

2007 Housing Supply Report

June 5, 2007

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2007 Housing Supply Report

what's new

- ✓ Permits for 30,927 new dwelling units were issued in New York City in 2006, the second most since 1972, but a 2.1% decrease over the prior year.
- ✓ The number of new housing units completed in 2006 increased 21.9% over the prior year, to 23,768.
- ✓ The citywide vacancy rate was 3.09% in 2005.
- ✓ City-sponsored residential construction spurred 17,259 new housing starts, two-thirds of which were rehabilitations.
- ✓ The city-owned *in rem* housing stock continued to decline, with a 35.5% decline in housing units during FY 2006.
- ✓ The number of housing units newly receiving 421-a exemptions decreased 23.4% in 2006, to 3,875.
- ✓ The number of housing units newly receiving J-51 abatements and exemptions decreased 0.5% in 2006, to 66,010.
- ✓ The Attorney General's office reported a 75.8% increase in the number of co-op or condo units accepted in 2006, to 710 plans containing 26,474 units.
- ✓ Demolitions, as reported by the New York City Department of Buildings, were up in 2006, increasing by 2.2% to reach 3,568 buildings.

Introduction

Over the past year there was a 2.1% decrease in the number of permits issued for new dwelling units, falling to 30,927, the second most since 1972, but the first year of decline in 12 years. However the number of completed housing units grew, rising 21.9% over 2005 levels. This growth in development has been prompted by the tight housing market, with a citywide rental vacancy rate of 3.09% and 10.2% of all rental housing considered overcrowded. There was also a 75.8% 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 2006 fiscal year. During 2006, housing starts under the 421-a Affordable Housing Program decreased 19.2%, but completions rose by 409.4%. The City also saw an increase in demolitions during 2006, rising 2.2%. And rehabilitation of residential units under the J-51 tax abatement and exemption program during 2006 decreased for the second year in a row, falling 0.5%, despite a much larger 25% decrease in the number of buildings receiving benefits.

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)*,¹ 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.² 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.

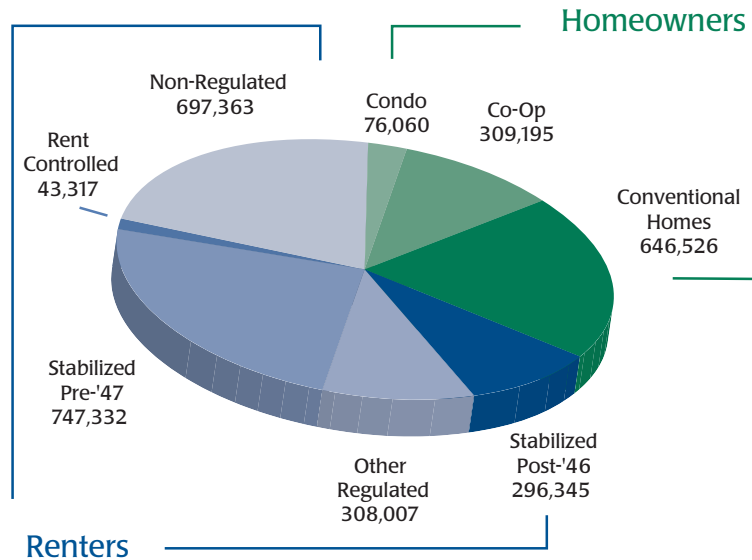
New York City's housing is dominated by the size of its rental housing stock and unlike most cities, the bulk of rental units are rent regulated. Of the 2,092,363 occupied and vacant rental units reported in the most recent HVS, a third (33.3%) were unregulated, or "free market." The majority are either 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 other³ 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 unobtainable.⁴

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.

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.

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.

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.

Following 11 years of annual increases, the City in 2006 issued slightly less housing permits for single- and multi-family buildings than the year prior. In 2006, permits were issued for 30,927 units of new housing, a decrease of 2.1% over the 31,599 units in 2005 (see graph on following page). While still below the 1960's average of 37,000 new units per year, 2006 saw the second highest level in the number of permits since 1972, when 36,061 were issued. Permits issued Citywide in 2006 decreased, despite increases in permits issued in Manhattan and Brooklyn and virtually flat levels in Queens. Proportionally, Manhattan increased the most, up 3.5%, to 8,790 and Brooklyn increased by 1.8%, to 9,191. Levels in Queens, the Bronx, and Staten all declined. Staten Island declined by the greatest proportion, down 44.7% to 1,036 permits, while the Bronx declined by 5.7% to 4,658 and Queens remained virtually flat, decreasing by 0.2% to 7,252. (See Appendix 1 and the map on page 4)

