

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

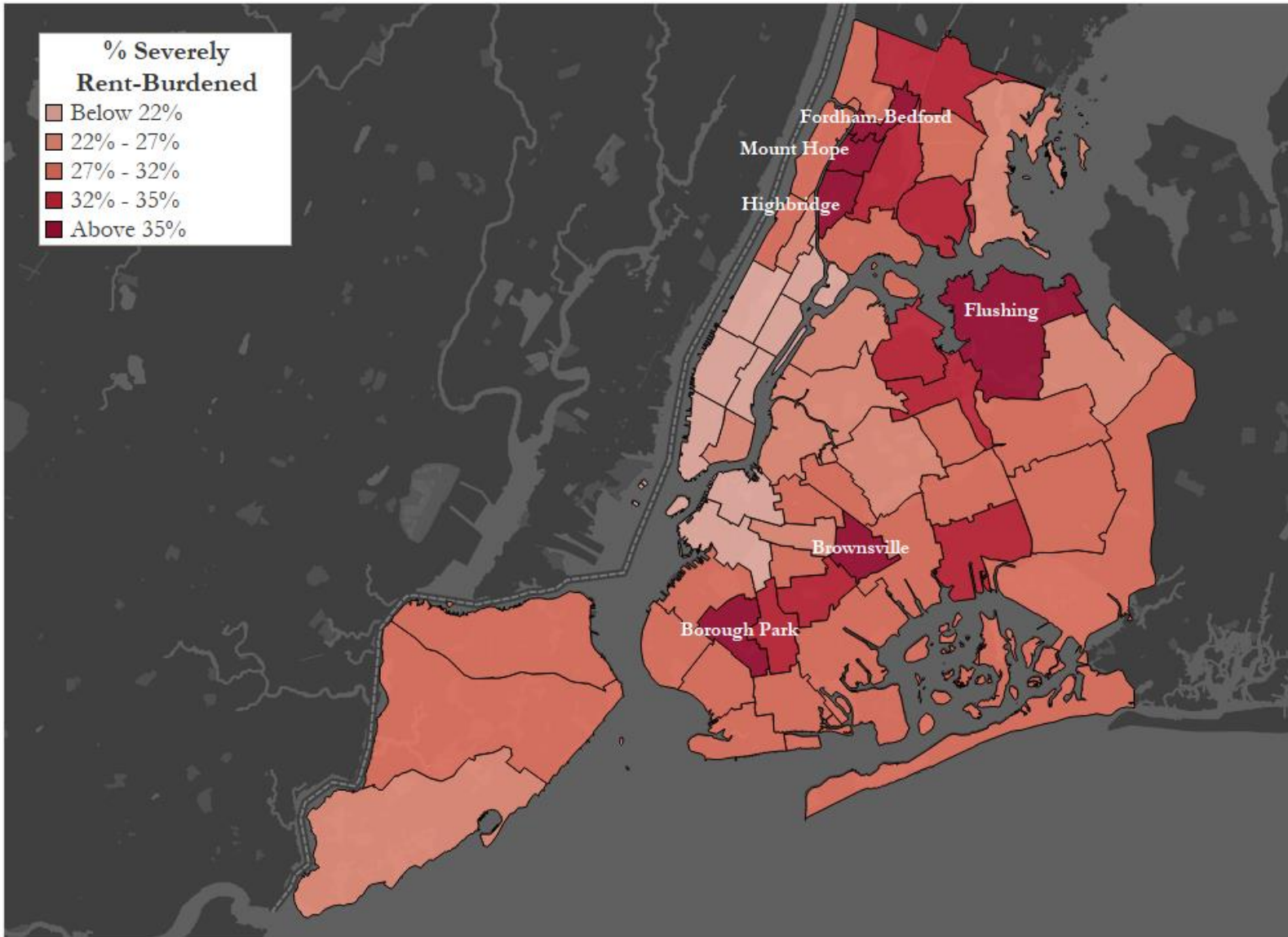


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Percent of Severely Rent Burdened Households by NYC PUMA, 2017

Rent as 50% + of Household Income, ACS 5- year Estimates

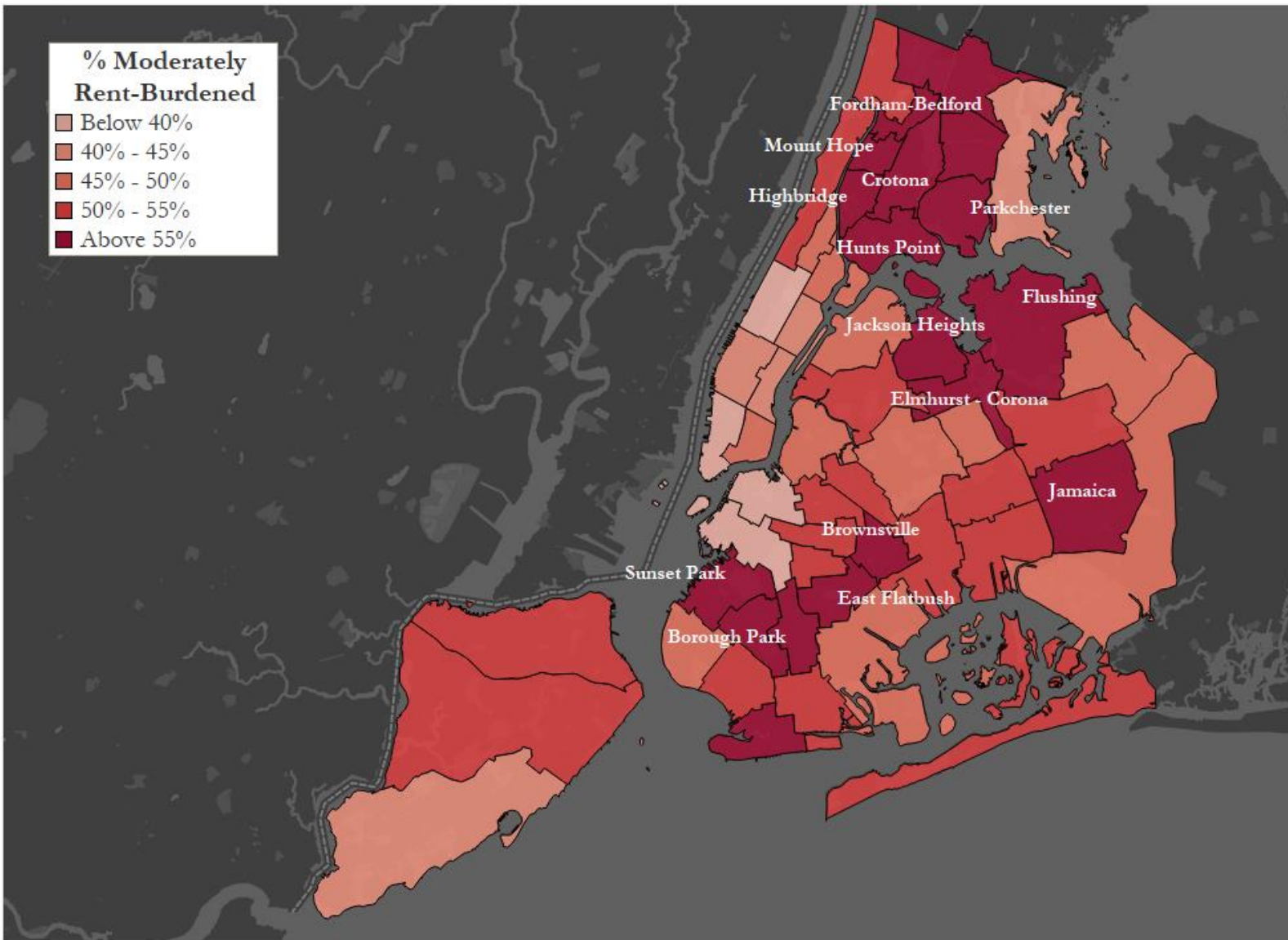


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Percent of Moderately Rent Burdened Households by NYC PUMA, 2017

