

# 2006 Housing Supply Report

June 1, 2006

## board members

**Chair:**

Marvin Markus

**Public Members:**

Betty Phillips Adams  
Gale D. Kaufman  
Jonathan L. Kimmel, Esq.  
Leslie Wright, Esq.

**Owner Members:**

Harold A. Lubell, Esq.  
Steven J. Schleider

**Tenant Members:**

Adriene L. Holder, Esq.  
David D. Pagan

## staff members

**Executive Director:**

Andrew McLaughlin

**Research Associates:**

Brian Hoberman  
Danielle Burger

**Office Manager:**

Leon Klein

**Public Information:**

Charmaine Frank

**PIOC Temp Manager:**

Shirley Alexander

# 2006 Housing Supply Report

## what's new

- ✓ Permits for 31,599 new dwelling units were issued in NYC in 2005, the most since 1972 and a 25.4% increase over the prior year.
- ✓ The number of new housing units completed in 2005 increased 6.5% over the prior year, to 20,382.
- ✓ The citywide vacancy rate was 3.09% in 2005.
- ✓ City-sponsored residential construction spurred 18,252 new housing starts, more than half of which are rehabilitations.
- ✓ The city-owned *in rem* housing stock continued to decline, falling 36.2% housing units during FY 2005.
- ✓ The number of housing units newly receiving 421-a exemptions decreased 24.9% in 2005, to 5,062.
- ✓ The number of housing units newly receiving J-51 abatements and exemptions decreased 43.5% in 2005, to 66,370.
- ✓ The Attorney General's office reported an 84.7% increase in the number of co-op or condo units accepted in 2005, to 409 plans containing 15,058 units.
- ✓ Demolitions, as reported by the New York City Department of Buildings, were also up in 2005, increasing by 24.6% to reach 3,421 buildings.

## Introduction

Over the past year there was a 25.4% increase in the number of permits issued for new dwelling units, rising to 31,599, the most since 1972. The number of completed housing units grew as well, rising 6.5% over 2004 levels. This growth in development has been prompted by the tight housing market, with a citywide rental vacancy rate of 3.09%. Overcrowding remains a problem, with 10.2% of all rental housing considered overcrowded. There was also an 84.7% increase in the number of units in cooperative and condominium plans accepted for conversion or new construction, while the number of city-owned vacant and occupied buildings continued to fall through various disposition programs, declining almost 30% during the 2005 fiscal year. During 2005, housing starts under the 421-a Affordable Housing Program increased 150.5%. The City also saw an increase in demolitions during 2005, rising 24.6%. And rehabilitation of residential units under the J-51 tax abatement and exemption program during 2005 decreased significantly, falling 43.5% after large gains in the previous year.

## New York City's Housing Inventory

In contrast to the rest of the country, most New Yorkers do not own the homes in which they live. According to results from the 2005 Housing and Vacancy Survey (HVS),<sup>1</sup> rental units comprised 67.0% of New York City's housing stock in 2005, twice as many rental units as the nation as a whole.<sup>2</sup> New York City in 2005 had a total of 3,260,856 housing units, the largest housing stock since the first HVS was conducted in 1965.

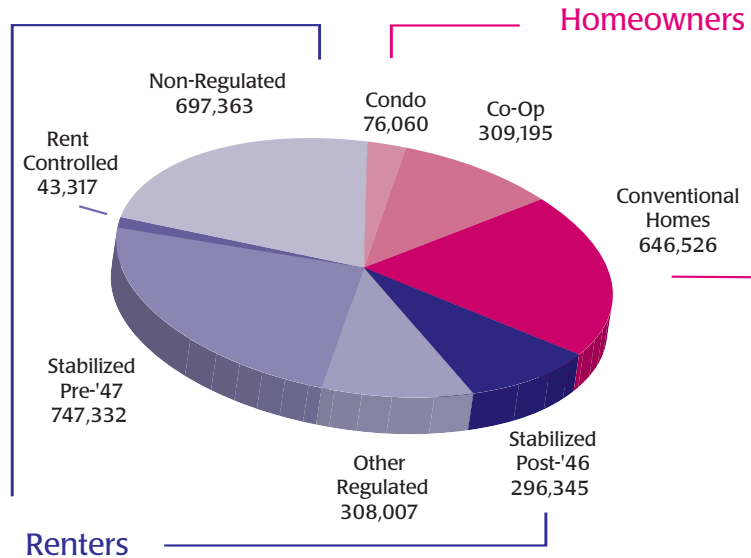
New York City's housing is dominated by the size of its rental housing stock and unlike most cities, the bulk of rental units are rent regulated. Of the 2,092,363 occupied and vacant rental units reported in the most recent HVS, a third (33.3%) were unregulated, or "free market." The majority are either pre-war (pre-47) rent stabilized (35.7%) or post-war (post-46) rent stabilized (14.2%), and the rest are rent controlled (2.1%) or part of various other<sup>3</sup> types of regulated apartment programs (14.7%). (See pie chart on following page)

The HVS also indicated that New York City's housing market remains tight, finding a citywide vacancy rate of 3.09% in 2005, below the 5% threshold required for rent regulation to continue under state law. The Bronx had the lowest vacancy rate in the city, at 2.63%, while Manhattan had the highest, 3.79%. Of the other boroughs, Queens' was 2.82%, Brooklyn's was 2.78%, and the small sample size of vacant apartments in Staten Island made calculation of a vacancy rate in that borough unworkable.<sup>4</sup>

Vacancy rates also vary by rent regulation status. The tightest market was found among post-war stabilized units, with a vacancy rate of 2.28% in 2005. Pre-war stabilized units also maintained a low vacancy rate, at 2.84%, while private, non-regulated units were vacant at a 4.11% rate.

## Number of Renter and Owner Units

### New York City's Housing Stock Is Predominantly Renter-Occupied



Source: U.S. Bureau of the Census, 2005 New York City *Housing and Vacancy Survey*.  
 Note: Above figures exclude vacant units that are not available for sale or rent.

The frequency of crowding also varies by rent regulation status. Overall, 10.2% of all rental housing in NYC is overcrowded (defined as more than one person per room, on average) and 3.7% is severely overcrowded (defined as an average of more than 1.5 persons per room). Pre-war stabilized housing is most crowded, with 13.4% of units overcrowded and 5.5% severely overcrowded, while 9.5% of post-war units are overcrowded, and 3.6% of units are severely overcrowded. Private, non-regulated housing is slightly less overcrowded, at 9.2%, with 3.0% severely overcrowded.

## Changes in the Housing Inventory

### New Additions

Housing supply grows in a variety of ways: new construction, substantial rehabilitation of deteriorated buildings, and conversions from non-residential buildings into residential use. The number of permits authorized for new construction is a measure of how many new dwelling units will be completed and ready for occupancy, typically within three years, depending on the type of housing structure.

Continuing the strongest multi-year upward trend since the early 1970's, in 2005 the City saw another increase in the number of permits issued for new residential units in single- and multi-family buildings. In 2005, permits were issued for 31,599 units of new housing, an increase of 25.4% over the 25,208 units in 2004 (see graph on following page). While still below the 1960's average of 37,000 new units per year, more permits were issued for residential units in 2005 than in any year since 1972, when 36,061 were issued. Permits issued Citywide in 2005 increased, despite decreases in permits issued in Staten Island and virtually flat growth in the Bronx. Proportionally, Manhattan increased the most, up 86.5%, to 8,493; Brooklyn increased by 32.3%, to 9,028; and Queens increased 6.1%, to 7,269. Staten Island permits were the only to drop, down 8.7%, to 1,872, and permits in the Bronx stayed almost flat, up to 4,937, a 0.3% increase. (See Appendix 1 and the map on page 4)

While permits issued increased between 2004 and 2005, the number of permits issued in early 2006 has increased at an even greater pace. The number of permits issued in New York City increased from 6,053 in the first quarter of 2005 to 7,697 during the same period of 2006, a 27.2% increase. The number of

permits in the Bronx, Manhattan, Queens, and Staten Island all increased significantly, up 38.4%, 38.1%, 51.4%, and 31.0% respectively, while permits issued in Brooklyn increased by a lesser amount, up 2.3% over the same period.<sup>5</sup>

