

State of Renters and Their Homes

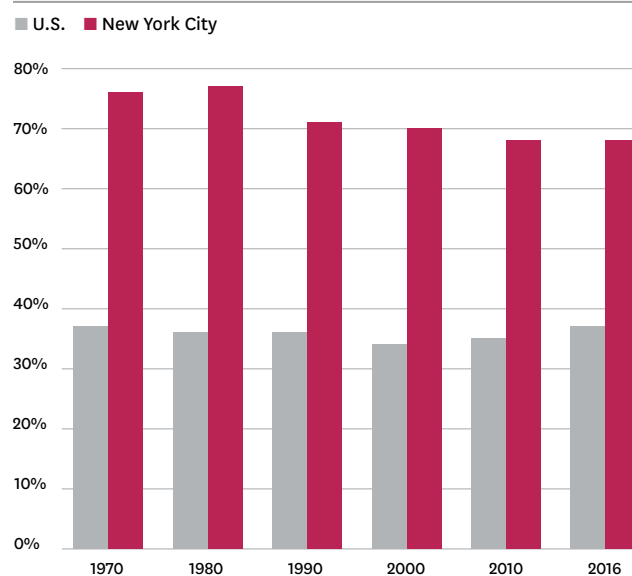
STATE OF RENTERS AND THEIR HOMES

FINDING #1

Though a larger share of households in New York City were renters compared to households nationwide, the gap narrowed between 2010 and 2016.

The share of households renting their homes in New York City remained effectively the same between 2010 and 2016 (67.9% and 68.0%, respectively), though the renter share is down about eight percentage points from 1970. Historically, New York City households have rented their homes at about twice the national rate, but that ratio has fallen in recent years as the share of renters at the national level has increased.

Figure 1: Renter Share of Households

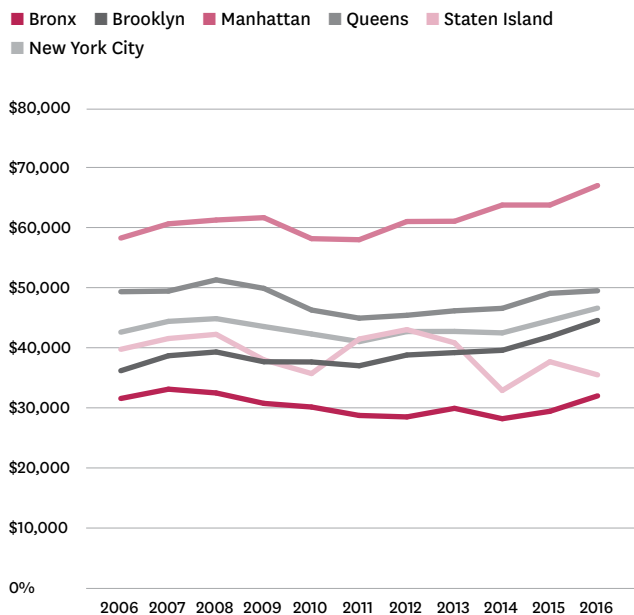


Sources: U.S. Census (1970-2000), American Community Survey (2010, 2016), NYU Furman Center

Between 2015 and 2016, real median renter household income increased by 4.6 percent citywide.

Median renter household income increased in four of the five boroughs between 2015 and 2016. The Bronx experienced the largest year-over-year increase in real median renter household income, at 8.7 percent, followed by Brooklyn (6.4%) and Manhattan (5.1%). Real median renter household income grew slightly in Queens (0.9%) and decreased in Staten Island (-5.8%). Real median renter household income in 2016 was above 2006 levels in Manhattan, Brooklyn, the Bronx, and Queens but below the 2006 level in Staten Island.

Figure 2: Median Renter Household Income by Borough (2017\$)

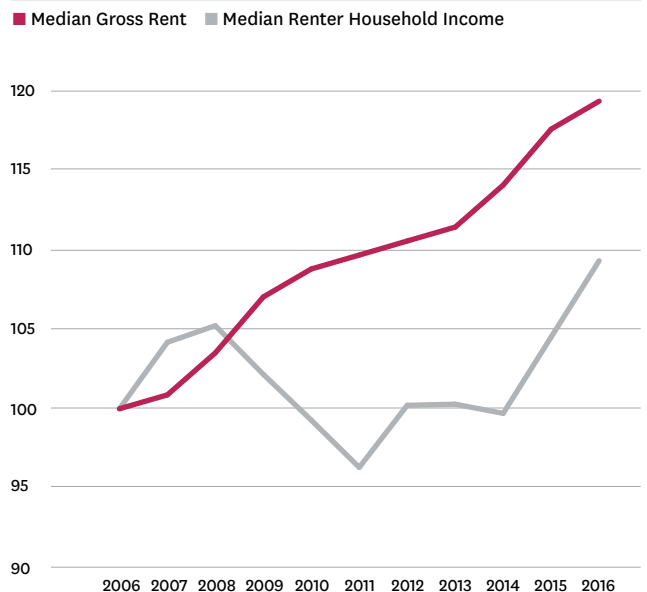


Sources: American Community Survey, NYU Furman Center

For the second time since 2012, real median renter household income rose faster than real median rent in 2016.