Rent as 30% + of Household Income, ACS 5- year Estimates

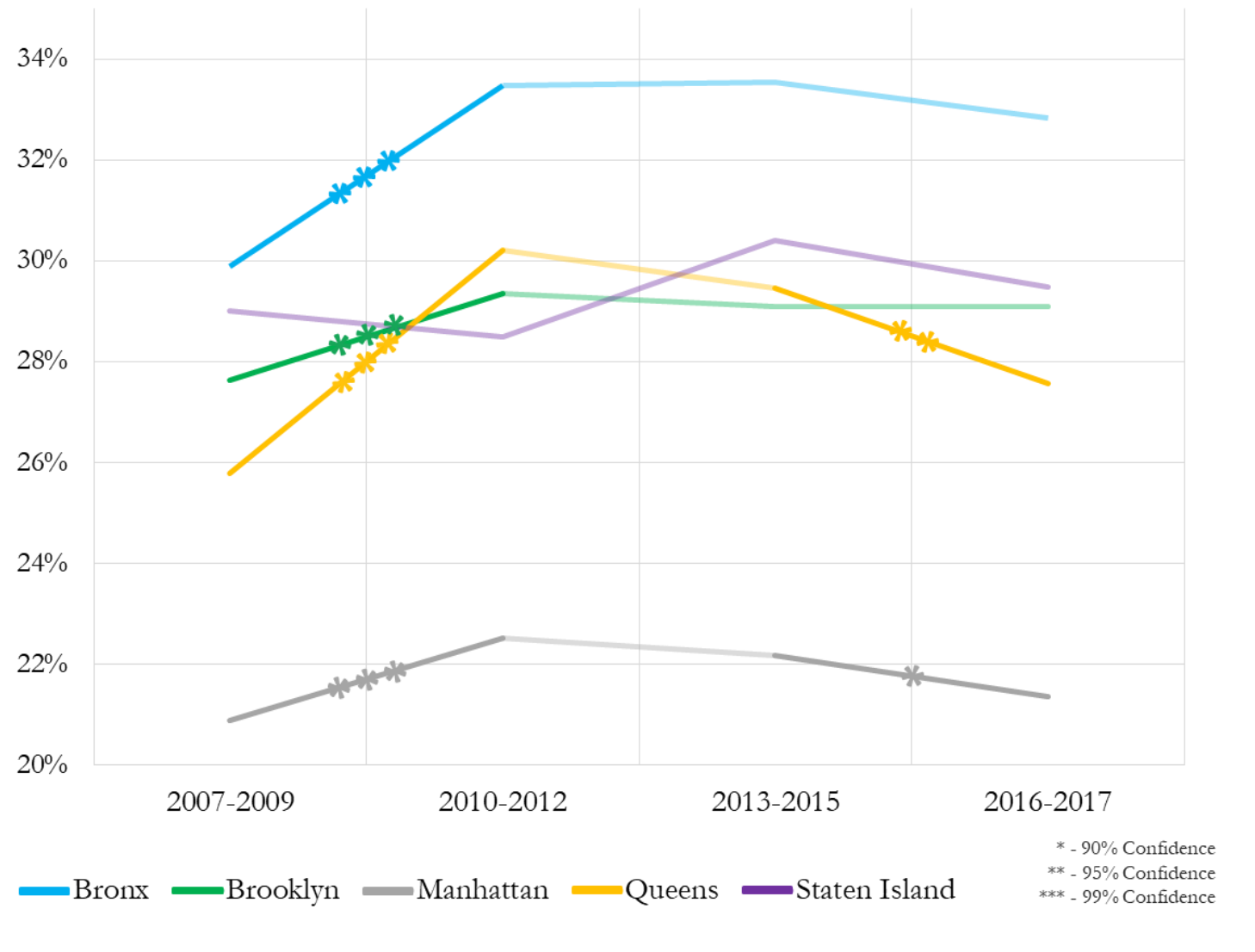


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Severe Rent Burden by NYC Borough, 2007-2017

Rent as 50% + of Household Income, American Community Survey 1-Year Estimates (Custom Groupings)