Permit data can also be analyzed by the reported size of the buildings applying for permits. In 2005, a total of 5,787 buildings received permits (containing a total of 31,599 housing units). Citywide, 22.5% of these buildings were single-family, 35.8% were two-family, 30.0% were three- or four-family structures, and 11.8% were five-family or greater buildings. The average five-family or greater building contained 31 units of housing for the City as a whole, and 81 units in Manhattan. As the chart on the following page illustrates, almost all building permits in Manhattan were for the largest buildings, while in Staten Island virtually all permits were for either one- or two-family buildings. Building size was more evenly distributed in the Bronx, Brooklyn, and Queens. (See Appendix 2)

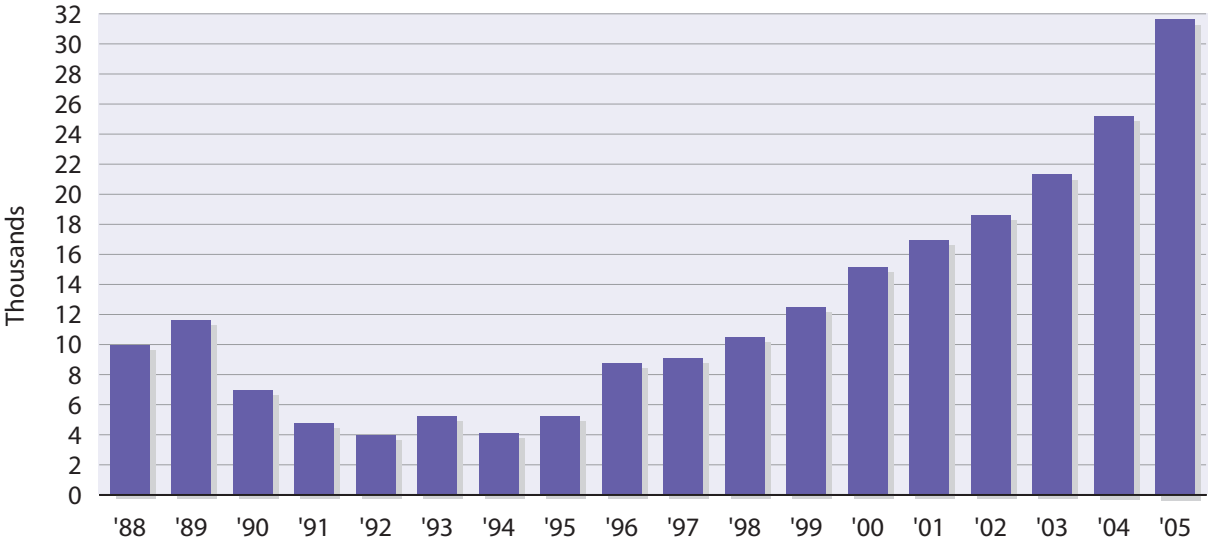
This report also examines the number of units completed in the City each year, illustrating what housing actually enters the market in a particular year.<sup>6</sup> In 2005,

approximately 20,382 new housing units were completed, a 6.5% increase over 2004.<sup>7</sup> This number includes significant gains in Queens, smaller increases in Brooklyn and the Bronx, and losses in Manhattan and Staten Island. Queens saw its number of new housing units grow more sharply than any other borough in 2005, up 68.9%, to 5,027. Brooklyn saw a 17.8% increase, to 5,366; the Bronx increased by 2.7% to 3,234; Manhattan decreased by 21.0% to 4,825; and the number of new units in Staten Island decreased 17.7% in 2005, to 1,930. (See Appendix 3 for historical breakdown)

Housing is also created through publicly funded sources, including programs sponsored by the NYC Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). HPD's Office of Development operates a number of programs that develop affordable housing for low- and moderate-income New Yorkers. Programs include the Cornerstone program, which is HPD's multi-family new construction housing initiative, financed principally through private sources; the ANCHOR program, which is a revitalization program that creates both commercial retail and housing on

**Units Issued New Housing Permits, 1988-2005, in Thousands**

*Continued Growth in Number of Permits Issued for New Construction of Residential Units*

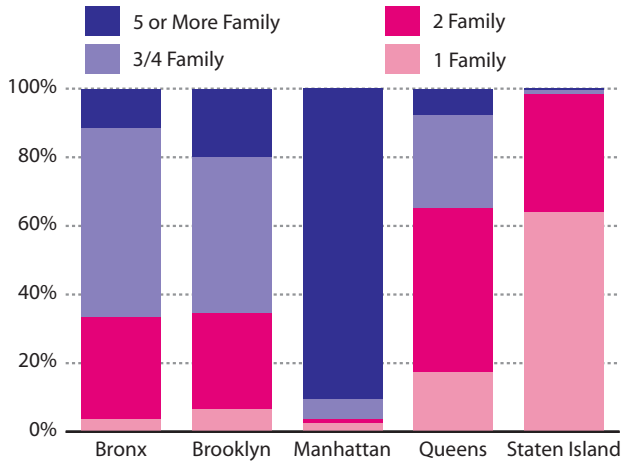


Source: U.S. Bureau of the Census, Manufacturing and Construction Division Building Permits Branch.

## Residential Building Permits, 2005

### Permits by Building Size:

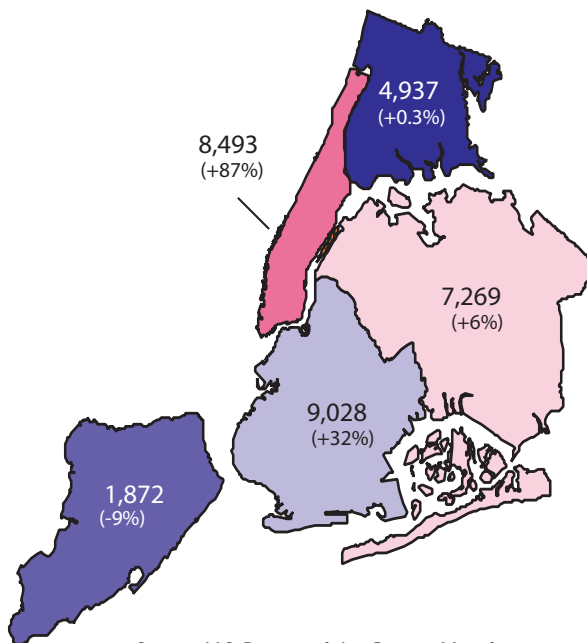
Most New Buildings in Manhattan are Five Family or More, in Staten Island One and Two Family Homes Predominate



Source: U.S. Bureau of the Census, Manufacturing and Construction Division - Building Permits Branch.

### Total Number of Permits Issued in 2005 and Percentage Change From 2004 by Borough:

Twenty-five Percent Increase in Number of Permits Issued for New Housing Units in New York City



Source: U.S. Bureau of the Census, Manufacturing and Construction Division - Building Permits Branch.

vacant City-owned land; and the New Housing Opportunities Program, which issues taxable bonds to provide long-term fixed-rate permanent financing for middle-income rental projects.

Inclusive of all HPD-sponsored programs, the agency reported 18,252 total housing starts<sup>8</sup> in FY 2005, an increase of 78.9% over the prior year. Of the 18,252 total starts this year, 11,288 were rehabilitation starts by either HPD or HDC, 5,284 were new construction starts by HPD, and 1,680 were new construction starts by HDC.<sup>9</sup> HPD and HDC collectively expect to start an additional 15,099 units of new construction and rehabilitation in FY 2006, and 14,048 in FY 2007. During the first four months of FY 2006 there were 9,514 starts by HPD and HDC, a 196.8% rise over the corresponding period of the previous year. Most of this increase was in new construction, which rose by more than 4,100 units over the time period.

In February 2006, Mayor Michael R. Bloomberg announced the expansion of his New Housing Marketplace Plan. The original five-year, \$3 billion commitment of 65,000 units is now a ten-year commitment to build and preserve 165,000 units of affordable housing. This \$7.5 billion plan will provide affordable homes for 500,000 New Yorkers. As of April 2006 HPD and HDC have started 37,715 units of housing under the New Housing Marketplace Plan. Estimates are that 68% of the new and preserved units will be affordable to low-income households and the remaining 32% will be affordable to moderate- and middle-income households.<sup>10</sup>

### Tax Incentive Programs

The City helps promote development of new housing by offering various tax incentive programs. One such program for new renter- and owner-occupied multifamily properties containing three or more rental units is the 421-a tax incentive program. The program allows for a reduction in the taxable assessed value of eligible properties. That is, owners are exempt from paying additional real estate taxes due to the increased value of the property resulting from the improvements made. Eligible projects must be new construction of multiple dwellings on lots that were vacant, predominantly vacant, or improved with a non-

conforming use three or more years before the new construction commences. Rental apartments built with 421-a tax exemptions are subject to the provisions of the Rent Stabilization Laws during the exemption period. Thus, 421-a tenants share the same tenancy protection as stabilized tenants, and initial rents approved by HPD are then confined to increases established by the Rent Guidelines Board.

