
2016 Income and Affordability Study

April 7, 2016

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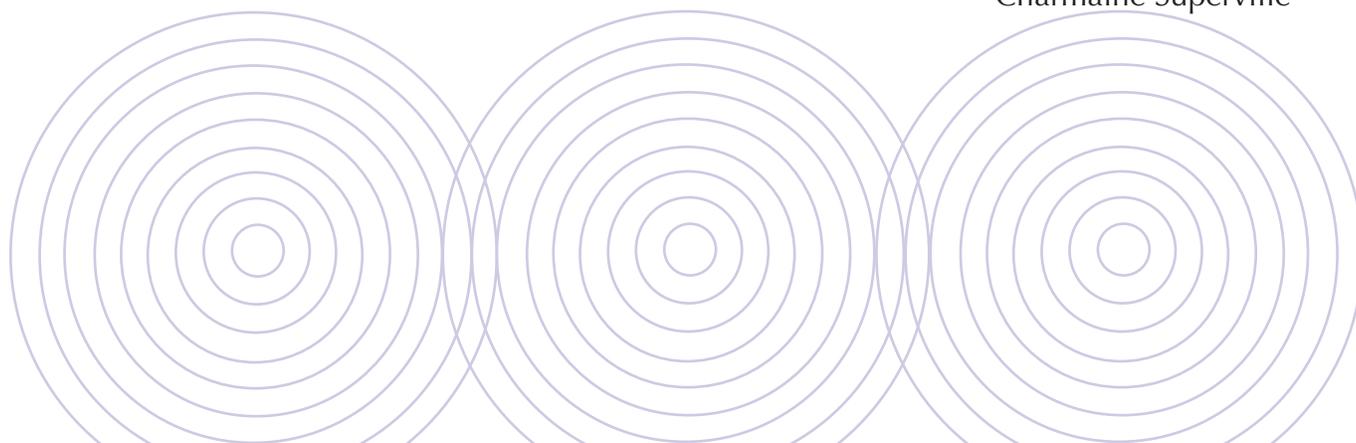
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2016 Income and Affordability Study

What's New

- ✓ Results from the 2014 *American Community Survey* show that median renter income is \$41,210, median gross rent is \$1,276, and the median gross rent-to-income ratio is 32.7%.
- ✓ New York City's economy grew by 3.4% in 2015, compared to a 2.1% increase during 2014.
- ✓ The City gained 119,000 jobs in 2015, resulting in a 2.9% increase from 2014 in total employment levels.
- ✓ The unemployment rate fell in 2015, to an average of 5.7%, down from 7.2% in 2014.
- ✓ In 2015, an average of 57,158 people were staying in Dept. of Homeless Services shelters each night, up 5.6% from 2014.
- ✓ The number of non-payment filings decreased 2.4% in 2015, while those actually heard in Housing Court decreased 12.5%, and the number of evictions fell 18.1%.
- ✓ Cash assistance caseloads increased 5.7% during 2015, while SNAP caseloads fell 3.2%, Medicaid enrollees fell by 15.5%, and job placements among cash assistance recipients fell 2.1%.

Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) to consider “relevant data from the current and projected cost of living indices” and permits consideration of other measures of housing affordability in its deliberations. To assist the Board in meeting this obligation, the RGB research staff produces an annual *Income and Affordability Study*, which reports on housing affordability and tenant income in New York City's rental market. The study highlights year-to-year changes in many of the major economic factors affecting New York City's tenant population and takes into consideration a broad range of market forces and public policies affecting housing affordability. Such factors include New York City's overall economic condition — unemployment rate, wages, Consumer Price Index and Gross City Product — as well as the number of eviction proceedings and the impact of welfare reform and federal housing policies on rents and incomes.

Overview

Looking at New York City's economy during 2015, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the sixth consecutive year, increasing 2.9% in 2015. The unemployment rate also fell, declining by 1.5 percentage points, to 5.7%. Gross City Product (GCP) also increased for the sixth consecutive year, rising in real terms by 3.4% in 2015. In addition, inflation-adjusted wages rose by 1.6% during the most recent 12-month period (the fourth quarter of 2014 through the third quarter of 2015), and inflation slowed to just 0.1%. The number of non-payment filings in Housing Court fell by 2.4%, “calendared” cases fell 12.5%, and evictions fell by 18.1%. In addition, Supplemental Nutrition Assistance Program (SNAP) caseloads fell for second consecutive year, by 3.2%

Negative indicators include the seventh consecutive year of increase in homeless levels, which rose to an average of more than 57,000 persons a night, an increase of 5.6% over 2014 levels. Public assistance caseloads also rose, by 5.7% over 2014 levels.

The most recent numbers, from the fourth quarter of 2015 (as compared to the fourth quarter of 2014), show that homeless levels were up 2.1%, cash assistance levels were up 5.7%, and the number of filings in housing court were up 7.1%.¹

However, most fourth quarter indicators were positive, with employment levels up 2.2%, the unemployment rate down 1.3 percentage points, the number of calendared cases in Housing Court down 17.1%, and SNAP recipients down 2.8%. Fourth quarter GCP also rose, by 2.1% in real terms, and inflation was lower than that of the last quarter of 2014,

rising by 0.6%, as compared to 0.8% in the fourth quarter of 2014.

Economic Conditions

Economic Output and Consumer Prices

New York City’s economy expanded during 2015, rising for the sixth consecutive year. New York City’s Gross City Product (GCP), which measures the total value of goods and services produced, increased by 3.4% during 2015, following an increase of 2.1% in 2014.² There has been positive economic growth in all but one quarter since the first of 2009. During 2015, the greatest growth was during the first quarter, a 4.3% rise. For comparison, GCP increased by an annualized average of 1.6% per year between 2000

and 2009 and 4.2% in the 1990s. The analogous national number, United States Gross Domestic Product (GDP), increased 2.4% during 2015, equal to the increase during 2014.³

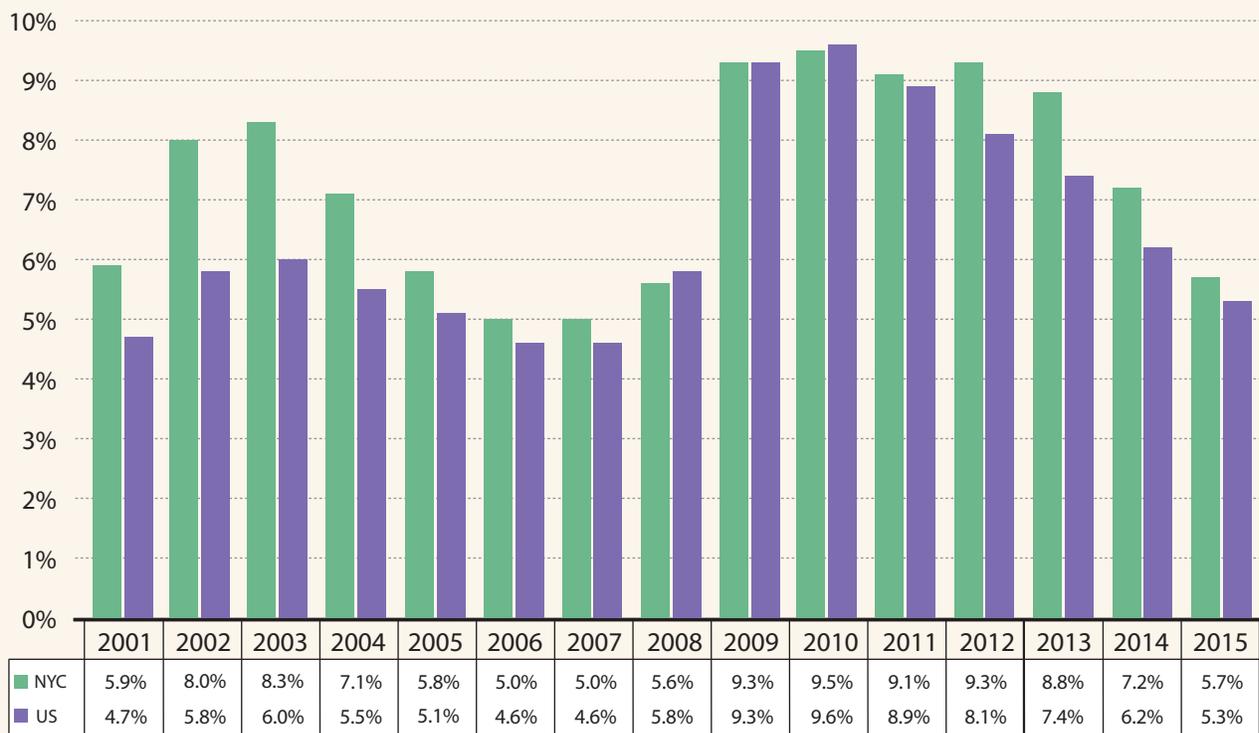
The Consumer Price Index (CPI), which measures the change in the cost of typical household goods, increased 0.1% in the NYC metropolitan area during 2015, a lower rate of inflation than seen in the previous year, when prices rose on average 1.3%.⁴ Inflation was equal to that for urban consumers in the U.S. as a whole, with rates also rising 0.1%, following an increase of 1.6% during 2014.

