

Part 1: Citywide Analysis

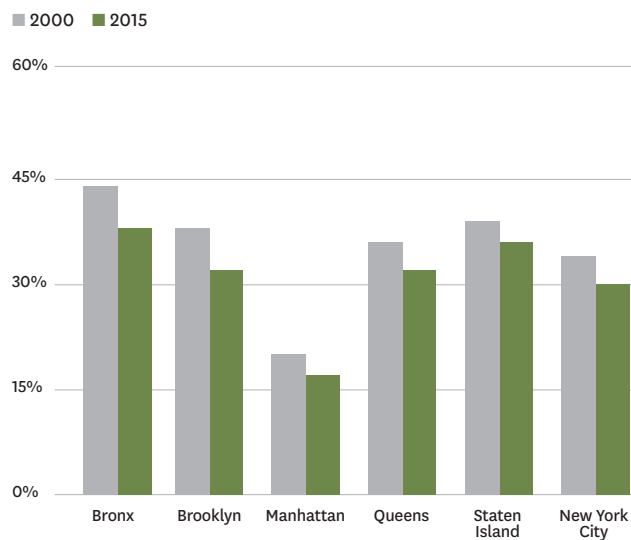
The State of New Yorkers

THE STATE OF NEW YORKERS FINDING #1

Between 2000 and 2015, the share of households with children declined citywide from 34 percent to just below 30 percent.

The Bronx and Brooklyn experienced the largest declines in the share of households with children between 2000 and 2015 (falling by 5.9 percentage points and 6.2 percentage points, respectively). During the same time period, the share of households in Queens with children decreased 3.6 percentage points, while the share in Manhattan fell by 2.8 percentage points. Staten Island had the smallest decline, with only a 2.1 percentage point drop in the share of households with children between 2000 and 2015.

Figure 1: Share of Households with Children by Borough



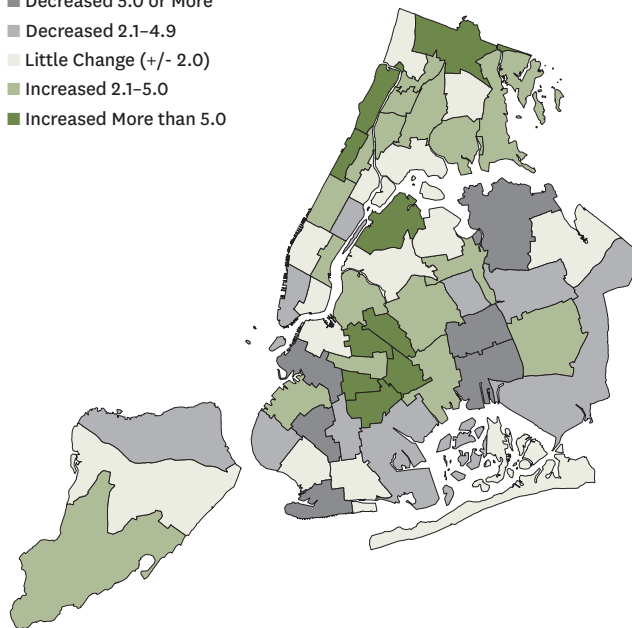
Sources: U.S. Census (2000), American Community Survey (2015), NYU Furman Center

Some neighborhoods experienced a large increase in the share of households comprised of individuals living alone or with unrelated roommates between 2005 and 2015.

Citywide, the non-family share of households (those with individuals living alone or with unrelated roommates) remained about the same in 2005 (39.2%) and 2015 (40.4%). However, as Figure 2 shows, there was significant neighborhood variation. Between 2005 and 2015, the non-family share of households increased by 10.9 percentage points in Morningside Heights, 10.4 percentage points in Bedford-Stuyvesant, and 12.9 percentage points in South Crown Heights.

Figure 2: Percentage Point Change in the Non-Family Household Share by Sub-Borough Area, 2005 to 2015

- Decreased 5.0 or More
- Decreased 2.1–4.9
- Little Change (+/- 2.0)
- Increased 2.1–5.0
- Increased More than 5.0

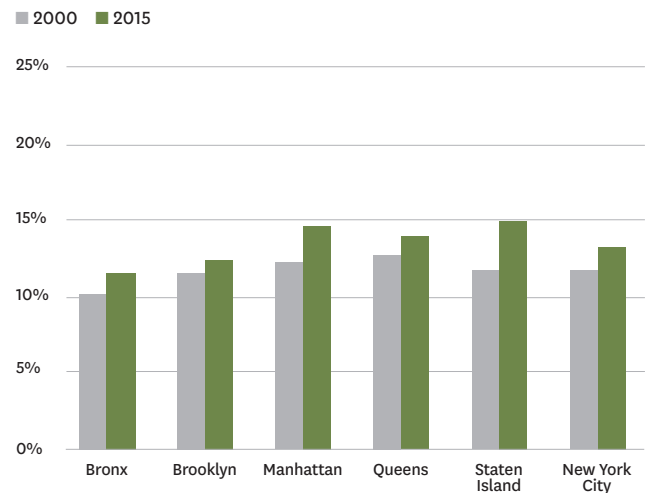


Sources: American Community Survey, NYU Furman Center

The share of the population aged 65 or older grew between 2000 and 2015 most dramatically in Manhattan and Staten Island.

Citywide, the senior share of the population grew from 11.7 percent to 13.2 percent between 2000 and 2015. The largest increases were in Staten Island, where the share of the population aged 65 or older increased from 11.6 percent in 2000 to 15.0 percent in 2015, and in Manhattan, where the senior share increased from 12.2 percent in 2000 to 14.6 percent in 2015. In the Bronx, Queens, and Brooklyn, the senior share of the population increased by about one percentage point between 2000 and 2015.

Figure 3: Share of Population Aged 65 or Older by Borough

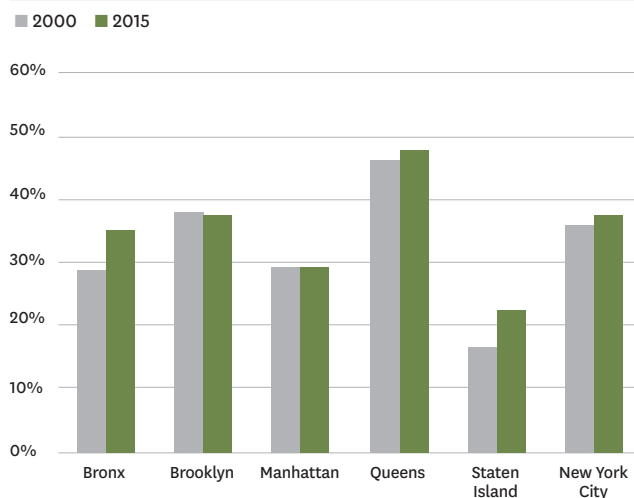


Sources: U.S. Census (2000), American Community Survey (2015), NYU Furman Center

The foreign-born share of the population increased in the Bronx, Queens, and Staten Island between 2000 and 2015.

The share of New Yorkers who were foreign-born increased slightly between 2000 and 2015, from 35.9 percent to 37.6 percent. While the foreign-born share in Brooklyn and Manhattan remained almost constant between 2000 and 2015, it increased by 1.8 percentage points in Queens, 5.9 percentage points in Staten Island, and 6.3 percentage points in the Bronx.

Figure 4: Share of Population that was Foreign-Born by Borough

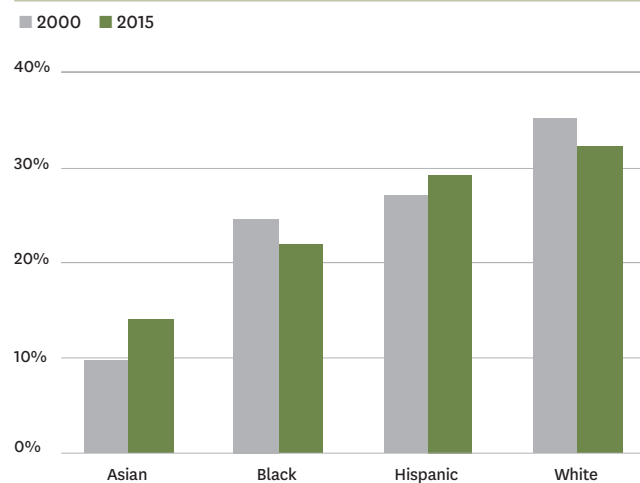


Sources: U.S. Census (2000), American Community Survey (2015), NYU Furman Center

Since 2000, the New York City population has become more Asian and Hispanic.

The share of New Yorkers identifying as Asian grew from just under 10 percent in 2000 to 14.0 percent in 2015, a 4.3 percentage point increase. During that same period, the share of New Yorkers identifying as Hispanic (of any race) rose from 27.0 percent to 29.1 percent, a 2.1 percentage point increase. Between 2000 and 2015, the black and white shares of the population declined by 2.5 percentage points and 2.9 percentage points, respectively.

Figure 5: Share of Population by Race and Ethnicity, New York City



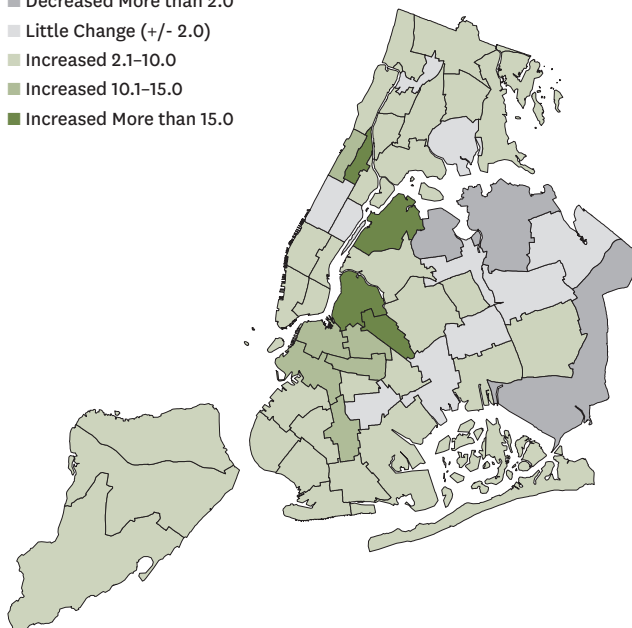
Sources: U.S. Census (2000), American Community Survey (2015), NYU Furman Center
Note: The Hispanic population may be of any race, while we define the Asian, black, and white populations as being non-Hispanic.

The majority of neighborhoods experienced an increase in the share of the population that is college-educated between 2005 and 2015, but some neighborhoods experienced a decline.

