2023

Income and Affordability Study

April 13, 2023

New York City Rent Guidelines Board

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1 Centre Street, Suite 2210, New York, NY 10007 • 212-669-7480 • nyc.gov/rgb

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What's New

☑ Data from the *2021 NYC Housing and Vacancy Survey* shows that rent stabilized tenants (excluding those receiving rental assistance) had a median gross rent-to-income ratio of 32.2%. For all rent stabilized tenants, the median household income was $47,000, median contract rent was $1,400, and median gross rent was $1,547. The vacancy rate for all rental units was 4.54%.

☑ The Consumer Price Index, which measures inflation, increased 6.1% in the NYC metropolitan area during 2022.

☑ Due to high inflation, average inflation-adjusted wages were down 2.1% in the most recent time period studied (the fourth quarter of 2021 through the third quarter of 2022).

☑ The City gained an average of 297,592 jobs in 2022, a 7.0% increase from 2021, and the unemployment rate fell to an average of 5.7%, down from 10.0% in 2021.

☑ More persons were in NYC Department of Homeless Services shelters each night of 2022, up 8.0% from 2021.

☑ Concurrent with the end of pandemic eviction moratoriums, non-payment filings in Housing Court increased 167.8% in 2022, while non-payment cases actually heard increased 228.6%. The number of residential evictions rose from 136 to 4,109.

☑ Cash assistance caseloads rose 14.2% in 2022, while the number of SNAP (food stamp) recipients rose 1.3%, and Medicaid enrollees fell 4.9%.

☑ As of March 29, 2023, the New York State Emergency Rental Assistance Program has made 175,301 payments on behalf of tenants for rent assistance within NYC. The average payment amount is $13,410.

Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) to consider "relevant data from the current and projected cost of living indices" and permits consideration of other measures of housing affordability in its deliberations. To assist the Board in meeting this obligation, the RGB research staff produces an annual Income and Affordability Study, which reports on housing affordability and tenant income in the New York City (NYC) rental market.

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

Overview

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

However, negative indicators include an increase in caseloads for cash assistance of 14.2% and the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) of 1.3%. Following eviction moratoriums in place for most of 2020 and all of 2021, non-payment filings and non-payment calendared cases in Housing Court both rose sharply (by 167.8% and 228.6%, respectively). The number of residential evictions also rose, increasing from 136 in 2021 to 4,109 in 2022. While sheltered homeless levels (as reported by the NYC Department of Homeless Services

(DHS)) dropped in the first half of 2022, due to a rise in asylum seekers entering NYC, rates rose by an average of 8.0% in 2022 as a whole. Inflation was also at its highest level in the NYC metro area since 1981, rising 6.1%. As previously noted, while average wages rose a nominal 3.6% in NYC over the past year, because of high inflation, "real" wages dropped by 2.1%.

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

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

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

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

Economic Conditions

Economic Output and Consumer Prices

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

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

Unemployment Statistics

Per data from the Local Area Unemployment Statistics program, the average unemployment rate in NYC fell by 4.3 percentage points in 2022, from 10.0% in 2021 to 5.7% in 2022.[5] This is the second consecutive year of decrease, following a sharp increase in 2020, when the rate rose to the highest level since at least 1976 (12.2%). NYC unemployment rates are now roughly at the same level as 2015. The U.S. unemployment rate decreased by 1.7 percentage points during this same period, falling from 5.3% in 2021 to 3.6% in 2022.[6] (See graph on the following page and Appendix 1.)
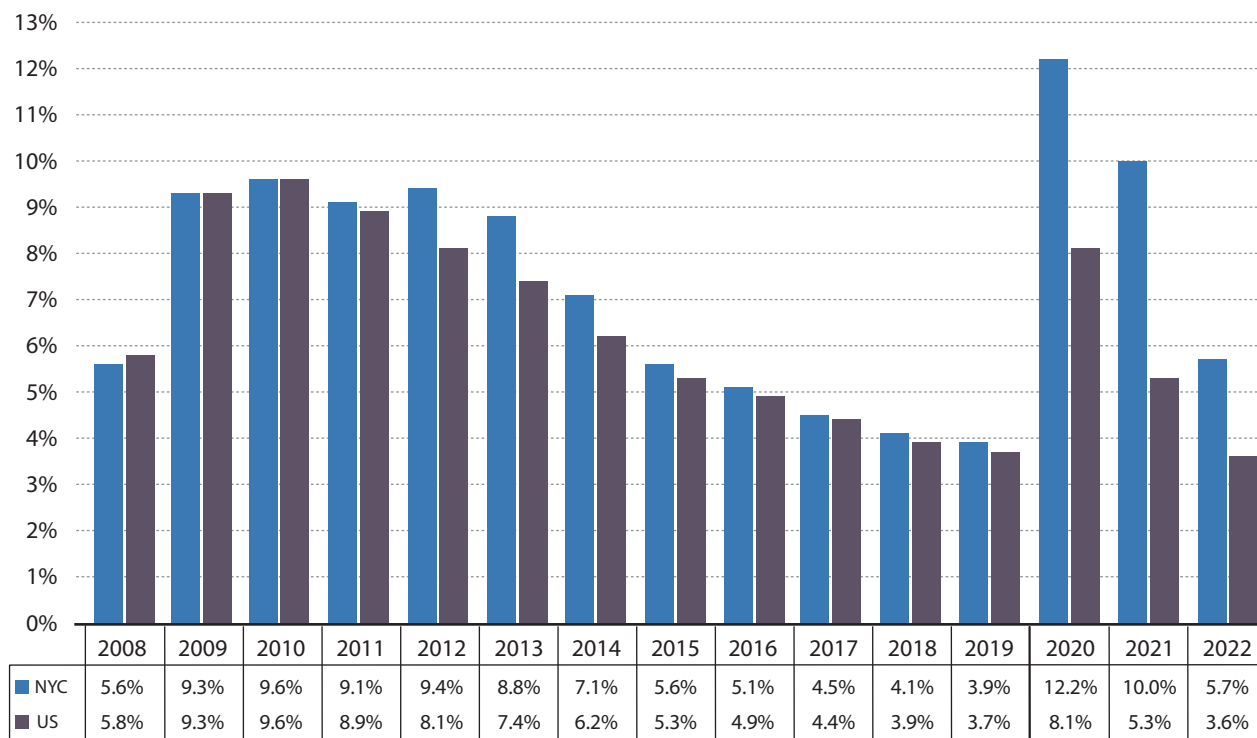
By quarter, the unemployment rate in NYC was 7.1% in the first quarter of 2022; 5.5% in the second quarter; and 5.0% in both the third and fourth quarters. The unemployment rate in each quarter of 2022 fell as compared to the same quarter in the year preceding it. As compared to 2021, rates fell 5.0 percentage points in the first quarter of 2022; 5.1 percentage points in the second quarter; 4.6 percentage points in the third quarter; and 2.7 percentage points in the fourth quarter.

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

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

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

NYC Average Unemployment Rate Falls for the Second Consecutive Year

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

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

Initial Unemployment Claims

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

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

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

Employment Statistics

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

    Average employment levels rose in all industries

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

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

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

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

| Average Annual Payroll Employment, NYC, 2006-2022 |

NYC Employment Levels Rise 7.0%, but Remain 2.1% Lower than 2019 Levels
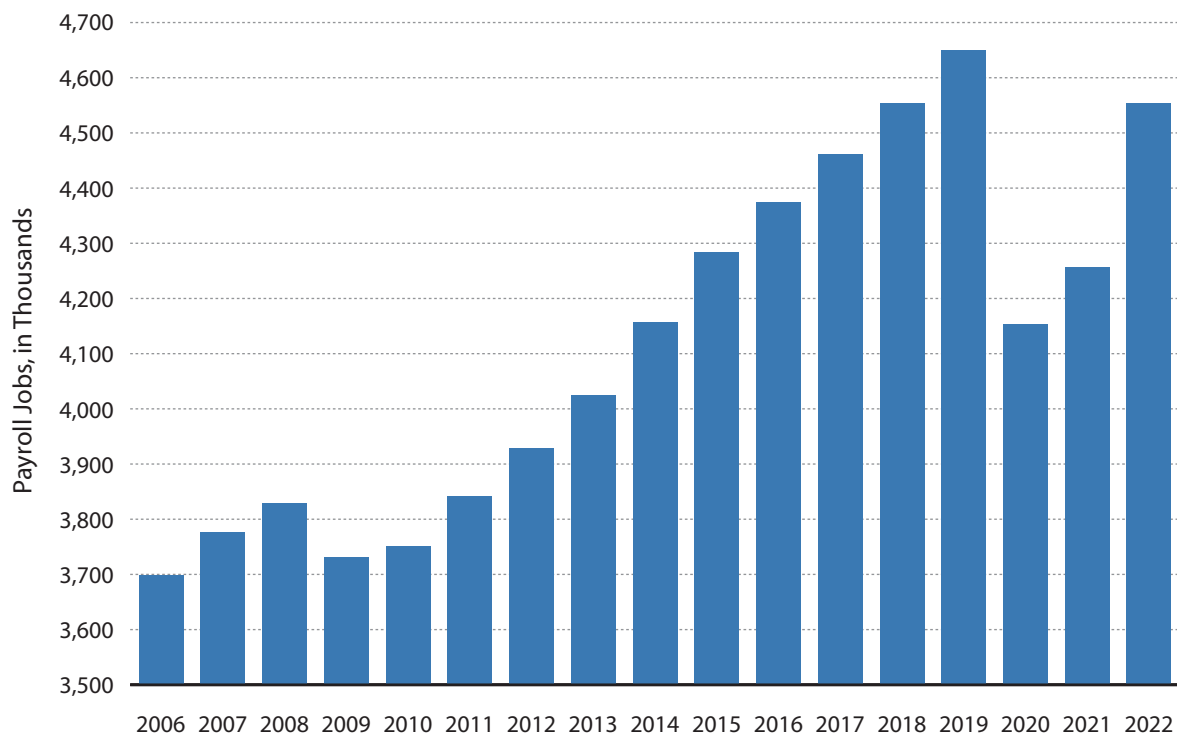
Source: NYS Department of Labor, Current Employment Statistics Program

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

Wage Data

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

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

Due to the aforementioned lag time of QCEW data, 2022 wage data is current only through the third quarter of 2022 (note that 2022 data is preliminary).[16] In order to present the most recent statistics possible, staff has formulated a "year" of

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

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

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

Average "Real" Wages Decrease During Most Recent 12-Month Time Period
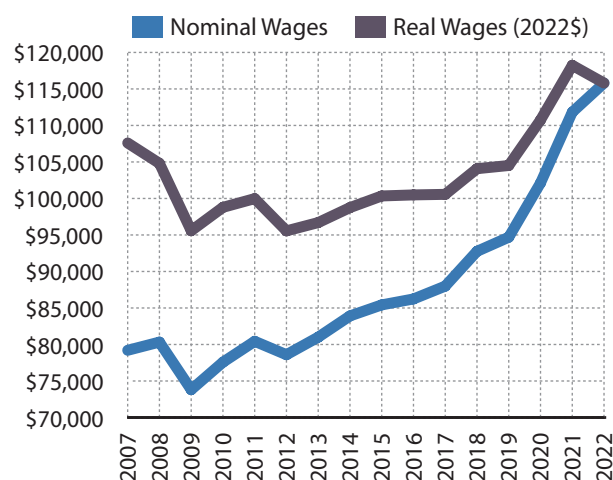
Source: NYS Department of Labor, QCEW Filings

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

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

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

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

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

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

In the most recent 12-month time period (the fourth quarter of 2021 through the third quarter of 2022), both total wages and employment increased. Because nominal total wages increased at a faster pace than employment, nominal average wages (as described on Page 8) rose as well. For all industries, total wages in nominal terms increased 10.9% in the most recent 12-month period, and increased 4.9% in real terms. Employment rose by 7.1% in this same time period.

In the Finance and Insurance sector, which accounts for a greater proportion of total wages than any other sector within NYC, nominal total wages rose 10.7%, and employment rose 2.1%. However, the greatest proportional increases in total wages were in the Arts, Entertainment and Recreation and Accommodation and Food Services sectors. As described in detail in the previous two *I&A Studies*, employment in these two industries were the most heavily impacted by the pandemic. Following the

start of the pandemic, just over one-third of all job losses were in the Accommodation and Food Services Sector alone.[17] Both employment and total wages in each of these two sectors dropped by the greatest proportion in both the 12-month time period of the fourth quarter of 2019 through the third quarter of 2020, as well as the following time period (the fourth quarter of 2020 through the third quarter of 2021). However, in the most recent 12-month time period, these two sectors increased by the greatest proportions for both total wages and employment.[18] Nominal total wages in the Accommodation and Food Services sector rose 54.9%, and rose 36.2% in the Arts, Entertainment and Recreation sector. Employment in each of these two sectors rose by 39%. Because total wages rose by a greater proportion than employment in the Accommodation and Food Services sector, average wages (as previously noted) rose faster than any other sector in this time period, increasing by 11.4% in nominal terms and 5.4% in real terms.