A variety of factors are used to establish the level and period of 421-a benefits, including geographic location; preservation of units for low- and moderate-income families; construction periods; and government commitment. Properties are also subject to construction guidelines. Rental properties receive an exemption for 10 to 25 years depending on location, the number of units reserved for low- and moderate-income tenants, and whether they are located in a neighborhood preservation area. Longer exemption periods apply in northern Manhattan and boroughs outside Manhattan, and to projects that receive governmental assistance or contain 20% low-income units.

Tax-incentive housing is also developed through the 421-a Affordable Housing Program, aimed at providing new housing for low- and moderate-income families. Units can be located anywhere in the City, and receive up to a 25-year tax exemption. In addition to receiving tax benefits, for each low-income rental unit produced through the Affordable Housing Program, approximately five 421-a tax exemption certificates are produced, each allowing construction of one market-rate unit within the “Exclusion Zone” of Manhattan (located between 14th and 96th Streets).<sup>11</sup> Therefore, the City has ensured that development of tax-exempt, market-rate housing within core Manhattan creates at least one affordable housing unit for each five market-rate units within the Zone. Developers have the option of locating the affordable units on-site, by setting aside twenty percent of the units in the building for low-income tenants, or building off-site. If developers within the Exclusion Zone choose not to build affordable housing themselves, they have the option of buying these certificates from affordable housing developers in other parts of the City for an estimated cost of \$10,000 to \$15,000 each, thereby helping finance additional affordable housing.

Housing starts under the 421-a Affordable Housing Program rose significantly this year, increasing 150.5%

from 2004 levels, for a total of 1,280 units. It is estimated that when all the units begun in 2005 are completed, these 1,280 new affordable units will create 6,026 certificates eligible to be sold for market-rate housing within the Exclusion Zone.<sup>12</sup>

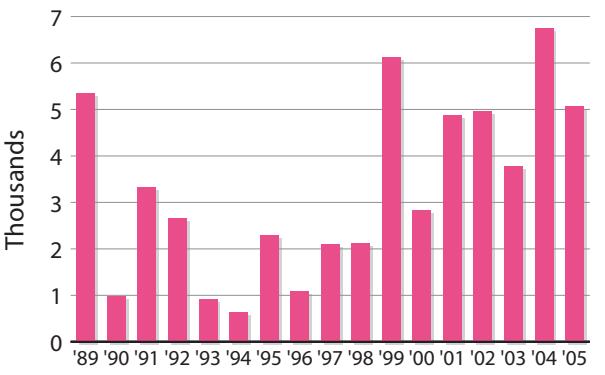
While construction starts under the 421-a Affordable Housing Program were up by more than 150%, affordable units completed under the Affordable Housing program in 2005 grew as well, but by a smaller amount. In 2005, 159 new affordable units, producing 798 certificates for market-rate housing, were completed, a 48.6% rise from last year.

Through the market-rate 421-a program, the number of housing units receiving 421-a exemptions decreased in 2005, down 24.9%, to 5,062 (see graph on this page), including decreases in every borough but Staten Island. These 5,062 units of 421-a housing are comprised of 66.8% rental units and 33.2% co-op and condominium units. The largest proportion of units receiving benefits in 2005 were in buildings located in Manhattan, which contained 57.1% of the total units in the City, compared to 50.5% in the previous year. The remainder of these units were in Brooklyn (23.4%), Queens (15.3%), the Bronx (3.6%) and Staten Island (0.6%).<sup>13</sup> (See Appendices 6 and 7)

Another program that has offered affordable housing, the New York State Mitchell-Lama program, is

**Units Receiving 421-a Certificates, 1989-2005, in Thousands**

*25% Decrease in Number of Units Newly Issued 421-a Certificates in 2005*



Source: NYC Department of Housing Preservation and Development.

losing residential units as market rents rise and landlords choose to opt out of the program. The program, which was created in 1955 as a means of providing affordable rental and cooperative housing to moderate- and middle-income families, granted low-cost mortgages and tax breaks to landlords who developed low- and middle-income housing. There are about 103,000 Mitchell-Lama units in the City today (and up to 21,000 elsewhere in the state), and the last Mitchell-Lama project opened in 1978.<sup>14</sup>

After twenty years, landlords may leave the program, and in recent years, some have done so by “buying out” of the program. In New York City more than 33,000 units in Mitchell-Lama buildings have been lost due to buyouts since 1985 (see graph below). The pace has accelerated in the past couple of years, with 14,477 units bought out between January 2003 and April 2006.<sup>15</sup> In the first four months of 2006 alone, almost 3,000 units have lost their Mitchell-Lama status and the New York City Comptroller’s Office recently reported that another 11,363 Mitchell-Lama units are pending buyout.<sup>16</sup>

At the local level, the City Council unanimously passed a bill in February of 2005 that would extend property tax benefits for up to an additional 50 years for any developers who wish to stay in the Mitchell-Lama program. Benefits currently expire when the building’s mortgage is satisfied.<sup>17</sup> Another initiative, through the

Housing Development Corporation and announced in June of 2004, provides refinancing and loans for capital improvements to Mitchell-Lama buildings. Properties which choose to refinance through the program, targeted at 27,000 rental and co-op units, will guarantee the City they will stay in the Mitchell-Lama program for at least another 15 years.<sup>18</sup> At the state level, the Court of Appeals recently upheld a ruling that allows the owners of many Mitchell-Lama apartments to greatly increase the rents of those apartments once the units leave the program. This “unique and peculiar” circumstances clause of the law applies to all Mitchell-Lama buildings built after March 10, 1969, as well as buildings built prior to 1969 but which were not continuously occupied between 1971 and 1973. This ruling leaves 15,644 units subject to large rent increases when leaving the program.<sup>19</sup> Also at the State level, Bill S7120 was recently proposed, legislation which would require Mitchell-Lama units entering the rent stabilization system to have initial rents equal to those paid under Mitchell-Lama.<sup>20</sup>

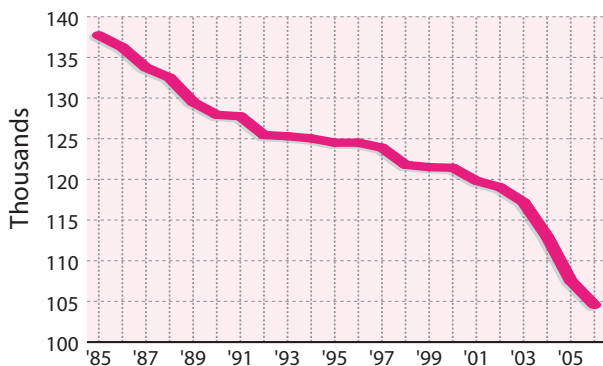
### Conversions and Subdivisions

New housing units are also brought onto the market through subdivisions and conversions. Subdivisions involve the division of existing residential space into a larger number of units. Non-residential spaces, such as offices or other commercial spaces, can also be converted for residential use. With a tight housing market and high demand for luxury apartments, there has been an increasing number of conversions in neighborhoods citywide, including buildings some in the past may have never considered for residential uses. Earlier this year a 500-unit rental building opened on Roosevelt Island, a conversion of a former city-operated asylum.<sup>21</sup> And located just off Washington Square Park in Manhattan, the former Washington Square United Methodist Church is now home to eight luxury, loft-style condos.<sup>22</sup> The conversion of office buildings to residential space also continues, with estimates that 20 buildings in the financial district (with nearly six million square feet of space) are currently undergoing conversion, in addition to seven million square feet completed since 1996.<sup>23</sup>

The trend of converting hotels to luxury apartments continued unabated over the past year. Among the

**Units in the Mitchell-Lama Program, 1985-2006\*, in Thousands**

*24% Decrease in Number of NYC Mitchell-Lama Units Since 1985*



\*NOTE: Figures for 2006 are through April of this year.  
Source: NYC Comptroller’s Office

---

conversions in the pipeline is the 700-room Barbizon Hotel, which will now house 66 condos, ranging in price from \$1 million for a one-bedroom to \$15 million for the penthouse.<sup>24</sup> Estimates are that 15 hotels have partially or completely removed rooms from the tourist market, with a loss of 3,579 rooms since 1999. Fourteen other hotels are currently being entirely or partly converted, including the Plaza and the Stanhope.<sup>25</sup>