While permits issued decreased between 2005 and 2006, the number of permits issued in early 2007 has

decreased at an even greater pace. The number of permits issued in New York City decreased from 7,697 in the first quarter of 2006 to 7,264 during the same period of 2007, a 5.6% decrease. The number of permits in Manhattan and Staten Island both declined significantly, falling 37.1% and 35.5% respectively, while permits issued increased 1.4% in the Bronx, 13.2% in Queens, and 15.7% in Brooklyn.⁵

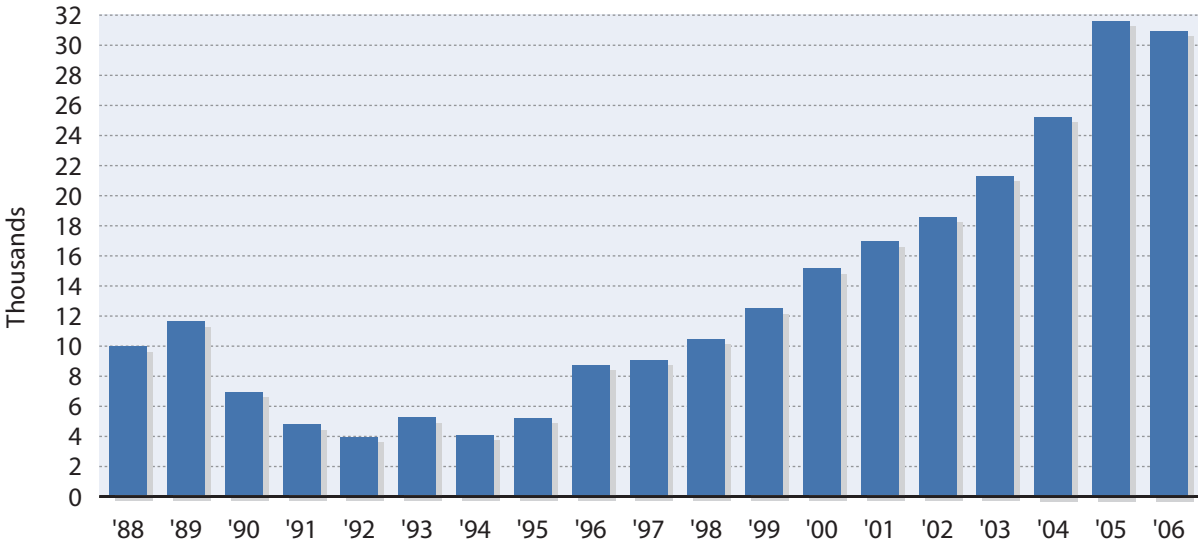
Permit data can also be analyzed by the reported size of the buildings applying for permits. In 2006, a total of 5,172 buildings received permits (containing a total of 30,927 housing units). Citywide, 17.7% of these buildings were single-family, 36.7% were two-family, 33.2% were three- or four-family structures, and 12.4% were five-family or greater buildings. The average five-family or greater building contained 33 units for the City as a whole, and 87 units in Manhattan, with two-thirds of all new units in these largest buildings. 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 other boroughs. (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.⁶ In 2006, approximately 23,768 new housing units were completed, a 21.9% increase over 2005.⁷ This number includes significant gains in the Bronx, Queens, and Brooklyn, a smaller increase in Manhattan and a slight decrease in Staten Island. The Bronx saw its number of new housing units grow more sharply than any other borough in 2006, up 43.1%, to 4,311. Queens saw a 31.2% increase, to 5,940; Brooklyn increased by 28.2% to 6,418; Manhattan increased by 3.9% to 5,199; and the number of new units in Staten Island decreased 2.2% in 2006, to 1,900. (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

Units Issued New Housing Permits, 1988-2006, in Thousands

Slight Decline in Growth of Number of Permits Issued for New Construction of Residential Units

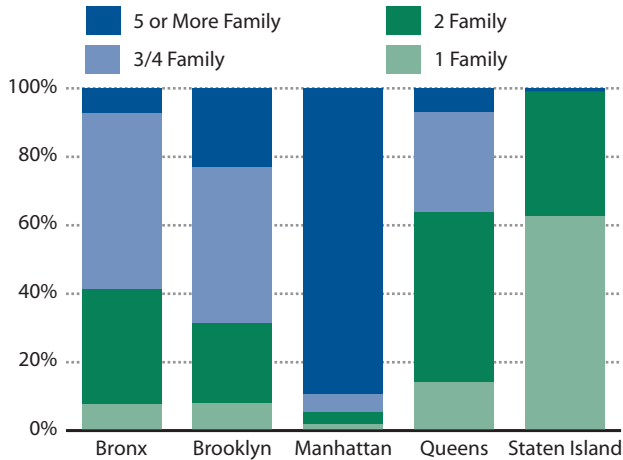


Source: U.S. Bureau of the Census, Manufacturing and Construction Division Building Permits Branch.