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

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

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

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

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

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

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

Bankruptcy Statistics

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

Poverty Statistics

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

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

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

2021 NYC Housing & Vacancy Survey

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

Affordability of Rental Housing

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

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

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

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

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

Income

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

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

Rent

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

Contract Rent Levels of Rent Stabilized Apartments, 2021

More Than Two-Thirds of Rent Stabilized Apartments Rent for Between $900 and $2,299
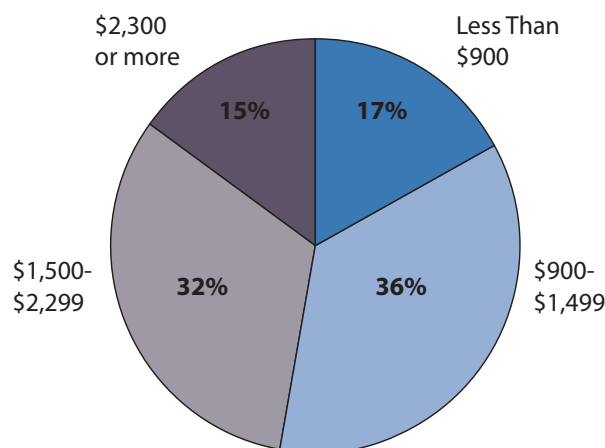
Source: 2021 NYC Housing and Vacancy Survey

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

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

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

Vacancy Rates

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

The vacancy rate for rent stabilized housing was 4.57%, virtually equal to that of all apartments, including a vacancy rate of 3.22% for units in

Vacancy Rates Increase with
Asking Rent Levels
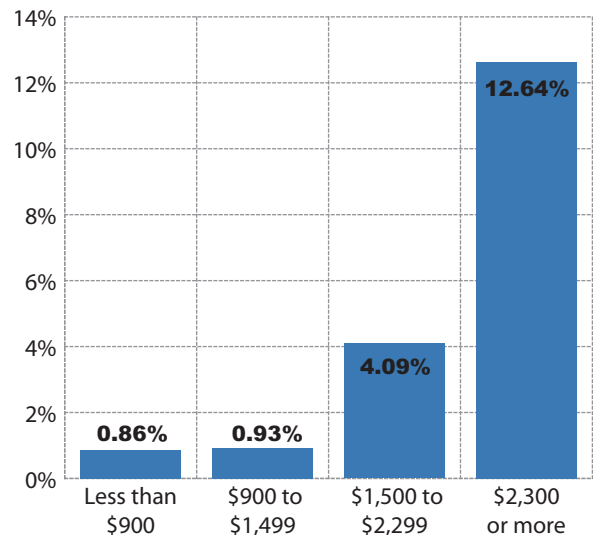
Source: 2021 NYC Housing and Vacancy Survey

buildings built prior to 1974 and 11.21% for units in buildings built in 1974 or later. The vacancy rate was 5.29% for unregulated units and 1.36% for public housing and other regulated rentals.

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

Other Measures of Income & Affordability

American Community Survey

In addition to the triennial *HVS*, the Census Bureau also publishes an annual study, the *American Community Survey (ACS)*.[33] Unlike the *HVS*, the *ACS* cannot provide data specifically for rent stabilized

tenants, but does provide in-depth data on contract rent (the rent received by the owner of a property); gross rent (contract rent, in addition to the cost of utilities); rent-to-income ratios; and household income for renters as a whole. Detailed *ACS* data by borough, for NYC as a whole, the U.S., and comparison cities can be found in Appendices 12 through 14.

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

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

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

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

Median Gross Rent-to-Income Ratio:
Median Gross Rent-to-Income Ratio
Increases 2.1 Percentage Points from 2019
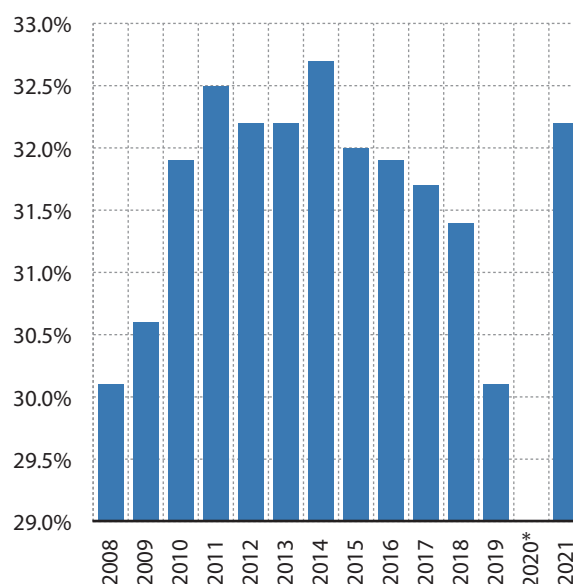
Proportion of Households with a Gross Rent-to-Income Ratio of at Least 30%:
Proportion of Rent Burdened Households
Rises by Four Percentage Points
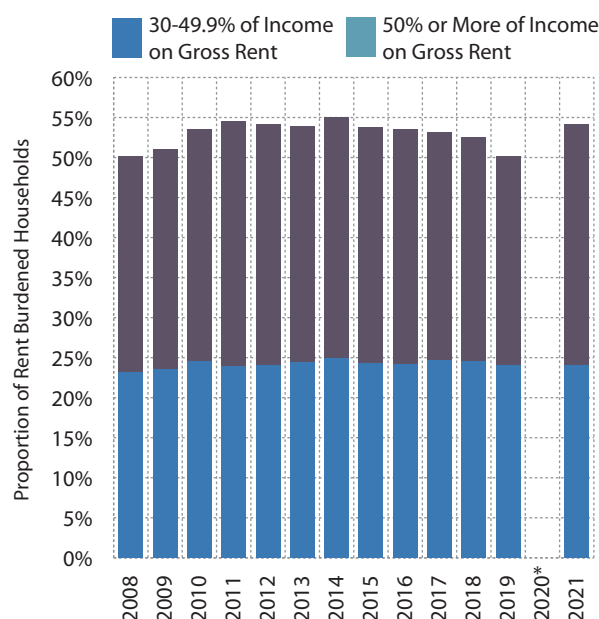
Source: American Community Survey, 2008-2021
*2020 ACS Data Not Available for Comparison.

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

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

Renter Housing Costs as a Percentage of Household Income, 2021

The Greater the Income, the More Affordable the Housing

Source: American Community Survey, 2021

Median Rent in Constant 2021 Dollars, 2008-2021

Inflation-Adjusted Median Contract and Gross Rents Climb Annually

Source: American Community Survey, 2008-2021
*2020 ACS Data Not Available for Comparison.
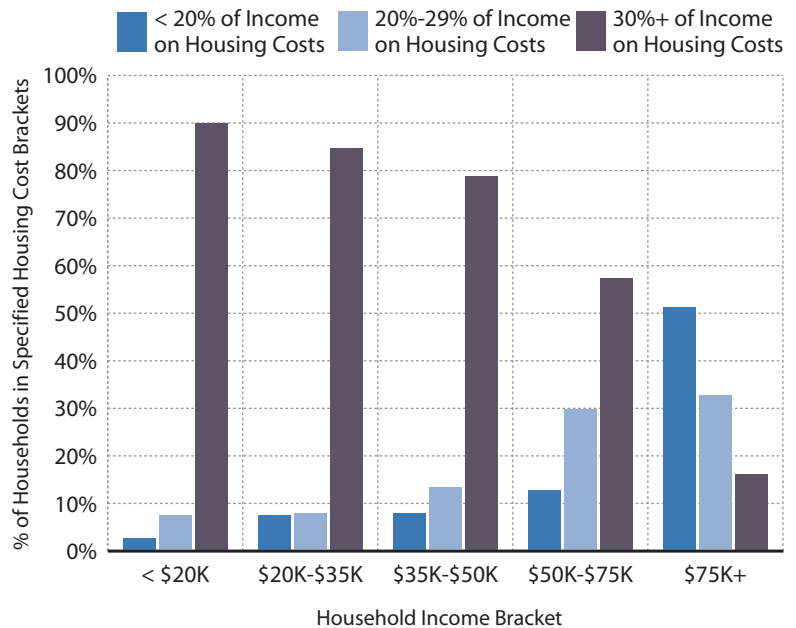
Measuring income inequality, the survey also provides average household income for cities in quintiles. In NYC, the top quintile (i.e., the average of the top 20% of household incomes) makes 30.30 times more than the lowest quintile (i.e., the lowest 20%), the sixth highest ratio among big cities, and an increase from 28.69 in 2019. While New York's income disparity ratio does rank near the top nationwide, it lags behind Boston, with a ratio of 35.42, the highest disparity among big cities. Other major cities, such as Los Angeles (25.32), Houston (22.88), Chicago (26.91), and Philadelphia (25.48), all have smaller differentials between income levels than NYC. Not including the aforementioned Boston, the cities ranking higher than NYC are New Orleans, Washington, DC, San Francisco, and Atlanta. The smallest disparity among big cities is in Gilbert, Arizona, with a ratio of 8.61. For the U.S. as a whole, the ratio is 17.44, an increase from the 16.39 ratio in 2019. While the ratio between the upper and lower quintiles was 30.30 for all of NYC, it was 48.44 in Manhattan, where the top quintile makes on average in

excess of $476,000 more annually than the lowest quintile.

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

Household Pulse Survey

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

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

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

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

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

The NYC Metro Area Has the Highest Proportion of Households Behind on Rent, 21.5%
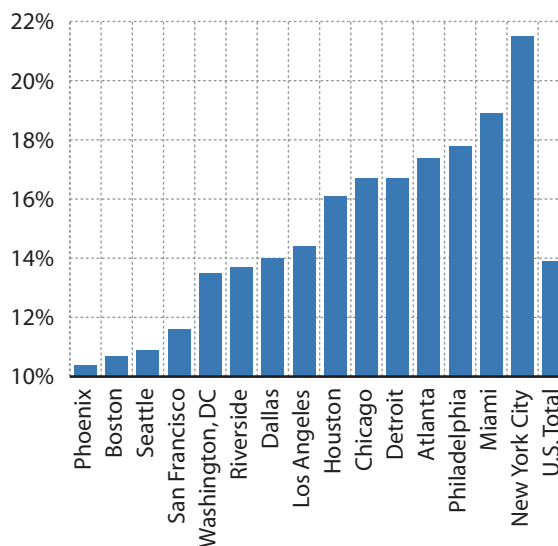
Source: Household Pulse Survey, U.S. Census Bureau

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

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

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

on rent is 3.53 months, higher than the same data point for the U.S. as a whole, 2.56 months.