Citywide, the share of New Yorkers who are college-educated increased from 32.0 percent in 2005 to 36.8 percent in 2015. This increase in the college-educated share, however, was not evenly distributed across neighborhoods. Neighborhoods in northern and eastern Queens saw the largest decreases in share of college-educated residents, including Jackson Heights (-2.1 percentage points), Flushing/Whitestone (-4.4 percentage points), and Queens Village (-4.4 percentage points). The neighborhood with the largest increase in the college-educated share between 2005 and 2015 was Williamsburg/Greenpoint, at 23 percentage points.

Figure 6: Percentage Point Change in the Share of Population Aged 25 or Older with a College Degree by Sub-Borough Area, 2005 to 2015

- Decreased More than 2.0
- Little Change (+/- 2.0)
- Increased 2.1-10.0
- Increased 10.1-15.0
- Increased More than 15.0

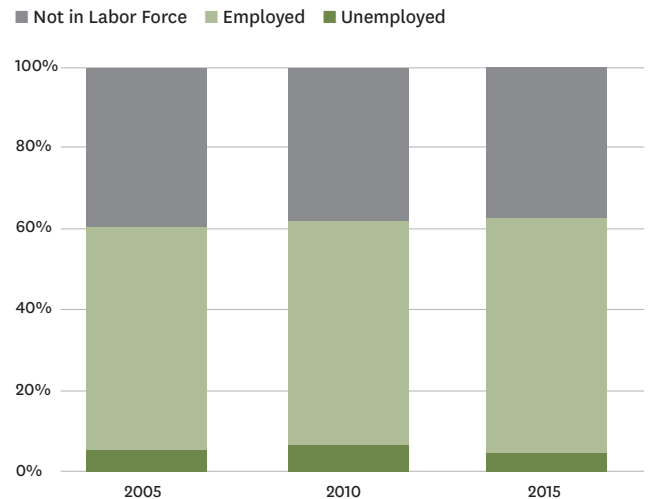


Sources: American Community Survey, NYU Furman Center

A larger share of New Yorkers were employed in 2015 than in 2005, before the recession.

Citywide, the share of New Yorkers aged 16 or older employed in 2015 was 2.4 percentage points higher than it had been in 2005. In that same period, the share of population not participating in the labor force decreased by 1.9 percentage points. Similarly, unemployment as a share of the working age population in 2015 was down 2.2 percentage points from 2010 and 0.4 percentage points from pre-recession figures in 2005.

Figure 7: Population Aged 16 or Older by Labor Force Status, New York City

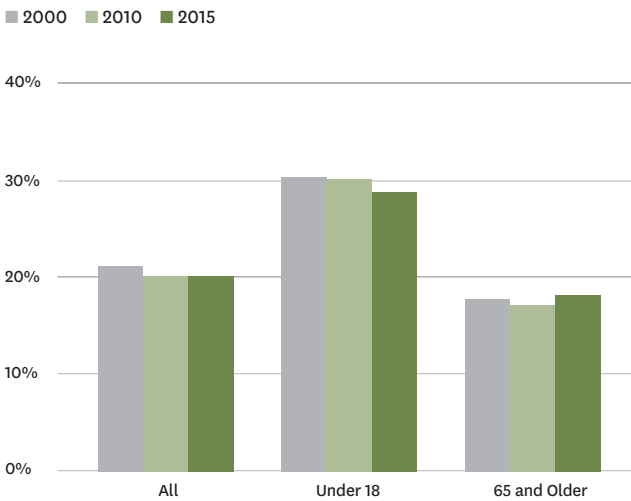


Sources: American Community Survey, NYU Furman Center

Between 2010 and 2015 the poverty rate declined among children, but increased for seniors.

One in five New Yorkers lived below the poverty line in 2015, nearly the same rate as in 2000. The share of children in poverty stayed about constant between 2000 and 2010, but declined 1.4 percentage points between 2010 and 2015. The share of New Yorkers aged 65 or older in poverty declined slightly between 2000 and 2010, but increased between 2010 and 2015 to a rate above the 2000 level.

Figure 8: Poverty Rate by Age, New York City

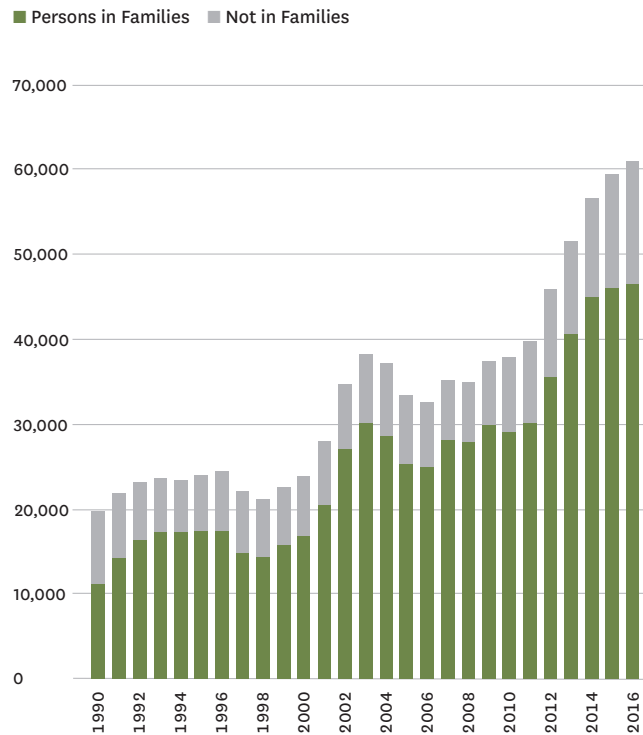


Sources: U.S. Census (2000), American Community Survey (2010, 2015), NYU Furman Center

The number of New Yorkers living in homeless shelters almost doubled between 2006 and 2016, growing by 87 percent.

The average monthly homeless shelter population—approximately 61,000 people in 2016—grew by about two percent, or nearly 1,500 people, between 2015 and 2016. However, the growth in the homeless shelter population between 2015 and 2016 was the lowest year-over-year increase since 2011.

Figure 9: Average Monthly Homeless Shelter Population by Family Status, New York City



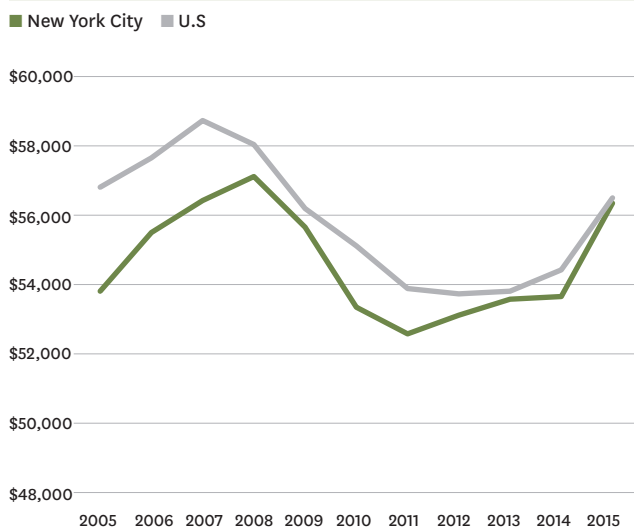
Sources: New York City Department of Homeless Services, NYU Furman Center
Note: This indicator measures the number of individuals staying in a shelter operated by the New York City Department of Homeless Services (DHS) and does not include the street homeless population or the number of people staying in non-DHS operated shelters.

THE STATE OF NEW YORKERS
FINDING #10

Citywide, median household income increased five percent between 2014 and 2015, the largest year-over-year increase in a decade.

Real median household income in New York City increased by 5.1 percent between 2014 and 2015, outpacing national median household income, which grew 3.8 percent over the same time period. Citywide, median household income in 2015 almost recovered to its peak in 2008 and was higher than pre-recession median household income in 2005 and 2006.

Figure 10: Inflation-Adjusted Median Household Income (2016\$)



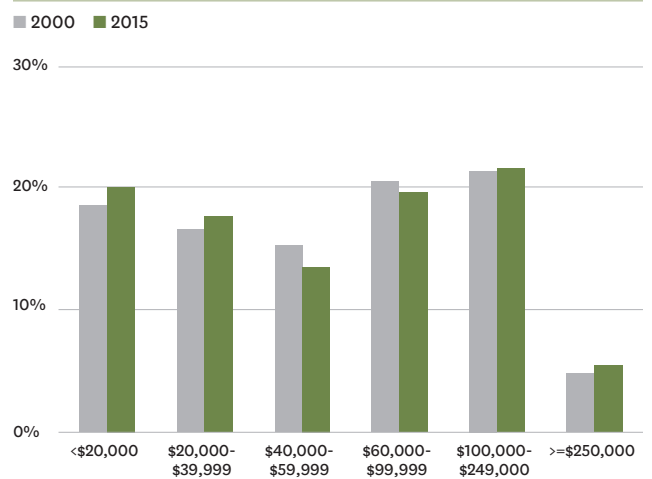
Sources: American Community Survey, NYU Furman Center

THE STATE OF NEW YORKERS
FINDING #11

The share of households earning between \$40,000 and \$100,000 declined between 2000 and 2015.

The share of households in New York City earning less than \$40,000 annually grew by nearly three percentage points between 2000 and 2015 and the share of New York City households earning more than \$100,000 increased by about one percentage point. The moderate- and middle-income share of households—those earning \$40,000 to \$100,000—declined from about 36 percent of all households in 2000 to 33 percent in 2015.

Figure 11: Household Income Distribution, New York City (2016\$)

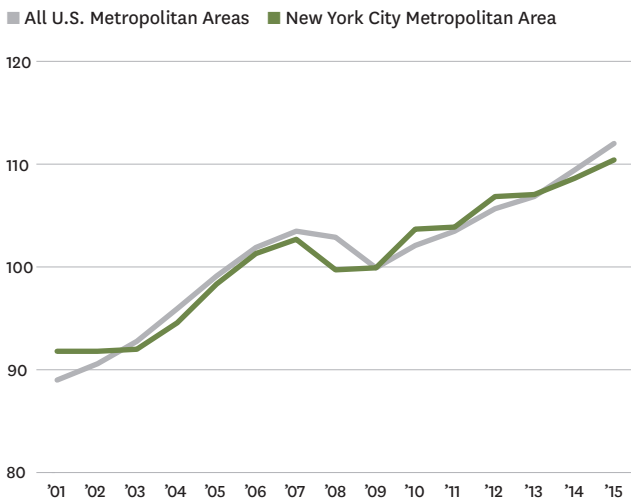


Sources: IPUMS-USA, University of Minnesota, NYU Furman Center

The New York City region's economy continued to grow between 2014 and 2015 but lagged behind growth in metropolitan areas nationwide.

Between 2009 and 2015, gross domestic product (GDP)—the value of all final goods and services produced—grew by 12 percent in metropolitan areas nationwide, while New York City's metropolitan area GDP grew by about 10.5 percent. From 2014 to 2015, GDP grew by 1.7 percent in the New York City metropolitan area compared to 2.5 percent in metropolitan areas nationwide.