Unemployment Statistics

Following a 1.6 percentage point decrease in 2014, NYC’s unemployment rate fell again in 2015, declining 1.5 percentage points, to 5.7%.⁵ This is the lowest

NYC and U.S. Unemployment Rates, 2001-2015

NYC & U.S. Unemployment Rates Fall in 2015



Source: U.S. Bureau of Labor Statistics and NYS Dept. of Labor; Data is updated annually and may differ from that in prior reports.

unemployment rate since 2008, when it was 5.6%. The U.S. unemployment rate declined by a smaller proportion, falling from 6.2% in 2014 to 5.3% in 2015, a 0.9 percentage point drop.⁶ (See graph on previous page and Appendix 1.)

In both January and February of 2016, the most recently available data, the unemployment rate for New York City was 5.9%. These rates are 1.0 percentage points lower than the previous January and 0.8 percentage points lower than the previous February. The analogous national figure was 5.3% in January of 2016 and 5.2% in February, 0.8 percentage points lower than January of 2015 and 0.6 percentage points lower than the previous February.

For all of 2015, Manhattan had the lowest unemployment rate of the boroughs, 4.8%, with Queens' rate at 5.0%, Staten Island's at 5.8%, Brooklyn at 5.9%, and the Bronx, consistently the borough with the highest unemployment rate, averaging 7.7%. Unemployment rates fell in every borough during 2015, from between 1.3 percentage points in Manhattan and Queens, to as much as 2.0 percentage points in the Bronx, the borough with the highest unemployment rate.

Employment Statistics

For the sixth consecutive year, the number of people employed in New York City increased, following gains in all but one year since 2003 (see graph on next page). Overall, among both city residents as well as those commuting into the city, New York City gained 119,000 jobs in 2015, a 2.9% increase from 2014.⁷

Employment levels rose in every industry, rising by the greatest proportion in the Construction sector, which grew by 7.0% (9,100 jobs) during 2015. The Professional and Business Services sector also grew, rising by 4.7% (31,300 jobs) during 2015, and the Leisure and Hospitality sector grew by 4.2% (17,200 jobs). In the Manufacturing sector, which has declined in all but five years since 1990 (the first year for which data is available), employment grew by 1.8% (1,400 jobs, but is still down more than 70% as compared with 1990). All other sectors rose from between 0.8% and 3.4%. (See Appendix 2 for more detailed employment information.)

During the first two months of 2016, total employment levels were up as compared to the same months of 2015, with levels 2.7% higher in January 2016 and 2.6% higher in February, as compared with the same months of the prior year. Employment levels in both January and February were up in every sector.

Two other employment indices are tracked in the *I&A Study*. The New York City labor force participation rate measures the proportion of all non-institutionalized people, age 16 and older, who are employed or actively looking for work. This ratio increased slightly in 2015, to 61.1%, up from 60.8% in 2014.⁸ This remained lower than the U.S. rate, which decreased to 62.7% from 62.9% in 2014.⁹ A related statistic, the New York City employment/population ratio, measures the proportion of those who are actually employed as a ratio of all non-institutionalized people age 16 or older. After remaining virtually unchanged between 2009 and 2012, the rate rose for the fourth consecutive year, up 1.3 percentage points in 2015, from 56.4% in 2014 to 57.7% in 2015. The U.S. employment/population ratio also rose in 2015, rising 0.3 percentage points from 2014 to reach 59.3%.

Wage Data

This report also examines wage data of employees working in New York City (regardless of where they live), though the analysis is limited by the fact that there is a significant lag time in the reporting of income data. Based on data derived from the Quarterly Census of Employment and Wages (QCEW), the most recent annual numbers cover the 2014 calendar year. The data for this time period, which is still preliminary, shows an increase in both nominal wages and "real" wages (wages adjusted for inflation). Real wages increased by 3.9% in 2014, following a decrease of 1.8% in the prior year. Real wages rose from \$81,523 (in 2014 dollars) to \$84,742, with wages rising in all but one sector.¹⁰ Nominal wages (wages in current dollars) increased by 5.3% over the same time period, following a 0.1% decrease in the prior year.

Due to the six-month lag time in reporting of wage data, in order to present the most recent statistics possible, staff has formulated a "year" that comprises the

Average Annual Payroll Employment, NYC, 2000-2015

NYC Employment Levels Rise for Sixth Consecutive Year



Source: NYS Dept. of Labor

most recent 12-month period (in this case, the fourth quarter of 2014 through the third quarter of 2015). This “year” was then compared with the equivalent period of the preceding “year,” which in this most recent time period showed that overall wages increased by 1.6% in real terms and by 1.8% in nominal terms (note that data is preliminary). This compares to increases in the preceding 12-month period of 2.1% in real terms and 3.6% in nominal terms. (See Appendices 3 and 4, and graph on next page.)

Real wages in the Finance and Insurance sector, which accounts for more than a quarter of all wages in New York City (and therefore carries more weight than any other single sector), rose by a real 0.1% during the most recent 12-month time period, the smallest proportional rise of any sector (of those that rose). This compares to a rise of 5.6% and 6.4% in the prior two 12-month periods. The sector with the second greatest weight, Administrative, Waste, Educational, and Health Services (accounting for almost 16% of all wages), rose by a real 2.4% during this time period. Professional

and Technical Services (accounting for 13% of all wages) rose by a real 2.9%. The Government sector, with 10% of all wages, also rose, by 3.1% in real terms. Three sectors, all with relatively low weight, saw decreases in real wages during 2015, including Management of Companies, which fell 0.7%.

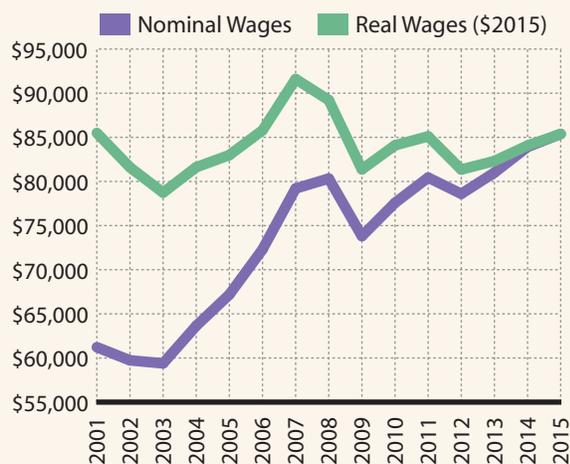
Looking at 2015 wage data on a quarterly basis, real wages fell by 0.9% in the first quarter as compared to the same quarter of 2014, and rose 2.8% in the second quarter, and 2.2% in the third quarter. “Yearly” wage growth was bolstered by the impact of the fourth quarter of 2014, when wages rose 3.0% in real terms.