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

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

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

</div>

Median Rent for Households in the NYC Metro Area was $1,690 Between June 2022 and March 2023
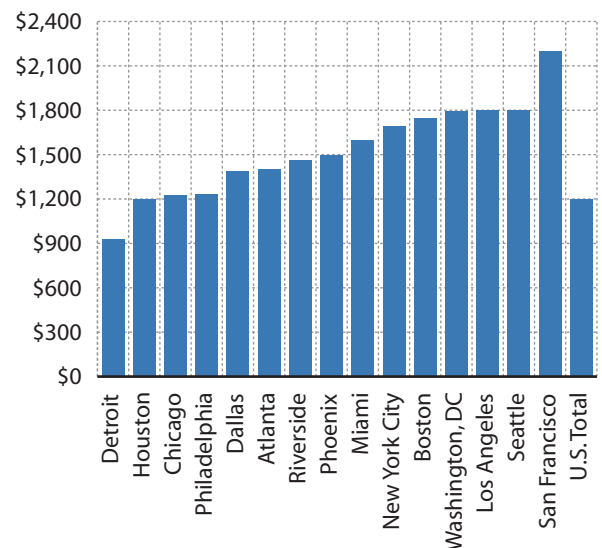
Source: Household Pulse Survey, U.S. Census Bureau

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

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

Consumer Price Index for Rental Costs

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

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

Section 8 Housing Availability

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

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

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

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

Non-Government Sources of Affordability Data

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

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

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

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

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

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

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

Cash Assistance & Benefit Programs

New York State funds two cash assistance programs — the Family Assistance program and the Safety Net Assistance program, each of which provides cash payments to eligible participants to help pay

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

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

While the average number of cash assistance

Cash Assistance Program Recipients, 2012-2022, in Thousands

Cash Assistance Caseloads Rise 14% in 2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FAP	145.2	147.0	141.3	144.2	141.8	131.4	121.6	112.7	117.0	113.3	126.9
SNA	121.9	125.5	124.0	134.2	140.9	146.3	147.0	138.9	158.1	166.2	197.4
FAP-SNA	86.9	83.6	77.0	83.5	87.7	88.7	87.5	83.1	88.5	92.6	100.6
Total	353.9	356.0	342.3	361.9	370.5	366.3	356.1	334.7	363.7	372.1	424.9
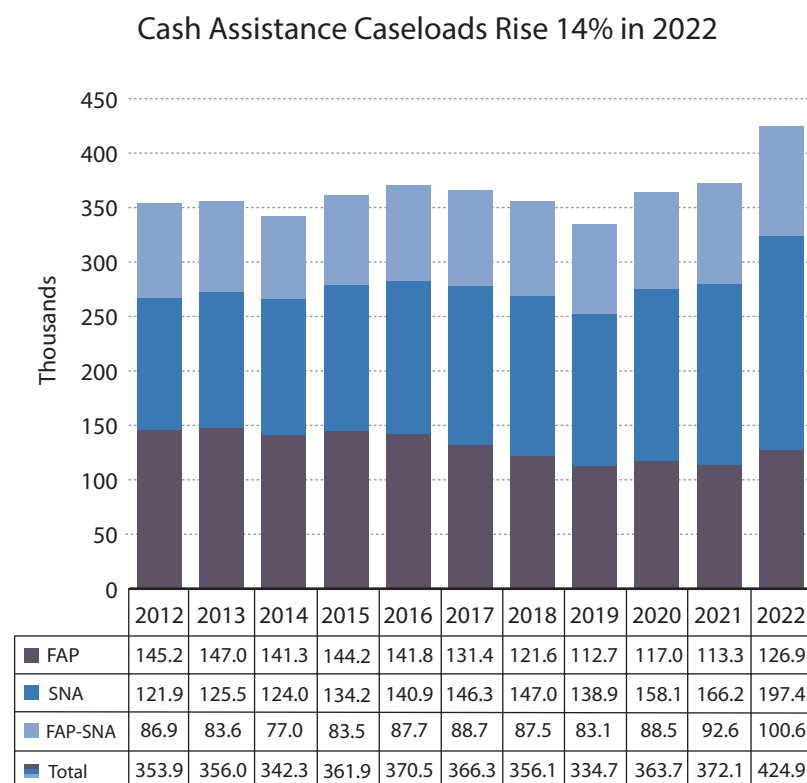
Source: NYC Human Resources Administration
Note: FAP-SNA refers to welfare recipients who were converted from the
Family Assistance Program (FAP) to the Safety Net Assistance Program (SNA)

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

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

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

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

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

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

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

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

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

ERAP Payments (as of March 29, 2023)

Total Number of Payments and Average
Payment Amount, by Borough

25,932
($13,943)

58,011
($11,439)

34,477
($15,407)

52,957
($13,910)

3,924
($14,708)
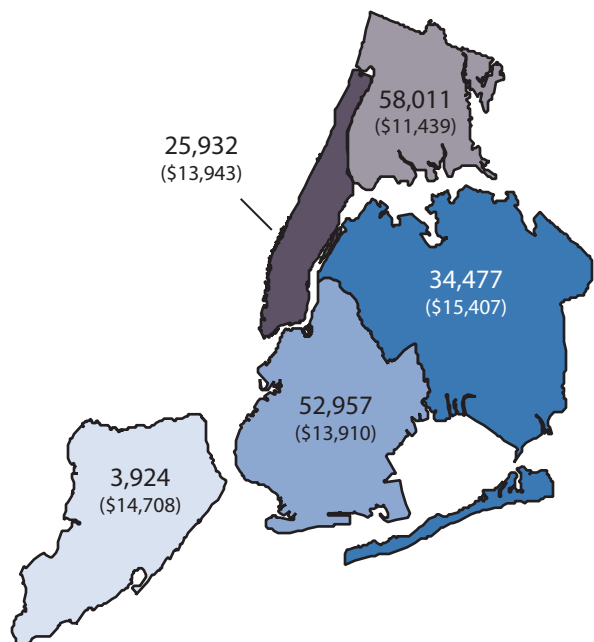
Source: NYS Office of Temporary and Disability Assistance
Note: Data current through March 29, 2023. Average payment amount
includes up to three months of prospective rent payments.

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

While $2.9 billion in NYS has already been paid out by the ERAP program (as of March 29, 2023), an additional $148 million has been earmarked

for 11,905 payments that have been provisionally approved, but are pending due to landlord verification. There is also an additional $252 million in funding from applications that were previously obligated, but have been freed up due to the expiration of the 180-day period for landlords to cooperate. Note that the U.S. Department of the Treasury periodically reallocates ERAP funding from jurisdictions with unused allocations to those jurisdictions with unfunded applications.

Homelessness & Housing Court

Homelessness

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

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

persons stayed in City shelters than the previous December, an increase of 42.5%. The rise in homelessness continued into the first quarter of 2023, with the average number of persons staying in DHS shelters up 54.8% as compared to the same quarter of the prior year and up 9.8% as compared to the fourth quarter of 2022.[72]

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

Other indicators of homelessness include the average amount of time spent in temporary housing. For families with children, the average

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

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

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

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

NYC DHS Sheltered Homeless Levels Increase for First Time in Four Years
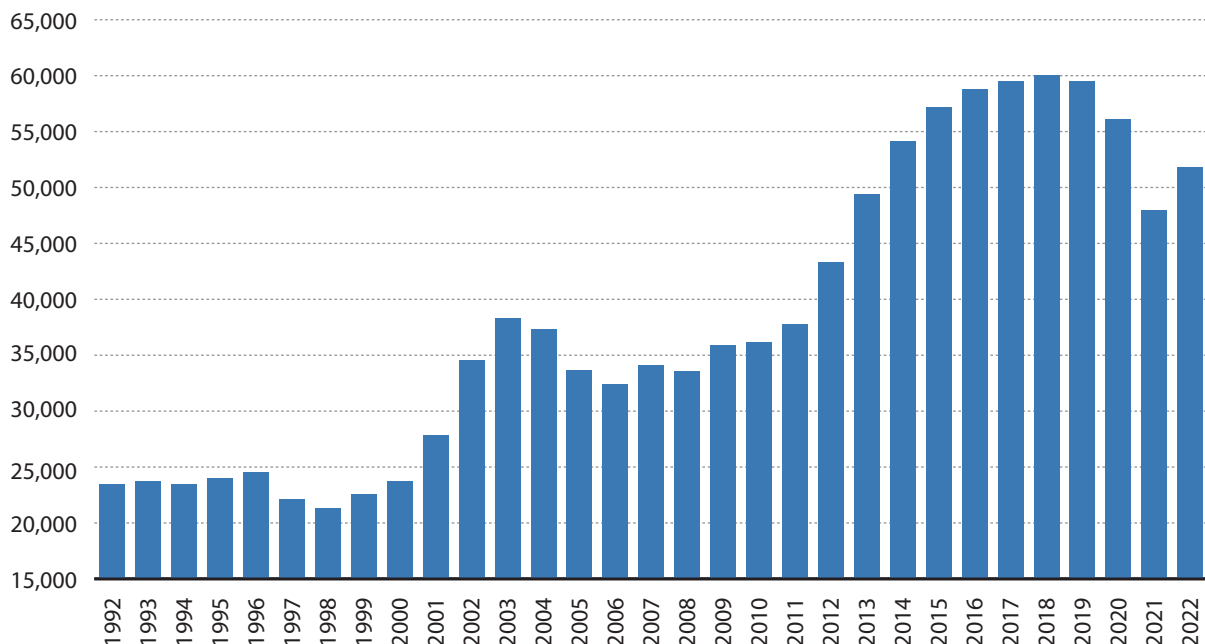
Source: NYC Department of Homeless Services

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

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

Housing Court

Following an eviction moratorium that was in place for most of 2020 and all of 2021, average annual non-payment filings in Housing Court increased in 2022, rising 167.8%, to 88,510 in 2022.[81] There were 44,885 non-payment cases resulting in an actual court appearance ("calendared") in 2022, an increase of 228.6%.[82] Because the number of calendared cases rose at a faster pace than the number of filings, the proportion of non-payment

cases that resulted in an appearance rose by 9.4 percentage points, to 50.7%. For context, during the mid-to-late 1980s, an average of 27.1% of non-payment filings were calendared, and in the five years preceding the pandemic, 54.5% were. While both the number of non-payment filings and non-payment cases resulting in a court appearance both increased greatly over 2021, levels are still much lower than in 2019, the year preceding the start of the pandemic.[83] As compared to 2019, non-payment filings were 39.0% lower in 2022, and calendared non-payment cases were 43.8% lower.

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

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

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

to the overall proportion of rent stabilized units in each borough, evictions were disproportionately high in the Bronx and Brooklyn, disproportionately low in Manhattan and Queens, and roughly equal in Staten Island.[88]

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

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

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

Housing Court Statistics, 2003-2022

Non-Payment Filings, Calendared Cases, and Evictions Rise in 2022
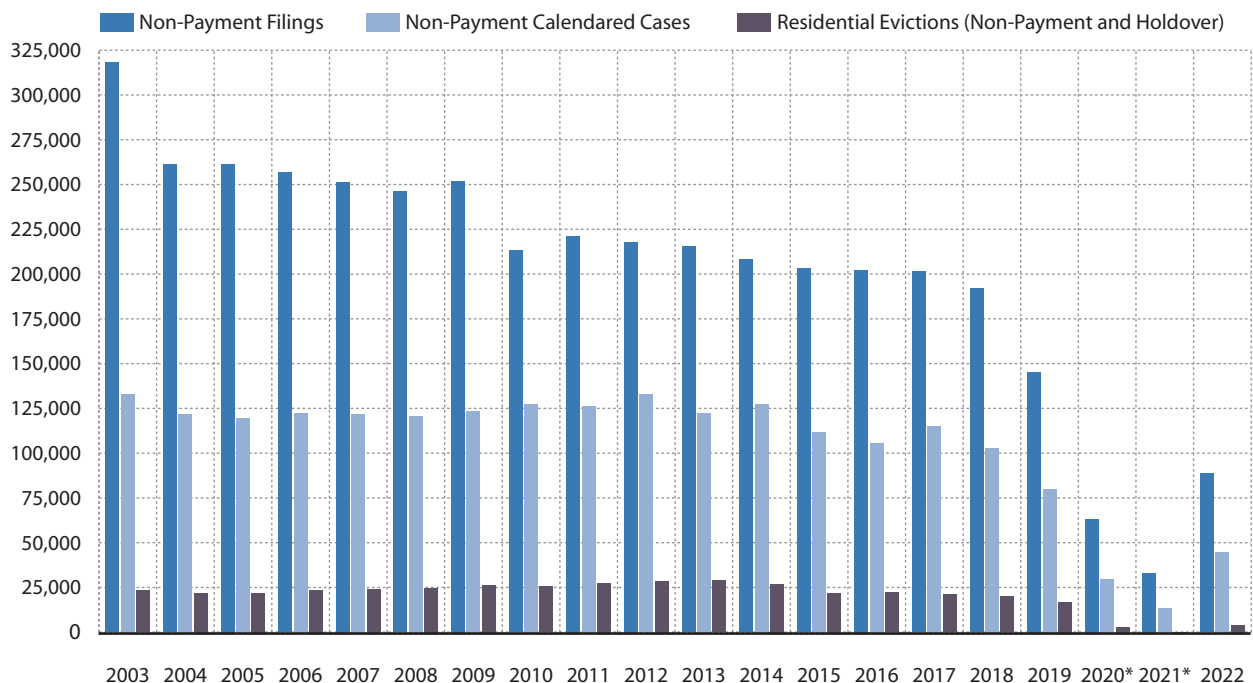
Source: Civil Court of NYC and NYC Department of Investigations

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

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

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

Economic Projections

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

- "The city's economy remains vulnerable to national economic trends in monetary policy, especially in the financial, technology and professional services sectors that form an important core of local income, spending, and tax bases. The technology and securities

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

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

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

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

• "IBO's outlook for the local economy has also softened since our last report in May—we are now expecting minimal growth in the coming months, although not a recession. The robust employment growth, record-setting sales in the residential real estate market, and soaring Wall Street profits of the past two years are expected to slow substantially, particularly in early 2023, before resuming more sustained growth in 2024 and beyond."