Residential Building Permits, 2006

Permits by Building Size:

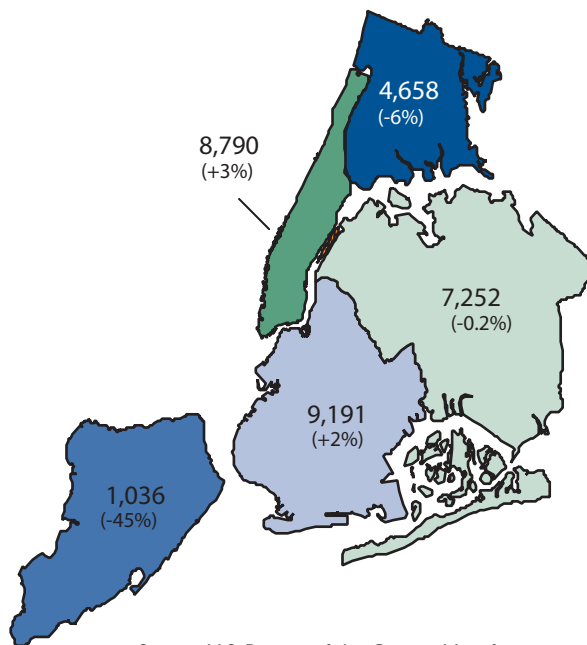
Most New Buildings in Manhattan are Five Family or More, in Staten Island One and Two Family Homes Predominate



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

Total Number of Permits Issued in 2006 and Percentage Change From 2005 by Borough:

Two Percent Decrease 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.

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 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. HDC operates such programs as 80/20, which requires developers to set aside 20% of units for moderate-income families, and oversees the Liberty Bond program which encourages residential development in lower Manhattan.

HPD- and HDC-sponsored programs spurred a total of 17,259 reported housing starts⁸ in FY 2006, a decrease of 5.4% over the prior year. Of the 17,259 total starts this year, 10,905 were rehabilitation starts, and 6,354 were new construction starts.⁹ HPD and HDC collectively expect to start an additional 16,830 units of new construction and rehabilitation in FY 2007, and 16,912 in FY 2008. During the first four months of FY 2007 there were 3,016 starts by HPD and HDC, a 43.4% decline over the corresponding period of the previous year. Most of these starts were rehabilitation projects, accounting for more than 90% of all starts during the 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 2007, HPD and HDC have started 56,700 units of housing under the New Housing Marketplace Plan. By the end of June this figure is expected to rise to 63,000. As part of this program the City is identifying new sources of land and funding sources, and making changes to regulations in the private market, such as 421-a reforms and new inclusionary zoning initiatives.¹⁰

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).¹¹ 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

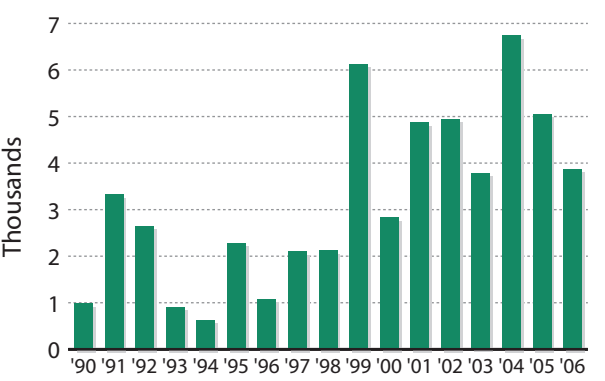
twenty percent of the units in the building for low-income tenants, or building off-site. If developers within the Exclusion Zone choose not to build affordable housing themselves, they have the option of buying these certificates from affordable housing developers in other parts of the City for an estimated cost of \$10,000 to \$15,000 each, thereby helping finance additional affordable housing.

