following five years of decline) there was an increase in newly accepted co-op

and condo units/plans, with units rising 15.2% and plans rising by 18.8%. Rental housing availability remains tight, with a Citywide vacancy rate of just 3.12% in 2011, and overcrowding remains a problem. Mayor de Blasio's ten-year housing initiative plan to develop and preserve 200,000 units of housing, helping to reduce the affordable housing shortage. □

Endnotes

1. The New York City Housing and Vacancy Survey (HVS) is done triennially, sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau.
2. The U.S. housing stock was comprised of 37% renter-occupied units, according to the 2011 American Community Survey, conducted by the U.S. Census Bureau. To calculate the ratio of renter-occupied units in New York City, staff did not include vacant units that are not for sale or for rent in the total number of housing units.
3. Other units include public housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4 and Loft Board units.
4. Since the number of vacant units available for rent in Staten Island is small, and the HVS is a sample survey, the sampling error of the vacancy rate is likely to be large, and thus, the Census Bureau could not calculate an accurate vacancy rate.
5. U.S. Census Bureau web site. <<http://censtats.census.gov/bldg/bldgprmt.shtml>>.
6. NYC Dept. of City Planning data. Note that the data is continually updated and is subject to change, including data from prior years.
7. Beginning with the *2006 Housing Supply Report*, the NYC Department of City Planning (DCP) defines a housing completion as any unit receiving either a final or a temporary Certificate of Occupancy in the stated year. DCP provided this information for the 2004 calendar year and beyond, and believes it is a more accurate representation of new housing in New York City than previous methodologies which only counted final Certificates of Occupancy.
8. Starts refer to the number of units beginning construction or rehabilitation in a given period.
9. Preliminary Fiscal 2014 Mayor's Management Report (MMR). <<http://home2.nyc.gov/html/ops/html/data/mmr.shtml>>
10. Citywide Performance Reporting website: <<http://www.nyc.gov/html/ops/cpr/html/home/home.shtml>>; Accessed May 2014
11. "Mayor Bloomberg Outlines Steps the City is Taking to Achieve Affordable Housing Goal of 165,000 Units to House 500,000 New Yorkers Despite Historic Economic Challenges." *HPD Press Release*. February 22, 2010.
12. "The New Housing Marketplace Plan 2003-2014," NYC Department of Housing Preservation & Development. 2013.
13. "'Housing New York: A Five-Borough, Ten-Year Plan," NYC Department of Housing Preservation and Development. May 5, 2014.
14. Program information available at: <<http://nyc.gov/html/hpd/html/developers/421a.shtml>>
15. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
16. The number of Mitchell-Lama buyouts were provided most recently through the NYC Dept. of Housing Preservation and Development and the NYS Division of Housing 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. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
18. NYC Department of Housing Preservation and Development.
19. Mayor Bloomberg Announces Results of City's Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities." *Mayor's Office Press Release 157-12*. April 27, 2012.
20. Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement. Inclusive of data through April 30, 2014.
21. "Illegal Hotel Fines Could Skyrocket," *The Real Deal*. September 12, 2012.
22. "Airbnb Will Hand Over Host Data to New York," *NY Times*, May 21, 2014.
23. "Two-thirds of NYC's Airbnb rentals are illegal sublets," *NY Post*. April 21, 2014.
24. "NYS Attorney General's Office, Real Estate Financing Bureau data and the NYC Dept. of Housing Preservation and Development, Sales Unit. Virtually all accepted units reported are from data provided by the NYS Attorney General. 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.
25. *2011 NYC Housing and Vacancy Survey*, U.S. Census Bureau.
26. Landlord Information/Tax Incentives: J-51, NYC Department of Housing Preservation and Development web site. <<http://www.nyc.gov/html/hpd/html/developers/j51.shtml>>.
27. NYC Dept. of Housing Preservation and Development, Tax Incentives Program data. Note that, similar to the 421-a program, J-51 provides tax abatements and incentives to newly built renter- and owner-occupied units, which are included in the figures given in this report.
28. "Annual Report on Tax Expenditures," NYC Dept. of Finance publication, February, 2014.
29. "HPD Commissioner Wambua, Council Speaker Quinn Celebrate Success of Proactive Preservation Initiative and Announce Publication of the Second At-Risk Building List." *HPD Press Release*. March 21, 2012.
30. At-Risk Buildings List as of October 31, 2013. <<http://www.nyc.gov/html/hpd/html/owners/Proactive-Preservation.shtml>>
31. "HPD Commissioner Visnuskas Announces List of Buildings with 2,700 Units in Latest Round of Alternative Enforcement Program." *HPD Press Release*. February 4, 2014.
32. NYC Dept. of Housing Preservation and Development.