The “annual” rise in wages was impacted most by the relatively weak growth of the Finance and Insurance sector, which helped pull overall wages lower than they would have grown otherwise. If the Finance and Insurance sector were left out of the analysis, wages would have grown by 2.4% in real terms, compared to the already noted growth of 1.6% overall.

The U.S. Bureau of Labor Statistics also tracks wage data, as part of their Current Employment Statistics

Real and Nominal Wages, 2001-2015

Both Real and Nominal Wages Increase in 2015



Source: NYS Dept. of Labor

Note: Each "year" consists of the first three quarters of that year, and the fourth quarter of the preceding year.

(CES) survey.¹¹ Unlike the QCEW, this data cannot be analyzed for specific industries, and while more current than that of the QCEW, is based on a much smaller sample size. In addition, this data does not include certain monetary compensations that are included in the QCEW, such as bonuses and sums received when exercising stock options, so is therefore less variable on a month-to-month basis than data from the QCEW. Per this survey, weekly wages rose by a nominal 3.1% in New York City during calendar year 2015, higher than the rate of growth during 2014 (1.4%), and also higher than that of the nation as a whole (2.3%). In real dollars, weekly wages rose by 3.0% in NYC and 2.2% for the nation as a whole between 2014 and 2015. On a quarterly basis, the CES data shows that NYC weekly wages (in real terms) rose in each quarter of 2015, by the most in the first quarter (4.6%) and by the least in the fourth quarter (1.3%).

Bankruptcy Statistics

Staff also examined bankruptcy filings for New York City residents from 2000-2015. Between 20,000 and

30,000 persons filed for personal bankruptcy annually between 2000 and 2004, before surging to 42,852 in 2005 as bankruptcy laws were set to change. In the following year, with new laws in place making it more difficult to file for bankruptcy, only 7,961 persons filed for personal bankruptcy, an 81.4% decline. Filings then increased every year through 2010, reaching a high of 17,685. For the fifth consecutive year, rates dropped in 2015 for both New York City as well as the nation as a whole, by 8.0% (to 8,676) and 9.9%, respectively.¹²

Poverty Statistics

The most recently available data from the Census Bureau reports that the New York City poverty rate for all individuals was 20.9% in 2014, equal to the rate in 2013. This compares to 15.5% for the nation as a whole, a decline from 15.8% in 2013.¹³ Poverty rates vary widely depending on borough. Rates range from a low of 14.5% in Staten Island, to 15.2% in Queens, 17.6% in Manhattan, 23.4% in Brooklyn, and 31.6% in the Bronx, consistently the highest rate of the boroughs. As compared to the prior year, rates rose in both the Bronx and Staten Island and declined or remained relatively constant in the other boroughs. (See Appendix 8.)

Also reported are poverty rates by age. The poverty rate for persons under the age of 18 in New York City was 29.6% in 2014. The rate was 18.4% for individuals 18 to 64 and 19.3% for persons 65 years and over. Furthermore, 17.6% of all families were living under the poverty line in 2014. For families containing related children under the age of 18, the figure is higher than that of all families, 25.0%. For married-couple families, the overall poverty rate was 10.7% in 2014, while for female- and male-headed families (i.e., no spouse present) it was 31.6% and 16.2%, respectively. None of these statistics fell by a significant amount as compared to 2013, but rates for female-headed households, individuals 65 years and over, and families with related children all rose from between 0.4 and 1.0 percentage points as compared to the prior year.

For comparison, overall rates were as high as 26.4% in the mid-nineties.¹⁴ The Census Bureau has also begun work on a "Supplemental Poverty

Measure,” an additional measure of poverty that will include more factors in estimating income resources.¹⁵ Using a similar methodology, the NYC Center for Economic Opportunity (CEO) calculated household poverty rates for New York City residents from 2005-2013 and found poverty rates higher than those officially released by the Census Bureau.¹⁶ For instance, the official household poverty rate in 2013 was 19.9% and the CEO estimate was 21.5%. The gap between official and CEO estimates has been as high as 3.0 percentage points over the nine years studied by this City agency.

2014 Housing & Vacancy Survey

Vacancy Rates

Results from the *2014 Housing and Vacancy Survey (HVS)* were first reported in the *2015 Income & Affordability Study*, and they revealed the continuation of a very tight New York City housing market.¹⁷ This triennial survey of the housing and demographic characteristics of the City’s residents found that the Citywide vacancy rate was 3.45% in

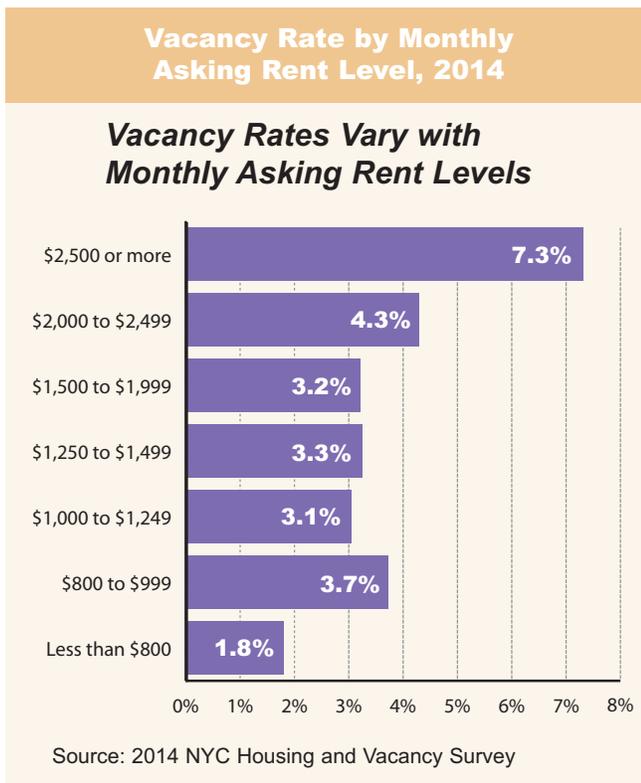
2014, well below the 5% threshold required for rent regulation to continue under State law, but higher than that found during the last *HVS*, 3.12%.¹⁸ Queens had the lowest vacancy rate in the city, at 2.69%, translating into the availability of just 12,070 rentals in a borough with 449,274 rental apartments. Manhattan, by contrast, had the highest vacancy rate in 2014, at 4.07%. Of the remaining boroughs, the Bronx had a vacancy rate of 3.77%, Brooklyn was at 3.06%, and the small sample size in Staten Island made the rate too inaccurate to report.

The *HVS* found vacancy rates varying significantly among different asking rents. As might be expected, apartments renting for the least had the lowest vacancy rates, while those apartments renting at the high end had substantially higher vacancy rates. Apartments with an asking rent of less than \$800 had a vacancy rate of just 1.8%, while those renting for at least \$2,500 had a vacancy rate of 7.3%. (See graph on this page for a further breakdown.)

Income

According to the *2014 HVS*, which reflects household income for 2013, the median income for rental households was \$41,500, an inflation-adjusted (“real”) increase of 1.1% from 2010.¹⁹ Owner households earned substantially higher income, which in 2013 was a median of \$80,000, almost double the income of renters.

The *2014 HVS* found different income levels among those living in units that were rent controlled, rent stabilized, unregulated, or part of some other regulation program (such as public housing or Mitchell-Lama). The lowest median income was found among those tenants in “other” regulated units, which at \$18,296 was a real decrease of 3.1% from 2010. Those in rent control units had a median household income of \$29,000 in 2013, a real decrease of 3.6%. Tenants living in stabilized buildings built prior to 1947 (“pre-war”) had a median income of \$40,000, and post-46 (“post-war”) tenants earned a median income level of \$46,000, real increases of 2.3% and 0.3%, respectively. Stabilized tenants on the whole had a median income of \$40,600 (a real decrease of 0.3%), while those tenants



in unregulated²⁰ apartments earned a median of \$58,000 in 2013 (a real increase of 7.7%).