Conversion of single room occupancy (SRO) buildings also continued in high numbers over the past year. SRO owners may convert SRO housing to other uses after obtaining a “Certificate of No Harassment” from HPD. The last several years have seen significantly more Certificates issued than in previous years in Manhattan, where the vast majority of SRO’s are located. In 1995 and 1996, an average of 67 applications were filed each year. However, from 1997 through 2001, an average of 114 applications for Certificates were filed, and in 2005 214 applications were filed, down slightly from 258 in 2004, but still evidence that SRO owners are increasingly converting their buildings for non-SRO uses.<sup>26</sup>

## Cooperative and Condominium Activity

Developers planning to build new co-op or condo buildings, and owners wishing to convert their rental buildings to co-ops or condos, must file plans with, and receive acceptance from, the New York State Attorney General’s Office. In 2005, the Attorney General accepted 409 co-op and condo plans, a 29.4% increase over the number accepted in 2004. These 409 plans encompassed 15,058 housing units, 84.7% more than in 2004. The majority of plans (227) were accepted for buildings located in Brooklyn; 144 were located in Manhattan; 23 plans were accepted for Queens; the Bronx had 12 plans; and there were three in Staten Island. However, while more buildings were in Brooklyn, the average building in Manhattan is larger, so more units were located in Manhattan (9,008) than in Brooklyn (4,253).<sup>27</sup> (See Appendices 4 and 5)

Almost all of the plans accepted citywide in 2005 were for new construction, comprising 361 of 409 plans, and a total of 12,210 of 15,058 units. This is similar to the prior year, when new construction accounted for 268 of the 317 accepted plans. In 2005, rehabilitation accounted for 6 plans and 223 units, and 24 plans and

2,356 units were non-eviction conversions. An additional 18 plans, containing 269 units, were eviction plan conversions, all sponsored by the New York City Dept. of Housing Preservation and Development.

While the conversion of rental housing into co-op and condo units increases the housing inventory for sale, it simultaneously reduces the total number of housing units for rent. Conversions represented 17.4% of the total number of units in 2005 co-op and condo plans. Conversions held in the 70-90% range for all of the 1980s, before beginning to fall in the 1990s. Because most conversion plans are non-eviction plans (including all private plans in 2005), only when the original rental tenant moves out does the apartment become owner-occupied. When that happens, the unit is then removed from the rental universe, thereby reducing the number of rental apartments available.

## Rehabilitation

Another method for adding residential units to the City’s housing stock is through rehabilitation of old buildings. As buildings age, they must undergo renovation and rehabilitation to remain in habitable condition. This is particularly relevant to NYC’s rental housing stock, of which more than 60% of units are in buildings constructed prior to 1946.<sup>28</sup> Through tax abatement and exemption subsidy programs offered by the City for rehabilitation, units are able to remain in, or be readmitted to, the City’s housing stock. The J-51 tax abatement and exemption program is intended to encourage the periodic renovation of New York City’s stock of both renter- and owner-occupied housing. In the late 1980s and early 1990s, the number of units approved for initial J-51 tax abatements and exemptions each year was frequently above 100,000. In the mid-1990s, rehabilitation activity declined to just under 70,000 units per year. But in 1997, coinciding with the improving NYC economy, the number of units receiving J-51 benefits increased sharply, with over 145,000 additional units receiving this tax incentive. Levels have decreased significantly from that high, mostly remaining less than 100,000 units since then.

In 2005, 66,370 units newly received J-51 benefits, a decrease of 43.5% from the previous year (see graph on

this page). These units were contained in 1,459 buildings, a decrease of 32.7% from 2004 levels. The location of the units newly receiving benefits ranged from 30.6% located in the Bronx; to 29.8% in Queens; 20.2% in Manhattan; 19.3% in Brooklyn; and 0.2% in Staten Island. Buildings were similarly distributed.<sup>29</sup>

The J-51 tax relief program is similar to the 421-a program in that it requires that rental units be subject to rent regulation for the extent of the benefits. Apartment units in many high-rent neighborhoods are not allowed to enter the program because the apartment unit tax assessment generally cannot exceed \$38,000 after completion. Rehabilitation activities that are eligible for tax abatements and exemptions include Major Capital Improvements (MCI's), substantial rehabilitation, conversion from non-residential uses, and moderate rehabilitation, which requires significant improvement to at least one major building-wide system. Enriched exemption and abatement benefits are also available for conversion to Class A multiple dwellings (which are permanent residential dwellings) and rehabilitation of Class A buildings that are not entirely vacant.<sup>30</sup>

In Fiscal Year 2005, the J-51 tax program cost the City \$199.1 million for all housing types, including more than 700,000 rental units.<sup>31</sup> Most of these units will remain stabilized after the benefit period, because most units receiving J-51 benefits would ordinarily be under the jurisdiction of rent stabilization laws even without tax abatements. However, rental apartments not stabilized prior to receiving tax benefits will not be subject to the City's rent regulations once their benefits end. (See Appendices 6 and 7)

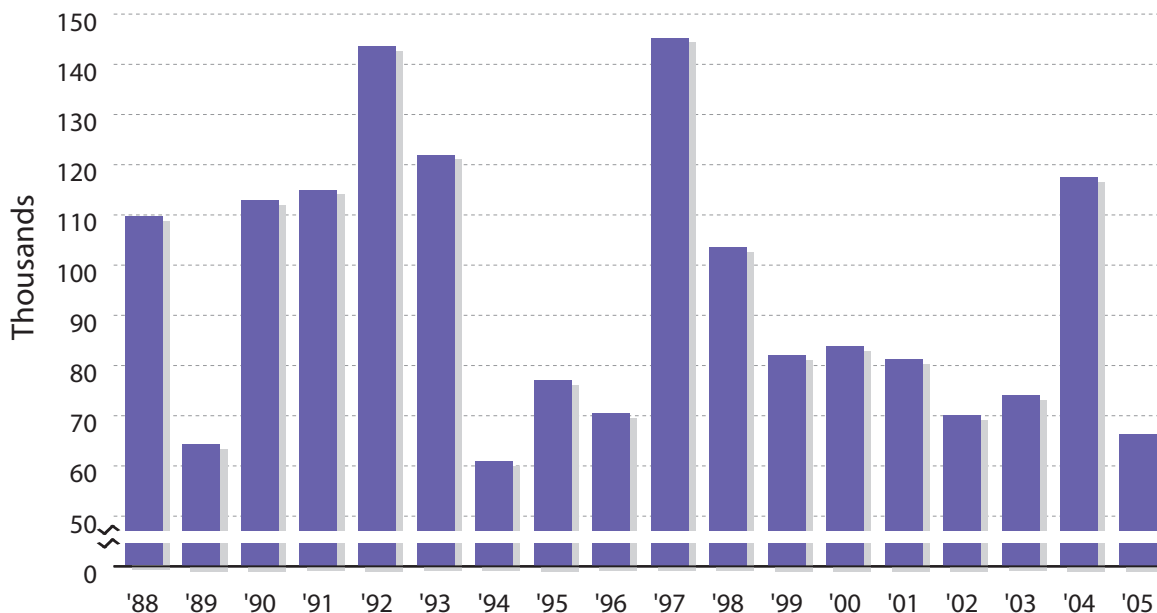
## Tax-Delinquent Property

### In Rem Housing

For two decades, the City foreclosed on thousands of tax-delinquent residential properties, becoming the owner and manager of these buildings. By its peak in 1986, the city owned and managed 4,000 occupied buildings containing 40,000 units of housing (see graph on following page). Most of these buildings were dilapidated multi-families occupied by a predominantly