Major changes to the 421-a program were signed into law last December and pending State approval will take effect beginning on December 28, 2007. Among the revisions is a change to the “Exclusion Zone” to include additional areas of Manhattan, a number of neighborhoods in Brooklyn, and the entire East River waterfront between Red Hook in Brooklyn and Astoria in Queens. Housing built anywhere in the new Exclusion Zone and utilizing 421-a benefits will have to provide 20% of units for affordable housing on-site. In addition, only the first \$65,000 of an apartment’s assessed value would be exempt from taxes and the longest exemption periods, 25 years, would only be granted to developments that provide affordable housing for the entire duration of benefits.¹²

Housing starts under the 421-a Affordable Housing Program declined this year, falling 19.2% from 2005 levels, for a total of 1,034 units. It is estimated that when all the units begun in 2006 are completed, these

Units Receiving 421-a Certificates, 1990-2006, in Thousands

23% Decrease in Number of Units Newly Issued 421-a Certificates in 2006



Source: NYC Department of Housing Preservation and Development.

1,034 new affordable units will create approximately 5,170 certificates eligible to be sold for market-rate housing within the Exclusion Zone.¹³ While construction starts under the 421-a Affordable Housing Program were down by almost 20%, housing units completed under the Affordable Housing program in 2006 grew significantly. In 2006, 810 new affordable units, producing approximately 4,050 certificates for market-rate housing, were completed, a 409.4% rise from last year.

Through the market-rate 421-a program, the number of housing units newly receiving 421-a exemptions decreased for the second year in a row, down 23.4%, to 3,875 (see graph on previous page), including decreases in every borough. The largest proportion of units receiving benefits in 2006 were in buildings located in Manhattan, which contained 61.3% of the total units in the City, despite having only 21.2% of the buildings that received benefits. The remainder of these units were in Brooklyn (19.0%), Queens (16.8%), and the Bronx (2.9%). No buildings in Staten Island utilized 421-a tax benefits this year.¹⁴ (See Appendices 6 and 7)

Another program that has offered affordable housing, the New York State Mitchell-Lama program, is 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 approximately 100,000 Mitchell-Lama units in the City today (and up to 21,000 elsewhere in the state), and the last Mitchell-Lama project opened in 1978.¹⁵

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 approximately 34,000 units in Mitchell-Lama buildings have been lost due to buyouts since 1985 (see graph on this page). The pace has accelerated in the past couple of years, with at least 15,191 units bought out between 2003 and 2006.¹⁶ And a New York City Comptroller’s Office report released last year reported that more than 10,000 Mitchell-Lama units are pending buyout.¹⁷

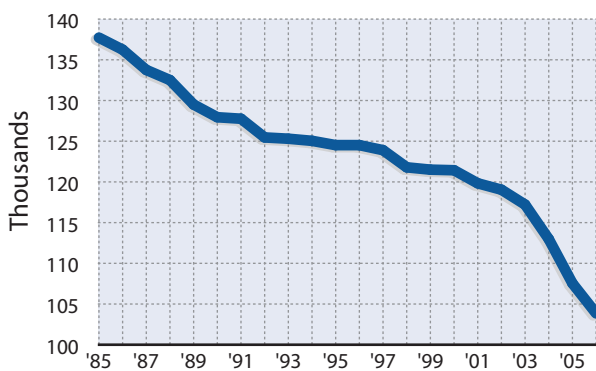
As more and more Mitchell-Lama apartments leave the program, new legislation is increasingly being proposed to clarify the laws regarding rents in buildings opting out. *City Limits* reported in early May of this year that the New York State Division of Housing and Community Renewal (DHCR) will in the near future issue a new policy on “unique and peculiar” circumstances, an exemption that allows buildings leaving Mitchell-Lama and built before 1974 (only buildings built prior to 1974 are required to enter rent stabilization) to apply to have apartment rents set at market rates instead of current rents. Other bills in relation to Mitchell-Lama have recently been proposed in Albany and are awaiting votes. One would authorize Mitchell-Lama buildings in all localities with rent regulation laws to immediately enter rent stabilization at current rental rates. Another bill would eliminate the “unique and peculiar” provision for all developments in New York City leaving Mitchell-Lama and force owners in those buildings subject to rent stabilization to use current rents as the basis for new rent stabilized rents. And a third bill seeks to require Mitchell-Lama buildings built after 1974, such as Starrett City, to also enter rent stabilization.¹⁸