• "We project that local employment growth will slow substantially in coming quarters, to an annual gain of 44,600 jobs for 2023. This projected gain is substantially lower than our forecast from May, when we projected a gain of 109,600 jobs. We forecast growth to double to 90,500 jobs in 2024, before moderating slightly to an average of 84,100 jobs in 2025 and 2026. We now project that the city will reach 100 percent of its pre-pandemic employment in the third quarter of 2024. By the end of the forecast period in 2026, IBO expects employment in the city to reach 4.9 million jobs, or 3.4 percent higher than peak levels before the Covid-induced crash. "

• "While the projected slowdown in employment growth for 2023 is distributed across all sectors, many of the same patterns hold. In leisure and hospitality, which had lost 214,500 jobs in 2020 and managed to regain a total of 151,900 through 2021 and 2022, growth is projected to slow to just 11,500 next year. Employment in financial activities is projected to remain essentially flat, although this was not a high-growth sector in terms of the number of jobs even before Covid-19. Other high-wage sectors, such as information and professional services are also projected to experience weakness in 2023, with information employment expected to decline by 2,500 jobs; however, these industries had already fully regained their pre-pandemic employment levels and these changes are not expected to undermine their recovery from the 2020 recession."

• "Given the widespread slowdown in the employment forecast for 2023, however, growth in total wages and salaries is also projected to

substantially slow next year, to 4.8 percent and reach $559.2 billion. More historically typical growth rates are forecast after that, averaging 5.8 percent in 2024 through 2026, and ending the forecast period at $661.3 billion."

Summary

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

Endnotes

1. This data is obtained from the Civil Court of the City of New York, which cannot provide exact "quarterly" data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the middle of September through the end of the year. It is compared to the same period of the prior year.

2. Data from the Office of the NYC Comptroller as of March, 2023. GCP data through 2021 is computed by the U.S. Bureau of Economic Analysis (BEA). 2022 GCP is a forecast from the Office of the NYC Comptroller as based on their economic model and is the latest available estimate from that office, based on inflation-adjusted 2012 chained dollars. This figure will be superseded by the final 2022 BEA figure, which will be released in December 2023. Note that the Mayor's Office of Management and Budget (OMB) uses its own economic model to forecast GCP. As of December 2022, the OMB model forecasts an increase in inflation-adjusted GCP of 6.9% in 2022.

3. U.S. Bureau of Economic Analysis: https://www.bea.gov/data/gdp/gross-domestic-product.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

62. NYC Human Resources Administration. HRA Charts (SNAP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

84. See Endnote 1.

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

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

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

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

89. Statewide Landlord Tenant Eviction Dashboard. New York State

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendices

1. Selected Annual I&A Statistics, 2011-2022

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Unemployment Rate												
Bronx	12.0%	12.5%	11.7%	9.5%	7.6%	7.1%	6.2%	5.7%	5.4%	16.0%	13.8%	7.8%
Brooklyn	9.6%	9.9%	9.3%	7.4%	5.8%	5.3%	4.6%	4.2%	4.1%	12.4%	10.3%	5.9%
Manhattan	7.9%	8.1%	7.5%	6.0%	4.8%	4.5%	4.0%	3.7%	3.5%	9.5%	7.7%	4.6%
Queens	8.1%	8.4%	7.7%	6.2%	4.9%	4.5%	3.9%	3.6%	3.5%	12.4%	9.8%	5.2%
Staten Island	9.2%	9.6%	8.9%	7.3%	5.7%	5.2%	4.6%	4.1%	3.8%	10.5%	8.9%	5.5%
NYC	9.1%	9.4%	8.8%	7.1%	5.6%	5.1%	4.5%	4.1%	3.9%	12.2%	10.0%	5.7%
U.S.	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%
Total Employment (in 000s)												
NYC	3,840.8	3,928.6	4,024.2	4,156.7	4,283.8	4,375.1	4,462.1	4,552.9	4,650.1	4,152.5	4,256.4	4,554.0
% Change	2.4%	2.3%	2.4%	3.3%	3.1%	2.1%	2.0%	2.0%	2.1%	-10.7%	2.5%	7.0%
Labor Force Participation Rate												
NYC	60.0%	60.1%	60.3%	60.4%	60.1%	60.0%	60.6%	60.0%	60.0%	57.8%	59.6%	60.7%
U.S.	64.1%	63.7%	63.2%	62.9%	62.7%	62.8%	62.9%	62.9%	63.1%	61.7%	61.7%	62.2%
Employment-Population Ratio												
NYC	54.5%	54.4%	55.0%	56.1%	56.8%	57.0%	57.9%	57.5%	57.6%	50.7%	53.6%	57.2%
U.S.	58.4%	58.6%	58.6%	59.0%	59.3%	59.7%	60.1%	60.4%	60.8%	56.8%	58.4%	60.0%
Gross City Product (NYC)												
Billions, in 2012$	696.2	736.4	743.1	764.6	779.3	805.1	818.5	853.3	879.4	835.7	886.0	915.3Δ
% Change	1.1%	5.8%	0.9%	2.9%	1.9%	3.3%	1.7%	4.2%	3.1%	-5.0%	6.0%	3.3%Δ
Gross Domestic Product (U.S.)												
Billions, in 2012$	15,891.5	16,254.0	16,553.3	16,932.1	17,390.3	17,680.3	18,076.7	18,609.1	19,036.1	18,509.1	19,609.8	20,014.1
% Change	1.5%	2.3%	1.8%	2.3%	2.7%	1.7%	2.2%	2.9%	2.3%	-2.8%	5.9%	2.1%
DHS Sheltered Homelessness												
NYC	37,765	43,295	49,408	54,122	57,158	58,770	59,467	60,028	59,510	56,051	47,994	51,817
% Change	4.4%	14.6%	14.1%	9.5%	5.6%	2.8%	1.2%	0.9%	-0.9%	-5.8%	-14.4%	8.0%
Cash Assistance Caseloads												
NYC	351,704	353,930	356,018	342,294	361,913	370,474	366,324	356,130	334,726	363,658	372,113	424,945
% Change	0.4%	0.6%	0.6%	-3.9%	5.7%	2.4%	-1.1%	-2.8%	-6.0%	8.6%	2.3%	14.2%
SNAP Caseloads (in 000s)												
NYC	1,823.1	1,837.1	1,862.0	1,758.6	1,702.7	1,690.8	1,665.7	1,606.4	1,526.4	1,605.4	1,690.2	1,711.8
% Change	4.9%	0.8%	1.4%	-5.6%	-3.2%	-0.7%	-1.5%	-3.6%	-5.0%	5.2%	5.3%	1.3%
Medicaid Enrollees (in 000s)												
NYC	2,923.4	3,013.1	3,087.8	2,790.2	2,356.4	2,083.6	1,863.6	1,718.7	1,585.1	1,532.8	1,571.4	1,494.1
% Change	2.1%	3.1%	2.5%	-9.6%	-15.5%	-11.6%	-10.6%	-7.8%	-7.8%	-3.3%	2.5%	-4.9%
Non-Payment Filings												
NYC	221,182	217,914	215,497	208,158	203,119	202,300	201,441	191,893	145,212	63,331	33,054	88,510
% Change	3.8%	-1.5%	-1.1%	-3.4%	-2.4%	-0.4%	-0.4%	-4.7%	-24.3%	-56.4%	-47.8%	167.8%
Non-Payment Calendared Cases												
NYC	126,315	132,860	122,463	127,334	111,409	105,431	114,879	102,789	79,856	29,814	13,659	44,885
% Change	-0.8%	5.2%	-7.8%	4.0%	-12.5%	-5.4%	9.0%	-10.5%	-22.3%	-62.7%	-54.2%	228.6%
Residential Evictions												
NYC	27,636	28,743	28,849	26,857	21,988	22,089	21,074	20,013	16,996	3,056	136	4,109
% Change	7.7%	4.0%	0.4%	-6.9%	-18.1%	0.5%	-4.6%	-5.0%	-15.1%	-82.0%	-95.5%	2921.3%

Sources: U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis; NYS Department of Labor; Office of the NYC Comptroller; NYC Dept. of Homeless Services; NYC Human Resources Administration; and Civil Court of NYC

Notes: Many data points presented in this appendix are revised periodically. The figures presented here may not be the same as those reported in prior years

Δ 2022 GCP is a forecast from the Office of the NYC Comptroller. Final GCP will be computed the U.S. Bureau of Economic Analysis later this year and will be updated in next year's report.

2. Selected I&A Statistics by Quarter, 2021-2022

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		
	2021	**2022**	**Change**	**2021**	**2022**	**Change**	**2021**	**2022**	**Change**	**2021**	**2022**	**Change**
Unemployment Rates												
NYC	12.1%	7.1%	-5.0 pp	10.7%	5.5%	-5.1 pp	9.6%	5.0%	-4.6 pp	7.7%	5.0%	-2.7 pp
Bronx	16.5%	9.8%	-6.7 pp	14.6%	7.6%	-7.0 pp	13.2%	6.9%	-6.3 pp	10.7%	6.9%	-3.8 pp
Brooklyn	12.5%	7.3%	-5.2 pp	10.9%	5.7%	-5.2 pp	10.0%	5.3%	-4.7 pp	7.9%	5.2%	-2.7 pp
Manhattan	9.3%	5.6%	-3.7 pp	8.2%	4.5%	-3.7 pp	7.5%	4.1%	-3.4 pp	6.0%	4.1%	-1.9 pp
Queens	11.9%	6.7%	-5.2 pp	10.5%	5.1%	-5.4 pp	9.3%	4.5%	-4.8 pp	7.4%	4.5%	-2.9 pp
Staten Island	10.5%	6.8%	-3.7 pp	9.3%	5.3%	-4.0 pp	8.9%	5.0%	-3.8 pp	7.1%	4.8%	-2.3 pp
Employment (in 000s)												
Total Employment	4,090	4,421	8.1%	4,192	4,521	7.9%	4,295	4,607	7.2%	4,449	4,668	4.9%
Manufacturing	52.2	56.4	8.2%	54.0	58.0	7.3%	55.1	57.9	5.1%	57.1	58.4	2.3%
Construction	138.2	138.6	0.3%	141.3	143.8	1.8%	142.2	144.4	1.5%	143.2	146.6	2.4%
Trade, Transport & Utilities	534.3	575.8	7.8%	540.8	578.7	7.0%	544.2	579.6	6.5%	585.5	597.4	2.0%
Leisure & Hospitality	232.2	362.1	56.0%	287.6	401.5	39.6%	332.6	415.8	25.0%	371.6	432.3	16.3%
Financial Activities	460.9	473.2	2.7%	461.6	481.2	4.3%	469.6	497.5	5.9%	472.2	495.8	5.0%
Information	211.3	229.5	8.6%	217.6	233.2	7.2%	224.1	238.7	6.5%	230.8	239.0	3.5%
Professional & Business Svcs.	699.6	754.4	7.8%	713.5	771.1	8.1%	723.7	783.8	8.3%	752.2	793.5	5.5%
Educational & Health Svcs.	1,030.9	1,088.5	5.6%	1,041.2	1,109.5	6.6%	1,017.1	1,086.3	6.8%	1,089.6	1,148.1	5.4%
Other Services	161.7	174.2	7.7%	166.6	178.1	6.9%	168.8	178.7	5.9%	174.8	183.0	4.7%
Government	568.8	567.8	-0.2%	567.7	566.0	-0.3%	617.7	623.7	1.0%	571.5	573.9	0.4%
DHS Sheltered Homelessness	52,179	45,277	-13.2%	48,790	45,970	-5.8%	45,200	52,208	15.5%	45,805	63,814	39.3%
Cash Assistance Caseloads	372,995	403,624	8.2%	374,735	422,452	12.7%	364,143	431,410	18.5%	376,580	442,295	17.5%
SNAP Caseloads (in 000s)	1,672	1,701	1.7%	1,725	1,717	-0.5%	1,697	1,725	1.7%	1,667	1,705	2.3%
Medicaid Enrollees (in 000s)	1,571	1,527	-2.8%	1,591	1,492	-6.2%	1,575	1,470	-6.6%	1,550	1,488	-4.0%
Non-Payment Filings	3,620	15,092	316.9%	11,852	21,808	84.0%	8,301	20,848	151.2%	9,281	30,762	231.5%
Non-Payment Calendared Cases	3,397	6,448	89.8%	3,788	10,708	182.7%	3,515	11,500	227.2%	2,959	16,229	448.5%

Source: NYS Dept. of Labor; NYC Dept. of Homeless Services; NYC Human Resources Administration; and Civil Court of NYC

NOTE: "pp" in reference to a change from quarter to quarter refers to percentage point change. Data for unemployment rates and employment are subject to change.