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33. NYC Department of Housing Preservation and Development website. <<http://www.nyc.gov/html/hpd/html/homeowners/tax.shtml>>
 34. NYC Department of Housing Preservation and Development website. <<http://www.nyc.gov/html/hpd/html/buyers/courses.shtml>>
 35. NYC Department of Finance, General Information on the City's Tax Lien Sale Process. <http://www.nyc.gov/html/dof/html/property/property_bill_taxlien.shtml#general>
 36. "New York City Case Study: Third Party Transfer Initiative: A Solution To Property Abandonment," by Lisa Mueller, Local Initiative Support Corporation report, January 14, 2003. <<http://www.lisc.org/content/publications/detail/794/>>
 37. Most recent figures obtained from NYC Dept. of Housing Preservation and Development, May, 2014.
 38. NYC Department of Buildings (DOB) data. Note that demolition statistics include both residential as well as commercial buildings, as the DOB does not specify the type of building in its data.
 39. NYC Department of Buildings Snapshot Reports: <http://www.nyc.gov/html/dob/html/codes_and_reference_materials/snapshot_report.shtml>. Data covers the period through May 11, 2014.

Appendices

1. Permits Issued For Housing Units in New York City, 1960-2014

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1960	--	--	--	--	--	46,792
1961	--	--	--	--	--	70,606
1962	--	--	--	--	--	70,686
1963	--	--	--	--	--	49,898
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 (1st Qtr) ^Ω	379 (214)	1,725 (1,184)	1,809 (568)	1,067 (428)	121 (162)	5,101 (2,556)

Ω First three months of 2014. The number of permits issued in the first three months of 2013 is in parenthesis.

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch.

2. Permits Issued by Building Size & Borough (In Percentages), 2005-2013

Year/Borough	1-Family	2-Family	3/4 Family	5 or More-Family	Total Buildings
2005					
Bronx	3.5%	29.9%	54.9%	11.6%	825
Brooklyn	6.4%	28.3%	45.3%	20.0%	1,638
Manhattan	2.6%	0.9%	6.1%	90.4%	115
Queens	17.5%	47.5%	27.1%	7.8%	1,912
Staten Island	63.9%	34.6%	1.0%	0.5%	1,297
Citywide	22.5%	35.8%	30.0%	11.8%	5,787
2006					
Bronx	7.7%	33.6%	51.4%	7.3%	959
Brooklyn	8.1%	23.2%	45.7%	23.0%	1,389
Manhattan	1.8%	3.5%	5.3%	89.4%	113
Queens	14.3%	49.7%	29.0%	7.1%	2,014
Staten Island	62.7%	36.2%	0.0%	1.1%	697
Citywide	17.7%	36.7%	33.2%	12.4%	5,172
2007					
Bronx	6.8%	43.7%	41.7%	7.8%	643
Brooklyn	0.0%	18.3%	51.7%	30.0%	1,079
Manhattan	5.0%	1.7%	5.8%	87.6%	121
Queens	17.1%	53.1%	21.3%	8.6%	1,562
Staten Island	60.7%	38.6%	0.2%	0.6%	511
Citywide	16.0%	38.5%	29.8%	15.8%	3,916
2008					
Bronx	43.4%	17.7%	23.1%	15.8%	373
Brooklyn	0.0%	25.0%	18.7%	56.3%	787
Manhattan	2.0%	0.0%	0.0%	98.0%	152
Queens	18.5%	42.3%	14.8%	24.4%	755
Staten Island	50.4%	40.1%	0.5%	9.0%	367
Citywide	20.1%	30.0%	14.3%	35.7%	2,434
2009					
Bronx	38.1%	14.4%	20.6%	26.9%	160
Brooklyn	0.8%	28.2%	38.9%	32.1%	131
Manhattan	0.0%	0.0%	11.8%	88.2%	34
Queens	29.7%	43.3%	16.0%	11.0%	418
Staten Island	48.0%	49.8%	0.0%	2.2%	271
Citywide	31.2%	37.1%	15.3%	16.5%	1,014
2010					
Bronx	9.2%	38.5%	23.1%	29.2%	65
Brooklyn	3.6%	31.4%	27.9%	37.1%	140
Manhattan	0.0%	18.2%	9.1%	72.7%	11
Queens	12.4%	67.2%	11.2%	9.2%	509
Staten Island	71.9%	27.2%	0.6%	0.3%	349
Citywide	30.3%	47.3%	10.6%	11.8%	1,074
2011					
Bronx	1.5%	35.3%	19.1%	44.1%	68
Brooklyn	0.0%	44.3%	30.5%	25.3%	174
Manhattan	3.6%	0.0%	3.6%	92.9%	28
Queens	21.5%	57.0%	11.9%	9.6%	386
Staten Island	52.5%	47.2%	0.0%	0.3%	341
Citywide	26.5%	48.3%	11.3%	13.8%	997
2012					
Bronx	5.9%	39.3%	17.0%	37.8%	135
Brooklyn	0.4%	20.5%	36.9%	42.2%	249
Manhattan	9.5%	4.8%	0.0%	85.7%	42
Queens	26.8%	41.9%	16.9%	14.4%	284
Staten Island	64.1%	34.6%	0.0%	1.3%	298
Citywide	27.8%	32.5%	16.2%	23.5%	1,008
2013					
Bronx	2.4%	41.6%	12.0%	44.0%	135
Brooklyn	0.0%	19.8%	31.6%	48.6%	249
Manhattan	1.6%	7.8%	0.0%	90.6%	42
Queens	39.3%	32.6%	13.3%	14.8%	284
Staten Island	55.9%	42.5%	0.2%	1.4%	298
Citywide	29.1%	32.0%	13.3%	25.7%	1,008