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

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

25% Decrease in Number of NYC Mitchell-Lama Units Since 1985



Source: NYC Comptroller’s Office

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 residential units opened for occupancy at the Hit Factory Condominium building on 54th Street in Manhattan. The former site of the Hit Factory music recording studio, the functioning studio closed in 2005 and the new 27 residential lofts it was converted into sell for more than a million dollars each.¹⁹ Further uptown, the vacant Renaissance Ballroom and Renaissance Casino in Harlem will be gutted to accommodate 112 condos, cultural space, and retail storefronts.²⁰ However, the recent trend of converting office space to residential use may be starting to slow, with the *New York Times* recently reporting that at least six condo conversion plans have been dropped, including plans for the International Toy Center on Madison Square Park and the top floors of 40 Worth Street in downtown Manhattan.²¹

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 levels have remained over 200 for three consecutive years, with 209 certificates applied for in 2006.²²

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 2006, the Attorney General accepted 710 co-op and condo plans, a 73.6% increase over the number accepted in 2005. These 710 plans encompassed

26,474 housing units, 75.8% more than in 2005. The majority of plans (397) were accepted for buildings located in Brooklyn; 224 were located in Manhattan; 68 plans were accepted for Queens; the Bronx had 18 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 (14,748) than in Brooklyn (7,784).²³ (See Appendices 4 and 5)

Almost all of the plans accepted citywide in 2006 were for new construction, comprising 644 of 710 plans, and a total of 19,870 of 26,474 units. This is similar to the prior year, when new construction accounted for 361 of the 409 accepted plans. In 2006, 53 plans and 6,331 units were non-eviction conversions. An additional 13 plans, containing 273 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 24.9% of the total number of units in 2006 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 2006), 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 1946.²⁴ 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.

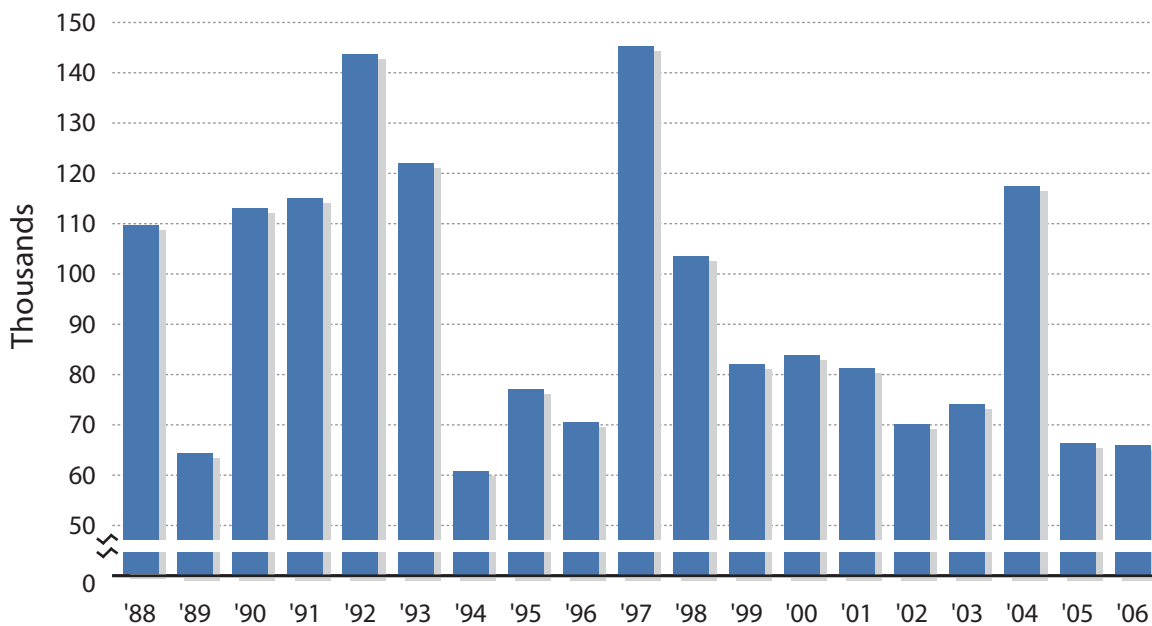
In 2006, 66,010 units newly received J-51 benefits, a decrease of 0.5% from the previous year (see graph on this page). These units were contained in 1,090 buildings, a decrease of 25.3% from 2005 levels. The location of the units newly receiving benefits ranged from 33.2% located in Manhattan; to 25.9% in Queens; 20.9% in the Bronx; 19.9% in Brooklyn; and 0.1% in Staten Island. Buildings were distributed evenly through all the boroughs except Staten Island, where only four buildings received J-51 benefits.²⁵