Figure 12: Index of Real Gross Domestic Product (Index=100 in 2009)



Sources: Bureau of Economic Analysis, NYU Furman Center

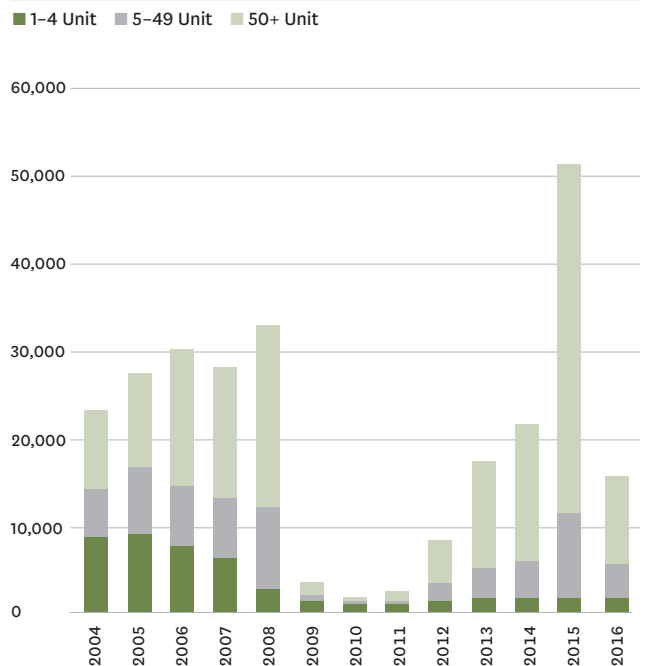
The State of Land Use and the Built Environment

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #1

In 2016, there was a sharp citywide decrease in the number of permits issued for new housing units compared to the previous year.

New York City authorized only 15,586 housing units for construction in 2016, down significantly from 2015, when permits spiked as developers tried to get their projects in the ground before the 421-a property tax exemption expired. Approximately 12 percent of the newly authorized housing units were in one- to four-unit buildings, about 23 percent were in buildings with five to 49 units, and about 65 percent were in buildings with 50 or more units. While far fewer units in larger buildings were permitted in 2016 than in the previous year, the number of authorized units in one- to four-unit buildings increased five percent over the same period.

Figure 1: Residential Units Authorized by New Building Permits by Property Size, New York City

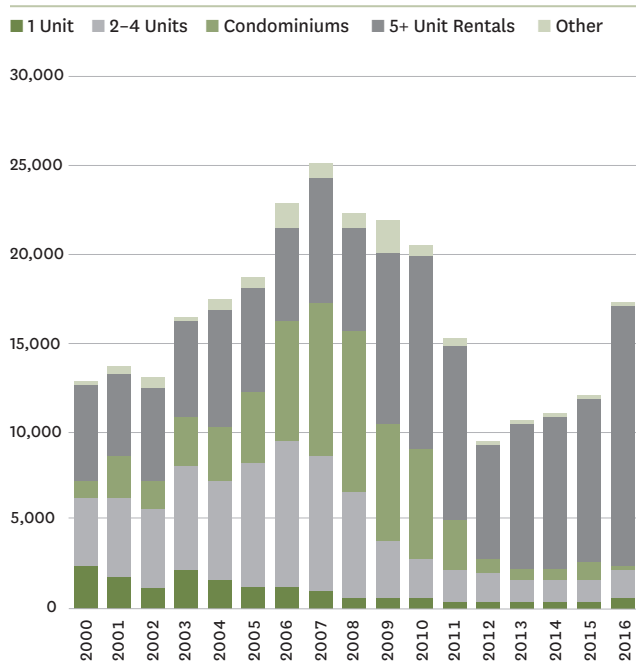


Sources: New York City Department of Buildings, NYU Furman Center

The number of newly completed residential units authorized for occupancy continued to rise for the fourth consecutive year and reached its highest level since 2011.

Over 17,000 new residential units were authorized for occupancy in 2016, a 45 percent increase from 2015 levels. Eighty-four percent of the new units receiving a certificate of occupancy were in rental buildings with five or more units.

Figure 2: Types of Completed Residential Units Issued Certificates of Occupancy, New York City

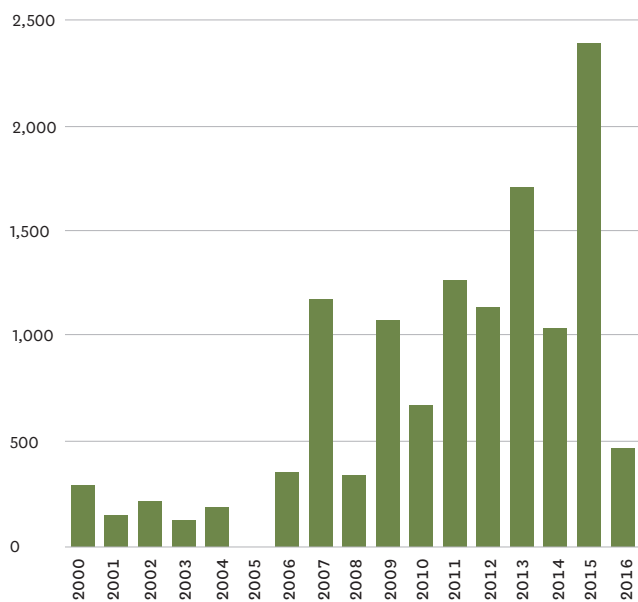


Sources: New York City Department of Buildings, NYU Furman Center

In 2016, two new historic districts covering 460 individual tax lots were approved, the lowest number of lots designated within districts since 2008.

In 2016, the New York City Landmarks Preservation Commission (LPC) designated two new historic districts: the Park Slope Extension II in Brooklyn and the Sullivan-Thompson Historic District in Manhattan. The two districts comprised 460 individual tax lots, less than a quarter of the approximately 2,000 lots included in historic districts that were designated in 2015.

Figure 3: Number of Lots Designated in Historic Districts, New York City



Sources: New York City Landmarks Preservation Commission, NYU Furman Center

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #4

In 2016, the city designated 40 individual and interior landmarks across all five boroughs.

The New York City Landmarks Preservation Commission (LPC) designated 40 individual and interior landmarks in 2016, covering all five boroughs. In the Bronx, the LPC designated the William Schofield House. In Brooklyn, six designations included the Van Sicklen House and the Williamsburgh Trust Company Building. In Manhattan, the LPC designated the Beverly Hotel, the Pershing Square Building, and the Yale Club of New York City, among eight others in Midtown and 15 elsewhere. The three new landmarks in Queens included the John William and Lydia Ann Bell Ahles House, the Pepsi Cola Sign, and the Protestant Reformed Church of Flushing. There were seven new individual and interior landmark designations in Staten Island in 2016, including the St. John's P.E. Church Rectory, the Vanderbilt Mausoleum, and the Brougham Cottage.

Figure 4: Individual and Interior Landmark Designations in 2016, New York City



Sources: New York City Landmarks Preservation Commission, NYU Furman Center

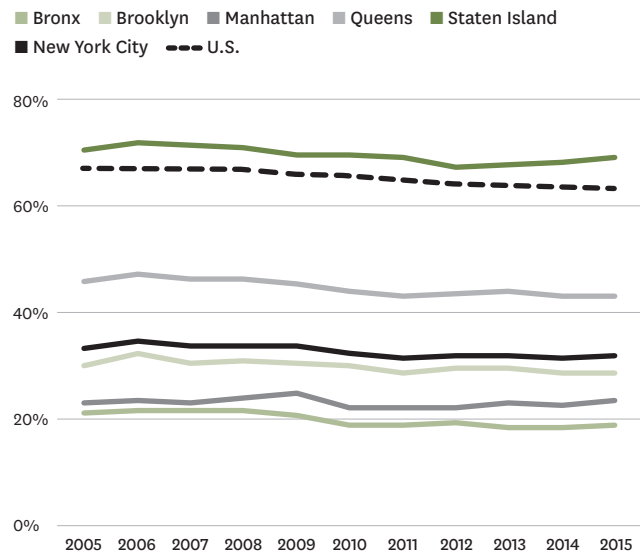
State of Homeowners and Their Homes

STATE OF HOMEOWNERS AND THEIR HOMES FINDING #1

The homeownership rate remained stable in 2015, with less than a third of New York City households owning their homes.

In 2015, the homeownership rate citywide was 31.6 percent—half the national rate of 63.0 percent. Nearly 70 percent of households in Staten Island were owner-occupied—the highest rate among the five boroughs. Queens had the second highest homeownership rate in 2015 (43.2%), followed by Brooklyn (28.7%), Manhattan (23.5%), and the Bronx (18.7%).

Figure 1: Homeownership Rate



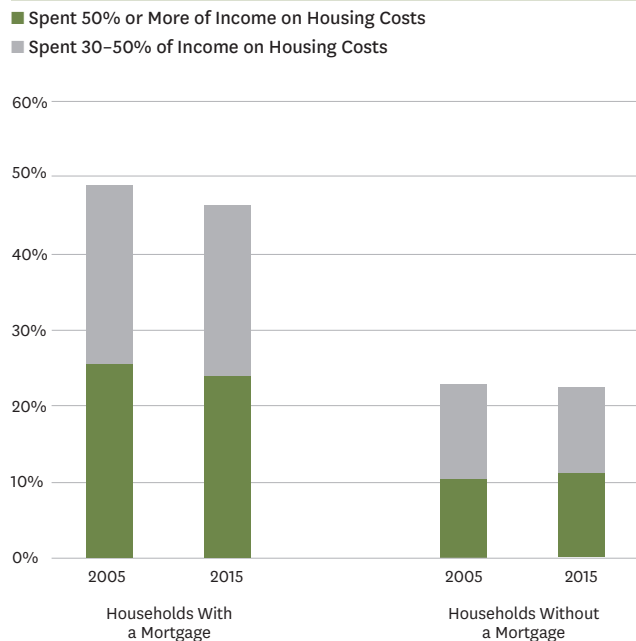
Sources: American Community Survey, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #2

Almost half of New York City homeowners spent more than 30 percent of their income on housing in 2015.

Between 2005 and 2015, the share of New York City owner-occupied households that were housing cost-burdened (spending more than 30 percent of household income on housing costs) decreased slightly but stayed relatively stagnant. Homeowner households with a mortgage were twice as likely as those without a mortgage to be moderately housing cost-burdened (spending 30-50% of household income on housing costs) and nearly two and a half times as likely to be severely housing cost-burdened (spending 50% or more of household income on housing costs).