Between 2015 and 2016, real median renter household income increased by 4.6 percent while real median gross rent in New York City increased by only 1.5 percent. The real median income of renters now surpasses pre-recession levels. Despite recent gains in renter income, increases in rent over the past decade have outpaced increases in incomes in New York City.

Figure 3: Index of Real Median Gross Rent and Real Median Renter Income, New York City (Index=100 in 2006)

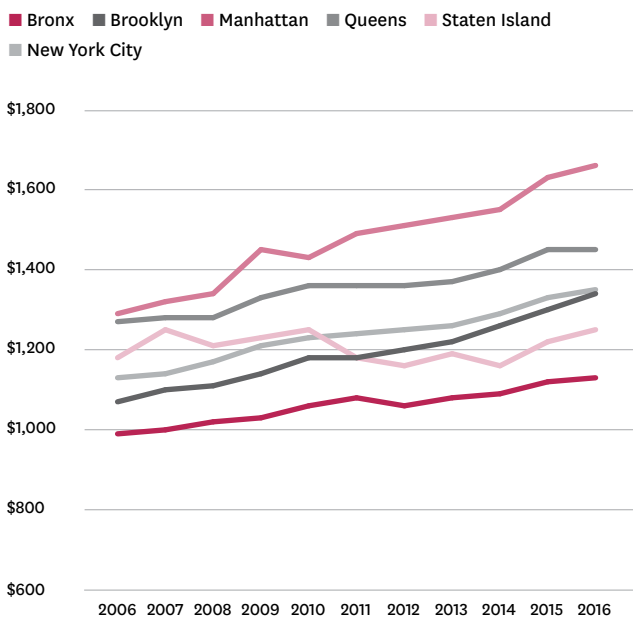


Sources: American Community Survey, NYU Furman Center

Rent—in real terms—increased the most in Brooklyn and Manhattan between 2006 and 2016.

Between 2006 and 2016, Manhattan experienced the largest increase in real median gross rent (22.3%), followed by Brooklyn (20.1%). The increase in Queens and the Bronx was about 12 percent between 2006 and 2016 but only 5.6 percent in Staten Island. Between 2015 and 2016, real median gross rent increased by 3.1 percent in Brooklyn and by about 2 percent in Manhattan and Staten Island, but remained essentially flat in the Bronx and Queens.

Figure 4: Inflation-Adjusted Median Gross Rent (2017\$)



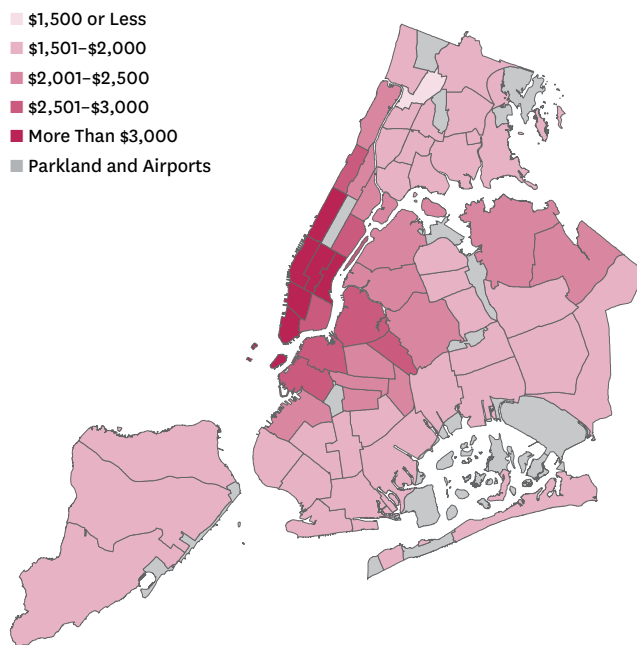
Sources: American Community Survey, NYU Furman Center

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.

Median asking rent in parts of Manhattan were double the median asking rent in most Bronx neighborhoods.

Citywide, the median asking rent (rent for units being advertised for lease) was \$2,695 in 2017. The ten community districts with the lowest median asking rents were located in the Bronx, ranging from \$1,500 in Kingsbridge Heights/Bedford to \$1,750 in Throgs Neck/Co-op City, Hunts Point/Longwood, and Bensonhurst. Six community districts had median asking rents over \$3,000 in 2017, and all were located in Manhattan. 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.