Rent

The HVS also examines rent levels, and it revealed that in 2014, the median monthly contract rent, which excludes any additional tenant payments for fuel and utilities, for all rental units was \$1,200. Rent stabilized tenants on the whole paid this same amount (\$1,200) in median contract rent, including \$1,153 for pre-war rent stabilized apartments, and \$1,300 for post-war rent stabilized apartments. These are inflation-adjusted increases from 2011 of 6.3% for rent stabilized units as a whole, and 4.4% and 9.2% for pre- and post-war units, respectively. Among the other categories of rental units, rent controlled tenants paid a median of \$900 (a 6.6% real increase), tenants living in private, nonregulated rentals paid a median of \$1,500 (a real increase of 5.3%), and tenants living in “other” regulated units (such as public housing and Mitchell-Lama) paid the least in median contract rent, \$583 (a real decrease of 6.4%).

Median gross rent, which includes fuel and utility payments, was \$1,325 for all renters, a real increase of

4.3%. Rent stabilized tenants on the whole paid a median gross rent of \$1,300 in 2014, including \$1,266 for pre-war rent stabilized apartments, and \$1,413 for post-war rent stabilized apartments. Adjusting for inflation, that is an increase from 2011 of 5.3% for all rent stabilized units over the three-year period, and increases of 3.9% and 9.4%, respectively, for pre- and post-war rent stabilized units. Rent controlled tenants paid less than the average rent stabilized tenant, with a median gross rent of \$1,020 in 2014 (a real increase of 8.1%), while those in unregulated units paid the most, a median of \$1,625 (a real increase of 2.7%), and those in “other” regulated units paid the least, a median of \$595 in gross rent (a real decrease of 6.0%).

The HVS also breaks down the distribution of renter occupied housing by gross rent level. Of the more than two million rental units in New York City that report cash rent, 7.3% rent for less than \$500, and 16.9% rent for between \$500-\$999. More than three-quarters of rental units (75.7%) rent for over \$1,000, including 19.5% that rent for more than \$2,000.²¹ (See graph on this page for a further breakdown.)

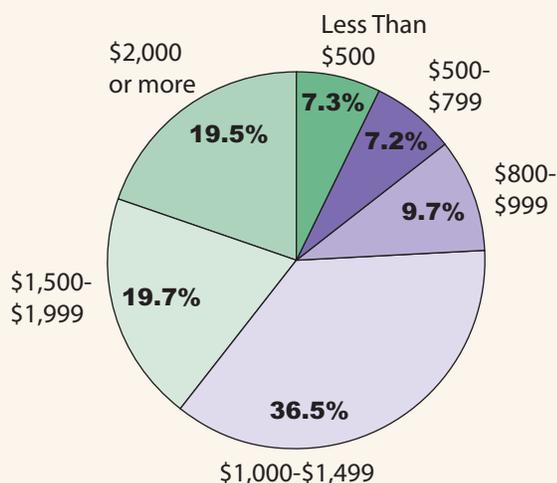
Affordability of Rental Housing

Examining affordability of rental housing, the 2014 HVS reported that the median gross rent-to-income ratio for all renters was 33.8%, meaning that half of all households residing in rental housing pay more than 33.8% of their income in gross rent, and half pay less. While equal to the highest ratio in the history of the HVS, it is unchanged from 2011, when the ratio was also found to be 33.8%. Furthermore, a third (33.5%) of rental households pay more than 50% of their household income in gross rent (up from 33.1% in 2011). Generally, housing is considered affordable when a household pays no more than 30% of their income in rent.²² The contract rent-to-income ratio was 31.2% for all renters in 2014, up 0.3 percentage points from 2011, and the highest ratio ever reported by the HVS.

Rent stabilized tenants are the tenants facing the highest financial burden, with a median gross rent-to-income ratio of 36.4%, meaning a majority of rent stabilized tenants are not able to afford their apartments, based on the HUD benchmark for housing

Gross Rent Levels of Apartments, 2014

Wide Range of Apartment Rents in NYC



Source: 2014 NYC Housing and Vacancy Survey

affordability. Looking at these figures more closely, rent stabilized tenants in pre-war apartments are facing a median rent burden of 37.0%, while tenants in post-war units had a median ratio of 34.7% in 2014. All of these figures increased from 2011, including increases of 1.6 percentage points for all rent stabilized tenants, 1.5 percentage points for tenants in pre-war units, and 0.9 percentage points in post-war units.

It is important to note that an analysis done by RGB staff of the last four triennial *HVS* surveys found that officially reported rent-to-income ratios were somewhat high due to an anomaly in the way rents for tenants receiving Section 8 are recorded by the *HVS*. While generally paying no more than 30% of their income towards rent, tens of thousands of rent stabilized tenants receiving Section 8 are recorded with gross rent-to-income ratios in excess of 100%. The RGB analysis of 2014 *HVS* data found that the gross rent-to-income ratio for rent stabilized tenants not receiving Section 8 was 33.5%, a difference of 2.9 percentage points from overall rent stabilized rates. Similarly, rates were lower by 1.5 percentage points in 2005, 1.1 percentage points in 2008, and 2.5 percentage points in 2011. The estimated “out of pocket” rent-to-income ratio for rent stabilized tenants in 2014 was 33.2%.

Rent controlled tenants had the second highest median gross rent-to-income ratio, 35.5% (a 3.8 percentage point rise), unregulated tenants paid a median of 33.0% in 2014 (a decrease of 0.7 percentage points), and tenants in “other” regulated units paid a median of 30.3% (a decrease of 0.6 percentage points).

Other Measures of Affordability

American Community Survey

Per data from the Census Bureau’s annual nationwide 2014 *American Community Survey (ACS)*, despite ongoing efforts by a number of government agencies and non-profit groups, housing affordability remains an issue in a city ranked 27th highest among 81 big cities (those with populations with of at least 250,000) of gross rent-to-income ratios.²³ At 32.7%, the median gross rent-to-income ratio in New York City rose half a

Gross Rent-to-Income Ratio, 2005-2014

Gross Rent-to-Income Ratio Rises



Source: American Community Survey, 2005-2014

percentage point from 2013 levels (see graph on this page). By borough, rates ranged from a low of 28.4% in Manhattan, to 33.8% in Brooklyn, 34.4% in Queens, 34.7% in Staten Island, and 36.3% in the Bronx. The only borough to fall as compared to the prior year was Manhattan, which declined by 0.3 percentage points. Rates rose by 1.7 percentage points in Staten Island, the greatest increase among the boroughs.

Rent in Constant 2014 Dollars, 2005-2014

Inflation-Adjusted Contract and Gross Rents Climb Annually



Source: American Community Survey, 2005-2014

The proportion of households Citywide paying 50% or more of their income towards gross rent rose as compared to 2013, increasing from 29.6% to 30.2%. At the borough level, rates ranged from a low of 22.0% paying at least 50% of their income towards gross rent in Manhattan, to a high of 36.0% in Staten Island.

This survey also reports that the median contract rent in New York City was \$1,160 in 2014, and the median gross rent was \$1,276 (see graph on previous page). Between 2013 and 2014, median monthly contract rents for all apartments in New York City increased an inflation-adjusted (“real”) 1.8% and median gross rents increased by 2.6%. In nominal terms the increases were 3.1% and 3.9%, respectively. Inflation-adjusted gross rents rose by 0.7% in the Bronx, 1.4% in Manhattan, 2.6% in Queens, and 3.2% in Brooklyn. They fell 2.3% in Staten Island.

During 2014, median household income rose both nominally and in real terms, by 1.5% and 0.2% respectively, to \$52,996. However, median household income for renters, while rising a nominal 0.7%, fell in real terms, by 0.6%. Owner income rose for the second consecutive year, by 1.8% in nominal terms and 0.5% in real terms. Since the inception of this survey in 2005, renter income has fluctuated in real 2014 dollars from a low of \$39,805 in 2011 to a high of \$43,509 in 2008. It was \$41,210 in 2014.