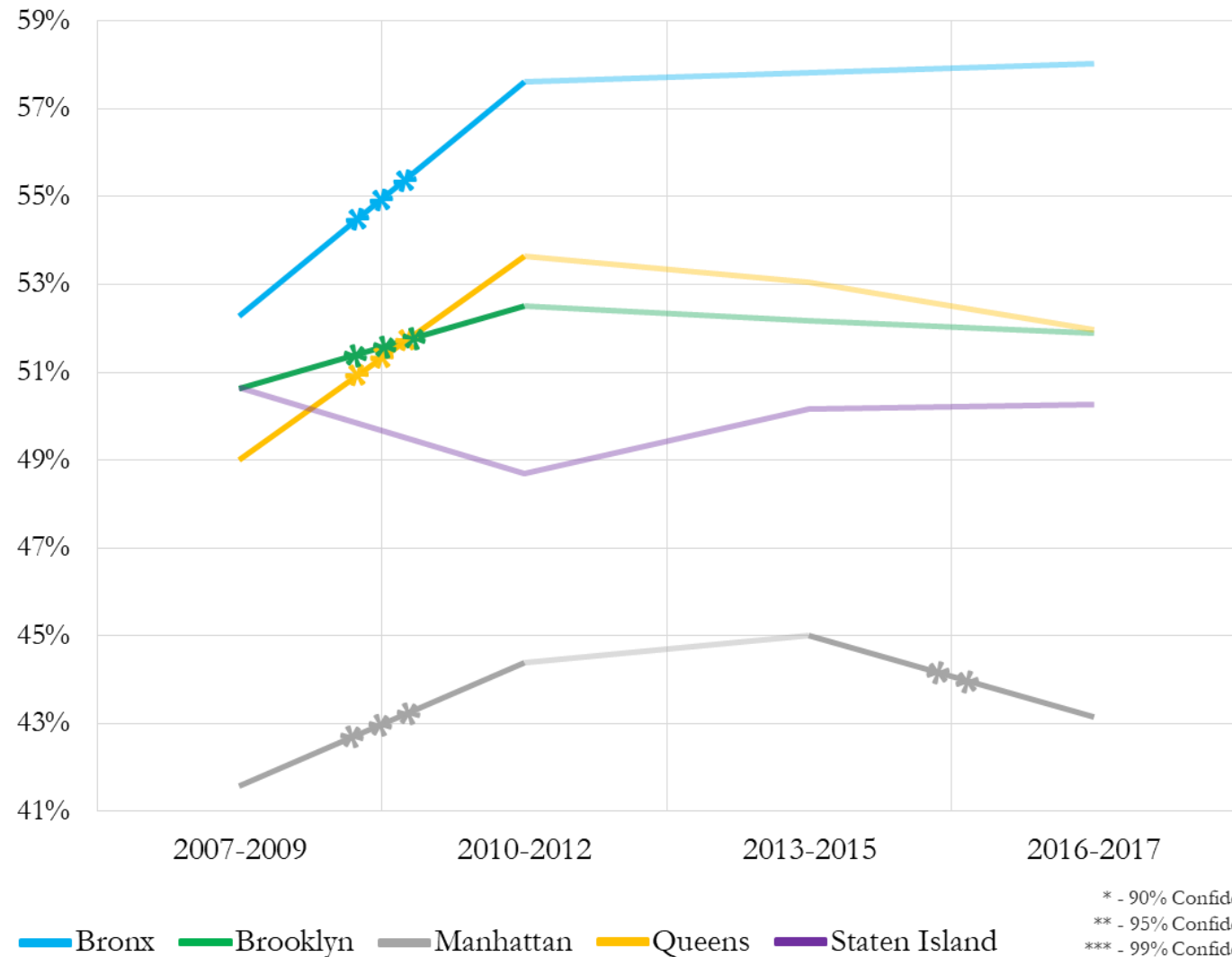


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Moderate Rent Burden by NYC Borough, 2007-2017

Rent as 30% + of Household Income, American Community Survey 1-Year Estimates (Custom Groupings)

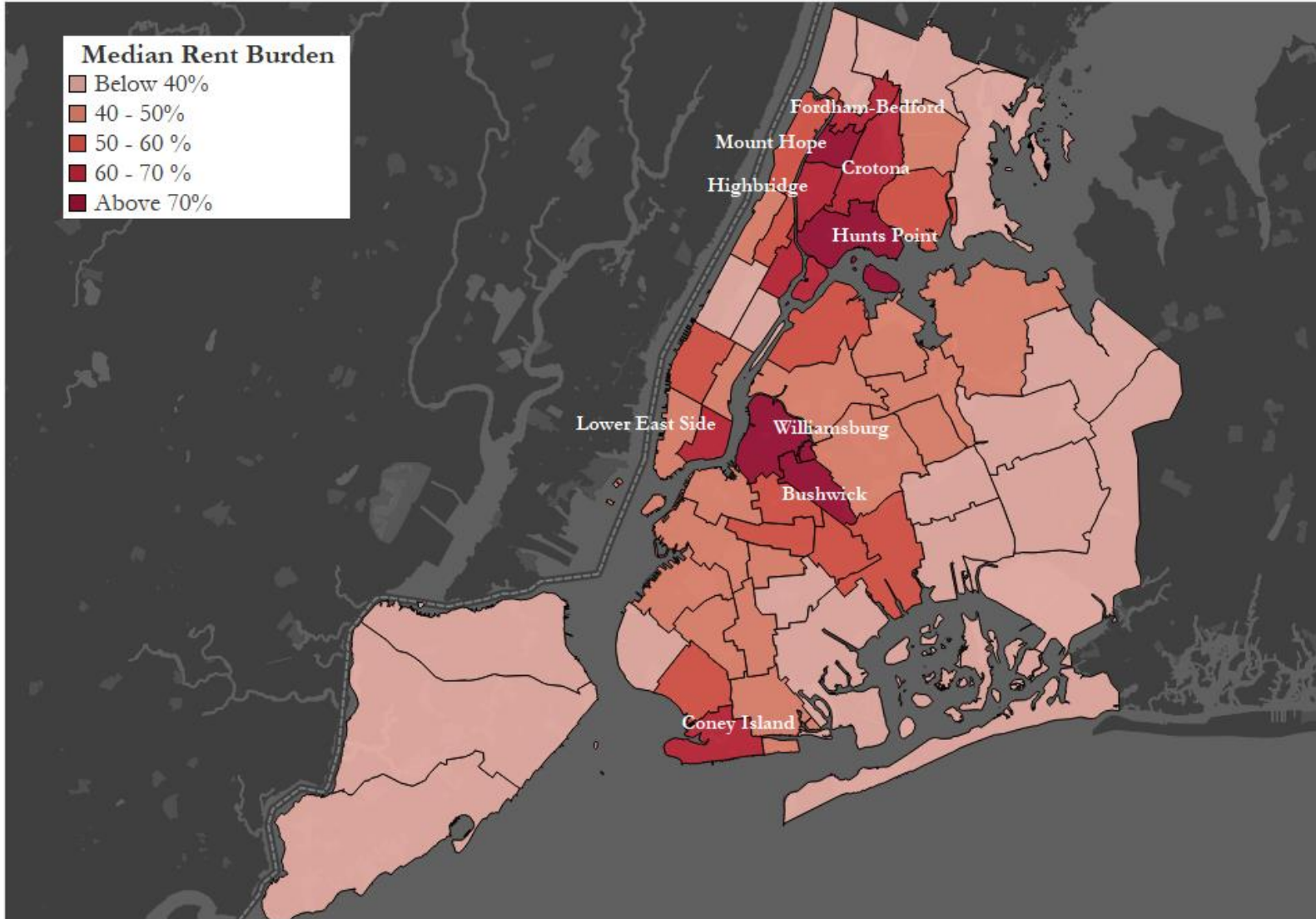


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Median Rent Burden, Head of Household Aged 65+, by NYC PUMA, 2017

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.

