

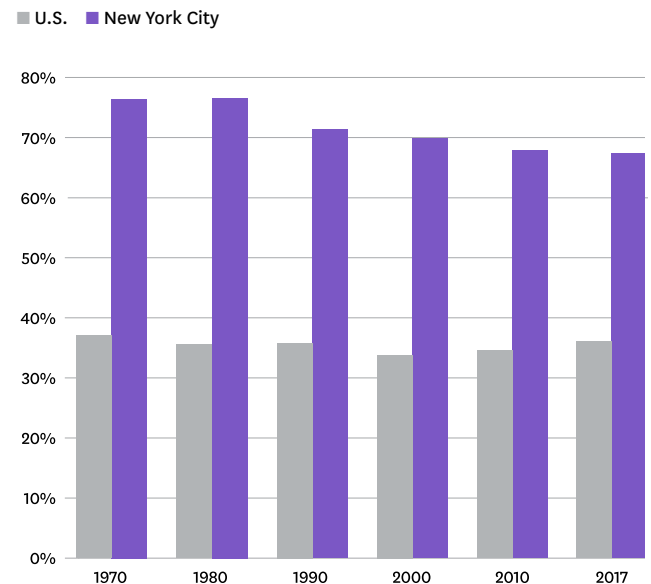
State of Renters and Their Homes

STATE OF RENTERS AND THEIR HOMES FINDING #1

While the share of renters in New York City remains far above the national average, the gap closed marginally between 2010 and 2017 with a slight fall at the city level and a somewhat larger rise at the national level.

In New York City, the share of households renting their home in 2017 (67.3%) was nearly the same as in 2010 (67.9%). Nationally, the share of households renting increased by 1.5 percentage points over this same time period to 36.1 percent, the largest growth since before 1970. The combination continues the trend that began in 2000 of a shrinking difference between the national and city ratios.

Figure 1: Renter Share of Households, New York City

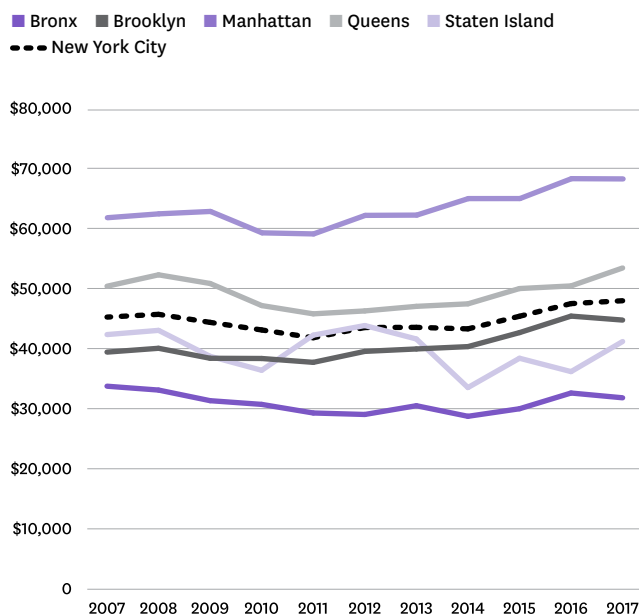


Sources: U.S. Census (1970-2000), American Community Survey (2010, 2017), NYU Furman Center

The real income of the city’s median renter household increased by one percent between 2016 and 2017.

After two years of increasing by about five percent per year, the growth in real median renter household income slowed to one percent between 2016 and 2017. The Bronx went from having the largest increase between 2015 and 2016 to having the largest decrease (-2.4%) between 2016 and 2017. Brooklyn went from second largest increase to second largest decrease (-1.5%) and Manhattan went from third largest increase to third largest decrease (-0.1%). Staten Island moved in the opposite direction, going from the city’s largest decrease between 2015 and 2016 to the largest increase (13.8%) between 2016 and 2017. Queens has steadily increased since 2011, but increased at a much faster rate between 2016 and 2017 (5.9%). The 2017 real median renter household income in the Bronx and Staten Island remains below both the citywide median and the 2007 median for each borough.