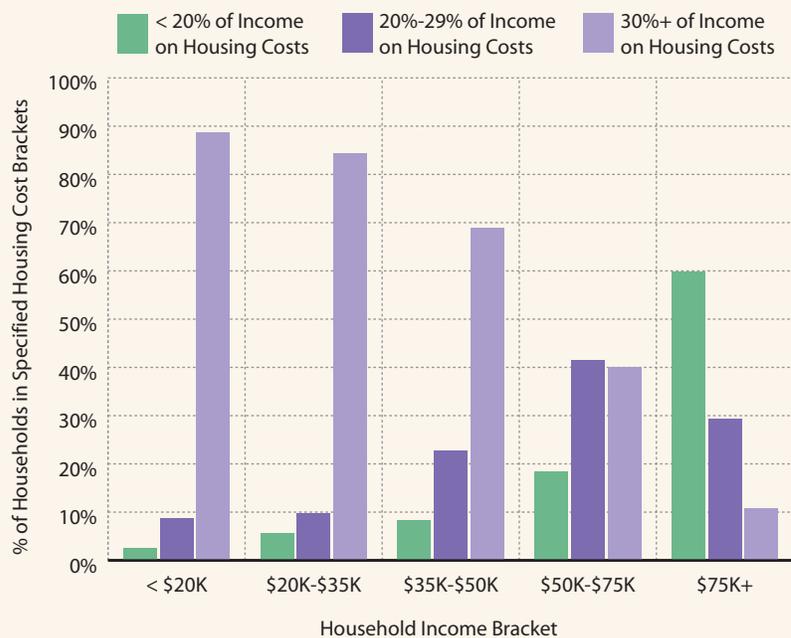
The survey also provides mean household income for cities in quintiles. In New York City the top quintile (i.e., the top 20%) in mean household income makes 27.02 times more than the lowest quintile (i.e., the lowest 20%), the sixth highest ratio among big cities, and an increase from 26.28 in 2013. While New York’s income disparity ratio does rank near the top nationwide, it lags behind New Orleans, with a ratio of 35.64, the highest disparity among big cities. Other major cities, such as Los

Angeles (22.11), Chicago (22.78), Houston (19.92), and Philadelphia (22.11), all have smaller differentials between income levels than New York City. Among the cities ranking higher than New York City are Boston (34.42) and Washington, DC (30.23). The smallest disparity among big cities is in Santa Ana, California, with a ratio of 9.28. While the ratio between the upper and lower quintiles was 27.02 for all of New York City, it was 42.96 in Manhattan, where the top quintile makes an average of more than \$407,000 more annually than the lowest quintile.

Also reported is the percentage of income spent on monthly housing costs for different household income categories. Approximately 95% of all renters both pay rent and report an income, and among those renters, 26% make less than \$20,000 a year. For this lowest household income category, 88.7% spend at least 30% of their household income on housing costs and 2.5% spend less than 20%. As income levels increase, the proportion of renters who spend at least 30% of their

Renter Housing Costs as a Percentage of Household Income, 2014

The Greater the Income, the More Affordable the Housing



Source: American Community Survey, 2014

household income on housing costs decreases, while the proportion paying less than 20% increases (see graph on the previous page). At the highest income category provided by the ACS, those households earning \$75,000 or more (29% of all renters), 10.9% spend at least 30% of their income on housing costs, while 59.8% spend less than 20%.

Consumer Price Index

One of the many prices tracked in the federal Consumer Price Index (CPI) is the cost of rental housing. While not specific to New York City (the local CPI area extends into the suburbs of New York City), the CPI can provide a useful comparison of the rise of housing costs to those of other components of the price index.²⁴ For the 47-year period since the inception of rent stabilization (from 1968 to 2015) the cost of rental housing in the New York area rose 750% and overall prices rose more slowly, at 622%. This is the converse of nationwide averages, where the cost of rental housing rose at a slower pace than overall costs (561% and 581%, respectively).

Between 2014 and 2015, rental costs rose 3.1% in the NYC area, versus an overall increase in prices of 0.1%. This is slightly higher than the 2014 rent increase of 3.0%. While the rate of inflation of rents did increase during 2015, it was still lower than many other recent years, including rates of 4.5% in 2007, 5.1% in 2008, and 3.9% in 2009.

In the U.S. as a whole, rental costs rose at a faster pace than the New York City area, rising by 3.6% in 2015. Rental costs in the NYC metropolitan area rose more slowly than five of the seven cities selected for comparison, including the metropolitan areas of Boston, Chicago, Los Angeles, San Francisco, and Atlanta, which rose at rates of between 3.2% to 6.1% in 2015. But rental rates in the NYC metropolitan area did rise faster than those in Philadelphia, which saw rents rise 2.7%, and was equal to that of Washington, DC, which also rose by 3.1%.

Section 8 Housing Availability

Following increased funding in 2007 to the Section 8 housing voucher program (which allows recipients to

live in privately owned housing, paying 30% of their income towards rent), the New York City Housing Authority (NYCHA) opened the waiting list for the first time since 1994.²⁵ These expanded funding levels led to significant increases in the number of Section 8 occupied units funded by NYCHA (which increased from 82,801 in FY 2007 to a recent high of 100,570 in FY 2010, a 21.5% increase), as well as significant increases in the number of people placed through Section 8 vouchers during those years. The number of Section 8 apartments has since fallen, to 86,402 units.²⁶ NYCHA also tracks the number of applicants newly placed through the Section 8 program. After falling sharply between FY 2013 and FY 2014, placements rose from 384 to 892 between FY 2014 and FY 2015. And placements rose again in the first four months of FY 2016 as compared to the first four months of FY 2015, from 147 to 501. There are approximately 120,000 persons currently on the NYCHA Section 8 waiting list, 3,000 persons less than last year.

The NYC Dept. of Housing Preservation and Development (HPD) also maintains a Section 8 program, although as opposed to NYCHA, applicants must fall within specific HPD preference categories or special admission programs, and applications are not accepted from the general public.²⁷ As of February of 2016, HPD was funding 38,822 Section 8 vouchers, approximately the same number as the previous year. Notably, 45% of HPD's Section 8 vouchers are utilized by tenants with disabilities. And among all HPD Section 8 rentals, the average tenant share of rent is \$405, with an average income level of \$16,080.²⁸

Non-Government Sources of Affordability Data

Staff also calculated electricity costs for a typical rental household. Assuming usage of 300 kWh and supply via Con Edison, the average renter's bill would have decreased by 8.2% during 2015, following a 6.0% increase during 2014. During the most recent 12-month period (April of 2015 through March of 2016), due to double-digit price decreases in six of the 12 months of the year, costs fell 9.2% as compared to the prior "year." For comparison, during the previous 12-

month period, costs decreased 2.1%.²⁹ In addition, New Yorkers pay some of the highest electricity bills in the nation, with the average cost per kWh in 2014 2.3 times that of the nation as a whole.³⁰ Con Edison has proposed a residential rate hike as of January 2017 that would raise rates an average of 5.2% a month, the first rate increase for delivery services since April of 2012. Tenants who use gas for cooking would see an average increase of 14.4% in the gas portion of their ConEd bill.³¹

Another measure of affordability is the Council for Community and Economic Research's Cost of Living Index (COLI), which tracks the cost of living in almost 300 urban areas, including Manhattan and Brooklyn (the Bronx, Queens, and Staten Island were not included in this survey). Based on 60 different items, the survey collects more than 90,000 prices for housing, utilities, groceries, transportation, health care, and miscellaneous goods and services. In each of the first three quarters of 2015, Manhattan and Brooklyn ranked as numbers one and three/four respectively on the list of most expensive urban areas.³² The study calculated that Manhattan was approximately 2.2 times as expensive to live in as the national average, while Brooklyn was approximately 1.7 times more expensive.