3. Average Payroll Employment by Industry for NYC, 2013-2022 (in thousands)

Employment Industry	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2021-2022 Change
Manufacturing	76.7	77.1	78.5	76.9	74.1	71.3	68.1	52.9	54.6	57.7	5.7%
Construction	122.3	129.3	139.4	147.3	152.5	158.9	161.3	138.9	141.2	143.4	1.5%
Trade, Transport & Utilities	604.5	620.0	629.7	629.7	633.3	635.4	636.4	537.1	551.2	582.9	5.7%
Leisure & Hospitality	386.7	409.9	429.4	441.9	458.8	464.4	468.1	275.7	306.0	402.9	31.7%
Financial Activities	437.0	448.9	459.2	466.2	469.4	477.0	485.1	471.1	466.1	486.9	4.5%
Information	182.4	189.7	195.0	199.8	207.4	213.1	220.6	207.9	221.0	235.1	6.4%
Professional & Business Svcs.	637.5	660.9	689.0	708.9	726.2	746.1	772.3	711.0	722.3	775.7	7.4%
Educational & Health Svcs.	831.6	867.3	898.1	930.1	963.6	1008.3	1055.4	1009.8	1044.7	1108.1	6.1%
Other Services	175.1	180.5	186.1	190.7	192.3	193.7	195.7	162.5	168.0	178.5	6.2%
Total Private Sector	3,453.6	3,583.4	3,704.3	3,791.4	3,877.4	3,968.2	4,063.0	3,567.0	3,675.0	3,971.2	8.1%
GovernmentΔ	570.6	573.3	579.5	583.7	584.7	584.7	587.1	585.6	581.4	582.8	0.2%
City of New York	476.3	480.7	486.8	490.2	491.1	492.3	495.1	490.8	491.8	494.7	0.6%
Total	**4,024.2**	**4,156.7**	**4,283.8**	**4,375.1**	**4,462.1**	**4,552.9**	**4,650.1**	**4,152.5**	**4,256.4**	**4,554.0**	**7.0%**

Source: NYS Department of Labor

Notes: Totals may not add up due to rounding. Figures may have been revised from prior years by the NYS Department of Labor. Total excludes farm employment, but includes unclassified jobs.

Δ "Government" includes federal, state, and local (City of New York) jobs located in NYC. Local government figures include those employed by the City of New York as well as city-based public corporations such as the Health and Hospitals Corporation and the Metropolitan Transportation Authority.

4. Average Real Wage Rates by Industry for NYC, 2014-2022 (2022 dollars)

Employment Industry	2014	2015	2016	2017	2018	2019	2020	2021	2022	2021-2022 % Change
Construction	$86,198	$87,983	$91,740	$91,275	$91,753	$92,056	$93,241	$94,280	$91,464	-3.0%
Manufacturing	$63,061	$65,180	$67,522	$68,321	$69,193	$70,480	$72,164	$72,107	$71,440	-0.9%
Transportation	$63,183	$62,104	$65,146	$65,732	$64,754	$65,489	$64,965	$65,459	$67,311	2.8%
Wholesale Trade	$101,886	$103,090	$105,784	$104,754	$107,968	$106,899	$110,252	$116,623	$118,505	1.6%
Retail Trade	$45,237	$45,899	$47,344	$47,464	$49,460	$50,524	$53,362	$55,592	$56,434	1.5%
Finance and Insurance	$343,052	$343,255	$327,601	$336,199	$351,052	$334,477	$342,141	$377,938	$387,590	2.6%
Real Estate	$82,905	$87,467	$90,278	$92,099	$92,372	$94,153	$96,812	$98,039	$98,437	0.4%
Admin and Waste Services	$61,129	$64,833	$68,653	$65,758	$71,041	$74,805	$78,883	$80,715	$73,447	-9.0%
Educational Services	$69,961	$75,757	$79,153	$80,977	$82,139	$83,288	$87,382	$92,207	$89,375	-3.1%
Health and Social Services	$57,849	$57,291	$57,332	$56,517	$56,728	$57,084	$58,494	$59,212	$57,943	-2.1%
Arts, Entertainment & Rec	$76,358	$80,985	$83,822	$82,660	$83,366	$85,227	$94,412	$108,060	$99,990	-7.5%
Accomm & Food Svcs.	$36,563	$37,093	$38,832	$39,201	$40,124	$42,056	$41,371	$41,704	$43,956	5.4%
Other Svcs.	$52,671	$54,136	$56,204	$56,797	$57,371	$58,420	$64,075	$64,902	$62,588	-3.6%
Professional & Tech Svcs.	$141,285	$145,262	$148,043	$147,821	$150,860	$154,145	$158,657	$171,549	$170,963	-0.3%
Management of Companies	$225,794	$224,622	$214,242	$206,116	$216,336	$217,285	$220,527	$241,668	$242,168	0.2%
Information	$150,554	$155,472	$159,306	$157,303	$165,202	$168,610	$182,076	$198,210	$190,465	-3.9%
Utilities	--Δ	$131,809	$136,596	$138,710	$143,038	$141,480	$143,820	$153,208	$154,939	1.1%
Unclassified/Agri/Mining*	$50,516	$48,753	$50,896	$54,954	$62,058	$64,635	$78,630	$70,802	$66,919	-5.5%
Private Sector	$102,991	$104,361	$104,281	$104,144	$107,031	$106,707	$114,191	$122,527	$119,284	-2.6%
Government	$71,621	$73,942	$75,063	$76,065	$84,320	$89,679	$89,567	$91,954	$92,462	0.6%
Total Industries	**$98,749**	**$100,343**	**$100,487**	**$100,563**	**$104,077**	**$104,513**	**$110,747**	**$118,233**	**$115,808**	**-2.1%**

Source: New York State Department of Labor, Division of Research and Statistics

Notes: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. Data from three of the four quarters that define the most current year is preliminary and will be updated in next year's report. Real wages reflect 2022 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Δ Wages for the this industry were not reported by the NYS Department of Labor during this time period due to the small number of respondents, and corresponding privacy concerns.

*The Unclassified; Agriculture, Forestry, Fishing, Hunting; and Mining sectors have been combined into one category.

5. Average Nominal Wage Rates by Industry for NYC, 2014-2022

Employment Industry	2014	2015	2016	2017	2018	2019	2020	2021	2022	2021-2022 % Change
Construction	$73,247	$74,900	$78,731	$79,865	$81,777	$83,404	$85,977	$89,165	$91,464	2.6%
Manufacturing	$53,586	$55,488	$57,947	$59,781	$61,670	$63,855	$66,542	$68,194	$71,440	4.8%
Transportation	$53,690	$52,869	$55,908	$57,515	$57,713	$59,334	$59,903	$61,907	$67,311	8.7%
Wholesale Trade	$86,578	$87,761	$90,784	$91,659	$96,229	$96,852	$101,662	$110,295	$118,505	7.4%
Retail Trade	$38,440	$39,074	$40,630	$41,531	$44,082	$45,775	$49,205	$52,576	$56,434	7.3%
Finance and Insurance	$291,510	$292,213	$281,146	$294,172	$312,883	$303,039	$315,484	$357,432	$387,590	8.4%
Real Estate	$70,449	$74,461	$77,476	$80,586	$82,329	$85,303	$89,269	$92,720	$98,437	6.2%
Admin and Waste Services	$51,945	$55,192	$58,918	$57,538	$63,317	$67,774	$72,737	$76,336	$73,447	-3.8%
Educational Services	$59,450	$64,492	$67,929	$70,854	$73,208	$75,460	$80,574	$87,204	$89,375	2.5%
Health and Social Services	$49,158	$48,772	$49,202	$49,452	$50,560	$51,719	$53,937	$55,999	$57,943	3.5%
Arts, Entertainment & Rec	$64,886	$68,942	$71,936	$72,327	$74,302	$77,217	$87,056	$102,197	$99,990	-2.2%
Accomm & Food Svcs.	$31,069	$31,577	$33,326	$34,300	$35,762	$38,103	$38,148	$39,441	$43,956	11.4%
Other Svcs.	$44,757	$46,086	$48,234	$49,697	$51,133	$52,929	$59,083	$61,381	$62,588	2.0%
Professional & Tech Svcs.	$120,058	$123,662	$127,050	$129,343	$134,458	$139,657	$146,296	$162,242	$170,963	5.4%
Management of Companies	$191,870	$191,221	$183,862	$180,351	$192,815	$196,863	$203,346	$228,556	$242,168	6.0%
Information	$127,934	$132,353	$136,716	$137,640	$147,240	$152,763	$167,890	$187,456	$190,465	1.6%
Utilities	--Δ	$112,210	$117,226	$121,370	$127,486	$128,182	$132,615	$144,896	$154,939	6.9%
Unclassified/Agri/Mining*	$42,926	$41,504	$43,679	$48,085	$55,310	$58,560	$72,504	$66,961	$66,919	-0.1%
Private Sector	$87,517	$88,842	$89,493	$91,126	$95,394	$96,678	$105,294	$115,879	$119,284	2.9%
Government	$60,860	$62,947	$64,419	$66,557	$75,152	$81,250	$82,589	$86,965	$92,462	6.3%
Total Industries	**$83,913**	**$85,422**	**$86,237**	**$87,992**	**$92,761**	**$94,690**	**$102,119**	**$111,818**	**$115,808**	**3.6%**

Source: New York State Department of Labor, Division of Research and Statistics

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. Data from three of the four quarters that define the most current year is preliminary and will be updated in next year's report.

Δ Wages for the this industry were not reported by the NYS Department of Labor during this time period due to the small number of respondents, and corresponding privacy concerns.

*The Unclassified; Agriculture, Forestry, Fishing, Hunting; and Mining sectors have been combined into one category.

6. Quarterly Change in NYC QCEW Wages and Employment ("Real" Dollars)

Industry	Fourth Quarter (2020-2021)			First Quarter (2021-2022)			Second Quarter (2021-2022)			Third Quarter (2021-2022)		
	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment
Construction	-4.3%	-5.5%	-1.2%	-0.9%	-1.2%	-0.3%	-4.9%	-3.8%	1.2%	-1.1%	-0.3%	0.8%
Manufacturing	-3.7%	2.8%	6.7%	0.0%	8.0%	8.0%	-1.4%	5.2%	6.6%	1.9%	6.7%	4.7%
Transportation	7.0%	17.5%	9.9%	5.7%	20.5%	14.0%	0.7%	11.8%	11.1%	-1.6%	10.8%	12.6%
Wholesale Trade	2.1%	7.1%	4.9%	2.8%	9.3%	6.3%	2.1%	8.5%	6.3%	-0.2%	4.2%	4.4%
Retail Trade	4.3%	8.7%	4.2%	2.1%	7.3%	5.1%	-3.2%	1.3%	4.6%	3.0%	7.2%	4.1%
Finance and Insurance	15.7%	16.2%	0.5%	2.9%	4.0%	1.0%	-5.7%	-3.5%	2.3%	-3.7%	0.6%	4.4%
Real Estate	5.4%	7.3%	1.8%	5.0%	7.1%	2.0%	-4.4%	-0.4%	4.3%	-4.8%	0.1%	5.1%
Admin and Waste Services	-30.5%	-24.8%	8.2%	8.7%	20.4%	10.8%	-0.8%	10.1%	11.0%	-1.6%	8.2%	9.9%
Educational Services	-2.2%	4.2%	6.5%	-3.1%	2.7%	6.0%	-5.1%	1.0%	6.4%	-1.7%	2.3%	4.1%
Health and Social Services	-3.5%	0.3%	4.0%	-0.1%	4.8%	4.9%	-3.8%	1.9%	5.9%	-0.7%	6.3%	7.0%
Arts, Entertainment & Rec	-13.9%	25.1%	45.3%	-6.2%	39.9%	49.1%	-2.5%	37.2%	40.8%	-4.6%	20.2%	25.9%
Accomm & Food Svcs.	8.7%	54.8%	42.5%	6.5%	67.0%	56.8%	5.4%	46.3%	38.8%	3.3%	28.2%	24.1%
Other Svcs.	-2.4%	4.7%	7.3%	-4.2%	4.3%	8.9%	-6.2%	1.2%	7.9%	-1.3%	5.0%	6.4%
Professional & Tech Svcs.	4.8%	9.9%	4.9%	2.7%	8.0%	5.2%	-3.7%	1.7%	5.5%	-5.5%	0.8%	6.7%
Management of Companies	10.6%	14.7%	3.7%	-5.1%	-1.5%	3.8%	-4.7%	-0.3%	4.6%	0.1%	5.1%	4.9%
Information	2.6%	11.3%	8.6%	-5.6%	2.0%	8.0%	-8.8%	-2.7%	6.7%	-4.0%	0.5%	4.7%
Utilities	-2.2%	-2.2%	0.0%	-3.3%	-2.1%	1.2%	-2.9%	-2.7%	0.3%	13.5%	15.2%	1.4%
Unclassified/Agri/Mining*	-7.0%	64.6%	76.9%	-1.3%	102.1%	103.0%	-0.9%	102.6%	100.8%	-2.4%	112.7%	114.2%
Private Sector	1.3%	9.2%	7.7%	-2.6%	6.3%	9.2%	-6.0%	2.3%	8.9%	-3.6%	4.2%	8.1%
Government	0.0%	-2.2%	-2.2%	2.2%	2.1%	-0.1%	-1.5%	-1.8%	-0.3%	1.7%	-0.2%	-1.9%
Total Industries	**1.5%**	**7.9%**	**6.3%**	**-1.8%**	**5.9%**	**7.9%**	**-5.4%**	**1.8%**	**7.6%**	**-2.9%**	**3.6%**	**6.7%**

Source: New York State Department of Labor, Division of Research and Statistics

Notes: 2022 data is preliminary. The change in real wages reflects the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area between each indicated quarter.