**Units Receiving Initial J-51 Benefits, 1988-2005, in Thousands**

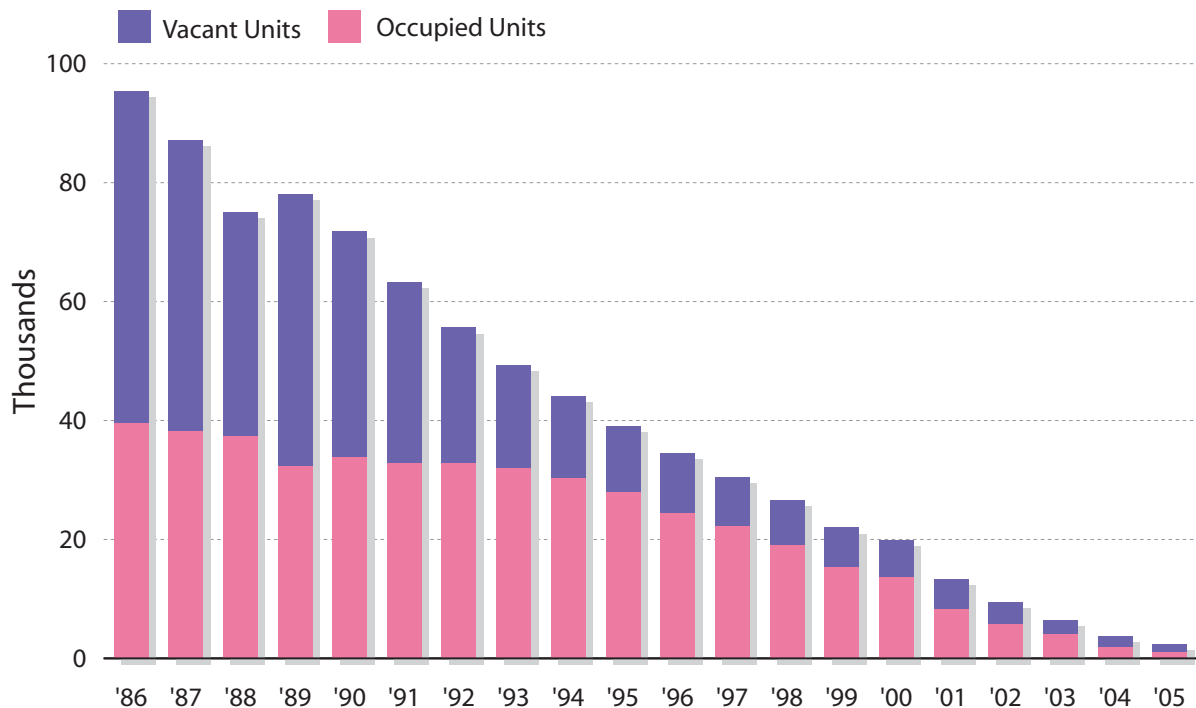
*2005 Saw 25% Decrease in Number of Units Receiving J-51 Certificates*



Source: NYC Department of Housing Preservation and Development.

## Units in HPD Central Management Stock, FY 1986-FY 2005, in Thousands

### Continued Decline in City In Rem Housing Stock in FY 2005



Source: Mayor's Management Report, Office of Operations, FY 1986-FY 2005.

low-income population. To counter this trend, HPD has developed multiple disposition programs over time to manage, rehabilitate and sell many of these so called *in rem* buildings. HPD's Alternative Management Programs began in 1994 with the goal of returning city-owned properties to private owners and stimulating neighborhood development. The programs enable local entrepreneurs, community not-for-profit housing organizations, and groups of tenants to own and manage these buildings. Many of these programs include funds for rehabilitation and use the proceeds of federal tax credits to keep rents affordable.

HPD has successfully reduced the number of occupied *in rem* units in central management to 1,073 through October 2005, a 96.5% decline since FY 1994.<sup>32</sup> HPD transfers buildings into alternative management programs before returning them to private ownership. During FY 2005, 169 buildings with 1,855 units were sold through these programs.

The number of vacant city-owned buildings also fell significantly over the same period, to 1,253 units by the

end of October 2005, a 90.8% decline since FY 1994. During FY 2005, the total number of buildings operated by HPD, including both occupied and vacant, fell 29.6%, and the number of units in these buildings fell 36.2%, as compared to FY 2004. (See Appendix 8) This trend continued during the first four months of FY 2006.

### Anti-Abandonment Strategies

The City has also been able to significantly reduce its share of *in rem* buildings by identifying buildings at risk and helping owners. Key initiatives to prevent abandonment include the Third Party Transfer Program, which targets distressed and other buildings with tax arrears, and a Housing Education Program, which teaches owners and superintendents basic management, maintenance, and finance skills to improve their properties.<sup>33</sup>

Since the mid-1990's, the City has not taken title (i.e., vesting) of properties that are tax delinquent. Instead, the City has developed a comprehensive anti-abandonment

---

strategy. First, tax liens for properties that are not distressed are sold in bulk to private investors. After the lien is sold, the lien holder is entitled to collect the entire lien amount, plus other interest and charges, from the property owner. In addition, the property owner must continue to pay current taxes to the City. If the owner has not paid the lien or entered into a payment plan, the lien holder can file for foreclosure on the property.<sup>34</sup>

An additional facet of the City's anti-abandonment strategy is third party transfer. For buildings that are distressed and in tax arrears, the City can initiate an *in rem* tax foreclosure action against property owners. The policy, authorized under Local Law 37, transfers the title of *in rem* properties directly to new owners (qualified third parties) without the City ever taking title itself. The properties are temporarily transferred to Neighborhood Restore, a nonprofit corporation, and upon the judgment of the court, are transferred to a qualified third party.<sup>35</sup> Since beginning in 1996, the program has collected \$218 million in back taxes, and 249 buildings have been transferred to responsible for-profit and non-profit owners.<sup>36</sup>

Another anti-abandonment strategy involves the identification of buildings that are at risk of abandonment and helping these owners achieve fiscal and structural soundness for their properties through housing education, counseling, subsidized loans, and voluntary repair agreements, to preserve housing and avoid *in rem* actions entirely.

## Demolitions

While in the early 1990's relatively few residential buildings in New York City were demolished, this began to change in 1996, the same year that the number of building permits issued began to increase significantly. In fact, the number of buildings demolished in 2005 alone was almost equal to the number demolished in all the years from 1990 to 1999 combined.

A total of 3,421 buildings were demolished in 2005, a 24.6% increase over the prior year, preceded by a 22.0% increase between 2003 and 2004. This was by far the highest total since 1985, when the RGB began collecting this data. Queens accounted for 44.9% of all the buildings demolished in 2005, Brooklyn had 30.3%, Staten Island had 13.9%, the Bronx had 6.9%, and

Manhattan had the lowest proportion, 4.0%. Despite an increase citywide, only Queens and Brooklyn saw borough-level increases between 2004 and 2005, rising 36.3% and 49.9% respectively. Staten Island demolitions declined by 13.2%, Manhattan by 3.5%, and the Bronx by 0.4% from the prior year.<sup>37</sup> (See Appendix 9)

## Conclusion

More housing permits were issued in 2005 than in any year since 1972 and the number of completed housing units increased by 6.5%. The City also continued to reduce its share of city-owned vacant and occupied housing units, seeing a 36.2% decline during the most recent fiscal year. The number of new units receiving 421-a tax benefits decreased 24.9% in 2005, while J-51 tax abatements and exemptions decreased 43.5%. Rental housing availability remains tight, with a citywide vacancy rate of just 3.09% in 2005, and overcrowding remains a problem. Mayor Bloomberg's ten-year housing initiative has begun development/construction on 38,000 units, helping to reduce the affordable housing shortage.

## Endnotes

1. The *New York City Housing and Vacancy Survey (HVS)* is done triennially, sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. Because of reclassification, some HVS data was modified since last year's Housing Supply Report. Final numbers are presented here.
2. The U.S. housing stock was comprised of 34% renter-occupied units, according to the *2003 American Housing Survey*, conducted by the U.S. Census Bureau.
3. Other units include public housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4 and Loft Board units.
4. Since the number of vacant units available for rent in Staten Island is small, and the HVS is a sample survey, the sampling error of the vacancy rate is likely to be large, and thus, the Census Bureau could not calculate an accurate vacancy rate.
5. U.S. Census Bureau web site. World Wide Web page <<http://www.census.gov/const/www/permitsindex.html>>.
6. NYC Dept. of City Planning data. Note that the data is continually updated and is subject to change, including data from prior years.
7. Beginning in the *2006 Housing Supply Report*, the RGB will now define a housing completion as any unit receiving either a permanent or a temporary Certificate of Occupancy in the stated year. The Department of City Planning provided this information for 2004 and 2005, and believes it is a more accurate representation of new housing in New York City than previous methodologies which only counted final Certificates of Occupancy.