Figure 5: Median Asking Rent by Community District, 2017

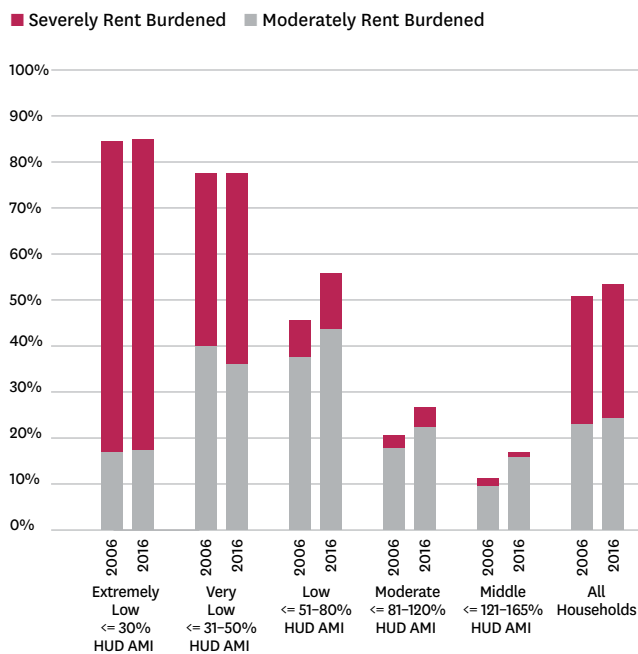


Sources: StreetEasy, NYU Furman Center

The share of low-, middle-, and moderate-income New Yorker households that were rent burdened grew between 2006 and 2016.

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*. In 2016, 85.1 percent of extremely low-income renter households, 77.5 percent of very low-income renter households, and 55.7 percent of low-income households were moderately or severely rent burdened. While rent burden among the lowest income households remained about the same between 2006 and 2016, rent burden among low-, moderate-, and middle-income households increased over that time period.

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

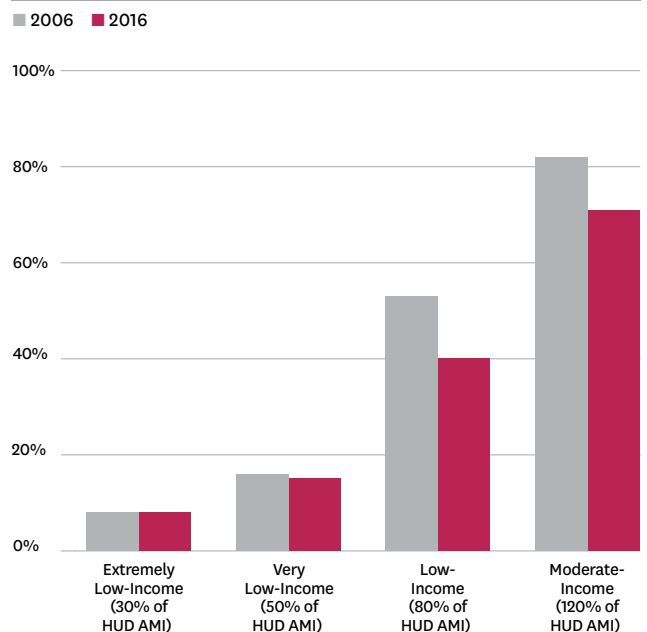


Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

A smaller share of rental units citywide were affordable to low- and moderate-income households in 2016 than in 2006.

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 and very low-income households—earning less than 30% of Area Median Income (AMI), or between 30% and 50% of AMI, respectively—fell slightly between 2006 and 2016. But the share affordable to low-income households—earning between 50 and 80 percent of AMI—fell to 40.5 percent of recently available units in 2016, 12.9 percentage points fewer than in 2006. Moderate-income households—households earning between 80 and 120 percent of AMI—could afford 71.2 percent of recently available units in 2016, 10.8 percentage points fewer than in 2006.

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



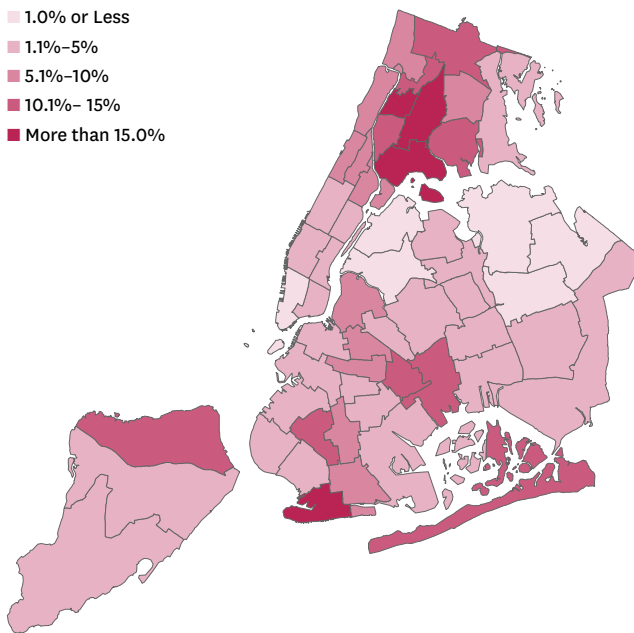
Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

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. For more information, see the Indicator Definitions and Rankings section in Part 3 of this report.