Figure 2: Median Renter Household Income by Borough (2018\$)

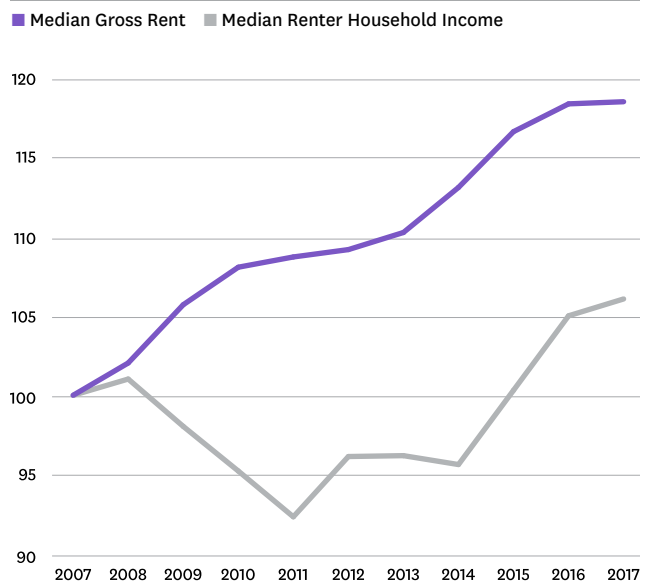


Sources: American Community Survey, NYU Furman Center

For the third year in a row, citywide real median renter household income rose faster than real median rent.

During and after the recession, real median renter household income fell while median rent continued to rise. After 2014, real median renter household income began to increase and outpaced increases in real median rent. Between 2016 and 2017, both real median rent and real median renter household income increased (median rent by 0.1% to \$1,405 and median renter income by 1.0% to \$48,015), but the growth was slower than in the 2014 to 2016 period. The faster growing median renter household income is slowly closing the gap between rent and income, which is the smallest it has been since they began to diverge in 2008.

Figure 3: Index of Real Median Gross Rent and Real Median Renter Income, New York City (Index=100 in 2007)

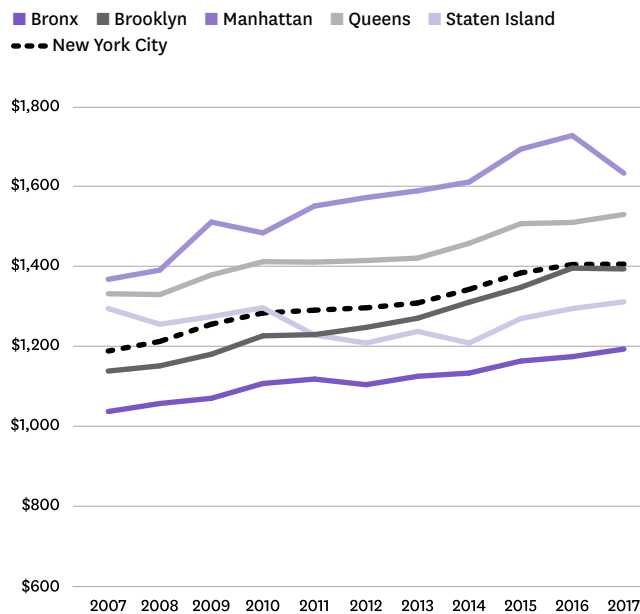


Sources: American Community Survey, NYU Furman Center

After a number of years of increase, the citywide inflation-adjusted gross rent barely budged between 2016 and 2017 with slight increases in the Bronx, Queens, and Staten Island and falling rents in Manhattan and Brooklyn.

Citywide, the real median gross rent increased by just one dollar between 2016 and 2017 (to \$1,405). The Bronx experienced the largest increase over this time period (1.6%), followed by Queens and Staten Island (both 1.3%). Manhattan and Brooklyn experienced decreases in real median gross rent over this time period (-5.4% and -0.1% respectively). Manhattan continues to have the highest real median gross rent at \$1,632 followed by Queens (\$1,529), Brooklyn (\$1,393), Staten Island (\$1,311), and the Bronx (\$1,193).

Figure 4: Inflation-Adjusted Median Gross Rent by Borough (2018\$)