*The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category. Note that employment within the Unclassified sector is often shifted into other sectors when the data is finalized. All 2022 data is preliminary.

7. *Quarterly Change in NYC QCEW Wages and Employment (Nominal Dollars)*

Industry	Fourth Quarter (2020-2021)			First Quarter (2021-2022)			Second Quarter (2021-2022)			Third Quarter (2021-2022)		
	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employment
Construction	0.0%	-1.2%	-1.2%	4.5%	4.2%	-0.3%	1.2%	2.4%	1.2%	5.2%	6.1%	0.8%
Manufacturing	0.7%	7.5%	6.7%	5.4%	13.9%	8.0%	5.0%	12.0%	6.6%	8.4%	13.5%	4.7%
Transportation	11.9%	22.9%	9.9%	11.5%	27.1%	14.0%	7.1%	19.0%	11.1%	4.7%	17.9%	12.6%
Wholesale Trade	6.7%	12.0%	4.9%	8.4%	15.2%	6.3%	8.6%	15.5%	6.3%	6.2%	10.9%	4.4%
Retail Trade	9.1%	13.7%	4.2%	7.7%	13.2%	5.1%	3.1%	7.8%	4.6%	9.7%	14.1%	4.1%
Finance and Insurance	21.0%	21.5%	0.5%	8.5%	9.6%	1.0%	0.4%	2.7%	2.3%	2.5%	7.0%	4.4%
Real Estate	10.3%	12.2%	1.8%	10.8%	13.0%	2.0%	1.7%	6.1%	4.3%	1.4%	6.5%	5.1%
Admin and Waste Services	-27.3%	-21.4%	8.2%	14.6%	26.9%	10.8%	5.6%	17.2%	11.0%	4.8%	15.1%	9.9%
Educational Services	2.3%	9.0%	6.5%	2.1%	8.3%	6.0%	1.1%	7.5%	6.4%	4.6%	8.9%	4.1%
Health and Social Services	0.9%	4.9%	4.0%	5.4%	10.6%	4.9%	2.4%	8.4%	5.9%	5.7%	13.1%	7.0%
Arts, Entertainment & Rec	-10.0%	30.9%	45.3%	-1.1%	47.5%	49.1%	3.7%	46.0%	40.8%	1.6%	27.9%	25.9%
Accomm & Food Svcs.	13.7%	61.9%	42.5%	12.4%	76.1%	56.8%	12.2%	55.7%	38.8%	9.9%	36.5%	24.1%
Other Svcs.	2.0%	9.5%	7.3%	1.1%	10.0%	8.9%	-0.2%	7.7%	7.9%	5.0%	11.7%	6.4%
Professional & Tech Svcs.	9.6%	14.9%	4.9%	8.3%	13.8%	5.2%	2.5%	8.2%	5.5%	0.6%	7.3%	6.7%
Management of Companies	15.7%	20.0%	3.7%	0.1%	3.9%	3.8%	1.5%	6.2%	4.6%	6.6%	11.9%	4.9%
Information	7.3%	16.4%	8.6%	-0.5%	7.5%	8.0%	-2.9%	3.6%	6.7%	2.2%	7.0%	4.7%
Utilities	2.3%	2.3%	0.0%	2.0%	3.2%	1.2%	3.3%	3.6%	0.3%	20.8%	22.6%	1.4%
Unclassified/Agri/Mining*	-2.7%	72.1%	76.9%	4.1%	111.4%	103.0%	5.5%	111.8%	100.8%	3.9%	122.5%	114.2%
Private Sector	6.0%	14.2%	7.7%	2.7%	12.1%	9.2%	0.0%	8.9%	8.9%	2.6%	10.9%	8.1%
Government	4.6%	2.3%	-2.2%	7.8%	7.7%	-0.1%	4.8%	4.5%	-0.3%	8.3%	6.2%	-1.9%
Total Industries	**6.1%**	**12.8%**	**6.3%**	**3.6%**	**11.7%**	**7.9%**	**0.7%**	**8.3%**	**7.6%**	**3.4%**	**10.3%**	**6.7%**

Source: New York State Department of Labor, Division of Research and Statistics

Notes: 2022 data is preliminary.

*The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category. Note that employment within the Unclassified sector is often shifted into other sectors when the data is finalized. All 2022 data is preliminary.

8. Consumer Price Index for All Urban Consumers, NY-Northeastern NJ, 2012-2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
March	251.9	256.6	260.0	259.6	261.5	267.6	272.2	276.6	282.0	287.5	305.0
June	252.4	256.9	261.4	261.5	263.9	268.7	274.2	278.8	282.3	293.9	313.6
September	254.6	258.5	261.1	261.9	264.6	270.1	275.5	279.3	284.6	295.5	313.9
December	253.6	257.3	258.1	259.9	265.4	269.6	273.8	279.8	284.4	296.9	315.7
Quarterly Average	253.1	257.3	260.1	260.7	263.9	269.0	273.9	278.6	283.3	293.4	312.0
Yearly Average	**252.6**	**256.8**	**260.2**	**260.6**	**263.4**	**268.5**	**273.6**	**278.2**	**282.9**	**292.3**	**310.1**

12-month percentage change in the CPI

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
March	2.55%	1.87%	1.32%	-0.12%	0.72%	2.32%	1.72%	1.61%	1.95%	1.95%	6.10%
June	1.57%	1.78%	1.73%	0.06%	0.90%	1.81%	2.05%	1.69%	1.27%	4.09%	6.71%
September	1.59%	1.55%	0.99%	0.31%	1.04%	2.06%	2.00%	1.41%	1.87%	3.84%	6.22%
December	2.11%	1.47%	0.31%	0.72%	2.11%	1.56%	1.58%	2.18%	1.62%	4.40%	6.33%
Quarterly Average	1.96%	1.67%	1.09%	0.24%	1.19%	1.94%	1.84%	1.72%	1.68%	3.57%	6.34%
Yearly Average	**1.97%**	**1.68%**	**1.32%**	**0.13%**	**1.08%**	**1.96%**	**1.91%**	**1.65%**	**1.71%**	**3.32%**	**6.10%**

Source: U.S. Bureau of Labor Statistics, all items in New York-Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted

Note: Base Period: 1982-1984=100

9. Poverty Rates, 2011-2021

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
U.S.	15.9%	15.9%	15.8%	15.5%	14.7%	14.0%	13.4%	13.1%	12.3%	--Δ	12.8%
New York City	20.9%	21.2%	20.9%	20.9%	20.0%	18.9%	18.0%	17.3%	16.0%	--Δ	18.0%
Bronx	30.4%	31.0%	30.9%	31.6%	30.4%	28.7%	28.0%	27.4%	26.4%	--Δ	26.4%
Brooklyn	23.6%	24.3%	23.3%	23.4%	22.3%	20.6%	19.8%	19.0%	17.7%	--Δ	19.2%
Manhattan	18.3%	17.8%	18.9%	17.6%	17.6%	17.3%	16.2%	15.5%	14.0%	--Δ	17.3%
Queens	15.8%	16.2%	15.3%	15.2%	13.8%	13.2%	12.1%	11.5%	10.8%	--Δ	13.5%
Staten Island	11.7%	11.6%	12.8%	14.5%	14.4%	13.2%	11.8%	11.4%	8.3%	--Δ	11.5%

Source: 2011-2021 American Community Survey

Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

10. Housing Court Actions, 1983-2022

Year	Non-Payment Filings	Non-Payment Calendared	Residential Evictions & Possessions	Year	Non-Payment Filings	Non-Payment Calendared	Residential Evictions & Possessions
1983	373,000	93,000	26,665	2003	318,077	133,074	23,236
1984	343,000	85,000	23,058	2004	261,085	121,999	22,010
1985	335,000	82,000	20,283	2005	261,457	119,265	21,945
1986	312,000	81,000	23,318	2006	256,747	122,379	23,491
1987	301,000	77,000	25,761	2007	251,390	121,793	24,171
1988	299,000	92,000	24,230	2008	246,147	120,420	24,600
1989	299,000	99,000	25,188	2009	251,871	123,149	26,449
1990	297,000	101,000	23,578	2010	213,066*	127,396	25,655
1991	302,000	114,000	20,432	2011	221,182	126,315	27,636
1992	289,000	122,000	22,098	2012	217,914	132,860	28,743
1993	295,000	124,000	21,937	2013	215,497	122,463	28,849
1994	294,000	123,000	23,970	2014	208,158	127,334	26,857
1995	266,000	112,000	22,806	2015	203,119	111,409	21,988
1996	278,000	113,000	24,370	2016	202,300	105,431	22,089
1997	274,000	111,000	24,995	2017	201,441	114,879	21,074
1998	278,156	127,851	23,454	2018	191,893	102,789	20,013
1999	276,142	123,399	22,676	2019	145,212	79,856	16,996
2000	276,159	125,787	23,830	2020	63,331	29,814	3,056
2001	277,440	130,897	21,369Δ	2021	33,054	13,659	136
2002	331,309	132,148	23,697	**2022**	**88,510**	**44,885**	**4,109**

Sources: NYC Civil Court; NYC Department of Investigations, Bureau of City Marshals

Note: "Filings" reflect non-payment proceedings initiated by rental property owners, while "Calendared" reflect those non-payment proceedings resulting in a court appearance. "Filings" and "Calendared" figures prior to 1998 were rounded to the nearest thousand. Evictions include both those for non-payment and holdover cases.

Δ Note: 2001 Evictions and Possessions data is incomplete as it excludes the work of one city marshal who died in May 2001 and whose statistics are unavailable.

*Non-payment filings include cases against tenants of public housing. Due to an administrative change at NYCHA relating to their handling of late rent payments, the number of non-payment filings decreased dramatically. If not for this change, the drop in non-payment filings between 2009 and 2010 would have been significantly less, or nonexistent.

11. NYC Department of Homeless Services Sheltered Homeless Statistics, 1983-2022

Year	Single Adults	Children	Families (inc. Children)	Total Individuals
1983	5,061	4,887	1,960	12,468
1984	6,228	7,432	2,981	17,491
1985	7,217	9,196	3,688	21,154
1986	8,890	10,493	4,286	24,896
1987	9,628	11,163	4,986	27,225
1988	9,675	11,401	5,091	27,646
1989	9,342	8,614	4,105	23,254
1990	8,535	6,966	3,591	20,131
1991	7,689	8,867	4,581	22,498
1992	6,922	9,607	5,270	23,494
1993	6,413	9,760	5,626	23,748
1994	6,235	9,610	5,629	23,431
1995	6,532	9,927	5,627	23,950
1996	7,020	9,945	5,692	24,554
1997	7,090	8,437	4,793	22,145
1998	6,875	8,054	4,558	21,277
1999	6,778	8,826	4,965	22,575
2000	6,934	9,290	5,192	23,712
2001	7,479	11,427	6,154	27,799
2002	7,750	14,952	8,071	34,576
2003	8,199	16,705	9,203	38,310
2004	8,612	15,705	8,922	37,319
2005	8,174	13,534	8,194	33,687
2006	7,662	12,597	8,339	32,430
2007	6,942	14,060	9,075	34,109
2008	6,530	14,327	8,856	33,554
2009	6,764	15,326	9,719	35,915
2010	7,825	14,788	9,635	36,175
2011	8,543	15,501	9,573	37,765
2012	9,047	18,068	10,705	43,295
2013	9,862	21,163	12,062	49,408
2014	10,591	23,511	13,317	54,122
2015	12,014	23,658	14,037	57,158
2016	13,148	23,199	14,953	58,770
2017	14,074	22,733	15,188	59,467
2018	15,470	22,300	15,044	60,028
2019	16,456	21,504	14,682	59,510
2020	17,591	19,266	13,093	56,051
2021	17,273	15,444	10,585	47,994
2022	**17,541**	**15,645**	**12,522**	**51,817**

Source: NYC Department of Homeless Services

Notes: Data presented are the annual averages of the Department of Homeless Services shelter population. Street homelessness is not quantified in this data.