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch.

3. New Dwelling Units Completed in New York City, 1960-2013

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1960	4,970	9,860	5,018	14,108	1,292	35,248
1961	4,424	8,380	10,539	10,632	1,152	35,127
1962	6,458	10,595	12,094	15,480	2,677	47,304
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	1,385	1,353	6,064	2,096	1,896	12,794
2001	1,617	2,404	6,036	1,225	2,198	13,480
2002	1,220	2,248	8,326	1,981	2,453	16,228
2003	1,473	2,575	3,798	2,344	2,589	12,779
2004 π	3,326	4,512	6,150	3,087	2,291	19,366
2005 π	3,012	5,007	5,006	4,526	1,942	19,493
2006 π	4,311	6,418	5,199	5,940	1,900	23,768
2007 π	4,422	7,109	7,498	5,907	1,446	26,382
2008 π	4,217	7,254	6,118	5,437	1,019	24,045
2009 π	2,964	7,522	8,110	4,969	887	24,452
2010 π	3,948	7,181	7,801	4,401	714	24,045
2011 π	3,417	4,728	2,375	2,852	612	13,984
2012 π	1,413	3,611	1,159	2,632	640	9,455
2013 π	1,272	3,948	3,126	3,854	482	12,682

Note: Dwelling unit count is based on the number of Certificates of Occupancy issued by NYC Department of Buildings, or equivalent action by the Empire State Development Corporation or NYS Dormitory Authority. Prior year's data may be adjusted and may not match prior reports.

π Data from 2004-2013 now includes Final Certificates of Occupancy (as with all other years) as well as Temporary Certificates of Occupancy data for the first time. Data will be updated every year to reflect the most current estimates.

Source: New York City Department of City Planning, Certificates of Occupancy issued in Newly Constructed Buildings.

4. Number of Residential Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 2008-2013

	2008	2009	2010	2011*	2012	2013
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
Private Plans						
New Construction	454 (13,998)	335 (7,270)	235 (4,907)	185 (3,785)	121 (2,810)	151 (3,753)
Rehabilitation	4 (130)	1 (73)	0	2 (14)	11 (106)	21 (649)
Conversion (Non-Eviction)	50 (2,582)	29 (725)	20 (812)	20 (457)	25 (1,539)	18 (843)
Conversion (Eviction)	0	0	0	0	0	0
Private Total	508 (16,710)	365 (8,068)	255 (5,719)	207 (4,256)	157 (4,455)	190 (5,245)
HPD Sponsored Plans						
New Construction	0	0	0	0	0	0
Rehabilitation	0	0	0	0	0	0
Conversion (Non-Eviction)	0	0	0	0	0	0
Conversion (Eviction)	18 (241)	13 (274)	4 (59)	9 (209)	3 (97)	0
HPD Total	18 (241)	13 (274)	4 (59)	9 (209)	3 (97)	0
Grand Total	526 (16,951)	378 (8,342)	259 (5,778)	216 (4,465)	160 (4,552)	190 (5,245)

*Figures corrected and differ from those found in the 2012 Housing Supply Report

Note: Figures exclude "Homeowner" and "Commercial" plans/units.