Figure 2: Share of Owner-Occupied Households by Percentage of Household Income Spent on Housing by Mortgage Status, New York City



Sources: American Community Survey, NYU Furman Center

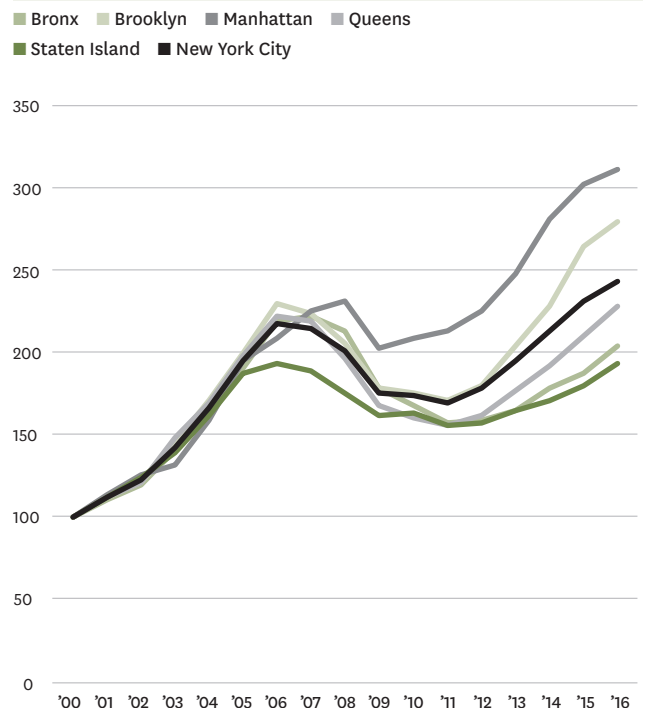
Note: Housing costs include mortgage payments and other costs associated with owning a home, such as taxes, flood insurance, utilities (electricity, gas, and water and sewer), and condominium fees.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #3

Home prices continued to rise in every borough between 2015 and 2016.

Between 2015 and 2016, home prices rose by just over five percent for New York City. The Bronx had the largest rate of growth between 2015 and 2016 (9.4%), followed by Queens (8.2%), Staten Island (7.9%), and Brooklyn (6.0%). Manhattan experienced more modest growth, with an increase of 2.8 percent in home prices. Though housing prices across all five boroughs appreciated at similar rates between 2000 and 2005, after prices fell in the recession, recovery and growth occurred at different rates in each borough. Between 2005 and 2016, Manhattan home prices increased by 60.0 percent, and Brooklyn home prices increased by 40.6 percent. By contrast, home prices only increased by 3.5 percent in Staten Island during that period.

Figure 3: Index of Housing Price Appreciation for All Residential Property Types (Index=100 in 2000)

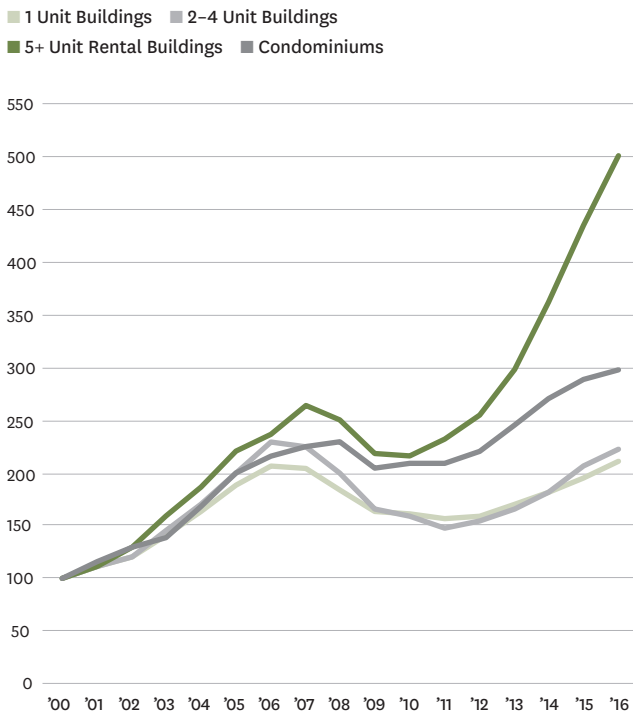


Sources: New York City Department of Finance, NYU Furman Center

In 2016, for the fifth year in a row, home sale prices increased for all property types in New York City.

Home sale prices increased citywide for all property types between 2015 and 2016. Rental buildings with five or more units had the largest price growth over the past year, with a 13.4 percent increase. Single-unit properties and rental buildings with two to four units experienced an 8.3 percent and 6.9 percent growth in sales prices over the past year, respectively. Rental buildings with five or more units experienced the largest price growth between 2010 and 2016, with a 56.8 percent increase in sales price.

Figure 4: Index of Housing Price Appreciation by Property Type, New York City (Index=100 in 2000)

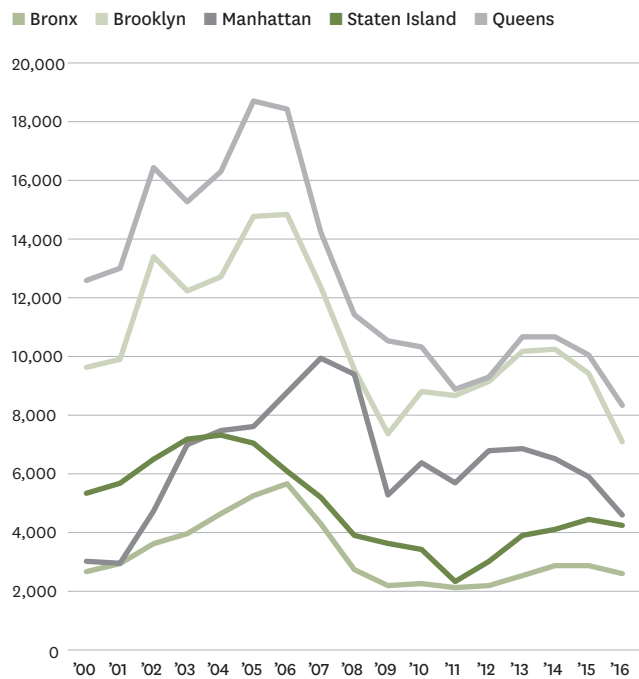


Sources: New York City Department of Finance, NYU Furman Center

In all five boroughs, the total number of property sales fell between 2015 and 2016.

The drop in sales volume was largest in Brooklyn (-25.0%), Manhattan (-21.6%), and Queens (-17.2%). The decline was smaller in the Bronx (-10.4%) and Staten Island (-5.2%). The drop continued a decline since 2013 for Manhattan, but was a change in direction for the Bronx and Staten Island which had seen increased sales volume since 2011.

Figure 5: Property Sales Volume by Borough



Sources: New York City Department of Finance, NYU Furman Center
 Note: Borough totals do not include sales of cooperative apartments.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #6

Property sales volume declined across all property types in 2016.

The number of sales in 2016 decreased from the previous year for all property types in New York City, but the magnitude of the decline varied across property types. Rental buildings with five or more units experienced the largest decrease in sales between 2015 and 2016 (-37.1%), followed by condominiums (-20.4%). Other property types experienced more modest decreases, including two- to four-unit properties (-17.8%), cooperative apartments (-12.9%), and one-unit properties (-12.4%).

Figure 6: Property Sales Volume by Property Type, New York City



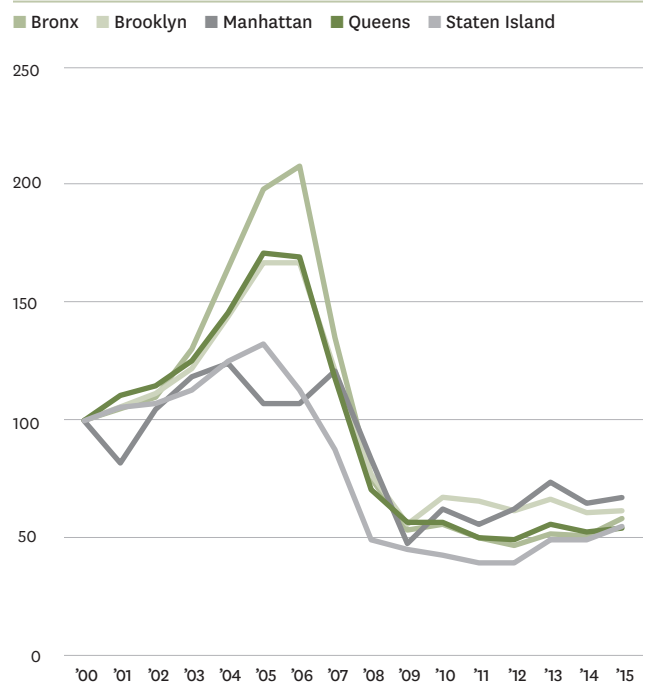
Sources: New York City Department of Finance, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #7

Lending for home purchases rose in 2015 across all five boroughs compared to lending in the prior year.

Between 2014 and 2015, home purchase lending rose in all five of New York City’s boroughs, with the largest gains observed in the Bronx (13.6%) and Staten Island (12.1%). Queens (4.4%) and Manhattan (3.5%) saw modest growth, while Brooklyn (0.8%) remained largely flat. Despite these gains, lending for home purchases remained well below their peaks in the mid-2000s.

Figure 7: Index of Home Purchase Originations, All Mortgage Liens (Index=100 in 2000)

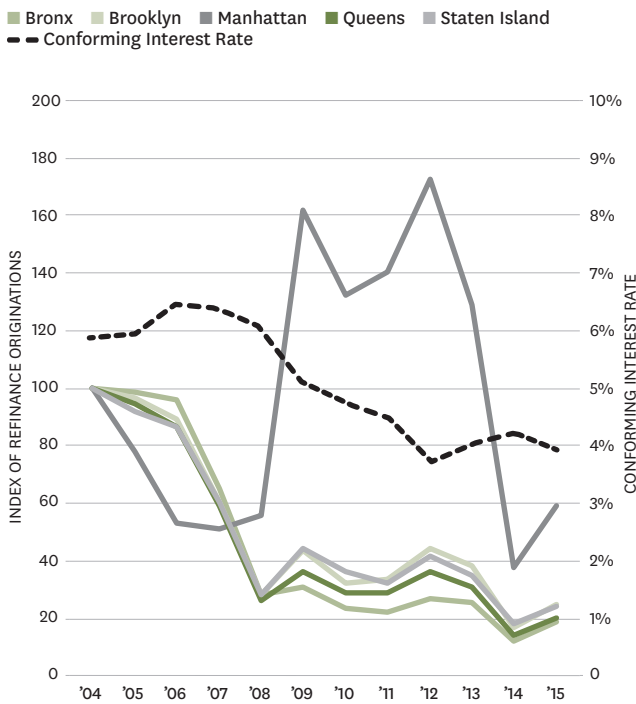


Sources: Home Mortgage Disclosure Act, NYU Furman Center
 Notes: Includes home purchase loans issued to owner-occupants of one- to four-family homes, condominiums, and cooperative apartments.

In 2015, refinance lending grew in New York City for the first time since 2012.