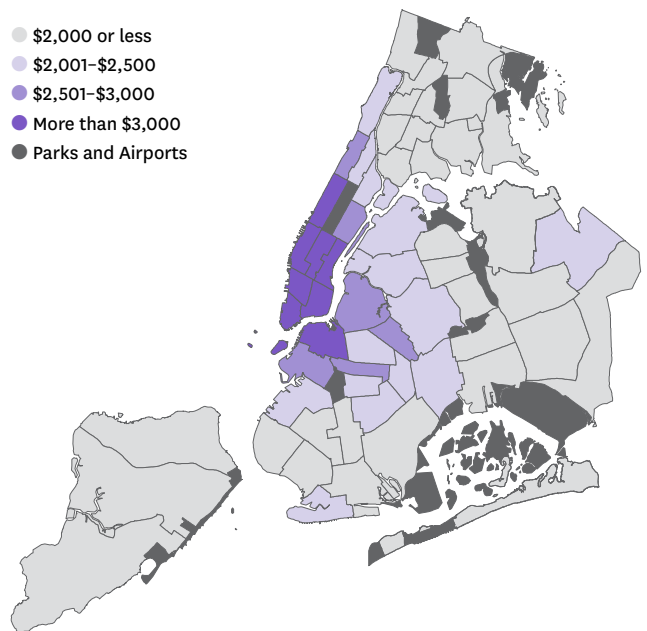
Sources: American Community Survey, NYU Furman Center

Note: Gross rent includes the amount agreed to or specified in the lease (regardless of whether furnishings, utilities, or services are included) and estimated monthly electricity and heating fuel costs paid by the renter.

In 2018, median asking rent ranged from \$1,600 in parts of the Bronx to \$4,000 in parts of Manhattan.

In 2018, the citywide median asking rent (rent for units being advertised for lease) was \$2,650, 3.5 percent lower than the adjusted median asking rent in 2017 (\$2,746). The same three Community Districts as 2017 had median asking rents over \$3,500: Midtown (\$4,000), Battery Park City/Tribeca (\$3,995), and Greenwich Village/Soho (\$3,662). As was the case in 2017, the three Community Districts with the lowest median asking rent were located in the Bronx: Hunts Point/Longwood (\$1,600), Parkchester/Soundview (\$1,650), and Morris Park/Bronxdale (\$1,650). Median asking rent probably better reflects prices for those seeking rental housing on the private market than median gross rent, because median gross rent includes tenants living in rent-stabilized or subsidized units that restrict rent increases, and because landlords sometimes charge existing tenants less than new renters.

Figure 5: Median Asking Rent by Community District, 2018

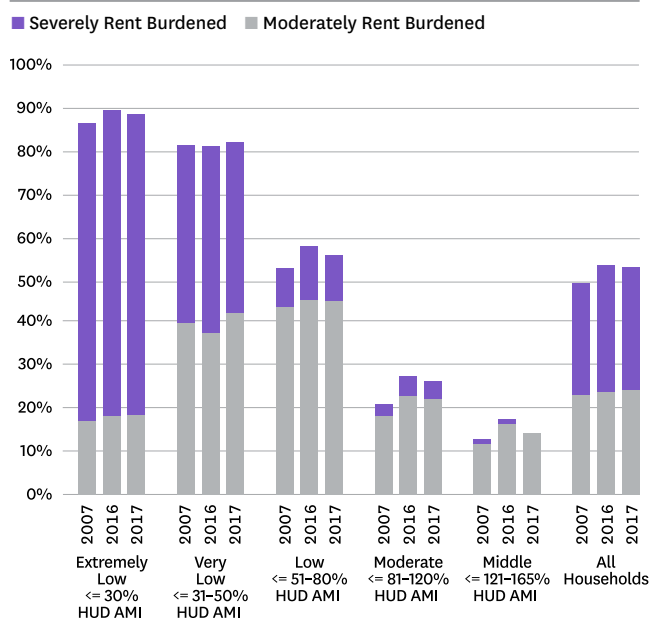


Sources: StreetEasy, NYU Furman Center

The share of New York households that were moderately rent burdened increased between 2016 and 2017 while the share that were severely rent burdened decreased.

Citywide, the share of all households severely rent burdened grew by almost two percentage points between 2007 and 2017, but decreased by 0.6 percentage points between 2016 and 2017. The share of all households moderately rent burdened grew by one percentage point between 2007 and 2017, with 0.2 percentage points of that increase occurring between 2016 and 2017. Compared to 2016, the share of severely rent burdened households declined in all income brackets while the share of moderately rent burdened increased in the lowest income brackets. In 2017, 85.0 percent of extremely low-income renter households, 79.1 percent of very low-income renter households, and 53.9 percent of low-income renter households were moderately or severely rent burdened. In comparison, only 25.6 percent of moderate-income renter households and 13.9 percent of middle-income renter households were moderately or severely rent burdened.