Source: New York State Attorney General's Office, Real Estate Financing Bureau.

5. Number of Units in Co-op and Condo Plans Accepted for Filing By the NYS Attorney General's Office, 1986-2013

Year	New Construction	Conversion Eviction	Conversion Non-Eviction	Rehabilitation	Total New Construction Conversion & Rehab	Units in HPD Sponsored Plans
1986	11,684	687	39,874	--	52,245	195
1987	8,460	1,064	35,574	--	45,098	1,175
1988	9,899	1,006	32,283	--	43,188	1,159
1989	6,153	137	25,459	--	31,749	945
1990	4,203	364	14,640	--	19,207	1,175
1991	1,111	173	1,757	--	3,041	2,459
1992	793	0	566	--	1,359	1,674
1993	775	41	134	--	950	455
1994	393	283	176	807	1,659	901
1995	614	426	201	1,258	2,499	935
1996	21	0	149	271	441	0
1997	1,417	26	131	852	2,426	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	19,511	248	5,441	71	25,271	248
2008	13,998	241	2,582	130	16,951	241
2009	7,270	274	725	73	8,342	274
2010	4,916	59	812	0	5,787	59
2011	4,625	209	505	14	5,353	209
2012	2,810	97	1,539	106	4,552	97
2013	3,753	0	843	649	5,245	0

Note: Rehabilitated units were tabulated separately beginning in 1994. HPD Plans are a subset of all plans. Some numbers were revised from prior years.

Source: New York State Attorney General's Office, Real Estate Financing Bureau.

6. Tax Incentive Programs, 2011-2013

Buildings Receiving Certificates for 421-a Exemptions, 2011-2013

	2011			2012			2013		
	Certificates	Buildings	Units	Certificates	Buildings	Units	Certificates	Buildings	Units
Bronx	54	138	1,047	39	61	1,441	34	51	800
Brooklyn	197	292	3,946	143	197	3,028	152	208	2,921
Manhattan	65	70	3,311	52	52	4,862	56	57	2,493
Queens	174	301	2,663	92	166	1,521	79	97	1,515
Staten Island	7	10	40	1	1	4	4	6	161
TOTAL	497	811	11,007	327	477	10,856	325	419	7,890

Buildings Receiving J-51 Tax Abatements and Exemptions, 2011-2013

	2011			2012			2013		
	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)
Bronx	202	12,001	\$18,391	218	12,455	\$30,607	297	28,511	\$26,919
Brooklyn	346	17,713	\$36,993	293	12,149	\$22,430	194	6,635	\$19,091
Manhattan	172	5,622	\$20,560	115	5,265	\$17,586	58	4,405	\$6,719
Queens	833	19,387	\$14,588	555	16,017	\$12,072	1,355	15,928	\$10,003
Staten Island	2	52	\$232	0	0	\$0	2	180	\$200
TOTAL	1,555	54,775	\$90,764	1,181	45,886	\$82,695	1,906	55,659	\$62,933

Source: New York City Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs.

7. Tax Incentive Programs – Units Receiving Initial Benefits, 1981-2013

Year	421-a	J-51	Year	421-a	J-51
1981	3,505	--	1998	2,118	103,527
1982	3,620	--	1999	6,123	82,121
1983	2,088	--	2000	2,828	83,925
1984	5,820	--	2001	4,870	81,321
1985	5,478	--	2002	4,953	70,145
1986	8,569	--	2003	3,782	74,005
1987	8,286	--	2004	6,738	117,503
1988	10,079	109,367	2005	5,062	66,370
1989	5,342	64,392	2006	3,875	66,010
1990	980	113,009	2007	4,212	55,681
1991	3,323	115,031	2008	4,521	64,478
1992	2,650	143,593	2009	4,613	37,867
1993	914	122,000	2010	5,895	50,263
1994	627	60,874	2011	11,007	54,775
1995	2,284	77,072	2012	10,856	45,886
1996	1,085	70,431	2013	7,890	55,659
1997	2,099	145,316			

Source: New York City Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs.

8. Building Demolitions in New York City, 1985-2013

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

Note: The Census Bureau discontinued collecting demolition statistics in December, 1995. The New York City Department of Buildings began supplying the total number of buildings demolished from 1996 forward, and cannot specify whether buildings are residential, nor if they have 5+ units. Demolition statistics from 1985 through 1995 are solely residential buildings.

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch; New York City Department of Buildings.