8. Starts refer to the number of units beginning construction or rehabilitation in a given period.
9. *Mayor's Management Reports*, Fiscal Year 2005 and Preliminary Fiscal Year 2006.
10. Most recent numbers obtained from the New York City Department of Housing Preservation and Development on May 22, 2006.
11. On May 11, 2006 Mayor Bloomberg signed Introductory Number 202, which extends the boundaries of the Exclusion Zone to include the western areas of Manhattan between 14th and 41st Streets.
12. Data obtained from the NYC Dept. of Housing Preservation and Development, Inclusionary Housing/421a Affordable Housing Program.
13. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
14. "2004 Annual Report: Mitchell-Lama Housing Companies in NYS." NYS Division of Housing and Community Renewal. March 15, 2005.
15. Data obtained from the New York City Comptroller's Office and the Community Service Society of New York. May, 2006.
16. "Affordable No More: An Update," Office of the New York City Comptroller, Office of Policy Management. May 25, 2006. The report also chronicles the loss of Limited Dividend housing, a program similar to Mitchell-Lama. According to the report, 4,577 units of Limited Dividend housing are still regulated, while 1,589 are pending buyout, and 1,626 units have already permanently left the program.
17. "Council OKs Tax Breaks for Housing," *New York Post*. Feb. 3, 2005.
18. "Mayor Michael R. Bloomberg Announces Housing Preservation Initiative to Protect Over 27,000 Mitchell-Lama Apartments." Mayor's Office Press Release #167-04, June 28, 2004.
19. "Affordable No More: An Update," Office of the New York City Comptroller, Office of Policy Management. May 25, 2006.
20. Save Mitchell-Lama website: <http://www.save-ml.org/modules.php?name=News&file=article&sid=97>
21. "Rentals rise on Roosevelt," *New York Daily News*. December 11, 2005.
22. "Landmarks approves plan to make old Wash. Sq. church into condos," *The Villager*. Volume 75, Number 18. Sept. 21-27, 2005.
23. "Living it up on Wall Street," *CnnMoney.com*. March 15, 2006.
24. "A New Chapter for the Barbizon," *New York Times*. March 19, 2006.
25. "Fewer Rooms at the Inn," *New York Times*. October 19, 2005.
26. West Side SRO Law Project testimony to RGB, May 2, 2006, reporting NYC Department of Housing Preservation and Development data.
27. NYS Attorney General's Office, Real Estate Financing Bureau data. and the NYC Dept. of Housing Preservation and Development, Sales Unit.
28. *2005 NYC Housing and Vacancy Survey*.
29. NYC Dept. of Housing Preservation and Development, Tax Incentives Program data. Note that, similar to the 421-a program, J-51 provides tax abatements and incentives to newly built renter- and owner-occupied units, which are included in the figures given in this report.
30. Landlord Information/Tax Incentives: J-51, NYC Department of Housing Preservation and Development web site. World Wide Web page <<http://www.nyc.gov/html/hpd/html/developers/j51.shtml>>.
31. "Annual Report on Tax Expenditures," NYC Dept. of Finance publication, November, 2005.
32. *Mayor's Management Reports*, Fiscal Year 1994-Preliminary Fiscal 2006.
33. NYC Department of Housing Preservation and Development. World Wide Web page <[http://www.nyc.gov/html/hpd/html/buyers/small\\_prop.shtml](http://www.nyc.gov/html/hpd/html/buyers/small_prop.shtml)>.
34. NYC Department of Finance, General Information on the City's Tax Lien Sale Process. World Wide Web page [http://www.nyc.gov/html/dof/html/property/property\\_bill\\_taxlien.shtml#general](http://www.nyc.gov/html/dof/html/property/property_bill_taxlien.shtml#general).
35. "New York City Case Study: Third Party Transfer Initiative: A Solution To Property Abandonment," by Lisa Mueller, Local Initiative Support Corporation report, January 14, 2003. World Wide Web page <<http://www.lisc.org/content/publications/detail/794/>>.
36. Most recent figures obtained from Neighborhood Restore, May 30, 2006.
37. NYC Department of Buildings (DOB) data. Note that demolition statistics include both residential as well as commercial buildings, as the DOB does not specify the type of building in its data.

# Appendix: Housing Supply Report

## 1. Permits Issued For Housing Units in New York City, 1960-2006

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1960	--	--	--	--	--	46,792
1961	--	--	--	--	--	70,606
1962	--	--	--	--	--	70,686
1963	--	--	--	--	--	49,898
1964	--	--	--	--	--	20,594
1965	--	--	--	--	--	25,715
1966	--	--	--	--	--	23,142
1967	--	--	--	--	--	22,174
1968	--	--	--	--	--	22,062
1969	--	--	--	--	--	17,031
1970	--	--	--	--	--	22,365
1971	--	--	--	--	--	32,254
1972	--	--	--	--	--	36,061
1973	--	--	--	--	--	22,417
1974	--	--	--	--	--	15,743
1975	--	--	--	--	--	3,810
1976	--	--	--	--	--	5,435
1977	--	--	--	--	--	7,639
1978	--	--	--	--	--	11,096
1979	--	--	--	--	--	14,524
1980	--	--	--	--	--	7,800
1981	--	--	--	--	--	11,060
1982	--	--	--	--	--	7,649
1983	--	--	--	--	--	11,795
1984	--	--	--	--	--	11,566
1985	1,263	1,068	12,079	2,211	3,711	20,332
1986	920	1,278	1,622	2,180	3,782	9,782
1987	931	1,650	3,811	3,182	4,190	13,764
1988	967	1,629	2,460	2,506	2,335	9,897
1989	1,643	1,775	2,986	2,339	2,803	11,546
1990	1,182	1,634	2,398	704	940	6,858
1991	1,093	1,024	756	602	1,224	4,699
1992	1,257	646	373	351	1,255	3,882
1993	1,293	1,015	1,150	530	1,185	5,173
1994	846	911	428	560	1,265	4,010
1995	853	943	1,129	738	1,472	5,135
1996	885	942	3,369	1,301	2,155	8,652
1997	1,161	1,063	3,762	1,144	1,857	8,987
1998	1,309	1,787	3,823	1,446	2,022	10,387
1999	1,153	2,894	3,791	2,169	2,414	12,421
2000	1,646	2,904	5,110	2,723	2,667	15,050
2001	2,216	2,973	6,109	3,264	2,294	16,856
2002	2,626	5,247	5,407	3,464	1,756	18,500
2003	2,935	6,054	5,232	4,399	2,598	21,218
2004	4,924	6,825	4,555	6,853	2,051	25,208
<b>2005</b>	<b>4,937</b>	<b>9,028</b>	<b>8,493</b>	<b>7,269</b>	<b>1,872</b>	<b>31,599</b>
2006 (1 <sup>st</sup> Qtr) <sup>Ω</sup>	1,023 (739)	2,265 (2,214)	2,466 (1,786)	1,647 (1,088)	296 (226)	7,697 (6,053)

Ω First three months of 2006. The number of permits issued in the first three months of 2005 is in parenthesis.

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch.