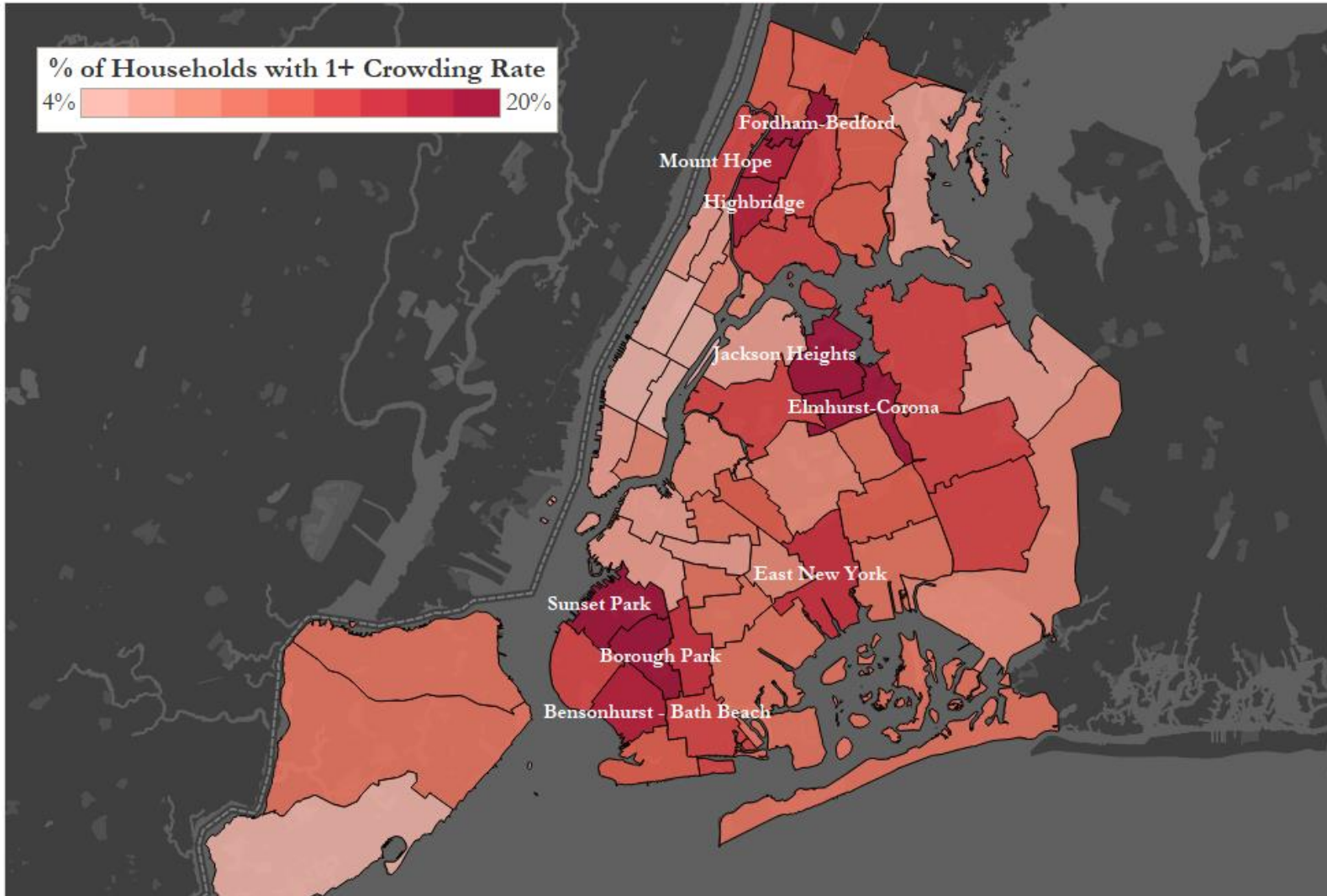


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Crowding Rate in Renter Households by NYC PUMA, 2017

Occupancy Rate of 1 or More per Room, American Community Survey 5-year Estimate



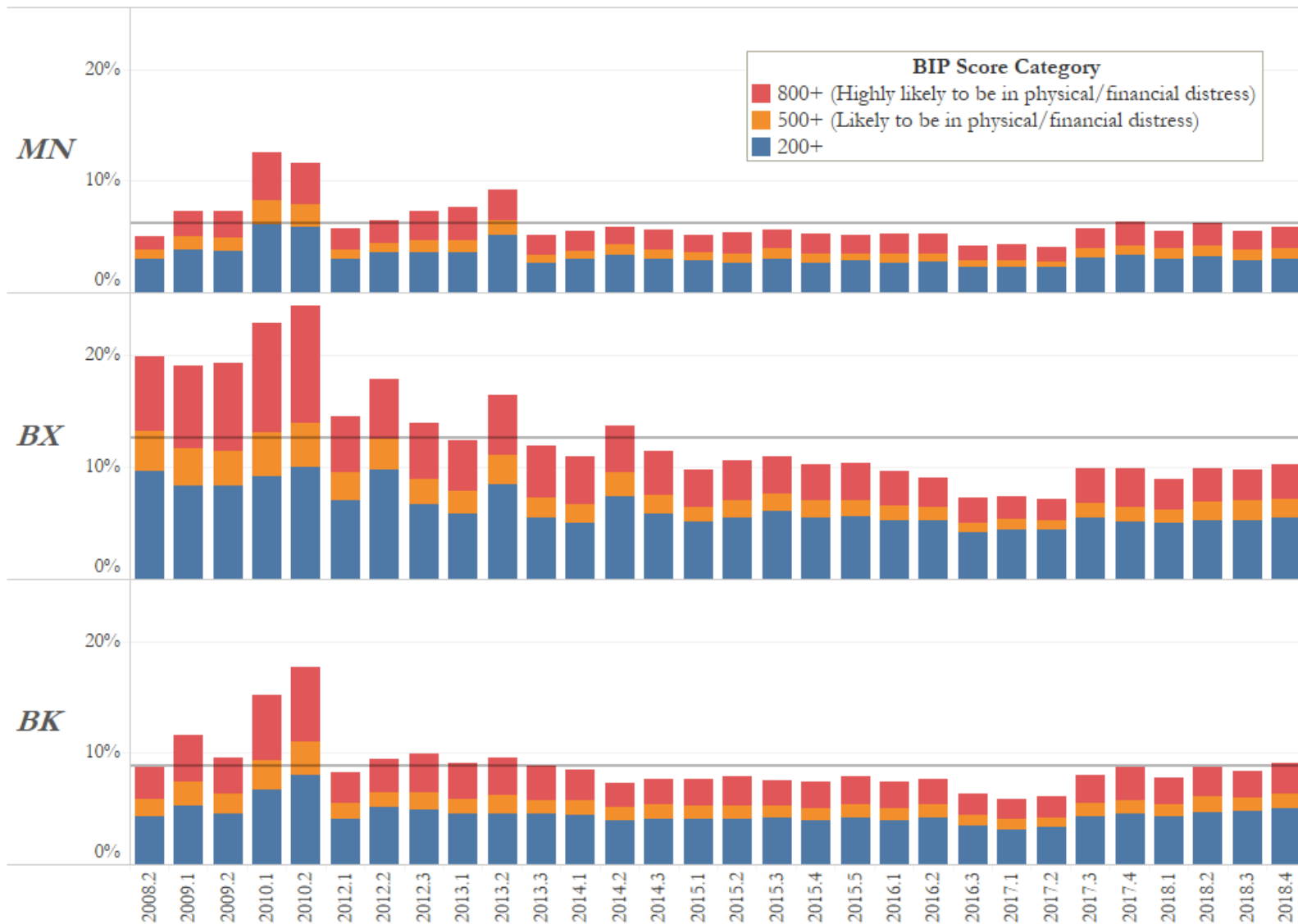
Brooklyn Community Districts 7 (Sunset Park) and 12 (Borough Park) as well as Queens Community Districts 3 (Jackson Heights) and 4 (Elmhurst/Corona) have crowding rates higher than 20%.



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Building Indicator Project Score as Percentage of Total BBLs by Borough



Reference lines mark 200+ building averages over time.