This same study found that someone moving from Boston who makes \$56,902 a year (the 2014 median household income in Boston) would need to make \$90,101 to achieve the same standard of living in Manhattan, while paying 18% more for groceries, 17% more for transportation, and 140% more for housing (including 79% more for renters).³³ Moving to Brooklyn would be somewhat more economical, requiring a salary of \$69,192 to achieve the same standard of living. As with Manhattan, the most inflated component in Brooklyn is housing, which is approximately 54% more expensive than in Boston (with rental apartments 4% more expensive).

While the study found that significantly more income is required to live in New York City with the same standard of living as in Boston (see prior paragraph), actual incomes fell short of what the study determined was required in Manhattan and Brooklyn. Actual 2014 median household incomes were \$76,089 in Manhattan and \$47,966 in Brooklyn, a difference of 15.6% and 30.7%, respectively.³⁴

Per this survey, overall housing costs rose in Boston, Manhattan, and Brooklyn during 2015, by 9.6%, 4.7%, and 1.0%, respectively. And the subcategory of apartment rents also rose in all three areas, by 14.3% in Boston, 3.0% in Manhattan, and 4.2% in Brooklyn.

Another quarterly index, the Housing Opportunity Index (HOI), showed that during the fourth quarter of 2015 the New York metropolitan area was the ninth least affordable area to buy a home. This follows eighteen straight quarters between 2008 and 2012 when the New York area ranked as least affordable. The survey found that 22.0% of owner-occupied housing in the metropolitan area was affordable to households earning the median income. Although it was one of the least affordable buyer's markets, substantially more homes were affordable than in recent years, such as in the fourth quarter of 2006, when only 5.1% of homes were considered affordable, and is comparable to the same quarter of the previous year, when 24.7% of homes were considered affordable.³⁵

Every year the National Low Income Housing Coalition (NLIHC) issues a study to determine whether rents are affordable to the lowest wage earners. The 2016 study has not been released as of the publication of this report, but per their methodology,³⁶ in order to afford a two-bedroom apartment at the City's Fair Market Rent, (\$1,571 a month, as determined by the U.S. Department of Housing and Urban Development³⁷) a full-time worker must earn \$30.21 per hour, or \$62,840 a year. Alternately, those who earn minimum wage would have to work 134 hours a week (or two persons would each have to work 67 hours a week) to be able to afford a two-bedroom unit priced at Fair Market Rent. Because the Fair Market Rent rose by \$90, but the minimum wage increased by \$0.25 an hour in 2016, the amount of annual wages necessary to afford this apartment went up by 6.1%, but the number of hours working at minimum wage in order to afford this apartment went up by a smaller amount, 3.1%.

The New York Times and Siena College conducted a poll of New Yorkers in early November, 2015.³⁸ When asked how they were managing financially, 20% of respondents Citywide said they were "living comfortably," 29% said they were "doing alright," 33% said they were "just getting by," 12% said they were

“finding it difficult,” and 6% said they were “finding it very difficult.” When asked if there have been times in the past 12 months that the respondent did not have enough money for food, 21% replied “yes.” When asked if there have been times in the last 12 months that the respondent did not have enough money to provide adequate shelter for themselves or their family, 17% said “yes.”

The Community Service Society’s “The Unheard Third 2015” interviewed 1,052 low-income residents (those making under 200% of the federal poverty level) and 653 moderate- and higher-income residents (those making 200% or more of the federal poverty level) in the summer of 2015.³⁹ Among their findings, they found that 24% of low-income residents had fallen behind on their rent or mortgage in the past year, and 10% had been threatened with foreclosure or eviction. This compares to 11% of the higher income residents who had fallen behind on their rent or mortgage, and 5% who had been threatened with eviction or foreclosure.

In addition, 20% of the lower-income residents reported losing their job, 16% reported having their hours, wages, or tips reduced, 14% moved in with other people due to financial problems, and 14% had a utility turned off. This compares to 11% of higher-income residents who reported losing their job, 12% who reported having their hours, wages, or tips reduced, 6% who reported moving in with others due to financial reasons, and 4% who had a utility turned off.

Real Property Tax Credit

For the second consecutive year, a tax credit for New York City renters, the “Enhanced Real Property Tax Credit for Homeowners and Renters,” offers a maximum rebate of \$500 to New York City residents with household incomes of less than

\$200,000 a year.⁴⁰ The amount of this credit depends on both your income level and the amount of rent that you pay. For instance, a tenant with a household income of \$50,000 a year, who pays \$1,250 in rent (30% of their income), would receive a tax credit of \$16.31. But a tenant making \$50,000 a year and paying \$2,083 in rent (50% of their income), would receive a credit of \$87.19. A higher income household, earning \$100,000 a year, would need a rent in excess of \$2,646 (31.7% of their income) before they could receive any tax credit.⁴¹

Cash Assistance Programs

Following declines in 2014 (the first since 2008), the average number of cash assistance cases in New York City increased in 2015, rising by 5.7%.⁴² This follows a decrease of 3.9% in the prior year (see graph on this page). Also reported by the Human Resources

Cash Assistance Programs, 2005-2015, in Thousands

Cash Assistance Caseloads Rise Almost 6%



Source: NYC Human Resources Administration

Note: FAP-SNA refers to welfare recipients who were converted from the Family Assistance Program (FAP) to the Safety Net Assistance Program (SNA)

Administration is the total, unduplicated, number of recipients of cash assistance during 2015. While the average monthly caseload in 2015 was 361,913 persons, a total of 597,347 persons received a cash assistance payment over course of the year. This was an increase of 1.1% over 2014 levels, a slower growth rate than the rise in average caseloads. This may indicate that the increase in average caseloads is more related to receiving aid for longer time periods, rather than more people applying for, and receiving, aid.⁴³ And despite generally increasing in the past few years, over the last 20 years the number of cash assistance recipients has dropped significantly, falling 68.1% since March 1995, when the City's welfare reform initiative began and 1,161,000 recipients were on the rolls.

While the number of cash assistance cases rose in 2015, the number of applications for cash assistance fell, decreasing 16.2% over 2014 levels, including a decrease of 21.2% in denied applications, and 12.6% in approved applications.⁴⁴ At the same time, the number of reported job placements among cash assistance recipients decreased during 2015, falling by 2.1%, or 990 jobs.⁴⁵

The number of Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) recipients decreased for the second consecutive year. After falling for the first time in twelve years in 2014, the number of recipients decreased again, by 3.2% in 2015, to an average of 1.70 million. Despite this drop, SNAP levels have more than doubled in recent years, rising from an average of just over 800,000 in the early 2000s, to just over 1.7 million today.⁴⁶ The number of Medicaid enrollees also fell, decreasing 15.5% during 2015, to 2.4 million recipients.⁴⁷

Housing Policy

New York City receives funding for a variety of housing programs from the U.S. Department of Housing and Urban Development (HUD). Data on funding levels for these programs from Fiscal Year 2015 is delayed, and is expected to be available in mid-May 2016. Data from FY 2014 is reported below. New York City received \$750.0 million from federally funded programs in FY 2014.⁴⁸ These programs included \$218.5 million in a Community Development Block

Grant (CDBG) which funds housing and community development programs; \$58.7 million for the HOME Investment Partnership Program, which helps preserve existing housing stock; \$12.6 million for the Emergency Shelter Grant (ESG) program, which is used for homeless programs; and \$48.5 million for Housing Opportunities for Persons with AIDS (HOPWA). NYCHA also received \$296.2 million for its capital modernization program.

As compared to Fiscal Year 2013, federal funding in 2014 increased by 4.2% in nominal terms and 3.7% in inflation-adjusted terms. While there was an overall increase in funding, three programs had their funding cut in FY 2014, including the CDBG program, which fell by 1.7% in real terms, and HOPWA, which fell by 5.7% in real terms. The smallest funding source, HUD Fair Housing and Housing Counseling, was defunded in FY 2014, while the ESG rose by the greatest proportion, 15.3% in real terms. The largest program, the NYCHA Capital Fund (accounting for 40% of federal funding), which funds rehabilitation at public housing developments, also rose substantially, by 13.9% in real terms.