Use of Section 8 housing choice vouchers continued to vary widely by borough and by neighborhood in 2016.

Tenants using housing choice vouchers (Section 8) were concentrated in areas with the lowest housing costs, including parts of the Bronx, the North Shore of Staten Island, and the Rockaways. In 2016 in the Bronx, 13.8 percent of occupied, privately-owned rental units had tenants who used housing choice vouchers, compared to just 2.5 percent in Queens. Of the 55 sub-borough areas in New York City, the neighborhoods with the highest shares of rental housing rented to tenants using housing choice vouchers were Morrisania/Belmont (19.3%), University Heights/Fordham (19.0%), Coney Island (16.2%), and Mott Haven/Hunts Point (15.3%).

Figure 8: Section 8 Housing Choice Vouchers (Percent of Occupied, Privately-Owned Rental Units) by Sub-Borough Area, 2016

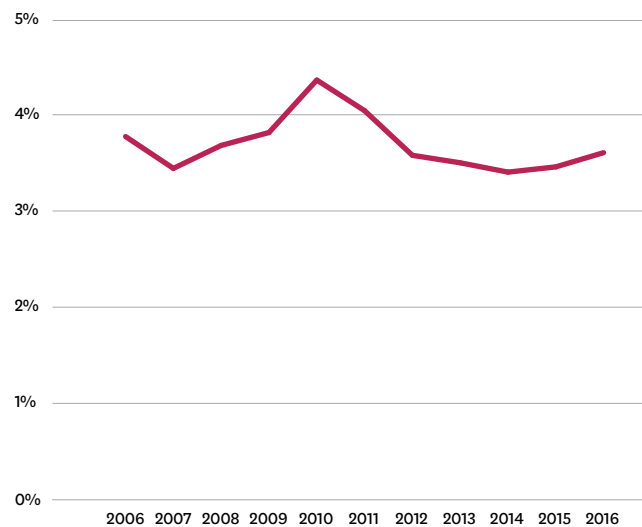


Sources: American Community Survey, Picture of Subsidized Households, New York City Housing Authority, NYU Furman Center

The vacancy rate for rental housing units in New York City rose slightly in 2016, but remains very low.

The overall rental housing vacancy rate in the city remained low in 2016, hovering at about 3.6 percent in 2016, less than one percentage point lower than its high point in 2010 and just under the average rate of 3.7 percent for the decade since 2006.

Figure 9: Rental Vacancy Rate, New York City



Sources: American Community Survey, NYU Furman Center

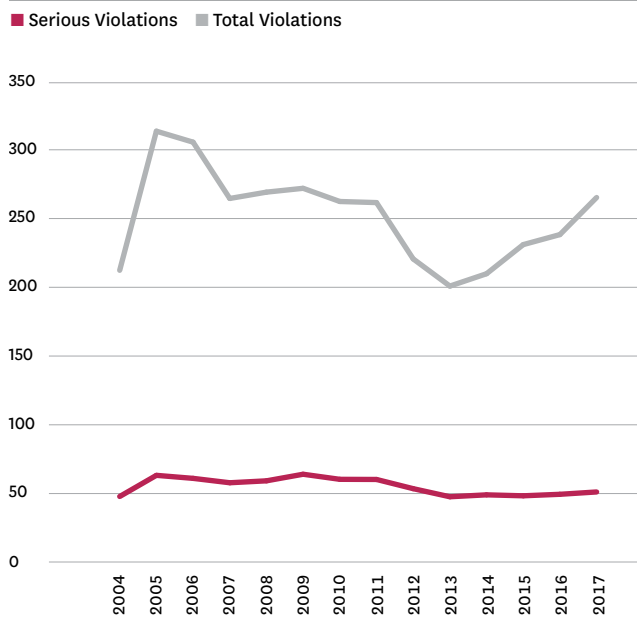
Note: The figure presented here is from the American Community Survey illustrates annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the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

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FINDING #10

Housing code violations in New York City were up for the fourth year in a row in 2017.

The city issued 265.4 housing code violations per 1,000 privately-owned rental units in 2017, up 11.3 percent since 2016. There were 51.0 serious housing code violations issued per 1,000 privately-owned rental units in 2017, a 3.5 percent year-over-year increase.

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 via NYC Open Data, 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.