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.²⁶

In Fiscal Year 2005 (the most recently available data), the J-51 tax program cost the City \$199.1 million for all housing types, including more than 700,000 rental units.²⁷ 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

Units Receiving Initial J-51 Benefits, 1988-2006, in Thousands

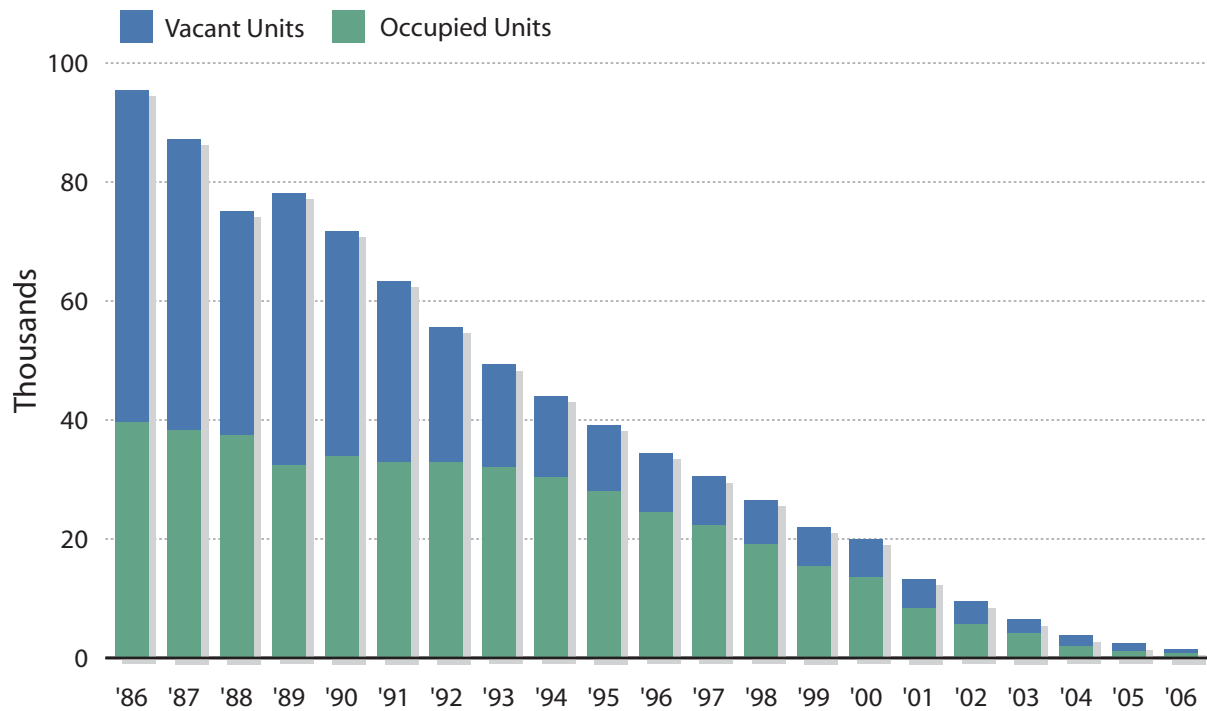
2006 Saw Little Change in Number of Units Receiving J-51 Certificates



Source: NYC Department of Housing Preservation and Development.

Units in HPD Central Management Stock, FY 1986-FY 2006, in Thousands

Continued Decline in City In Rem Housing Stock in FY 2006



Source: Mayor's Management Report, Office of Operations, FY 1986-FY 2006.

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 this page). Most of these buildings were dilapidated multi-families occupied by a predominantly 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 711 through October 2006, a 97.7% decline since FY 1994.²⁸ HPD transfers buildings into alternative management programs before returning them to private ownership. During FY 2006, 171 buildings with 1,483 units were sold through these programs.

The number units in vacant city-owned buildings also fell significantly over the same period, to 743 units by the end of October 2006, a 94.6% decline since FY 1994. During FY 2006, the total number of buildings operated by HPD, including both occupied and vacant, fell 27.6%, and the number of units in

these buildings fell 35.5%, as compared to FY 2005. (See Appendix 8) This trend continued during the first four months of FY 2007.