Homelessness & Evictions

Homelessness

Homelessness in the City, based on data from the Dept. of Homeless Services (DHS), increased for the seventh consecutive year during 2015, rising by 5.6%.⁴⁹ Each night, an average of 57,158 persons stayed in DHS shelters during 2015, up 3,036 persons from a year earlier, and up considerably from the average of 20,000-25,000 found in the 1990s (see graph on next page and Appendix 7). While levels rose on the whole, so did the subcategory of the number of families sheltered each day, by an average of 5.4%.⁵⁰ The figure for families includes the number of families with children sheltered each night, which rose 4.8% during 2015 (to reach an average of 11,883), and the number of adult families sheltered each night, which increased 8.8% over the year (to an average of 2,154). The number of single adults sheltered also rose during 2015, increasing 13.4%, to an average of 12,014 persons.

While overall homeless rates increased 5.6%

during 2015, looking at the data on a quarterly level shows that rates generally increased at a slower pace as the year went on. Rates rose by 11.4%, 6.7%, 2.7%, and 2.1% in the first, second, third and fourth quarters respectively, as compared to the same quarters of the previous year. On a monthly basis, the greatest increase was seen in January of 2015, when 7,058 more persons stayed in City shelters than the previous January, an increase of 13.7%.

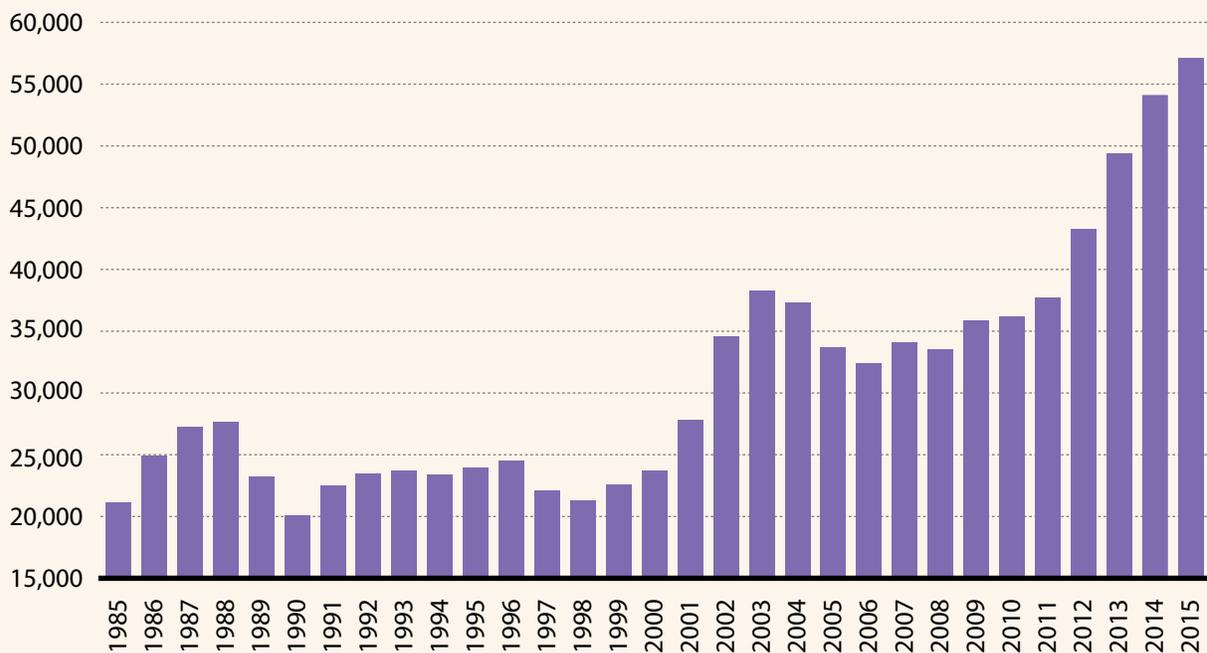
While more people were staying in homeless shelters during 2015, more families were also being relocated to permanent housing during the year. Permanent housing placements for families with children and adult families rose over 2014 figures, while they dropped for single adults. For families with children, placements rose by 16.9%, to 8,352 placements. For adult families, rates rose by 1.5%, to 668 placements. But following double digit increases during 2013, single adults placements fell for the second consecutive year, by 9.8% during 2015, to 8,525 placements.

More than 21% of permanent housing placements for families with children in 2015 were via the relatively new LINC (Living in Communities) Program. LINC is subdivided into six sub-programs that focus on working families, families with multiple shelter stays, and domestic violence survivors (among others), each with their own requirements for how much participants pay towards rent and how long the subsidy lasts. An equal number of placements were made in 2015 by reuniting shelter residents with family members already living in permanent housing, both in and outside of New York City. Other major sources of placements during 2015 were to NYCHA housing, Section 8, a return to independent living, and the CityFEPS program. For adult families, the greatest source of permanent housing placements were reunification with family members, LINC, independent living, and Section 8.

Other homeless indicators include the average amount of time spent in temporary housing, which increased among all categories for the fifth consecutive

Average Homeless Shelter Census, NYC, 1985-2015

NYC Homeless Levels Rise for Seventh Consecutive Year



Source: NYC Dept. of Homeless Services

year, rising by 3 days for families with children (to 435 days), by 24 days for adult families (to 551 days), and by 26 days for single adults (to 342 days). While homeless individuals were spending more time in temporary housing during 2015, those placed in permanent housing were returning to the system in stable or lower numbers, with 14.5% of families with children returning to DHS within one year (equal to the prior year), and 11.5% of adult families returning to DHS within one year (down from 14.7% in the prior year). In addition, the number of single adults and adult families who have never before utilized a City shelter increased during 2015, rising 3.7% and 5.2%, respectively. But the number of families with children who have never before utilized a City shelter decreased, by 7.3%. An average of 905 new single adult entrants, 115 adult families, and 1,010 families with children utilized DHS shelters for the first time in each month of 2015.

Data from the U.S. Department of Housing and Urban Development, which asks municipalities to submit homeless counts on a single day in January of each year, shows that New York City has the largest number of homeless people of any city in the nation. NYC reported a total of 75,323 sheltered and unsheltered persons in January of 2015 followed by Los Angeles, with 41,174 persons, and Seattle, with 10,122. In New York City, rates rose 11.1% between January 2014 and January 2015, and at the national level, homeless rates declined by 2.0%.⁵¹

In March, Mayor de Blasio's office announced that since January of 2014, 10,242 households were helped from the rental assistance programs LINC and CityFEPS; more than 100,000 households were given emergency rental assistance (of an average of \$3,400 each); 10,000 households were provided with free legal services; and more than 100,000 people have been served by DHS' HomeBase program.⁵²

The NYC Independent Budget Office (IBO) reports that funding for shelter beds is slated to be cut in the City's Preliminary FY 2017 budget. Despite an extra \$170 million being spent in FY 2016 for unanticipated shelter costs, the preliminary budget calls for a cut of almost \$200 million from actual FY 2016 levels. The savings are expected to be reaped from two Mayoral initiatives – the creation of 15,000 units of supportive

housing over the next 10 years and additional cash assistance for HIV-positive New Yorkers. The administration estimates that this will reduce the shelter census by 1,400 households by 2020. The IBO estimates that an additional \$131 million will be needed to fund City shelters in FY 2017, in part because of the slower-than-anticipated placements through the LINC rental assistance program, and the 10-year timeline for building supportive housing.⁵³

In November of 2014, the IBO released a study of DHS shelter data for fiscal years 2002-2012.⁵⁴ The reports focuses on families with children, asking them their reason for needing emergency shelter and then geocoding this data to find out which applicants were previously living in buildings containing rent stabilized units. Of the addresses that could be successfully geocoded, 43% were found to be in buildings containing rent regulated units (generally rent stabilized buildings, which may contain units that have been deregulated, as well as Mitchell-Lama buildings). Among those tenants coming from buildings containing rent regulated units, 32% cited eviction as the reason for eligibility, while 24% cited overcrowding, and 21% cited domestic violence. The remaining 23% cited other reasons, such as discord and unlivable conditions. These proportions were very similar to those from unregulated housing. For more information on the results of this study, please see the *2015 Income & Affordability Study*.