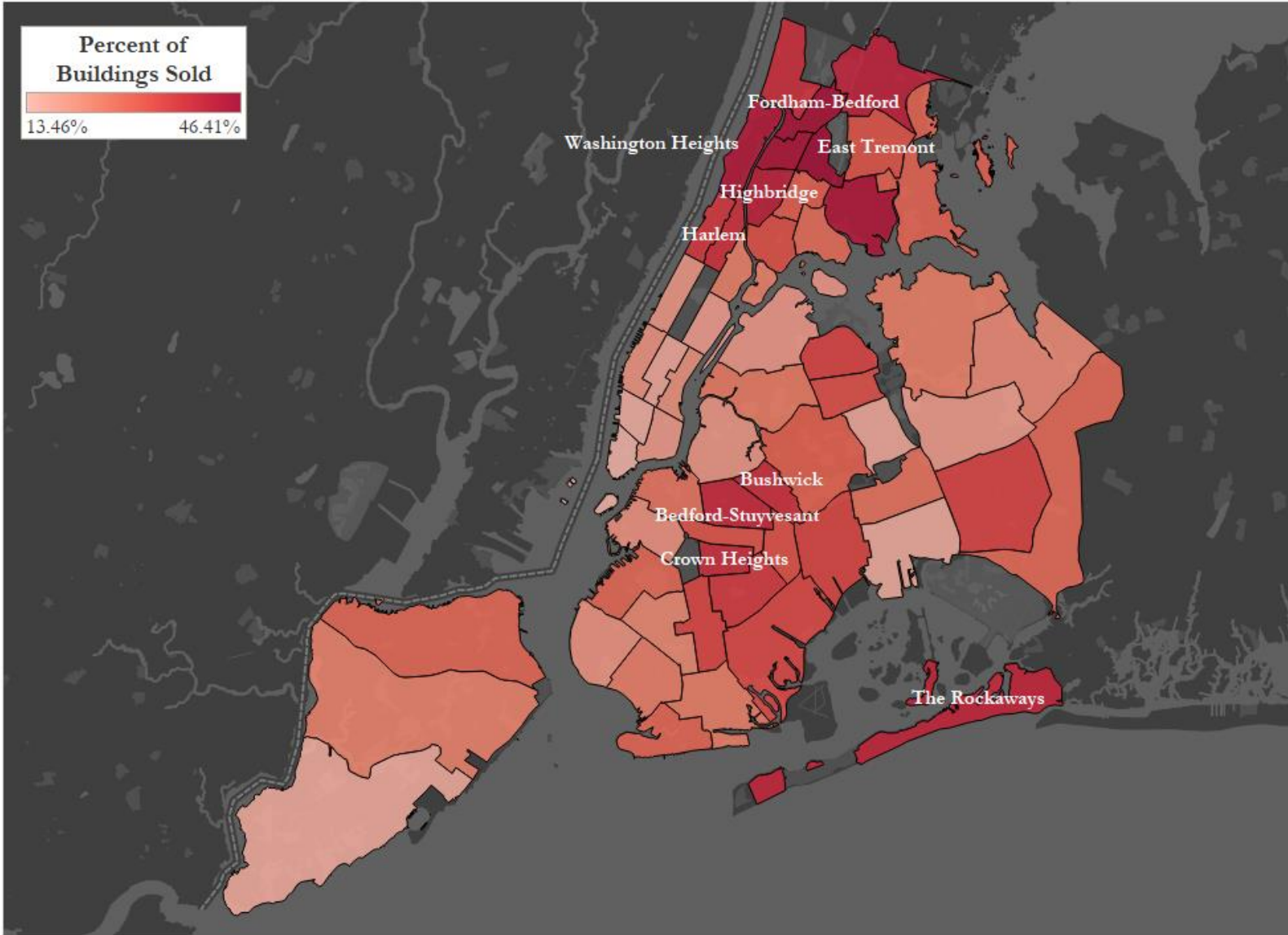


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Percentage of BIP Buildings Sold by Community District

Rolling Sales for BBLs in the Building Indicator Project, 2008 - 2018

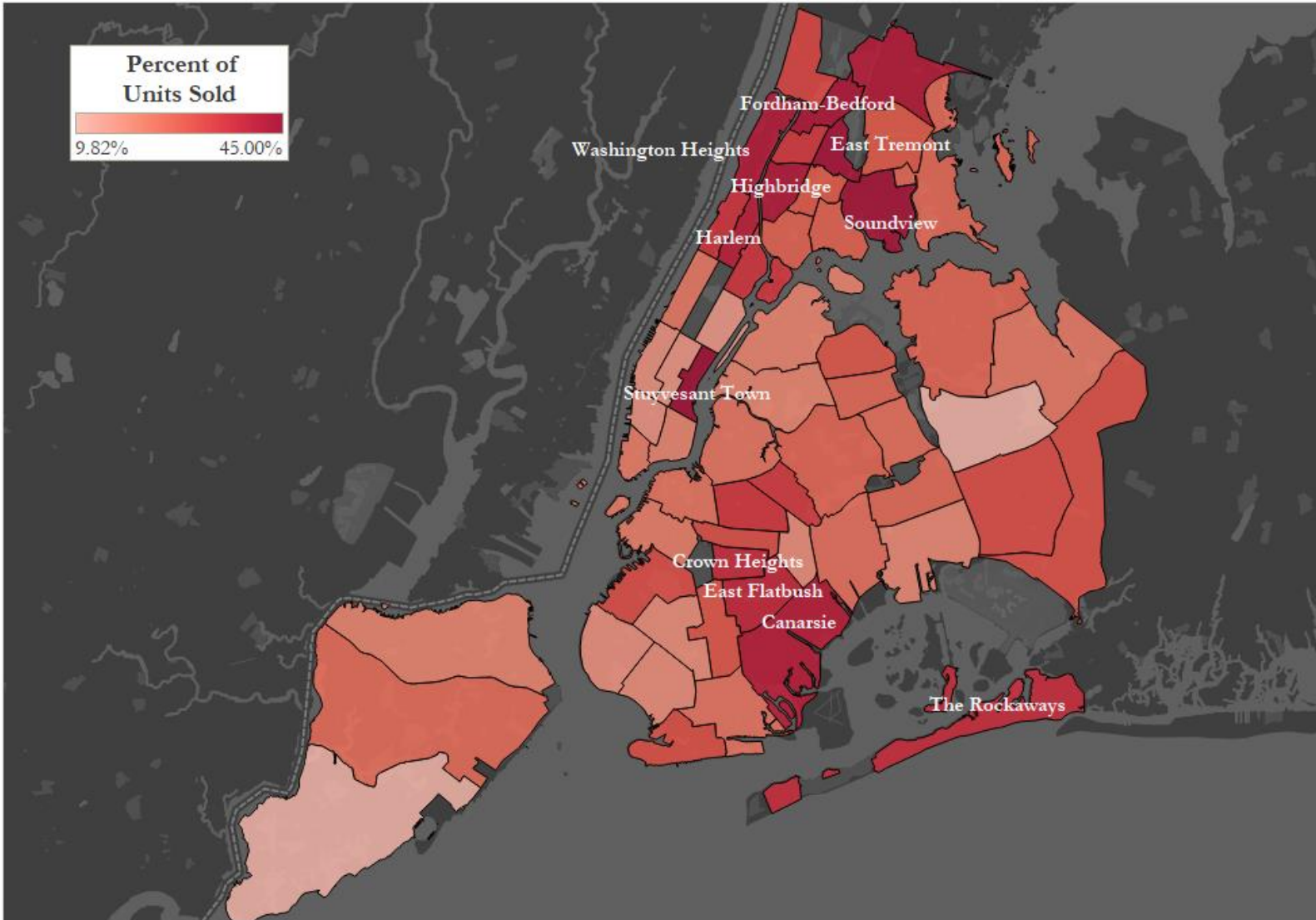


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Percentage of BIP Units Sold by Community District

Rolling Sales for BBLs in the Building Indicator Project, 2008 - 2018



58.35% of the units in Community District 106 (Stuy-Town) were sold.