## 2. Permits Issued by Building Size & Borough (In Percentages), 1997-2005

Year/Borough	1-Family	2-Family	3/4 Family	5 or More-Family	Total Buildings
<b>1997</b>					
Bronx	10.2%	49.8%	34.0%	6.0%	235
Brooklyn	43.9%	25.6%	24.1%	6.4%	328
Manhattan	0.0%	0.0%	9.1%	90.9%	22
Queens	14.1%	62.4%	19.9%	3.7%	433
Staten Island	74.8%	25.1%	0.0%	0.1%	1,421
Citywide	53.0%	33.9%	10.1%	3.0%	2,439
<b>1998</b>					
Bronx	8.4%	58.5%	30.4%	2.7%	335
Brooklyn	24.4%	40.3%	27.0%	8.3%	459
Manhattan	2.7%	5.4%	0.0%	91.9%	37
Queens	18.3%	56.4%	19.1%	6.2%	486
Staten Island	57.0%	41.5%	1.4%	0.1%	1,334
Citywide	37.4%	45.6%	12.7%	4.2%	2,651
<b>1999</b>					
Bronx	6.4%	44.5%	48.1%	1.0%	393
Brooklyn	31.7%	37.0%	21.2%	10.1%	783
Manhattan	0.0%	4.4%	4.4%	91.1%	45
Queens	13.4%	62.4%	19.1%	5.1%	681
Staten Island	63.4%	36.4%	0.0%	0.2%	1,738
Citywide	40.3%	41.9%	13.4%	4.5%	3,640
<b>2000</b>					
Bronx	7.7%	67.8%	22.5%	1.9%	466
Brooklyn	15.9%	50.7%	23.5%	9.9%	837
Manhattan	0.0%	13.8%	43.1%	43.1%	109
Queens	10.9%	58.4%	25.0%	5.7%	801
Staten Island	71.8%	27.9%	0.0%	0.3%	1,895
Citywide	39.4%	42.6%	13.4%	4.6%	4,108
<b>2001</b>					
Bronx	3.7%	59.7%	31.9%	4.8%	543
Brooklyn	22.3%	44.6%	24.1%	9.0%	1,028
Manhattan	2.8%	3.5%	56.3%	37.3%	142
Queens	14.1%	58.8%	23.5%	3.6%	1,007
Staten Island	72.6%	27.3%	0.1%	0.0%	1,799
Citywide	37.6%	41.4%	16.4%	4.6%	4,519
<b>2002</b>					
Bronx	2.7%	57.4%	35.4%	4.6%	676
Brooklyn	15.8%	41.9%	27.5%	14.8%	1,197
Manhattan	4.1%	4.1%	24.3%	67.6%	74
Queens	17.7%	53.8%	23.8%	4.7%	1,210
Staten Island	69.3%	29.4%	1.1%	0.2%	1,317
Citywide	29.9%	43.2%	19.9%	7.1%	4,474
<b>2003</b>					
Bronx	9.2%	50.3%	30.5%	9.9%	596
Brooklyn	8.2%	46.1%	31.5%	14.2%	1,446
Manhattan	1.3%	8.8%	2.5%	87.5%	80
Queens	12.1%	54.2%	28.6%	5.2%	1,335
Staten Island	64.8%	34.6%	0.5%	0.1%	1,887
Citywide	29.1%	44.0%	19.3%	7.6%	5,344
<b>2004</b>					
Bronx	4.1%	40.2%	46.9%	8.9%	813
Brooklyn	8.0%	31.3%	43.6%	17.1%	1,407
Manhattan	1.1%	3.3%	16.7%	78.9%	90
Queens	13.3%	55.5%	25.9%	5.2%	1,986
Staten Island	46.2%	53.3%	0.2%	0.3%	1,308
Citywide	18.1%	45.9%	27.3%	8.7%	5,604
<b>2005</b>					
<b>Bronx</b>	<b>3.5%</b>	<b>29.9%</b>	<b>54.9%</b>	<b>11.6%</b>	<b>825</b>
<b>Brooklyn</b>	<b>6.4%</b>	<b>28.3%</b>	<b>45.3%</b>	<b>20.0%</b>	<b>1,638</b>
<b>Manhattan</b>	<b>2.6%</b>	<b>0.9%</b>	<b>6.1%</b>	<b>90.4%</b>	<b>115</b>
<b>Queens</b>	<b>17.5%</b>	<b>47.5%</b>	<b>27.1%</b>	<b>7.8%</b>	<b>1,912</b>
<b>Staten Island</b>	<b>63.9%</b>	<b>34.6%</b>	<b>1.0%</b>	<b>0.5%</b>	<b>1,297</b>
<b>Citywide</b>	<b>22.5%</b>	<b>35.8%</b>	<b>30.0%</b>	<b>11.8%</b>	<b>5,787</b>

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch.

### 3. New Dwelling Units Completed in New York City, 1960-2005

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
1960	4,970	9,860	5,018	14,108	1,292	35,248
1961	4,424	8,380	10,539	10,632	1,152	35,127
1962	6,458	10,595	12,094	15,480	2,677	47,304
1963	8,780	12,264	19,398	17,166	2,423	60,031
1964	9,503	13,555	15,833	10,846	2,182	51,919
1965	6,247	10,084	14,699	16,103	2,319	49,452
1966	7,174	6,926	8,854	6,935	2,242	32,131
1967	4,038	3,195	7,108	5,626	3,069	23,036
1968	3,138	4,158	2,707	4,209	3,030	17,242
1969	1,313	2,371	6,570	3,447	3,768	17,469
1970	1,652	1,695	3,155	4,230	3,602	14,334
1971	7,169	2,102	4,708	2,576	2,909	19,464
1972	11,923	2,593	1,931	3,021	3,199	22,667
1973	6,294	4,340	2,918	3,415	3,969	20,936
1974	3,380	4,379	6,418	3,406	2,756	20,339
1975	4,469	3,084	9,171	2,146	2,524	21,394
1976	1,373	10,782	6,760	3,364	1,638	23,917
1977	721	3,621	2,547	1,350	1,984	10,223
1978	464	345	3,845	697	1,717	7,068
1979	405	1,566	4,060	1,042	2,642	9,715
1980	1,709	708	3,306	783	2,380	8,886
1981	396	454	4,416	1,152	2,316	8,734
1982	997	332	1,812	2,451	1,657	7,249
1983	757	1,526	2,558	2,926	1,254	9,021
1984	242	1,975	3,500	2,291	2,277	10,285
1985	557	1,301	1,739	1,871	1,939	7,407
1986	968	2,398	4,266	1,776	2,715	12,123
1987	1,177	1,735	4,197	2,347	3,301	12,757
1988	1,248	1,631	5,548	2,100	2,693	13,220
1989	847	2,098	5,979	3,560	2,201	14,685
1990	872	929	7,260	2,327	1,384	12,772
1991	656	764	2,608	1,956	1,627	7,611
1992	802	1,337	3,750	1,498	1,136	8,523
1993	886	616	1,810	801	1,466	5,579
1994	891	1,035	1,927	1,527	1,573	6,953
1995	1,166	1,647	2,798	1,013	1,268	7,892
1996	1,075	1,583	1,582	1,152	1,726	7,118
1997	1,391	1,369	816	1,578	1,791	6,945
1998	575	1,333	5,175	1,263	1,751	10,097
1999	1,228	1,025	2,341	2,119	2,264	8,977
2000	1,385	1,353	6,064	2,096	1,896	12,794
2001	1,617	2,404	6,036	1,225	2,198	13,480
2002	1,220	2,248	8,326	1,981	2,453	16,228
2003	1,473	2,575	3,798	2,344	2,589	12,779
2004 $\pi$	3,150	4,554	6,111	2,976	2,346	19,137
<b>2005 <math>\pi</math></b>	<b>3,234</b>	<b>5,366</b>	<b>4,825</b>	<b>5,027</b>	<b>1,930</b>	<b>20,382</b>

Note: Dwelling unit count is based on the number of Final Certificates of Occupancy issued by NYC Department of Buildings, or equivalent action by the Empire State Development Corporation or NYS Dormitory Authority.

$\pi$  Data from 2004 and 2005 was revised in May of 2006 by the Dept. of City Planning. This data includes Final Certificates of Occupancies (as with all other years) as well as Temporary Certificates of Occupancy data for the first time. Data will be updated every year to reflect the most current estimates.

Source: New York City Department of City Planning, Certificates of Occupancy issued in Newly Constructed Buildings.

#### 4. Number of Residential Cooperative and Condominium Plans Accepted for Filing By the NYS Attorney General's Office, 2000-2005

	2000	2001	2002	2003	2004	2005
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
<b>Private Plans</b>						
New Construction	87 (1,911)	145 (3,833)	136 (2,576)	190 (4,870)	268 (6,018)	361 (12,210)
Rehabilitation	15 (220)	13 (124)	20 (348)	18 (418)	18 (334)	6 (223)
Conversion (Non-Eviction)	9 (738)	12 (1,053)	14 (1,974)	10 (639)	16 (1,550)	24 (2,356)
Conversion (Eviction)	1 (24)	0	0	0	0	0
<b>Private Total</b>	<b>112 (2,893)</b>	<b>170 (5,010)</b>	<b>170 (4,898)</b>	<b>218 (5,927)</b>	<b>302 (7,902)</b>	<b>391 (14,789)</b>
<b>HPD Sponsored Plans</b>						
New Construction	0	0	0	0	0	0
Rehabilitation	0	0	0	0	0	0
Conversion (Non-Eviction)	0	0	0	0	0	0
Conversion (Eviction)	8 (179)	2 (22)	15 (260)	0	15 (274)	18 (269)
<b>HPD Total</b>	<b>8 (179)</b>	<b>2 (22)</b>	<b>15 (260)</b>	<b>0</b>	<b>15 (274)</b>	<b>18 (269)</b>
<b>Grand Total</b>	<b>120 (3,072)</b>	<b>172 (5,032)</b>	<b>185 (5,158)</b>	<b>218 (5,927)</b>	<b>308 (8,014)</b>	<b>409 (15,058)</b>

Note: Figures exclude "Homeowner" and "Commercial" plans/units.  
Source: New York State Attorney General's Office, Real Estate Financing Bureau.

