Housing Needs and Challenges in New York City

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Changes in Median Income and Median Rent, NYC, 2005-2010

NYU's Furman Center for Real Estate and Urban Policy
### Percent of Extremely Low Income Renters Paying More than 30% and 50% of Income for Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>30% Gross Rent Burden</th>
<th>50% Gross Rent Burden</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>72.0</td>
<td>72.0</td>
</tr>
<tr>
<td>2005</td>
<td>88.2</td>
<td>74.4</td>
</tr>
<tr>
<td>2008</td>
<td>90.6</td>
<td>75.4</td>
</tr>
</tbody>
</table>

**Source:** New York City Housing Vacancy Survey, 2002-2008
The Share of Rental Units Affordable to Low Income New Yorkers is Decreasing

Share of Total New York City Rental Units Affordable to Households Earning 50% AMI

Source: Housing Vacancy Survey
Subsidized Rental Housing Stock in NYC

- Public Housing
- Section 8 Voucher
- Project-based Rental Assistance
- LIHTC
- Mitchell Lama

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Number of Units Developed by Year and Subsidy Program
Units No Longer Subject to Affordability Restrictions, by year they left all subsidy programs
Map VI: Properties that Extended or Left Affordability Requirements, 2000–2010

- Extended affordability requirements through a SHIP program
- Left all affordability requirements tracked in the SHIP Database
Properties Approaching End of Subsidy Period 2012-2016

• 180 properties, containing 30,643 units, are approaching the end of all affordability restrictions

• 27 of these properties, containing 11,623 units, have a non-renewable RAP or Rent Supplement contract