Figure 6: Rent-Burdened Share by Income, New York City



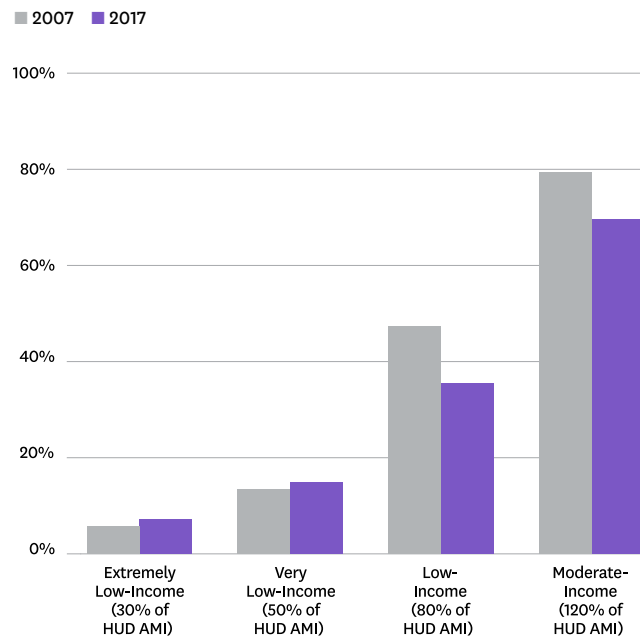
Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

Note: Renter households that spend between 30 and 50 percent of their pre-tax income on gross rent (including utilities) are considered moderately rent burdened while those spending more than 50 percent of their income on gross rent are considered severely rent burdened.

Citywide between 2007 and 2017, the share of rentals affordable to low- and moderate-income households decreased, but the share affordable to the lowest income households increased slightly.

Between 2007 and 2017, the share of recently available rental housing units (occupied units whose tenants moved in less than 12 months before their survey date) that were affordable to extremely low-income (earning 30% or less of Area Median Income) and very low-income (30 to 50% of AMI) households increased, although by less than 1 percentage point each. The share affordable to low-income households (50 to 80% of AMI) and moderate-income households (80 to 120% of AMI) declined by 12.1 percentage points (to 37.1%) and 9.7 percentage points (to 70.3%), respectively.

Figure 7: Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



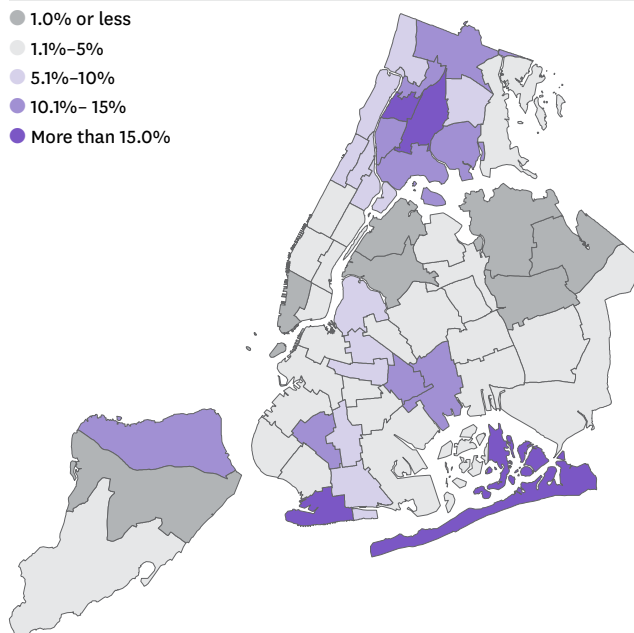
Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

Note: Recently available units are defined as affordable to a household if its gross rent (rent plus electricity and heating fuel costs; see median rent definition) is less than 30 percent of the household's gross monthly income. For more information, see the Indicator Definitions and Rankings section in Part 3 of this report.

The use of Section 8 housing choice vouchers is highly concentrated in the Bronx with vouchers hardly used in Queens and in Manhattan south of 96th Street.

In 2017, the Bronx, the borough with the lowest housing costs, had the highest percentage of privately-owned rental units occupied by tenants using housing choice vouchers (Section 8) (13.5%) followed by Brooklyn (6.4%), Staten Island (6.0%), Manhattan (3.7%), and Queens (2.4%). Of the 55 sub-borough areas in New York City, the neighborhoods with the highest shares of tenants using housing choice vouchers included University Heights/Fordham (19.3%) and Morrisania/Belmont (18.0%) in the Bronx and the Rockaways (17.5%) and Coney Island (15.5%) in Brooklyn. The areas with the lowest shares included Bayside/Little Neck (0.0%) in Queens, Mid-Island (0.5%) on Staten Island, and Flushing/Whitestone (0.5%) and Astoria (0.5%) also in Queens.