Refinance lending was up in 2015 across all boroughs as the conforming interest rate fell. Manhattan saw the largest increase in refinance lending in 2015, with a 57.7 percent increase over the previous year, followed by the Bronx (55.3%), Brooklyn (50.9%), Queens (48.7%), and Staten Island (33.2%). Nevertheless, the number of refinance loan originations in 2015 remained well below their levels earlier in the 2000s.

Figure 8: Index of Refinance Originations (Index=100 in 2004)

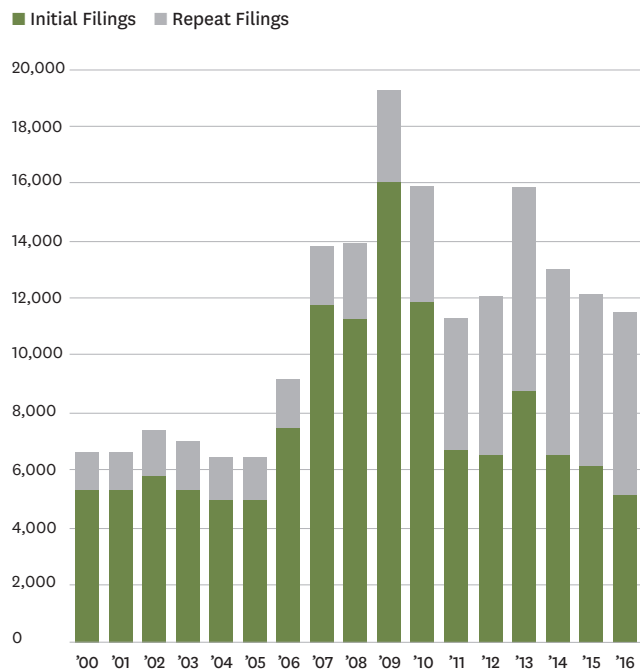


Sources: Home Mortgage Disclosure Act, Freddie Mac Primary Mortgage Market Survey, NYU Furman Center

While the number of initial foreclosure filings fell slightly between 2015 and 2016, repeat filings increased.

Citywide, the number of foreclosure filings in 2016 fell to 11,520—a year-over-year decrease of about five percent. But the 2016 level was still much higher than levels prior to the foreclosure crisis. Repeat foreclosure filings (properties with a prior foreclosure filing within the past six years and no change of ownership during that time)—which made up over half of all foreclosure filings in 2016—increased 6.5 percent between 2015 and 2016.

Figure 9: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Repeat Status, New York City



Sources: New York City Department of Finance, Public Data Corporation, NYU Furman Center

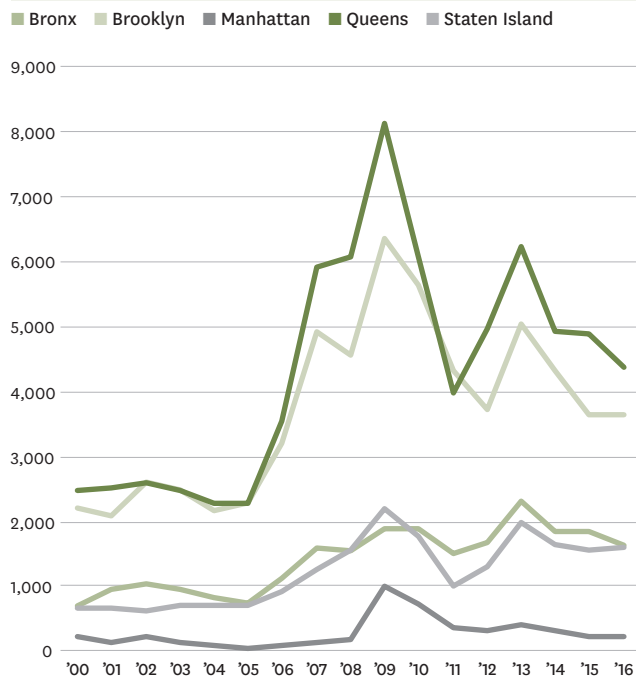
Note: In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a lis pendens, in the county clerk's office. We refer to this filing as a "foreclosure filing." In many cases, the filing of a lis pendens does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple lis pendens within 90 days of each other, only the first lis pendens is counted here. For a more detailed description of our lis pendens methodology, please refer to the Methods section in Part 3 of this report.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #10

The number of foreclosure filings on one- to four-unit building and condominiums fell or remained stable in all boroughs between 2015 and 2016.

The number of foreclosure filings declined by about ten percent in both the Bronx and Queens between 2015 and 2016 and by about three percent in Manhattan over the same time period. In 2016, there were 3,650 foreclosure filings in Brooklyn (4 more filings than 2015) and 1,559 filings in Staten Island (31 more filings than 2015). Despite the declines, the number of foreclosure filings in the Bronx, Brooklyn, Queens, and Staten Island were higher in 2016 than in 2000.

Figure 10: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Borough



Sources: New York City Department of Finance, Public Data Corporation, NYU Furman Center

Note: In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a *lis pendens*, in the county clerk's office. We refer to this filing as a "foreclosure filing." In many cases, the filing of a *lis pendens* does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. For a more detailed description of our *lis pendens* methodology, please refer to the Methods section in Part 3 of this report.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #11

The number of pre-foreclosure notices issued to one- to four-unit properties and condominiums in 2016 rose after three years of decline.

Pre-foreclosure notices for one- to four-unit properties and condominiums rose by 17 percent between 2015 and 2016 citywide. Despite the recent increase, pre-foreclosure notices have declined over 47 percent citywide since 2011, suggesting that the number of borrowers entering mortgage distress has declined significantly since the Great Recession.

Table 1: Pre-Foreclosure Notices Issued to One- to Four-Unit Properties and Condominiums

	2011	2012	2013	2014	2015	2016	Percent Change 2015-16
Bronx	8,770	8,956	8,456	5,459	4,324	4,904	13%
Brooklyn	21,351	21,768	19,745	12,530	9,185	10,877	18%
Manhattan	1,142	1,154	1,213	733	608	901	48%
Queens	29,307	28,721	25,712	16,007	12,563	14,796	18%
S. Island	10,319	10,274	9,163	6,222	4,983	5,646	13%
NYC	70,889	70,873	64,289	40,951	31,663	37,124	17%

Sources: New York City Department of Finance, NYU Furman Center

Note: New York State law requires mortgage servicers to send a pre-foreclosure notice to a homeowner 90 days prior to starting a foreclosure action.

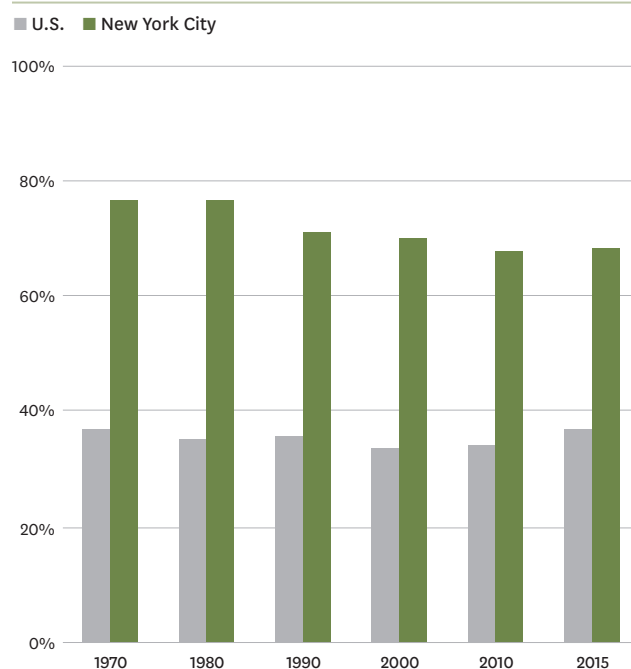
State of Renters and Their Homes

STATE OF RENTERS AND THEIR HOMES FINDING #1

The renter share of households in New York City remained about the same between 2010 and 2015, while the national renter share grew to its highest rate since 1970.

The renter share in New York City has historically been nearly twice that of the national rate. The share of households renting in New York City increased very slightly between 2010 and 2015, from 67.9 percent to 68.4 percent. Over that same time period, the national renter share increased from 34.6 percent to 37.0 percent.

Figure 1: Renter Share of Households



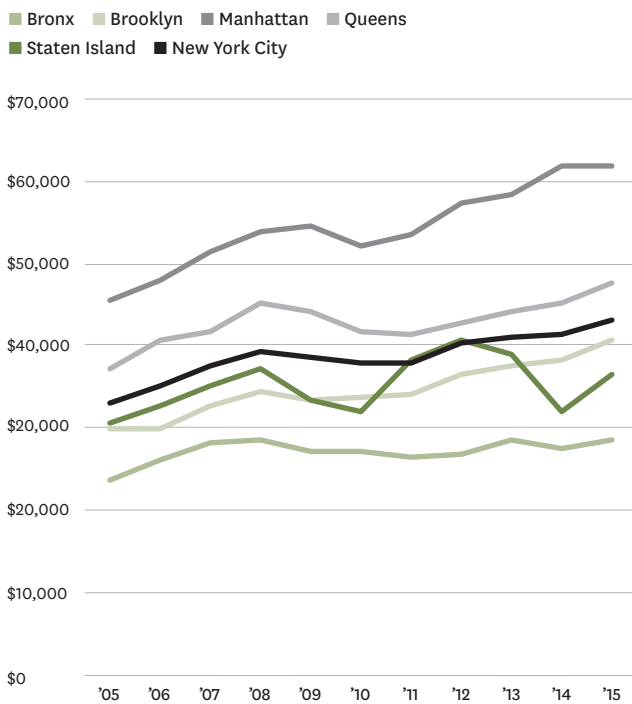
Sources: U.S. Census (1970-2000), American Community Survey (2010, 2015), NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #2

Citywide, real median renter household income increased five percent between 2014 and 2015.

Between 2014 and 2015, median renter household income increased in four of the five boroughs. Staten Island, the borough with the lowest renter household share (31.1%), experienced the largest year-over-year increase in median renter household income, at 14.7 percent, followed by increases of 5.9 percent in Brooklyn, 5.5 percent in Queens, and 4.5 percent in the Bronx. During the same time period, median renter household income in Manhattan remained flat.