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.²⁹

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.³⁰

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.³¹ Since beginning in 1996, the program has collected \$243 million in back taxes, and 410 buildings have been transferred to responsible for-profit and non-profit owners.³²

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 and 2006 alone was double the number demolished in all the years from 1990 to 1999 combined. A total of 3,568 buildings were demolished in 2006, a slight 2.2% increase over the prior year, but preceded by double digit increases in each of the prior four years. This was the highest total since 1985, when the RGB began collecting this data. Queens accounted for 41.6% of all the buildings demolished in 2006, Brooklyn had 31.1%, Staten Island had 10.7%, the Bronx had 9.4%, and Manhattan had the lowest proportion, 7.3%. Despite an increase citywide, in Queens and Staten Island the number of demolitions fell, by 3.9% and 20.1% respectively. The number of demolitions in Manhattan rose by the greatest proportion, 78.6%, while they rose 36.3% in the Bronx and 2.7% in Brooklyn.³³ (See Appendix 9)

Conclusion

Housing permits remained at high levels, with the second highest number of permits issued in 2006 than in any year since 1972, while the number of completed housing units increased by 21.9%. The City also continued to reduce its share of city-owned vacant and occupied housing units, seeing a 35.5% decline during the most recent fiscal year. The number of new units receiving 421-a tax benefits decreased 23.4% in 2006, while J-51 tax abatements and exemptions decreased 0.5%. 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 56,700 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.
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 the 2004 calendar year and beyond, 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 2006 and Preliminary Fiscal Year 2007.
10. Most recent numbers obtained from testimony to the NYC Rent Guidelines Board on March 27, 2007 and from "Mayor Bloomberg's Affordable Housing Plan," May 2007.
11. The boundaries of the exclusion zone will be changed along with other aspects of the 421-a program beginning in 2008. See Endnote 12 for more information.
12. "Mayor Bloomberg Signs Legislation Reforming 421-a Property Tax Exemption Program," Press Release #453. December 28, 2006.
13. Data obtained from the NYC Dept. of Housing Preservation and Development, Inclusionary Housing/421a Affordable Housing Program. Each affordable housing unit financed or built under the Affordable Housing Program creates between four and six certificates for market rate housing. An exact number of certificates produced was not available this year, so an average of 5 certificates was used to approximate the actual number.
14. NYC Department of Housing Preservation and Development, Tax Incentives Program data.
15. "2004 Annual Report: Mitchell-Lama Housing Companies in NYS." NYS Division of Housing and Community Renewal. March 15, 2005.
16. Updated data obtained from the New York City Comptroller's Office, May, 2007.
17. "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.
18. "Efforts Flowering This Spring to Save Mitchell-Lama Program," *City Limits Weekly*, Number 586. May 7, 2007.
19. "New York's Hit Factory goes Residential," by Dan Wilchins. *Reuters*, October 18, 2006.
20. "Historic Harlem Ballroom to Get Makeover, Add Condos," by Eliot Brown. *The New York Sun*, March 23, 2007.
21. "Condo Conversion Switch Gears to Go Commercial," by Lisa Chamberlain. *New York Times*. April 4, 2007.
22. Historic data from the West Side SRO Law Project, reporting NYC Department of Housing Preservation and Development (HPD) data and 2006 data directly from HPD.
23. NYS Attorney General's Office, Real Estate Financing Bureau data. and the NYC Dept. of Housing Preservation and Development, Sales Unit.
24. *2005 NYC Housing and Vacancy Survey*.
25. 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.
26. 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>>.
27. "Annual Report on Tax Expenditures," NYC Dept. of Finance publication, November, 2005.
28. *Mayor's Management Reports*, Fiscal Year 1994-Preliminary Fiscal 2007.
29. NYC Department of Housing Preservation and Development. World Wide Web page <http://www.nyc.gov/html/hpd/html/buyers/small_prop.shtml>.
30. 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.
31. "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/>>.
32. Most recent figures obtained from NYC Dept. of Housing Preservation and Development, May 23, 2007.
33. 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, 1960-2007

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
2005	4,937	9,028	8,493	7,269	1,872	31,599
2006	4,658	9,191	8,790	7,252	1,036	30,927
2007 (1 st Qtr) ^Ω	1,037 (1,023)	2,621 (2,265)	1,551 (2,466)	1,864 (1,647)	191 (296)	7,264 (7,697)

Ω First three months of 2007. The number of permits issued in the first three months of 2006 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), 1998-2006