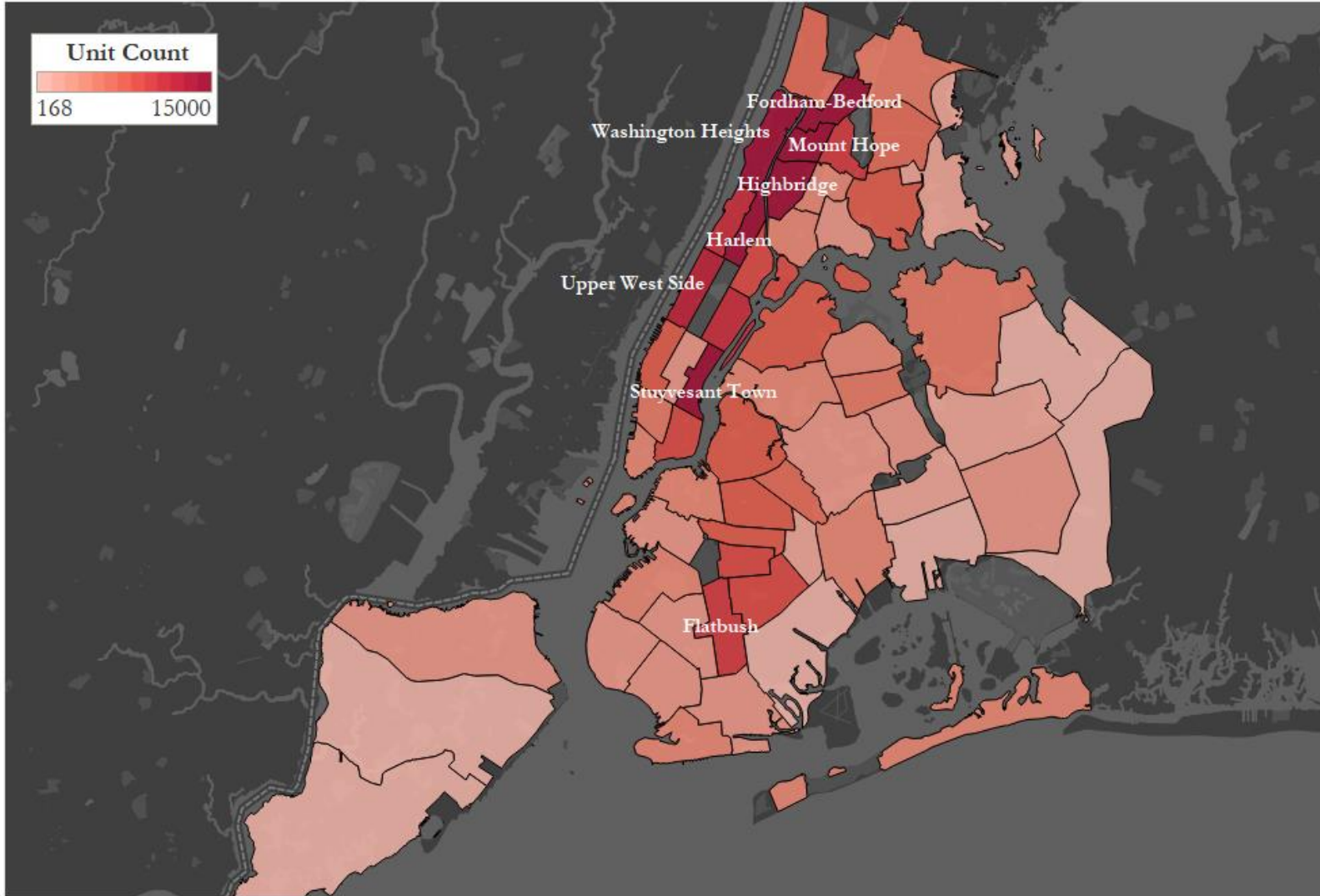


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BIP Units Sold by Community District

Rolling Sales for BBLs in the Building Indicator Project, 2008 - 2018



Unit counts above 15,000 include Community Districts 106 (Stuy-Town), 110 (Central Harlem), 112 (Wash. Heights), 204 (Highbridge), 205 (Mount-Hope), and 207 (Fordham-Bedford).

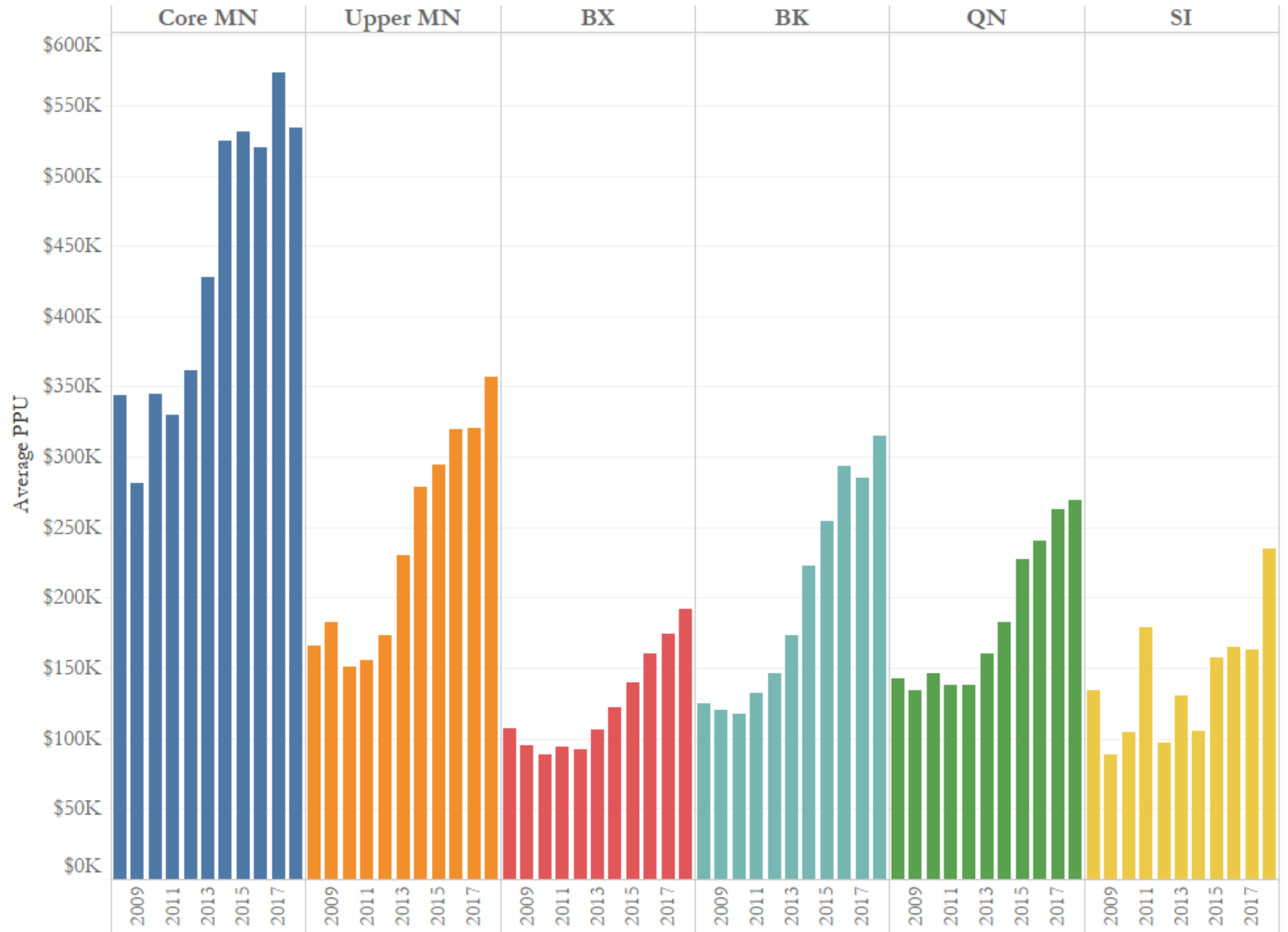


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Average Price per Unit by Borough