Figure 2: Median Renter Household Income by Borough (2016\$)



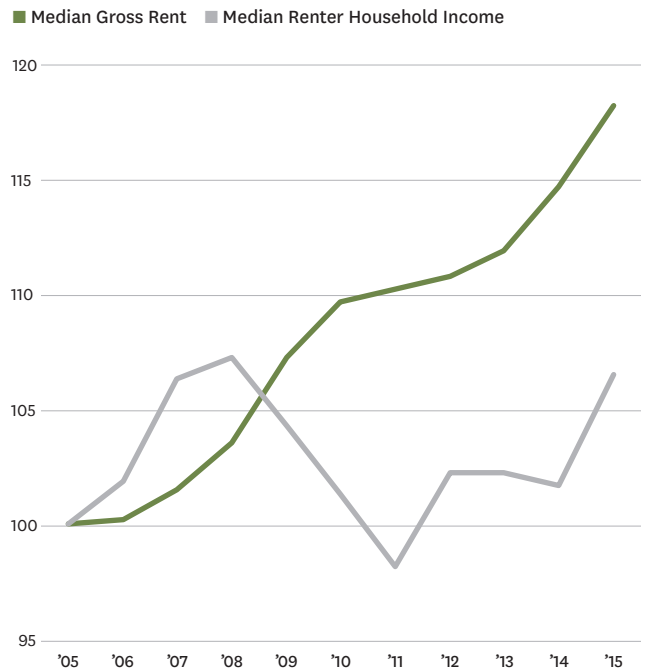
Sources: American Community Survey, NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #3

Median household income of renters rose faster than median rent in 2015, for the first time in three years.

Over the last decade, increases in rents outpaced increases in incomes in New York City. Between 2005 and 2015, median gross rent increased 18.3 percent, while median household income for renters increased just 6.6 percent. Though median income of renters rose faster than median rent in 2015, by 4.8 percent and 3.1 percent respectively, median income of renters has not recovered to its pre-recession level, while rents have continued an upward trajectory even through the recession.

Figure 3: Index of Real Median Gross Rent and Real Median Renter Income, New York City (Index=100 in 2005)

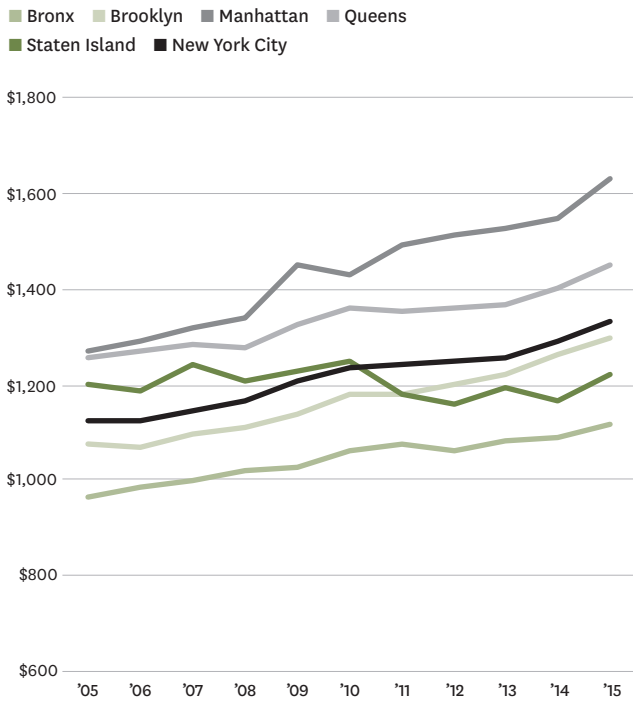


Sources: American Community Survey, NYU Furman Center

Rents increased in all five boroughs between 2005 and 2015.

Between 2005 and 2015, Manhattan experienced the largest increase in median gross rent, at 27.9 percent, followed by Brooklyn (20.5%), the Bronx (16.2%), and Queens (15.2%). Although median gross rent increased in Staten Island by only 1.7 percent over the same period, the borough experienced a five percent year-over-year increase in median gross rent in 2015, as did Manhattan, followed by Brooklyn (3.9%), Queens (3.7%), and the Bronx (3.4%).

Figure 4: Inflation-Adjusted Median Gross Rent (2016\$)

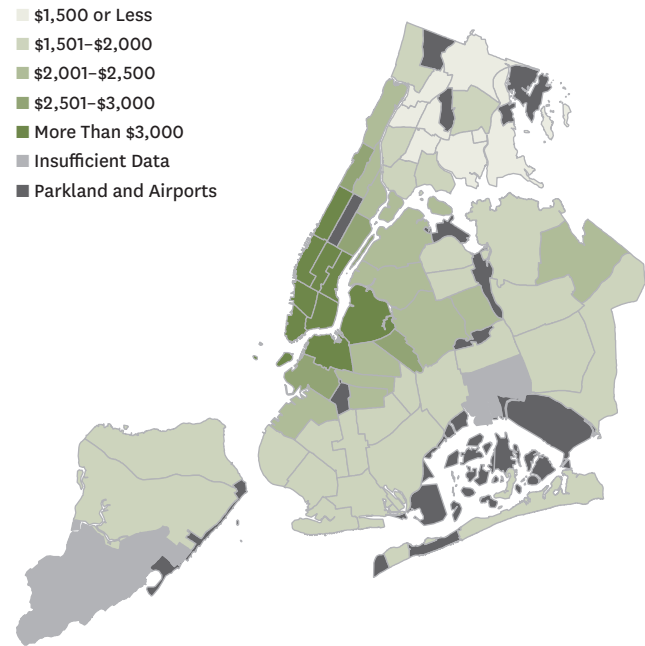


Sources: American Community Survey, NYU Furman Center

In 2016, median asking rent in parts of Brooklyn and Manhattan were double the median asking rent in most Bronx neighborhoods.

The citywide median asking rent—rent for units being advertised for lease—in 2016 was \$2,795. The median asking rent might better reflect prices for those newly 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. All seven community districts with median asking rents of \$1,500 or less were located in the Bronx. Community districts in lower and midtown Manhattan, Greenpoint/Williamsburg, and Fort Greene/Brooklyn Heights all had median asking rents of more than \$3,000.

Figure 5: Median Asking Rent by Community District, 2016



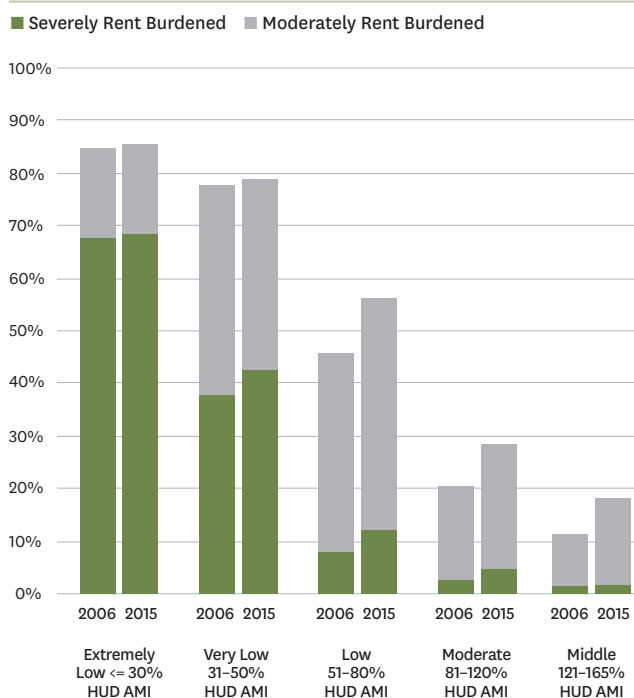
Sources: StreetEasy, NYU Furman Center

Note: Two community districts, South Ozone Park/Howard Beach (QN 10) and Tottenville/Great Kills (SI 03), were excluded from this analysis because there were fewer than 30 rental listings in 2016.

The majority of low-income New Yorkers were rent burdened in 2015, and more middle- and moderate-income New Yorker households were rent burdened as well.

Renter households that spend between 30 and 50 percent of their pre-tax income on gross rent (including utilities) are considered *moderately rent burdened*. Those spending more than 50 percent of their income on gross rent are considered *severely rent burdened*. Low-income New Yorkers were the most likely to be rent burdened in 2015. Almost 90 percent of extremely low-income renter households, 78.7 percent of very low-income renter households, and over half of low-income renter households were either moderately or severely rent burdened in 2015. While the share of very low- and extremely low-income renter households that were rent burdened remained about the same between 2006 and 2015, the rent burdened share of low-, moderate-, and middle-income renter households increased over that time period.

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

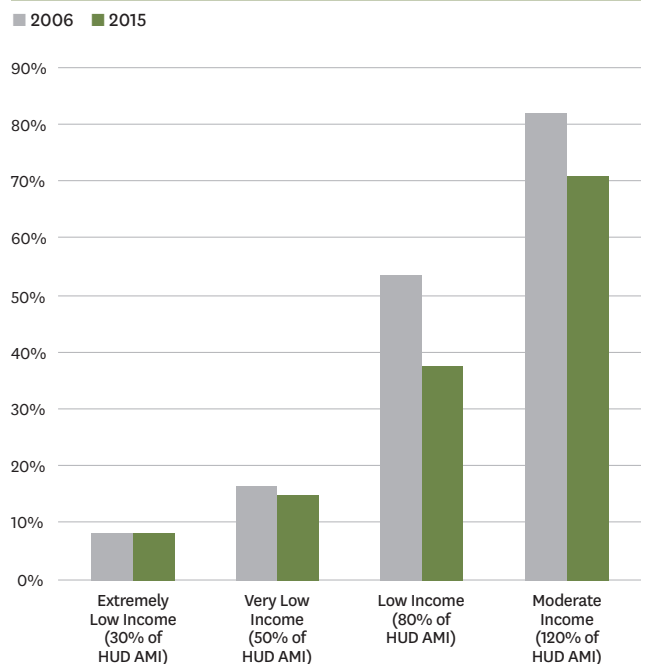


Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

Fewer rental units citywide were affordable to low- and moderate-income households in 2015.

The share of *recently available* rental housing units (occupied units whose tenants moved in less than 12 months before their survey date) affordable to extremely low-income households remained the same between 2006 and 2015, at 8.2 percent. A low-income household—earning between 50 and 80 percent of Area Median Income (AMI)—in 2015 could afford 37.9 percent of recently available units, 15.5 percentage points fewer than in 2006. Moderate-income households—earning between 80 and 120 percent of AMI—in 2015 could afford 70.9 percent of recently available units, 11.1 percentage points fewer than in 2006.