Figure 8: Section 8 Housing Choice Vouchers (Percent of Occupied, Privately-Owned Rental Units) by Sub-Borough Area, 2017

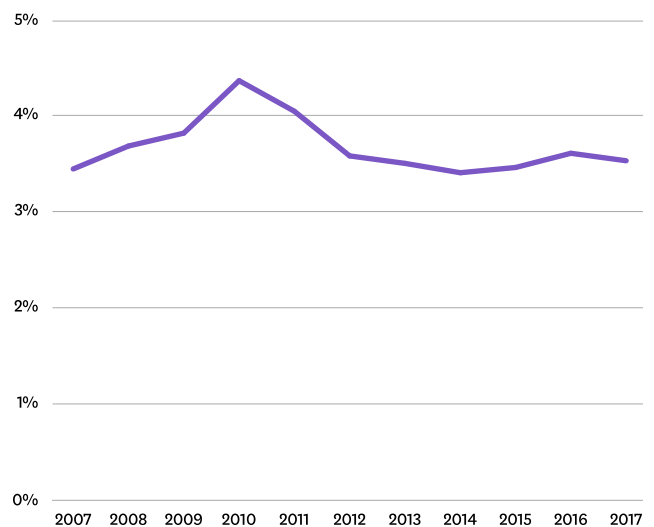


Sources: American Community Survey, Picture of Subsidized Households, New York City Housing Authority, NYU Furman Center

The vacancy rate in New York City dipped slightly in 2017 to just above the 2007 rate.

Between 2016 and 2017, the overall vacancy rate for rental housing units in New York City declined by 0.1 percentage point (to 3.5%), remaining just above the 2007 rate. The vacancy rate in each of the past six years has been below the decennial average of 3.7 percent.

Figure 9: Rental Vacancy Rate, New York City



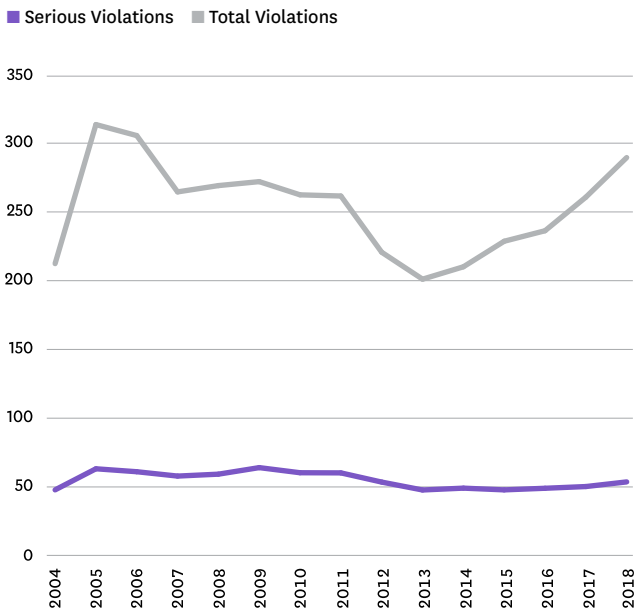
Sources: American Community Survey, NYU Furman Center

Note: The figure presented here is from the American Community Survey and illustrates annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the New York City Housing and Vacancy Survey used by the city.

Housing code violations in New York City increased for the fifth year in a row and did so at the highest rate since 2005.

In 2018, there were 289.7 housing code violations issued per 1,000 privately-owned rental units, an increase of 11 percent over 2017. Of those violations, 53.5 violations per 1,000 privately-owned rental units (about 18% of the total violations) were serious housing code violations. Though serious violations also increased from 2017 to 2018, the rate of growth (6.7%) was lower than the rate of growth for total housing code violations (11.0%).

Figure 10: New Housing Code Violations (per 1,000 Privately-Owned Rental Units), New York City



Sources: New York City Department of Housing Preservation and Development, New York City Housing Authority, NYU Furman Center

Note: Total housing code violations include class A (“non-hazardous”) and B (“hazardous”) violations in addition to class C (“immediately hazardous or serious”) violations. This indicator includes all violations that the New York City Department of Housing Preservation and Development opened in a given time period, regardless of their current status.