12. American Community Survey Data, Citywide and by Borough, 2008-2021

Median Renter Household Incomes, Nominal and "Real" 2021 Dollars

	Nominal Renter Household Income						2021$ "Real" Renter Household Income					
Year	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2008	$28,562	$34,554	$53,833	$45,087	$37,124	$39,421	$35,409	$42,837	$66,738	$55,895	$46,023	$48,871
2009	$27,159	$33,268	$54,417	$44,040	$33,548	$38,437	$33,521	$41,061	$67,165	$54,357	$41,407	$47,441
2010	$27,079	$33,804	$52,209	$41,556	$32,074	$37,982	$32,862	$41,023	$63,359	$50,431	$38,924	$46,093
2011	$26,553	$34,184	$53,533	$41,492	$38,284	$37,891	$31,332	$40,337	$63,168	$48,960	$45,174	$44,711
2012	$26,848	$36,540	$57,435	$42,756	$40,512	$40,209	$31,069	$42,285	$66,466	$49,479	$46,882	$46,531
2013	$28,667	$37,534	$58,443	$44,189	$39,091	$40,908	$32,626	$42,718	$66,514	$50,292	$44,490	$46,558
2014	$27,370	$38,401	$61,830	$45,170	$31,921	$41,210	$30,743	$43,134	$69,450	$50,737	$35,855	$46,289
2015	$28,601	$40,666	$61,910	$47,650	$36,606	$43,261	$32,086	$45,621	$69,453	$53,455	$41,066	$48,532
2016	$31,431	$43,751	$65,765	$48,585	$34,860	$45,753	$34,885	$48,558	$72,991	$53,923	$38,690	$50,780
2017	$31,266	$43,959	$67,013	$52,468	$40,457	$47,116	$34,035	$47,852	$72,948	$57,115	$44,040	$51,289
2018	$32,269	$48,970	$70,929	$56,199	$45,425	$50,349	$34,470	$52,310	$75,766	$60,032	$48,523	$53,783
2019	$33,907	$52,720	$78,942	$60,311	$49,003	$54,759	$35,630	$55,400	$82,955	$63,377	$51,494	$57,542
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$36,683	$55,455	$68,835	$60,663	$45,703	$53,369	$36,683	$55,455	$68,835	$60,663	$45,703	$53,369

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent as a Percent of Household Income

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC
2008	32.7%	31.8%	27.1%	30.3%	32.0%	30.1%
2009	33.0%	32.0%	27.4%	30.9%	34.4%	30.6%
2010	34.2%	32.8%	28.2%	33.6%	33.5%	31.9%
2011	35.8%	33.6%	28.5%	34.0%	29.7%	32.5%
2012	36.0%	32.7%	28.6%	33.8%	32.4%	32.2%
2013	34.9%	32.7%	28.7%	33.6%	33.0%	32.2%
2014	36.3%	33.8%	28.4%	34.4%	34.7%	32.7%
2015	35.6%	32.1%	28.9%	33.0%	32.6%	32.0%
2016	34.9%	32.3%	28.1%	33.2%	33.8%	31.9%
2017	36.8%	32.7%	27.3%	32.2%	33.4%	31.7%
2018	35.8%	31.7%	27.7%	32.1%	29.9%	31.4%
2019	35.2%	30.2%	26.1%	30.3%	29.5%	30.1%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	36.1%	31.3%	30.5%	32.3%	34.4%	32.2%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Proportion of Rent Burdened Households

	% of Households Paying 30% or more of Income Towards Rent						% of Households Paying 50% or more of Income Towards Rent					
Year	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2008	54.6%	53.4%	43.3%	50.5%	52.8%	50.1%	32.0%	29.1%	20.7%	27.2%	32.1%	26.9%
2009	55.5%	53.5%	44.4%	51.6%	58.2%	51.0%	31.2%	29.6%	22.5%	27.2%	35.2%	27.5%
2010	57.9%	55.2%	46.1%	56.5%	56.4%	53.5%	33.3%	30.4%	22.7%	31.3%	31.2%	29.1%
2011	60.7%	56.8%	46.5%	56.7%	49.5%	54.5%	35.8%	31.9%	24.5%	32.4%	28.4%	30.6%
2012	61.5%	54.9%	46.5%	56.4%	52.9%	54.1%	35.5%	31.0%	23.4%	31.8%	33.0%	30.0%
2013	59.6%	55.0%	47.2%	56.1%	54.8%	54.0%	34.4%	29.7%	24.9%	30.7%	32.7%	29.6%
2014	62.2%	56.7%	46.3%	57.6%	58.3%	55.1%	35.4%	32.3%	22.0%	32.4%	36.0%	30.2%
2015	60.6%	54.1%	47.8%	54.9%	54.8%	53.8%	36.0%	30.4%	22.8%	30.6%	33.1%	29.5%
2016	59.7%	54.3%	46.0%	55.9%	57.0%	53.4%	33.4%	30.9%	23.2%	30.4%	33.6%	29.3%
2017	61.8%	55.0%	44.1%	53.9%	55.8%	53.1%	35.3%	30.3%	21.3%	27.9%	32.5%	28.4%
2018	61.2%	53.3%	44.9%	53.8%	49.8%	52.6%	34.6%	28.7%	22.9%	27.7%	28.5%	28.1%
2019	60.6%	50.4%	42.3%	50.5%	49.1%	50.1%	33.3%	26.2%	21.0%	26.6%	23.3%	26.2%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	60.7%	52.5%	50.9%	54.2%	56.2%	54.1%	35.6%	29.7%	27.1%	28.5%	33.2%	30.1%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

12. American Community Survey Data, Citywide and by Borough, 2008-2021 (cont.)

Median Contract Rent, Nominal and "Real" 2021 Dollars

	Nominal Contract Rent						**"Real" Contract Rent (2021 Dollars)**					
Year	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**SI**	**NYC**	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**SI**	**NYC**
2008	$806	$896	$1,112	$1,056	$938	$939	$999	$1,111	$1,379	$1,309	$1,163	$1,164
2009	$827	$934	$1,222	$1,107	$958	$987	$1,021	$1,153	$1,508	$1,366	$1,182	$1,218
2010	$861	$978	$1,209	$1,137	$1,015	$1,022	$1,045	$1,187	$1,467	$1,380	$1,232	$1,240
2011	$895	$1,020	$1,305	$1,162	$991	$1,063	$1,056	$1,204	$1,540	$1,371	$1,169	$1,254
2012	$910	$1,060	$1,361	$1,187	$982	$1,094	$1,053	$1,227	$1,575	$1,374	$1,136	$1,266
2013	$946	$1,097	$1,415	$1,219	$1,006	$1,125	$1,077	$1,249	$1,610	$1,387	$1,145	$1,280
2014	$967	$1,136	$1,461	$1,276	$997	$1,160	$1,086	$1,276	$1,641	$1,433	$1,120	$1,303
2015	$1,006	$1,171	$1,524	$1,329	$1,070	$1,199	$1,129	$1,314	$1,710	$1,491	$1,200	$1,345
2016	$1,032	$1,227	$1,586	$1,359	$1,116	$1,235	$1,145	$1,362	$1,760	$1,508	$1,239	$1,371
2017	$1,066	$1,253	$1,523	$1,408	$1,142	$1,263	$1,160	$1,364	$1,658	$1,533	$1,243	$1,375
2018	$1,088	$1,331	$1,673	$1,482	$1,153	$1,337	$1,162	$1,422	$1,787	$1,583	$1,232	$1,428
2019	$1,122	$1,389	$1,679	$1,558	$1,170	$1,385	$1,179	$1,460	$1,764	$1,637	$1,229	$1,455
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,174	$1,525	$1,789	$1,630	$1,306	$1,490	$1,174	$1,525	$1,789	$1,630	$1,306	$1,490

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent, Nominal and "Real" 2021 Dollars

	Nominal Gross Rent						**"Real" Gross Rent (2021 Dollars)**					
Year	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**SI**	**NYC**	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**SI**	**NYC**
2008	$911	$992	$1,198	$1,145	$1,081	$1,044	$1,129	$1,230	$1,485	$1,419	$1,340	$1,294
2009	$926	$1,021	$1,307	$1,193	$1,103	$1,086	$1,143	$1,260	$1,613	$1,472	$1,361	$1,340
2010	$974	$1,079	$1,305	$1,242	$1,141	$1,129	$1,182	$1,309	$1,584	$1,507	$1,385	$1,370
2011	$1,012	$1,113	$1,403	$1,276	$1,112	$1,168	$1,194	$1,313	$1,656	$1,506	$1,312	$1,378
2012	$1,019	$1,151	$1,450	$1,305	$1,115	$1,196	$1,179	$1,332	$1,678	$1,510	$1,290	$1,384
2013	$1,056	$1,192	$1,490	$1,333	$1,161	$1,228	$1,202	$1,357	$1,696	$1,517	$1,321	$1,398
2014	$1,077	$1,246	$1,531	$1,386	$1,149	$1,276	$1,210	$1,400	$1,720	$1,557	$1,291	$1,433
2015	$1,107	$1,283	$1,611	$1,434	$1,208	$1,317	$1,242	$1,439	$1,807	$1,609	$1,355	$1,477
2016	$1,130	$1,343	$1,661	$1,452	$1,245	$1,351	$1,254	$1,491	$1,844	$1,612	$1,382	$1,499
2017	$1,171	$1,367	$1,601	$1,500	$1,286	$1,379	$1,275	$1,488	$1,743	$1,633	$1,400	$1,501
2018	$1,188	$1,433	$1,746	$1,588	$1,291	$1,443	$1,269	$1,531	$1,865	$1,696	$1,379	$1,541
2019	$1,231	$1,483	$1,753	$1,641	$1,299	$1,483	$1,294	$1,558	$1,842	$1,724	$1,365	$1,558
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,313	$1,628	$1,866	$1,717	$1,442	$1,602	$1,313	$1,628	$1,866	$1,717	$1,442	$1,602

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

13. American Community Survey Data, NYC and U.S., 2008-2021

Median Renter Household Incomes, Nominal and "Real" 2021 Dollars

	Nominal Renter Household Income					"Real" Renter Household Income (2021 Dollars)				
Year	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2008	$39,421	$31,891	4.9%	3.2%	-19.1%	$48,871	$38,335	1.0%	-0.7%	-21.6%
2009	$38,437	$30,576	-2.5%	-4.1%	-20.5%	$47,441	$36,886	-2.9%	-3.8%	-22.2%
2010	$37,982	$30,671	-1.2%	0.3%	-19.2%	$46,093	$36,403	-2.8%	-1.3%	-21.0%
2011	$37,891	$30,934	-0.2%	0.9%	-18.4%	$44,711	$35,592	-3.0%	-2.2%	-20.4%
2012	$40,209	$31,888	6.1%	3.1%	-20.7%	$46,531	$35,946	4.1%	1.0%	-22.7%
2013	$40,908	$32,831	1.7%	3.0%	-19.7%	$46,558	$36,475	0.1%	1.5%	-21.7%
2014	$41,210	$34,397	0.7%	4.8%	-16.5%	$46,289	$37,604	-0.6%	3.1%	-18.8%
2015	$43,261	$35,863	5.0%	4.3%	-17.1%	$48,532	$39,161	4.8%	4.1%	-19.3%
2016	$45,753	$37,264	5.8%	3.9%	-18.6%	$50,780	$40,184	4.6%	2.6%	-20.9%
2017	$47,116	$38,944	3.0%	4.5%	-17.3%	$51,289	$41,119	1.0%	2.3%	-19.8%
2018	$50,349	$40,531	6.9%	4.1%	-19.5%	$53,783	$41,774	4.9%	1.6%	-22.3%
2019	$54,759	$42,479	8.8%	4.8%	-22.4%	$57,542	$43,003	7.0%	2.9%	-25.3%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$53,369	$44,913	-2.5%	5.7%	-15.8%	$53,369	$44,913	-7.3%	4.4%	-15.8%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent as a Percent of Household Income and Proportion of Rent Burdened Households