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

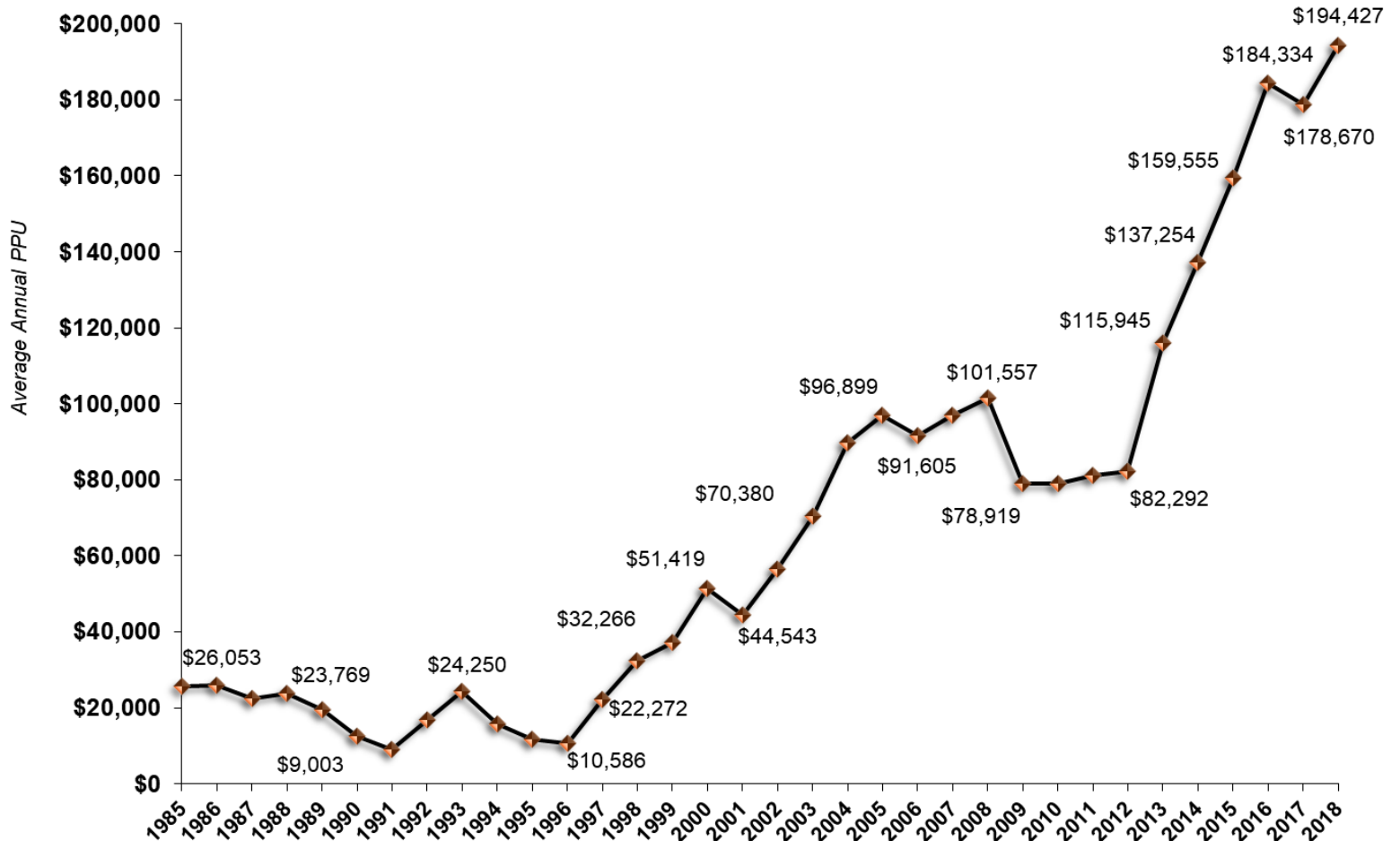


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Average Annual Price per Unit for Bronx Multifamily Residential Housing, 1985-2018 in Constant 2018 Dollars

Sources: Win2Data (2002-2007), RealQuest (2007-2012) and NYCDOF Rolling Property Sales (2013-2018)



Prices are inflation-adjusted using historical CPI-U data, base year = 1984 (Source: Bureau of Labor Statistics)