Year/Borough	1-Family	2-Family	3/4 Family	5 or More-Family	Total Buildings
1998					
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
1999					
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
2000					
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
2001					
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
2002					
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
2003					
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
2004					
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
2005					
Bronx	3.5%	29.9%	54.9%	11.6%	825
Brooklyn	6.4%	28.3%	45.3%	20.0%	1,638
Manhattan	2.6%	0.9%	6.1%	90.4%	115
Queens	17.5%	47.5%	27.1%	7.8%	1,912
Staten Island	63.9%	34.6%	1.0%	0.5%	1,297
Citywide	22.5%	35.8%	30.0%	11.8%	5,787
2006					
Bronx	7.7%	33.6%	51.4%	7.3%	959
Brooklyn	8.1%	23.2%	45.7%	23.0%	1,389
Manhattan	1.8%	3.5%	5.3%	89.4%	113
Queens	14.3%	49.7%	29.0%	7.1%	2,014
Staten Island	62.7%	36.2%	0.0%	1.1%	697
Citywide	17.7%	36.7%	33.2%	12.4%	5,172

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

3. New Dwelling Units Completed in New York City, 1960-2006

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 π	3,326	4,512	6,150	3,087	2,291	19,366
2005 π	3,012	5,007	5,006	4,526	1,942	19,493
2006 π	4,311	6,418	5,199	5,940	1,900	23,768

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.

π Data from 2004, 2005, and 2006 was revised in May of 2007 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, 2001-2006

	2001	2002	2003	2004	2005	2006
	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)	Plans (Units)
Private Plans						
New Construction	145 (3,833)	136 (2,576)	190 (4,870)	268 (6,018)	361 (12,210)	644 (19,780)
Rehabilitation	13 (124)	20 (348)	18 (418)	18 (334)	6 (223)	0
Conversion (Non-Eviction)	12 (1,053)	14 (1,974)	10 (639)	16 (1,550)	24 (2,356)	53 (6,331)
Conversion (Eviction)	0	0	0	0	0	0
Private Total	170 (5,010)	170 (4,898)	218 (5,927)	302 (7,902)	391 (14,789)	697 (26,201)
HPD Sponsored Plans						
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)	2 (22)	15 (260)	0	15 (274)	18 (269)	13 (273)
HPD Total	2 (22)	15 (260)	0	15 (274)	18 (269)	13 (273)
Grand Total	172 (5,032)	185 (5,158)	218 (5,927)	317 (8,176)	409 (15,058)	710 (26,474)

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, 1981-2006

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
2005	12,210	269	2,356	223	15,058	269
2006	19,870	273	6,331	0	26,474	273

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, 2004-2006

	2004		2005		2006	
	Certificates	Units	Certificates	Units	Certificates	Units
Bronx	13	401	7	183	10	114
Brooklyn	76	1,628	89	1,185	57	736
Manhattan	30	3,401	30	2,890	32	2,375
Queens	92	1,308	38	772	52	650
Staten Island	0	0	1	32	0	0
TOTAL	211	6,738	165	5,062	151	3,875

Buildings Receiving J-51 Tax Abatements and Exemptions, 2004-2006

	2004			2005			2006		
	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)	Buildings	Units	Certified Cost (\$1,000s)
Bronx	609	35,295	123,566	469	20,289	48,982	279	13,766	35,979
Brooklyn	367	18,271	28,832	210	12,828	14,437	249	13,167	28,300
Manhattan	541	27,058	56,134	269	13,387	36,131	271	21,884	27,969
Queens	552	35,157	24,815	510	19,757	16,854	287	17,106	12,600
Staten Island	99	1,722	739	1	109	112	4	87	43
TOTAL	2,168	117,503	234,087	1,459	66,370	116,516	1,090	66,010	104,891

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

7. Tax Incentive Programs - Units Receiving Initial Benefits, 1981-2006

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
2005	5,062	66,370
2006	3,875	66,010

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

8. City-Owned Properties, Fiscal Years 1986-2006

Fiscal Year	Central Management				Alternative Management		Vestings		Buildings Sold
	Occupied Units	Occupied Buildings	Vacant Units	Vacant Buildings	Units	Buildings	Units	Buildings	Buildings
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
2005	1,114	235	1,294	221	6,516	451	0	0	169
2006	727	175	826	155	5,582	373	0	0	171

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

Source: NYC Office of Operations, Fiscal 2006 Mayor's Management Report; NYC Department of Housing Preservation and Development.

9. Building Demolitions in New York City, 1986-2006

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
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
2005	--	245	--	1,080	--	145	--	1,545	--	477	--	3,492
2006	--	334	--	1,109	--	259	--	1,485	--	381	--	3,568

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.