#### 5. Number of Units in Cooperative and Condominium Plans Accepted for Filing By the NYS Attorney General's Office, 1981-2005

Year	New Construction	Conversion Eviction	Conversion Non-Eviction	Rehabilitation	Total New Construction Conversion & Rehab	Units in HPD Sponsored Plans
1981	6,926	13,134	4,360	--	24,420	925
1982	6,096	26,469	16,439	--	49,004	1,948
1983	4,865	18,009	19,678	--	42,552	906
1984	4,663	7,432	25,873	--	37,968	519
1985	9,391	2,276	30,277	--	41,944	935
1986	11,684	687	39,874	--	52,245	195
1987	8,460	1,064	35,574	--	45,098	1,175
1988	9,899	1,006	32,283	--	43,188	1,159
1989	6,153	137	25,459	--	31,749	945
1990	4,203	364	14,640	--	19,207	1,175
1991	1,111	173	1,757	--	3,041	2,459
1992	793	0	566	--	1,359	1,674
1993	775	41	134	--	950	455
1994	393	283	176	807	1,659	901
1995	614	426	201	1,258	2,499	935
1996	21	0	149	271	441	0
1997	1,417	26	131	852	2,426	533
1998	3,225	0	386	826	4,437	190
1999	1,123	343	359	1,029	2,854	295
2000	1,911	203	738	220	3,072	179
2001	3,833	22	1,053	124	5,032	22
2002	2,576	260	1,974	348	5,158	260
2003	4,870	0	639	418	5,927	0
2004	6,018	274	1,550	334	8,176	274
<b>2005</b>	<b>12,210</b>	<b>269</b>	<b>2,356</b>	<b>223</b>	<b>15,058</b>	<b>269</b>

Note: Rehabilitated units were tabulated separately beginning in 1994. HPD Plans are a subset of all plans. Numbers were revised from prior years.

Source: New York State Attorney General's Office, Real Estate Financing Bureau.

## 6. Tax Incentive Programs

### Buildings Receiving Certificates for 421-a Exemptions, 2003-05

	2003		2004		2005	
	Certificates	Units	Certificates	Units	Certificates	Units
Bronx	14	422	13	401	7	183
Brooklyn	30	600	76	1,628	89	1,185
Manhattan	18	2,068	30	3,401	30	2,890
Queens	50	692	92	1,308	38	772
Staten Island	0	0	0	0	1	32
<b>TOTAL</b>	<b>112</b>	<b>3,782</b>	<b>211</b>	<b>6,738</b>	<b>165</b>	<b>5,062</b>

### Buildings Receiving J-51 Tax Abatements and Exemptions, 2003-05

	2003			2004			2005		
	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)
Bronx	184	9,760	30,409	609	35,295	123,566	469	20,289	48,982,400
Brooklyn	343	18,247	29,589	367	18,271	28,832	210	12,828	14,436,500
Manhattan	509	25,545	45,798	541	27,058	56,134	269	13,387	36,130,900
Queens	1,330	20,240	16,938	552	35,157	24,815	510	19,757	16,853,900
Staten Island	7	213	160	99	1,722	739	1	109	112,100
<b>TOTAL</b>	<b>2,373</b>	<b>74,005</b>	<b>122,893</b>	<b>2,168</b>	<b>117,503</b>	<b>234,087</b>	<b>1,459</b>	<b>66,370</b>	<b>116,516</b>

Source: New York City Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs.

## 7. Tax Incentive Programs - Units Receiving Initial Benefits, 1981-2005

Year	421-a	J-51
1981	3,505	--
1982	3,620	--
1983	2,088	--
1984	5,820	--
1985	5,478	--
1986	8,569	--
1987	8,286	--
1988	10,079	109,367
1989	5,342	64,392
1990	980	113,009
1991	3,323	115,031
1992	2,650	143,593
1993	914	122,000
1994	627	60,874
1995	2,284	77,072
1996	1,085	70,431
1997	2,099	145,316
1998	2,118	103,527
1999	6,123	82,121
2000	2,828	83,925
2001	4,870	81,321
2002	4,953	70,145
2003	3,782	74,005
2004	6,738	117,503
<b>2005</b>	<b>5,062</b>	<b>66,370</b>

Source: New York City Department of Housing Preservation and Development, Office of Development, Tax Incentive Programs.

## 8. City-Owned Properties, Fiscal Years 1985-2005

Fiscal Year	Central Management				Alternative Management		Vestings		Buildings Sold
	Occupied Units	Occupied Buildings	Vacant Units	Vacant Buildings	Units	Buildings	Units	Buildings	Buildings
1985	38,561	4,102	56,474	5,732	12,825	542	--	--	531
1986	39,632	4,033	55,782	5,662	13,375	583	--	--	275
1987	38,201	4,042	48,987	4,638	13,723	587	--	--	621
1988	37,355	3,628	37,734	3,972	14,494	624	--	--	58 +
1989	32,377	3,359	45,724	3,542	17,621	780	--	--	72
1990	33,851	3,303	37,951	3,110	14,800	705	3,323	292	112
1991	32,783	3,234	30,534	2,796	12,695	615	2,288	273	140
1992	32,801	3,206	22,854	2,368	--	--	1,462	197	--
1993	32,078	3,098	17,265	2,085	9,237	470	2,455	211	162
1994	30,358	2,992	13,675	1,763	8,606	436	715	69	81
1995	27,922	2,885	11,190	1,521	7,903	433	240	17	170
1996	24,503	2,684	9,971	1,349	6,915	393	49	2	386
1997	22,298	2,484	8,177	1,139	5,380	289	0	0	253
1998	19,084	2,232	7,511	1,021	6,086	305	0	0	206
1999	15,333	1,905	6,664	869	6,640	401	0	0	251
2000	13,613	1,730	6,295	805	6,282	382	0	0	136
2001	8,299	1,203	4,979	633	7,973	504	0	0	321
2002	5,715	919	3,762	524	7,756	477	0	0	302
2003	4,049	610	2,370	367	7,064	441	0	0	184
2004	1,970	373	1,806	275	7,348	466	0	0	217
<b>2005</b>	<b>1,114</b>	<b>235</b>	<b>1,294</b>	<b>221</b>	<b>6,516</b>	<b>451</b>	<b>0</b>	<b>0</b>	<b>169</b>

Note: HPD could not confirm vestings data prior to FY 1990.

Source: NYC Office of Operations, Fiscal 2005 *Mayor's Management Report*; NYC Department of Housing Preservation and Development.

## 9. Building Demolitions in New York City, 1985-2005

Year	Bronx		Brooklyn		Manhattan		Queens		Staten Island		Total	
	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total	5+ Units	Total
1985	81	157	3	101	59	73	3	133	1	31	147	495
1986	48	96	14	197	19	38	3	273	4	67	88	671
1987	14	55	2	130	22	33	1	273	6	83	45	574
1988	3	34	2	169	25	44	2	269	0	160	32	676
1989	6	48	8	160	20	38	3	219	0	109	37	574
1990	4	29	3	133	20	28	5	119	0	71	32	380
1991	10	33	15	95	9	14	1	68	0	32	35	242
1992	12	51	6	63	2	5	1	41	0	33	21	193
1993	0	17	4	94	0	1	3	51	0	5	7	168
1994	3	14	4	83	5	5	2	42	0	8	14	152
1995	2	18	0	81	0	0	2	37	0	17	4	153
1996	--	30	--	123	--	25	--	118	--	84	--	380
1997	--	29	--	127	--	51	--	168	--	119	--	494
1998	--	71	--	226	--	103	--	275	--	164	--	839
1999	--	67	--	211	--	53	--	227	--	159	--	717
2000	--	64	--	499	--	101	--	529	--	307	--	1,500
2001	--	96	--	421	--	160	--	519	--	291	--	1,487
2002	--	126	--	500	--	89	--	600	--	456	--	1,771
2003	--	161	--	560	--	100	--	865	--	564	--	2,250
2004	--	238	--	691	--	141	--	1,128	--	547	--	2,745
<b>2005</b>	--	<b>237</b>	--	<b>1,036</b>	--	<b>136</b>	--	<b>1,537</b>	--	<b>475</b>	--	<b>3,421</b>

Note: The Census Bureau discontinued collecting demolition statistics in December, 1995. The New York City Department of Buildings began supplying the total number of buildings demolished from 1996 forward, and cannot specify whether buildings are residential, nor if they have 5+ units. Demolition statistics from 1985 through 1995 are solely residential buildings.

Source: U.S. Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch; New York City Department of Buildings.