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

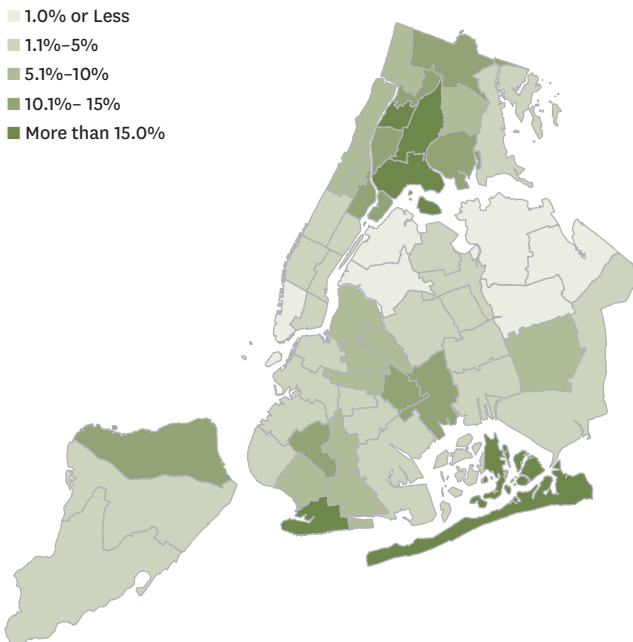


Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center
Note: Recently available units are defined as affordable to a household if its gross rent (rent plus electricity and heating fuel costs; see median rent definition) is less than 30 percent of the household's gross monthly income. In order to represent the experiences of households with different incomes, we report shares of rental units affordable at 30 percent (the "extremely low-income" limit), 50 percent (the "very low-income" limit), 80 percent (the "low-income" limit), and 120 percent (the "moderate-income" limit) of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. For units without bedrooms (studios), we determine affordability based on one-person income limits; one-bedroom units use two-person income limits; two-bedroom units use three-person income limits; and units with three or more bedrooms use four-person income limits. For more information on these income guidelines, please see the Methods section in Part 3 of this report.

Section 8 housing choice voucher presence varied widely by neighborhood.

Tenants using housing choice vouchers (Section 8) were more concentrated in the lowest cost areas, including the Bronx, the North Shore of Staten Island, and the Rockaways. The maximum standard payment for a voucher used to rent a two-bedroom unit in New York City was \$1,481 in FY2015; the median rent for a recently-available 2-bedroom apartment in New York City in 2015 was about \$1,700. Of the 55 sub-borough areas in New York City, the neighborhoods with the highest share of occupied, privately-owned rental units paid for with housing choice vouchers were Morrisania/Belmont (19.4%), University Heights/Fordham (18.9%), the Rockaways (15.9%), Mott Haven/Hunts Point (15.9%), and Coney Island (15.8%).

Figure 8: Section 8 Housing Choice Vouchers (Percent of Occupied, Privately-Owned Rental Units) by Sub-Borough Area, 2015

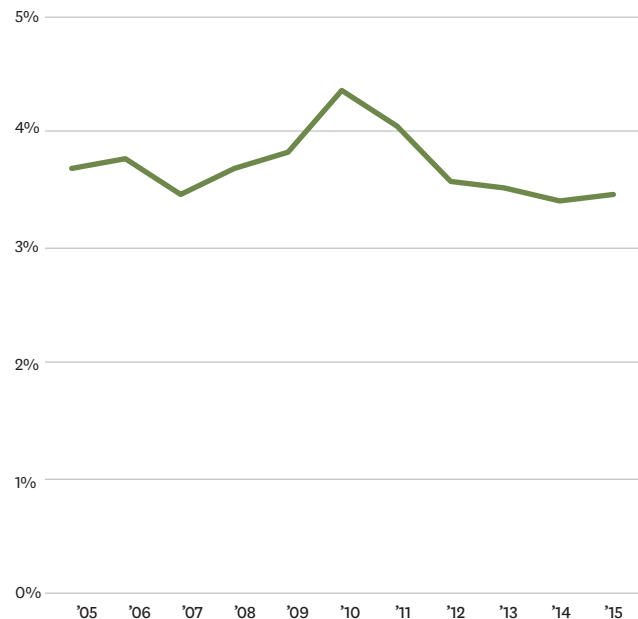


Sources: American Community Survey, Picture of Subsidized Households, New York City Housing Authority, NYU Furman Center

The vacancy rate for rental housing units in New York City remains low.

The city's overall rental housing vacancy rate remained very low in 2015 although it increased slightly between 2014 and 2015, reaching 3.5 percent. The 2015 rental vacancy rate was just under the decade-long average of 3.7 percent since 2005 and about one percentage point lower than the peak rental vacancy rate in 2010.

Figure 9: Rental Vacancy Rate, New York City



Sources: American Community Survey, NYU Furman Center

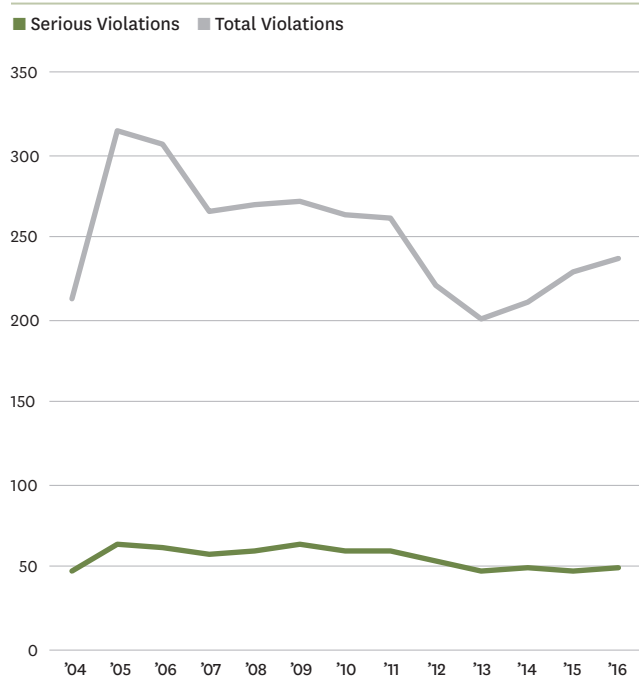
Note: The figure presented here from the American Community Survey illustrates annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the New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

STATE OF RENTERS AND THEIR HOMES
FINDING #10

The citywide housing code violation rate increased between 2015 and 2016.

In 2016, there were 236 housing code violations per 1,000 privately-owned rental units in New York City, up about 3 percent since 2015. The city issued about 49 serious housing code violations per 1,000 privately-owned rental units in 2016, up 2.5 percent since 2015.

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.

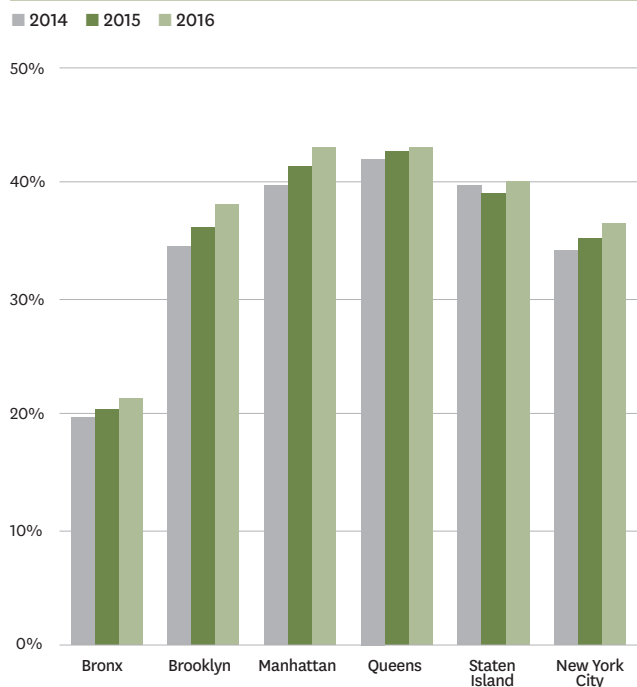
State of Neighborhood Services and Conditions

STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS FINDING #1

Student performance in math improved in all boroughs between 2015 and 2016, though the large disparity between the Bronx and the other boroughs persisted.

Citywide, the math proficiency rate for students in grades three through eight continued to rise in 2016. The highest math proficiency rates were in Queens (43.2%) and Manhattan (43.1%). Brooklyn (38.3%) experienced the largest gain in the share of students performing at grade level, with an increase of two percentage points between 2015 and 2016. The Bronx (21.4%) continues to have the lowest math proficiency rate—only about one in five students performed at grade level in 2016.

Figure 1: Share of Students (Grades 3 through 8) Performing at Grade Level in Math by Borough

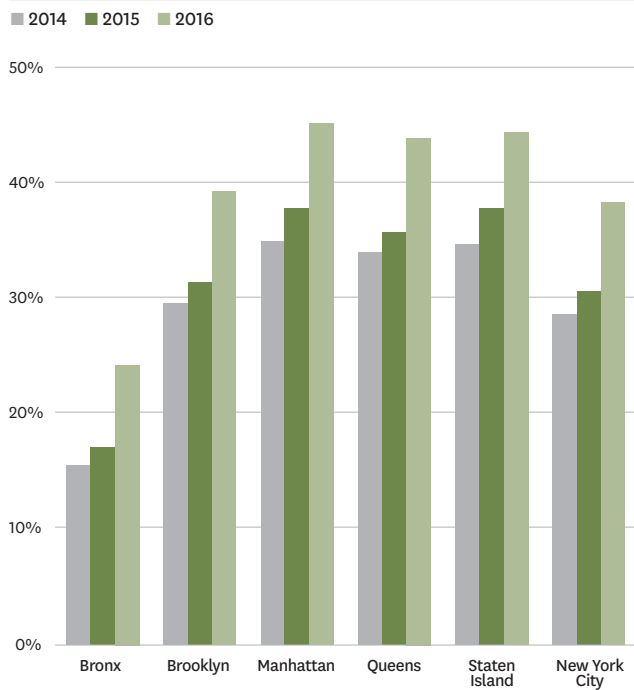


Sources: New York City Department of Education, NYU Furman Center

Citywide, the share of students performing at grade level in English language arts (ELA) increased by nearly eight percentage points between 2015 and 2016.

Student proficiency in ELA for students in grades three through eight was highest in Manhattan (45.1%), Staten Island (44.4%), and Queens (43.7%). Brooklyn and Queens each had a year-over-year gain of eight percentage points. The Bronx continued to have the lowest ELA proficiency rate, at 24.0 percent, but experienced a similar gain (seven percentage points) in the share of students performing at grade level.

Figure 2: Share of Students (Grades 3 through 8) Performing at Grade Level in English Language Arts by Borough

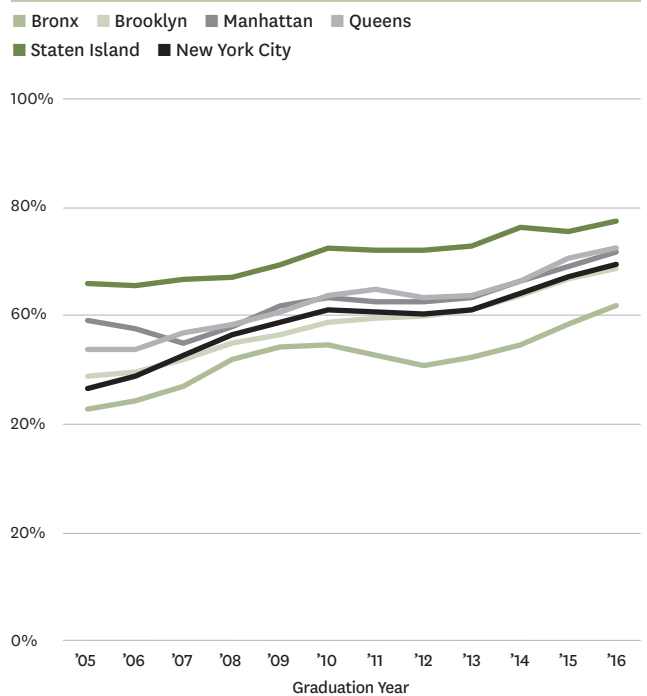


Sources: New York City Department of Education, NYU Furman Center

High school graduation rates improved in all five boroughs in 2016.