	Median Gross Rent-to-Income Ratio			% of Households Paying 30% or more of Income Towards Rent			% of Households Paying 50% or more of Income Towards Rent		
Year	NYC	U.S.	Diff. U.S. vs. NYC*	NYC	U.S.	Diff. U.S. vs. NYC*	NYC	U.S.	Diff. U.S. vs. NYC*
2008	30.1%	29.9%	-0.2 pp	50.1%	49.8%	-0.4 pp	26.9%	25.1%	-1.8 pp
2009	30.6%	30.8%	0.2 pp	51.0%	51.5%	0.5 pp	27.5%	26.4%	-1.2 pp
2010	31.9%	31.6%	-0.3 pp	53.5%	53.0%	-0.5 pp	29.1%	27.4%	-1.6 pp
2011	32.5%	31.9%	-0.6 pp	54.5%	53.4%	-1.1 pp	30.6%	28.0%	-2.6 pp
2012	32.2%	31.1%	-1.1 pp	54.1%	52.0%	-2.0 pp	30.0%	27.0%	-2.9 pp
2013	32.2%	30.8%	-1.4 pp	54.0%	51.5%	-2.5 pp	29.6%	26.5%	-3.1 pp
2014	32.7%	31.0%	-1.7 pp	55.1%	51.8%	-3.4 pp	30.2%	26.3%	-3.9 pp
2015	32.0%	30.3%	-1.7 pp	53.8%	50.6%	-3.2 pp	29.5%	25.5%	-4.0 pp
2016	31.9%	29.9%	-2.0 pp	53.4%	49.7%	-3.7 pp	29.3%	25.0%	-4.3 pp
2017	31.7%	29.8%	-1.9 pp	53.1%	49.5%	-3.6 pp	28.4%	24.7%	-3.7 pp
2018	31.4%	29.9%	-1.5 pp	52.6%	49.7%	-2.9 pp	28.1%	24.8%	-3.3 pp
2019	30.1%	29.3%	-0.8 pp	50.1%	48.4%	-1.7 pp	26.2%	23.7%	-2.4 pp
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	32.2%	30.6%	-1.6 pp	54.1%	51.1%	-3.1 pp	30.1%	26.1%	-3.9 pp

*expressed in percentage points (pp)

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Range of Gross Rent as a Percent of Household Income

	Less than 10%		10-19.9%		20-29.9%		30-39.9%		40-49.9%		50% or more	
Year	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
2008	6.0%	4.0%	21.0%	21.7%	22.9%	24.6%	15.0%	15.7%	8.2%	9.0%	26.9%	25.1%
2009	5.5%	3.6%	20.8%	20.4%	22.7%	24.4%	15.1%	15.9%	8.4%	9.3%	27.5%	26.4%
2010	4.8%	3.4%	19.3%	19.6%	22.3%	24.0%	15.8%	16.1%	8.6%	9.4%	29.1%	27.4%
2011	4.8%	3.4%	18.6%	19.4%	22.2%	23.8%	15.3%	15.9%	8.6%	9.5%	30.6%	28.0%
2012	4.6%	3.6%	18.6%	20.4%	22.7%	24.0%	15.2%	15.6%	8.9%	9.4%	30.0%	27.0%
2013	5.2%	3.8%	18.3%	20.6%	22.5%	24.1%	15.4%	15.7%	9.0%	9.3%	29.6%	26.5%
2014	4.8%	3.7%	18.3%	20.6%	21.8%	23.9%	15.8%	16.1%	9.2%	9.4%	30.2%	26.3%
2015	5.4%	3.9%	18.9%	21.2%	22.0%	24.3%	15.9%	15.9%	8.4%	9.3%	29.5%	25.5%
2016	5.5%	4.1%	19.2%	21.8%	21.8%	24.3%	15.5%	15.7%	8.6%	9.1%	29.3%	25.0%
2017	5.4%	4.1%	20.0%	21.9%	21.4%	24.5%	15.5%	15.8%	9.3%	9.1%	28.4%	24.7%
2018	5.6%	4.1%	20.0%	21.8%	21.8%	24.4%	16.0%	15.8%	8.5%	9.2%	28.1%	24.8%
2019	6.7%	4.4%	21.3%	22.5%	21.9%	24.7%	15.8%	15.8%	8.2%	9.0%	26.2%	23.7%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	5.3%	4.1%	19.1%	20.9%	21.5%	24.0%	15.8%	15.8%	8.2%	9.1%	30.1%	26.1%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

13. American Community Survey Data, NYC and U.S., 2008-2021 (cont.)

Median Contract Rent, Nominal and "Real" 2021 Dollars

	Nominal Contract Rent					"Real" Contract Rent (2021 Dollars)				
Year	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2008	$939	$687	4.6%	3.9%	-26.8%	$1,164	$826	0.6%	0.1%	-29.1%
2009	$987	$702	5.1%	2.2%	-28.9%	$1,218	$847	4.6%	2.5%	-30.5%
2010	$1,022	$713	3.5%	1.6%	-30.2%	$1,240	$846	1.8%	-0.1%	-31.8%
2011	$1,063	$727	4.0%	2.0%	-31.6%	$1,254	$836	1.1%	-1.2%	-33.3%
2012	$1,094	$746	2.9%	2.6%	-31.8%	$1,266	$841	0.9%	0.5%	-33.6%
2013	$1,125	$766	2.8%	2.7%	-31.9%	$1,280	$851	1.1%	1.2%	-33.5%
2014	$1,160	$786	3.1%	2.6%	-32.2%	$1,303	$859	1.8%	1.0%	-34.1%
2015	$1,199	$812	3.4%	3.3%	-32.3%	$1,345	$887	3.2%	3.2%	-34.1%
2016	$1,235	$841	3.0%	3.6%	-31.9%	$1,371	$907	1.9%	2.3%	-33.8%
2017	$1,263	$868	2.3%	3.2%	-31.3%	$1,375	$916	0.3%	1.1%	-33.3%
2018	$1,337	$899	5.9%	3.6%	-32.8%	$1,428	$927	3.9%	1.1%	-35.1%
2019	$1,385	$941	3.6%	4.7%	-32.1%	$1,455	$953	1.9%	2.8%	-34.5%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,490	$1,037	7.6%	10.2%	-30.4%	$1,490	$1,037	2.4%	8.9%	-30.4%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

Median Gross Rent, Nominal and "Real" 2021 Dollars

	Nominal Gross Rent					"Real" Gross Rent (2021 Dollars)				
Year	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2008	$1,044	$824	6.0%	4.4%	-21.1%	$1,294	$991	2.0%	0.6%	-23.5%
2009	$1,086	$842	4.0%	2.2%	-22.5%	$1,340	$1,016	3.6%	2.5%	-24.2%
2010	$1,129	$855	4.0%	1.5%	-24.3%	$1,370	$1,015	2.2%	-0.1%	-25.9%
2011	$1,168	$871	3.5%	1.9%	-25.4%	$1,378	$1,002	0.6%	-1.2%	-27.3%
2012	$1,196	$884	2.4%	1.5%	-26.1%	$1,384	$996	0.4%	-0.6%	-28.0%
2013	$1,228	$905	2.7%	2.4%	-26.3%	$1,398	$1,005	1.0%	0.9%	-28.1%
2014	$1,276	$934	3.9%	3.2%	-26.8%	$1,433	$1,021	2.6%	1.6%	-28.8%
2015	$1,317	$959	3.2%	2.7%	-27.2%	$1,477	$1,047	3.1%	2.6%	-29.1%
2016	$1,351	$981	2.6%	2.3%	-27.4%	$1,499	$1,058	1.5%	1.0%	-29.4%
2017	$1,379	$1,012	2.1%	3.2%	-26.6%	$1,501	$1,069	0.1%	1.0%	-28.8%
2018	$1,443	$1,058	4.6%	4.5%	-26.7%	$1,541	$1,090	2.7%	2.1%	-29.3%
2019	$1,483	$1,097	2.8%	3.7%	-26.0%	$1,558	$1,111	1.1%	1.8%	-28.7%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	$1,602	$1,191	8.0%	8.6%	-25.7%	$1,602	$1,191	2.8%	7.2%	-25.7%

Source: 2008-2021 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real wages reflect 2021 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

14. 2021 American Community Survey Data, Cities with 400,000 Persons or More

City	Population	Rental Vacancy Rate	Median Contract Rent	Median Gross Rent	Median Gross Rent-to-Income Ratio	Median Renter Household Income	Ratio of Highest Income Quintile to Lowest
New York City, NY	8,467,513	4.4%	$1,490	$1,602	32.2%	$53,369	30.30
Los Angeles, CA	3,849,306	5.5%	$1,570	$1,703	36.3%	$51,903	25.32
Chicago, IL	2,696,561	6.7%	$1,109	$1,240	29.8%	$46,497	26.91
Houston, TX	2,287,047	8.9%	$974	$1,120	31.9%	$41,153	22.88
Phoenix, AZ	1,624,539	3.9%	$1,133	$1,293	31.4%	$48,035	14.79
Philadelphia, PA	1,576,251	6.3%	$999	$1,181	31.4%	$40,432	25.48
San Antonio, TX	1,451,863	7.4%	$965	$1,123	31.1%	$41,200	14.76
San Diego, CA	1,381,600	4.3%	$1,856	$1,962	32.5%	$70,958	16.46
Dallas, TX	1,288,441	9.6%	$1,079	$1,213	31.5%	$45,705	22.12
San Jose, CA	983,530	5.6%	$2,209	$2,328	30.2%	$91,711	16.18
Austin, TX	964,000	2.7%	$1,307	$1,426	29.2%	$56,914	18.51
Jacksonville, FL	954,624	6.2%	$1,036	$1,194	33.2%	$42,304	15.88
Fort Worth, TX	940,437	6.5%	$1,083	$1,240	33.6%	$46,624	13.71
Columbus, OH	907,310	3.6%	$928	$1,098	28.2%	$46,010	13.43
Indianapolis, IN	882,327	4.3%	$800	$963	29.2%	$41,576	14.48
Charlotte, NC	879,697	5.9%	$1,157	$1,301	29.7%	$52,849	16.03
San Francisco, CA	815,201	7.5%	$2,072	$2,167	25.9%	$98,241	32.41
Seattle, WA	733,904	6.7%	$1,670	$1,787	28.4%	$71,394	22.02
Denver, CO	711,463	5.1%	$1,449	$1,549	29.2%	$61,745	18.40
Oklahoma City, OK	687,691	8.4%	$775	$936	30.2%	$38,936	14.70
Nashville, TN	678,845	6.4%	$1,179	$1,316	30.8%	$48,967	17.37
El Paso, TX	678,422	5.2%	$775	$904	30.6%	$34,573	17.28
Washington, DC	670,050	8.0%	$1,586	$1,668	29.1%	$64,150	33.24
Boston, MA	654,281	6.1%	$1,696	$1,808	31.1%	$58,850	35.42
Las Vegas, NV	646,776	3.9%	$1,109	$1,249	35.3%	$39,958	20.09
Portland, OR	642,218	4.2%	$1,284	$1,394	30.5%	$52,083	17.97
Detroit, MI	632,589	3.0%	$707	$925	34.9%	$27,252	22.14
Louisville, KY	628,577	7.1%	$769	$948	29.4%	$34,811	15.93
Memphis, TN	628,118	5.8%	$750	$989	33.4%	$35,102	22.74
Baltimore, MD	576,498	5.1%	$990	$1,167	32.7%	$38,191	25.73
Milwaukee, WI	569,326	6.3%	$788	$935	29.9%	$35,629	18.01
Albuquerque, NM	562,591	3.7%	$840	$946	30.5%	$38,882	17.18
Fresno, CA	544,500	2.5%	$972	$1,166	31.7%	$41,619	20.31
Tucson, AZ	543,215	3.9%	$825	$956	31.0%	$37,761	14.74
Sacramento, CA	525,028	2.3%	$1,375	$1,549	33.0%	$53,125	17.59
Mesa, AZ	509,492	4.1%	$1,165	$1,302	32.0%	$50,375	12.02
Kansas City, MO	508,415	3.8%	$861	$1,071	28.9%	$43,109	15.42
Atlanta, GA	496,480	5.9%	$1,326	$1,446	30.6%	$46,763	30.45
Omaha, NE	487,299	5.9%	$855	$992	30.7%	$40,030	18.85
Colorado Springs, CO	483,969	3.4%	$1,238	$1,380	31.5%	$51,761	11.34
Raleigh, NC	469,502	8.1%	$1,133	$1,256	32.2%	$45,761	18.56
Virginia Beach, VA	457,672	4.3%	$1,260	$1,431	32.6%	$53,605	12.52
Long Beach, CA	456,063	3.2%	$1,545	$1,634	33.3%	$58,402	17.11
Miami, FL	439,906	6.0%	$1,309	$1,446	37.2%	$41,234	27.56
Oakland, CA	433,797	6.0%	$1,617	$1,737	31.3%	$61,174	22.86
Minneapolis, MN	425,338	7.3%	$1,138	$1,225	30.0%	$47,798	18.79
Tulsa, OK	411,905	5.3%	$738	$881	29.5%	$36,165	22.04
Bakersfield, CA	407,581	3.1%	$985	$1,219	35.6%	$43,801	14.65

Source: 2021 American Community Survey