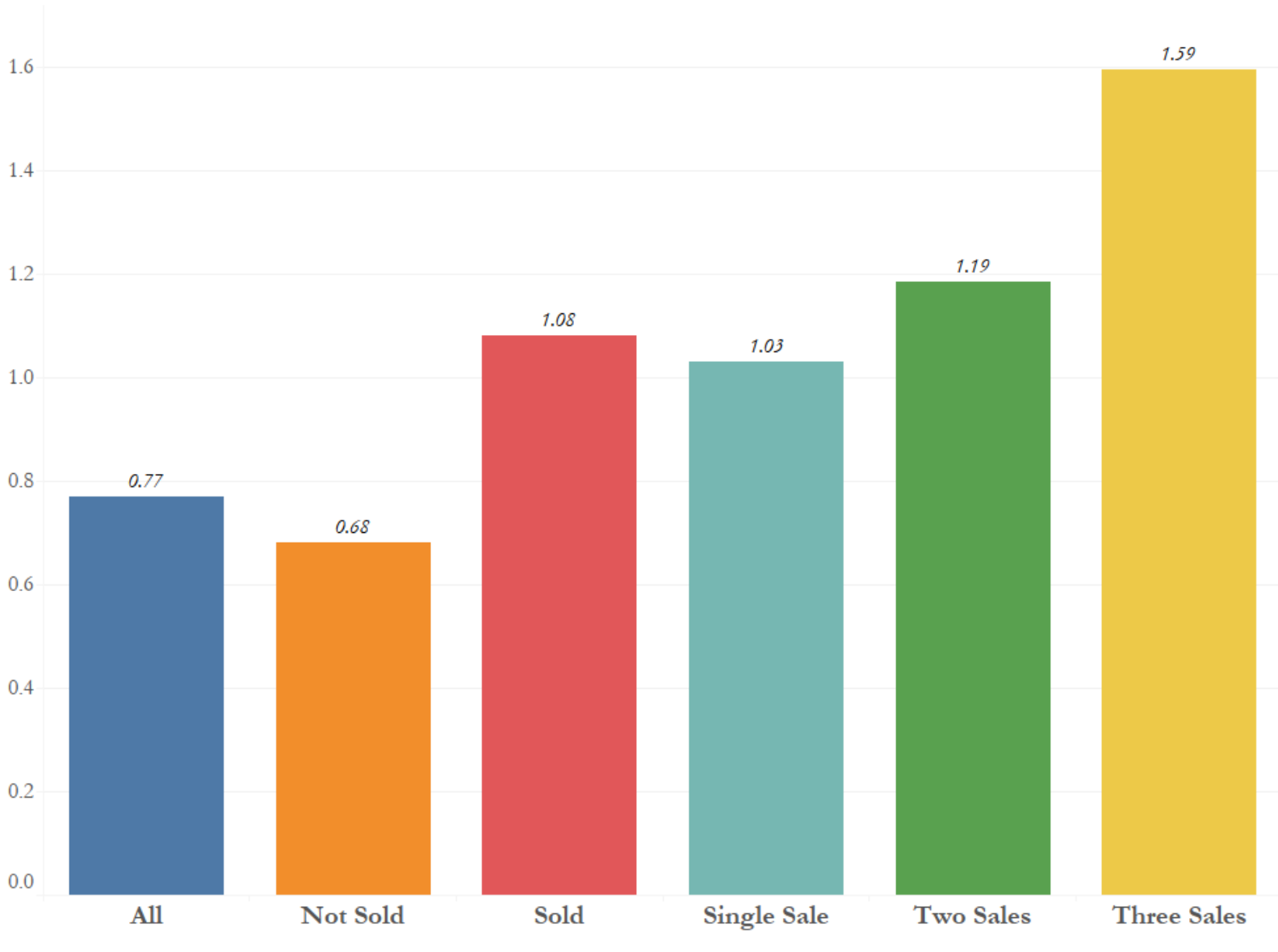


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Annual Evictions per 100 Units in BIP Buildings, 2017-2018

Multifamily Buildings Sold Between 2008-2018, DOF Rolling Sales & BIP



BBLs by Subset

- 53,554
- 41,903
- 11,661
- 9,402
- 1,944
- 315

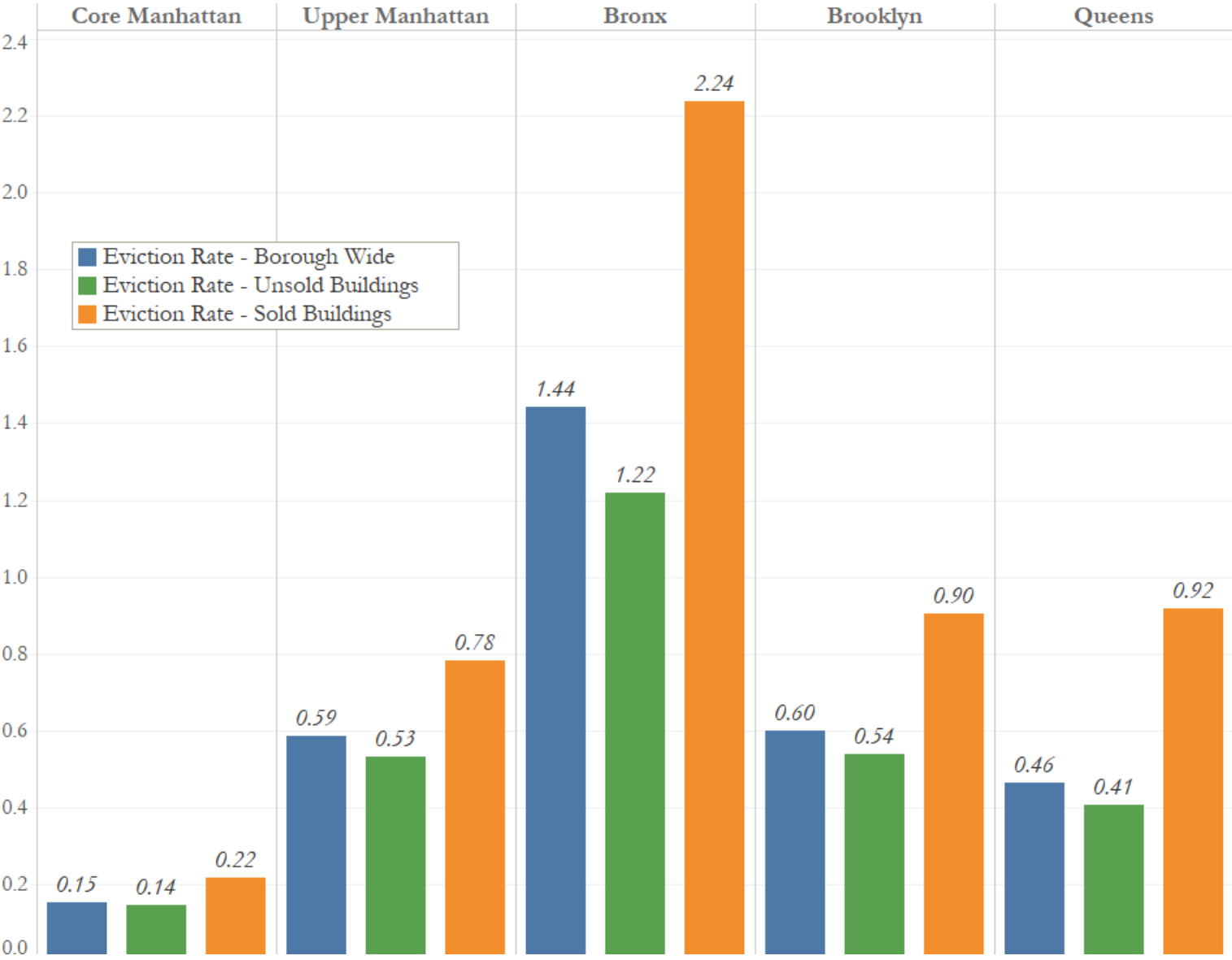


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Annual Evictions per 100 Units in BIP Buildings by Borough, 2017-2018

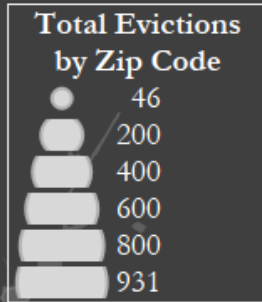
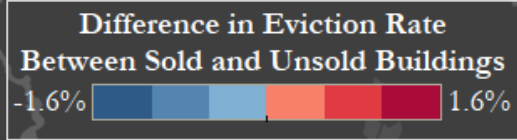
Multifamily Buildings Sold Between 2008-2018, DOF Rolling Sales and BIP



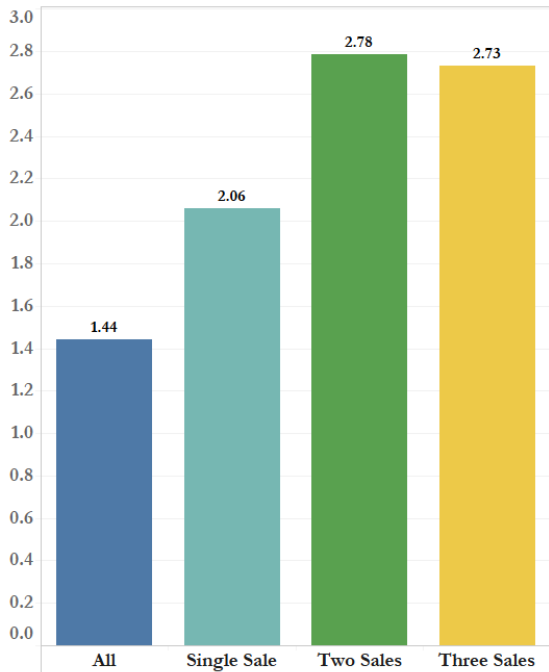
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Annual Eviction Rates and Totals By Zip Code, Bronx



Annual Evictions per 100 Units in Bronx BIP Buildings, 2017-2018



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.

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