Citywide, 69.6 percent of the high school Class of 2016 (students entering grade nine in the 2012-2013 school year) graduated by June of their senior year, over 23 percentage points higher than the Class of 2005. Staten Island had the highest graduation rate in 2016, at 77.4 percent, exceeding its previous record of 76.3 percent in 2014. Since 2005, the Bronx has had the lowest graduation rate among the boroughs, though it was 19 percentage points higher in 2016 than in 2005.

Figure 3: Four-Year High School Graduation Rates (Measured in June) by Borough

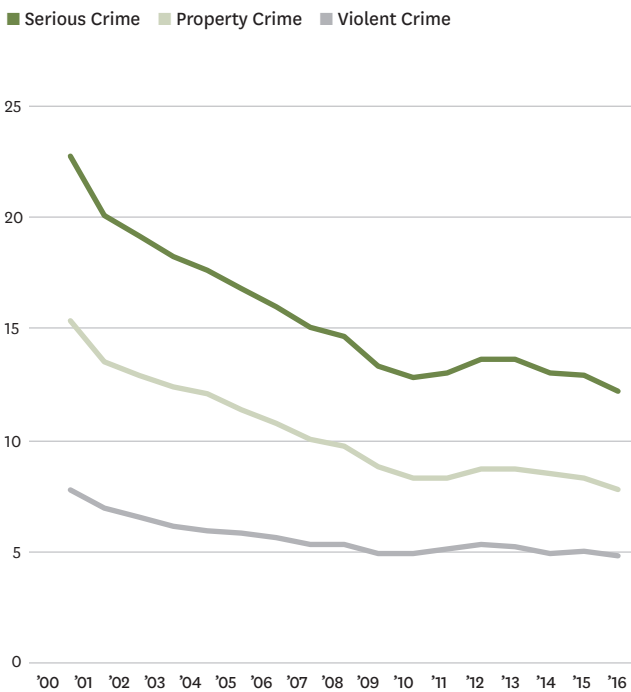


Sources: New York City Department of Education, NYU Furman Center
 Note: The cohort consists of all students who first entered ninth grade in a given school year (e.g., the Class of 2016 entered ninth grade in the 2012-2013 school year). The graduation rate is the share of matriculated students who graduated in four years. Graduates are defined as those students earning either a Local or Regents diploma and exclude those earning either a special education (IEP) diploma or GED.

Serious crime rates continued to decline citywide in 2016.

The New York City Police Department tracks major felonies, or serious crimes, including violent crime (murder and non-negligent manslaughter, rape, felony assault, and robbery) and property crime (burglary, grand larceny, and car theft). The serious crime rate declined from 12.9 crimes per 1,000 residents in 2015 to 12.2 crimes per 1,000 residents in 2016. This continues the downward trend from 2000. The decline in the overall serious crime rate between 2000 and 2016 was attributable to reductions in both property and violent crime, which decreased 6.1 percent and 4.3 percent respectively.

Figure 4: Serious Crime Rate (per 1,000 Residents) by Major Type, New York City

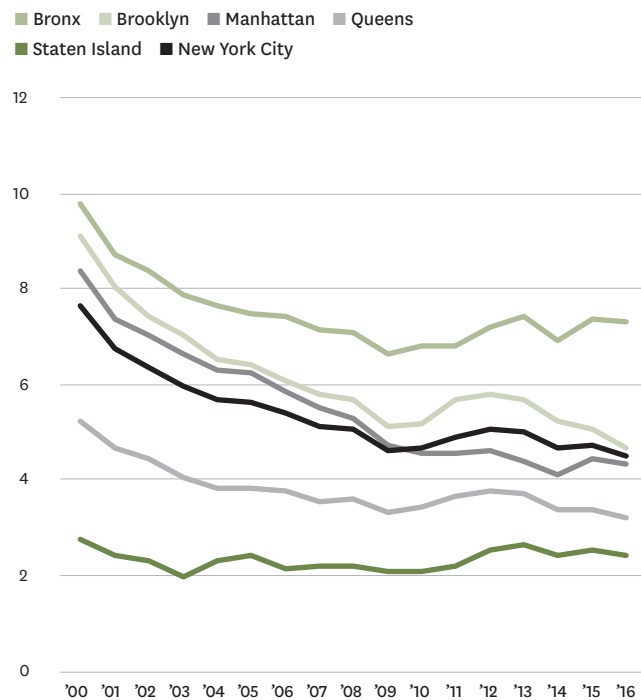


Sources: New York City Police Department, U.S. Census, NYU Furman Center

The serious violent crime rate fell in all five boroughs between 2015 and 2016, after increasing during the previous year in the Bronx, Manhattan, and Staten Island.

The largest decline in the serious violent crime rate was in Brooklyn (-7.3%), followed by Queens (-5.8%) and Staten Island (-5.5%). The Bronx had a more modest reduction in the serious violent crime rate, falling 0.9 percent in 2016. This slight reduction, however, was an improvement compared to the 6.5 percent increase in serious violent crime the Bronx experienced the previous year. Overall, the serious violent crime rate for New York City fell 4.3 percent to its lowest rate (4.5 serious violent crimes per 1,000 residents) since 2000.

Figure 5: Serious Violent Crime Rate (per 1,000 Residents) by Borough

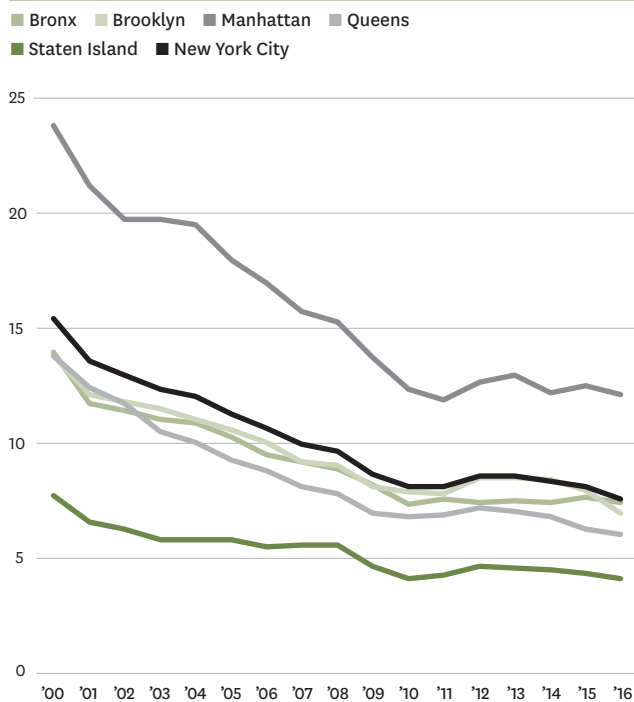


Sources: New York City Police Department, U.S. Census, NYU Furman Center

The rate of serious property crime fell in all five boroughs, with a double digit decrease in Brooklyn.

Citywide, the rate of serious property crime continued its downward trend in 2016. Staten Island had the lowest property crime rate in 2016, at 4.1 serious property crimes per 1,000 residents, while Manhattan had the highest rate, at 12.1. Brooklyn saw the largest year-over-year drop in the serious property crime rate, which fell by 12.6 percentage points between 2015 and 2016. After the rate of serious property crime increased between 2014 and 2015, both Manhattan and the Bronx had declines between 2015 and 2016, falling 2.9 percent and 2.6 percent respectively, offsetting the increases the year before.

Figure 6: Serious Property Crime Rate (per 1,000 Residents) by Borough

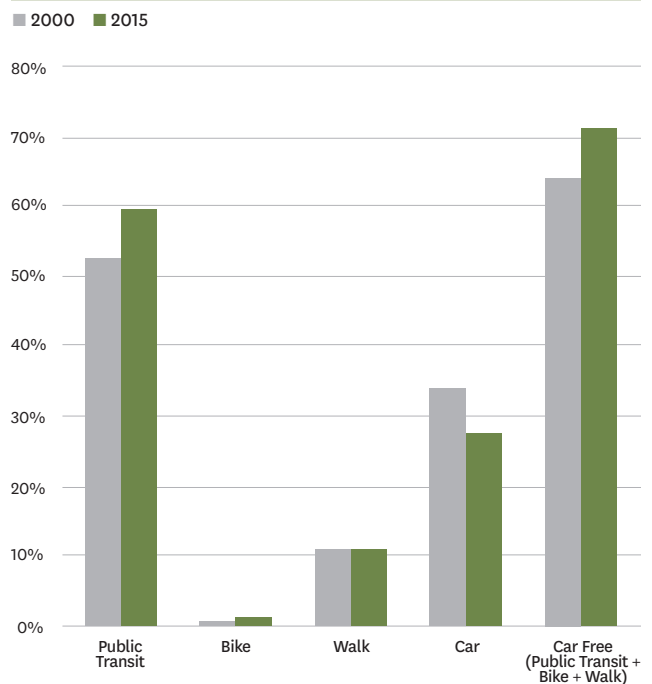


Sources: New York City Police Department, U.S. Census, NYU Furman Center

Almost three-quarters of New Yorkers now commute to work without a car, up from less than two-thirds in 2000.

About 71 percent of New Yorkers who commuted to work did so without a car in 2015, up from just under 64 percent in 2000. The share commuting on public transit or with a bike increased over that time period. Though the least common way to commute was by bike, the rate more than doubled between 2000 and 2015, from half a percent of New York City commuters in 2000 to 1.2 percent in 2015.

Figure 7: Means of Traveling to Work (Share of Commuting Workers), New York City



Sources: U.S. Census (2000), American Community Survey (2015), NYU Furman Center

Bus ridership dropped significantly in 2015 while subway ridership remained steady.

Average weekday bus ridership has steadily declined since 2008. Between 2014 and 2015, ridership declined by 18 percent—about 460,000 rides—to just over two million average weekday rides. Subway weekday ridership grew consistently between 2010 and 2015, and increased by about 50,000 average weekday rides (1%) between 2014 and 2015.

Figure 8: Average Weekday Ridership on Metropolitan Transportation Authority, New York City



Sources: Metropolitan Transportation Authority, NYU Furman Center

Note: Riders who transfer between buses and subways on the same trip are counted twice, once for each mode.

