Multifamily Assistance Center Annual Meeting
March 8th, 2019

Agenda

Welcome
Judi Kende – Vice President / NY Market Leader, Enterprise Community Partners

BIP & Housing Data Presentation
Jim Buckley – Executive Director, UNHP
Jacob Udell – Data & Research Coordinator, UNHP

HPD Presentation
Kim Darga – Associate Commissioner, NYC HPD

Update on Rent Regulation Legislative Proposals
Elizabeth Ginsburg – Senior Program Officer, Enterprise Community Partners
Percent of Moderately Rent Burdened Households by NYC PUMA, 2017
Rent as 30% + of Household Income, ACS 5-year Estimates
Median Rent Burden, Head of Household Aged 65+, by NYC PUMA, 2017
Median Income and Median Rent Burden, American Community Survey 5-year Estimate

Income estimates used for this map are based on American Community Survey upper bound estimates, which are set at 90% confidence intervals.
Crowding Rate in Renter Households by NYC PUMA, 2017
Occupancy Rate of 1 or More per Room, American Community Survey 5-year Estimate

Brooklyn Community Districts 7 (Sunset Park) and 12 (Borough Park) as well as Queens Community Districts 3 (Jackson Heights) and 4 (Elmhurst/Corona) have crowding rates higher than 20%.

UNIVERSITY NEIGHBORHOOD HOUSING PROGRAM
2751 Grand Concourse Bronx, NY 10468 | Tel: 718.933.3101 | Fax: 718.933.3624 | www.unhp.org
Percentage of BIP Buildings Sold by Community District
Rolling Sales for BBLs in the Building Indicator Project, 2008 - 2018

Percent of Buildings Sold
13.46%  46.41%

Fordham-Bedford
Washington Heights
East Tremont
Highbridge
Harlem
Bedford-Stuyvesant
Crown Heights
Bushwick
The Rockaways

30+ Years in the Northwest Bronx

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58.35% of the units in Community District 106 (Stuy-Town) were sold.
Unit counts above 15,000 include Community Districts 106 (Stuy-Town), 110 (Central Harlem), 112 (Washington Heights), 204 (Highbridge), 205 (Mount Hope), and 207 (Fordham-Bedford).
## Average Price per Unit by Borough

Cleaned Rolling Sales Data for BBLs in BIP, 2008 - 2018

<table>
<thead>
<tr>
<th>Year</th>
<th>Core MN</th>
<th>Upper MN</th>
<th>BX</th>
<th>BK</th>
<th>QN</th>
<th>SI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
<td>E</td>
<td>F</td>
</tr>
<tr>
<td>2010</td>
<td>G</td>
<td>H</td>
<td>I</td>
<td>J</td>
<td>K</td>
<td>L</td>
</tr>
<tr>
<td>2011</td>
<td>M</td>
<td>N</td>
<td>O</td>
<td>P</td>
<td>Q</td>
<td>R</td>
</tr>
<tr>
<td>2012</td>
<td>S</td>
<td>T</td>
<td>U</td>
<td>V</td>
<td>W</td>
<td>X</td>
</tr>
</tbody>
</table>

### UNIVERSE NEIGHBORHOOD HOUSING PROGRAM

2751 Grand Concourse Bronx, NY 10468 | Tel: 718.933.3101 | Fax: 718.933.3624 | [www.unhp.org](http://www.unhp.org)
Average Annual Price per Unit for Bronx Multifamily Residential Housing, 1985-2018 in Constant 2018 Dollars


Prices are inflation-adjusted using historical CPI-U data, base year = 1984 (Source: Bureau of Labor Statistics)
Annual Evictions per 100 Units in BIP Buildings, 2017-2018
Multifamily Buildings Sold Between 2008-2018, DOF Rolling Sales & BIP

# BBLs by Subset

<table>
<thead>
<tr>
<th>Subset</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>53,554</td>
</tr>
<tr>
<td>Not Sold</td>
<td>41,903</td>
</tr>
<tr>
<td>Sold</td>
<td>11,661</td>
</tr>
<tr>
<td>Single Sale</td>
<td>9,402</td>
</tr>
<tr>
<td>Two Sales</td>
<td>1,944</td>
</tr>
<tr>
<td>Three Sales</td>
<td>315</td>
</tr>
</tbody>
</table>
Annual Evictions per 100 Units in BIP Buildings by Borough, 2017-2018
Multifamily Buildings Sold Between 2008-2018, DOF Rolling Sales and BIP

<table>
<thead>
<tr>
<th>Borough</th>
<th>Eviction Rate - Borough Wide</th>
<th>Eviction Rate - Unsold Buildings</th>
<th>Eviction Rate - Sold Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Manhattan</td>
<td>0.15</td>
<td>0.14</td>
<td>0.22</td>
</tr>
<tr>
<td>Upper Manhattan</td>
<td>0.59</td>
<td>0.53</td>
<td>0.78</td>
</tr>
<tr>
<td>Bronx</td>
<td>1.44</td>
<td>1.22</td>
<td>2.24</td>
</tr>
<tr>
<td>Brooklyn</td>
<td>0.60</td>
<td>0.34</td>
<td>0.90</td>
</tr>
<tr>
<td>Queens</td>
<td>0.46</td>
<td>0.41</td>
<td>0.92</td>
</tr>
</tbody>
</table>
Annual Eviction Rates and Totals By Zip Code, Bronx

Difference in Eviction Rate Between Sold and Unsold Buildings
-0.6% to 1.6%

Total Evictions by Zip Code
- 46
   - 200
   - 400
   - 600
   - 800
   - 931

This map separates buildings in BIP that have and have not been sold between 2008 and 2018. The more intense the color, the larger the difference between the rate of evictions between these two groups.