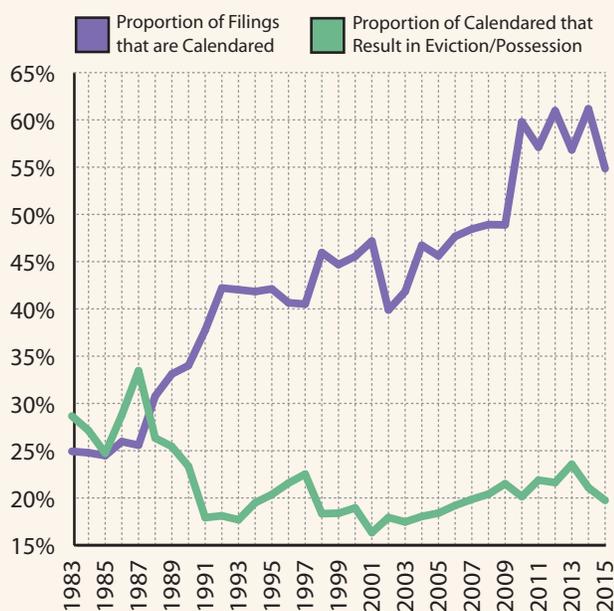
Housing Court

Another useful way to assess the impact of economic conditions on New York City's renters is to examine housing court data. Specifically, Housing Court actions are reviewed to determine the proportion of tenants who are unable to meet their rental payments. To measure the number of households experiencing the most severe affordability problems, evictions are also tracked.

For the fourth consecutive year, non-payment filings in Housing Court decreased, falling 2.4%, to 203,119.⁵⁵ At the same time, the number of cases resulting in an actual court appearance ("calendared") also declined, by 12.5%, so the proportion of cases which resulted in an appearance decreased by 6.3 percentage points. At

Housing Court Statistics, 1983-2015

Proportion of Non-Payment Cases Calendared and Proportion of Evictions Both Fall



Source: Civil Court of NYC and NYC Dept. of Investigations

54.8%, this proportion is the lowest level seen since 2009 (see graph on this page and Appendix 6). During the mid-to-late 1980s, an average of 27.1% of non-payment filings were calendared.

More than 18% of non-payment filings are against tenants of public housing (NYCHA). If these cases were taken out of the analysis, filings would have gone down 2.5%, and calendared cases would have fallen by 10.7%. And the overall percentage of calendared cases to non-payment filings would have been higher, at 56.2%, 1.3 percentage points higher than the overall proportion.

Evictions also fell during 2015, by 18.1%.⁵⁶ The proportion of non-payment proceedings Citywide that resulted in an eviction/possession ruling in 2015 decreased by 1.4 percentage points, falling from 21.1% to 19.7%. This translates to 21,988 court decisions ruled for the tenant's eviction from a total of 111,409 non-payment proceedings calendared. The

proportion of evictions to calendared cases is now at its lowest level since 2006 (see graph on this page).

The City now provides two free legal services for tenants. Anti-eviction legal services will serve 19,000 households a year when fully implemented, and anti-harassment tenant protection will serve 13,700 households when fully implemented.⁵⁷

Conclusion

In 2015, economic indicators for New York City were almost entirely positive, including rising employment levels, declining unemployment, increased Gross City Product, a slowing of non-payment housing court filings and “calendared” cases, and rising wages. However, homelessness continues to increase, as do public assistance caseloads.

Looking forward, various City agencies have made predictions about the future health of the New York City economy. Among their predictions, they estimate that in 2016 the City will gain anywhere between 61,000 and 68,000 jobs, unemployment will fall to 5.2%, GCP growth will potentially grow anywhere from 1.4% to 2.6%, and wages will rise from 1.8% to 2.7%. They also see the economy as strong, but slowing, during the next few years, with slightly increasing unemployment rates (to as high as 5.6% in 2018-2020), more moderate job gains, and stable GCP growth, but rising wage rate growth.⁵⁸ □

Endnotes

1. This data is obtained from the Civil Court of the City of New York, which cannot provide exact “quarterly” data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the middle of September through the end of the year. It is compared to the same period of the prior year.
2. Data from the NYC Comptroller's Office as of March, 2016. GCP figures are adjusted annually by the New York City Comptroller's Office. The figures in this report are the latest available estimate from that office, based on inflation adjusted 2009 chained dollars.
3. US Bureau of Economic Analysis. <http://www.bea.gov/national/index.htm#gdp>; Data accessed March, 2016.

4. US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed February, 2016.
5. NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2016. Data is revised annually and may not match data reported in prior years.
6. US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2016.
7. New York State Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2016. Data is revised annually and may not match data reported in prior years.
8. The NYC labor force participation rate and employment/population ratio are derived from unpublished data from the U.S. Bureau of Labor Statistics, obtained from the NYC Comptroller's Office. Note that prior years' data are annually revised, and may differ from figures reported in prior years' *Income and Affordability Studies*.
9. Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2016.
10. New York State Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2016.
11. Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2016.
12. Data obtained from The Administrative Office of the U.S. Courts in March of 2016. <http://www.uscourts.gov/Statistics/BankruptcyStatistics.aspx>
13. Poverty statistics were researched on the US Census Bureau's Factfinder Site: <http://factfinder2.census.gov> in February of 2016.
14. Data is from prior reports of the Community Service Society of New York, which uses Census Data to compute their own poverty statistics. Studies average two consecutive years of census data in calculating poverty rates.
15. <https://www.census.gov/hhes/povmeas/methodology/supplemental/overview.html>
16. "The CEO Poverty Measure, 2005-2013." April, 2015. New York City Center for Economic Opportunity. Note that the CEO poverty rates are adjusted periodically and may not match figures found in prior reports.
17. The *New York City Housing and Vacancy Survey (HVS)* is sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. All HVS data reported herein is from "Selected Initial Findings of the 2014 New York City Housing and Vacancy Survey," prepared by Elyzabeth Gaumer and Sheree West of HPD. Data from the 2011 HVS presented in the "Selected Initial Findings" includes the reclassification of additional units as rent stabilized (data not available to the public), making a direct comparison of raw data from the 2011 and 2014 HVS problematic.
18. State law requires the City to formally extend rent stabilization every three years, after publication of vacancy rates from the triennial *Housing and Vacancy Survey*. Introductory Number 685 extends rent stabilization until April 1, 2018.
19. Total household income in the HVS includes wages, salaries, and tips; self-employment income; interest dividends; pensions; and other transfers and in-kind payments.
20. Private non-regulated units consist of units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rentals in cooperatives or condominium buildings.
21. There were 53,391 units which did not report a cash rent because they were being occupied rent-free.
22. The HUD benchmark for housing affordability is a 30% rent-to-income ratio. Source: Basic Laws on Housing and Community Development, Subcommittee on Housing and Community Development of the Committee on Banking Finance and Urban Affairs, revised through December 31, 1994, Section 3.(a)(2).
23. 2014 American Community Survey, U.S. Census Bureau. <http://factfinder2.census.gov>
24. US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed February, 2016.
25. Press Release, Mayor's Office. "Mayor Bloomberg and NYCHA Chairman Hernandez Announce that Section 8 Voucher List Will Open For First Time in Twelve Years," January 29, 2007.
26. Preliminary FY 2016 Mayor's Management Report, NYC Housing Authority section.
27. Eligibility guidelines per the NYC Housing Preservation and Development website: <http://www1.nyc.gov/site/hpd/section-8/applicants.page>.
28. DTR Section 8 General Program Indicators, HPD website: <http://www1.nyc.gov/assets/hpd/downloads/pdf/hpd-section-8-program-statistics.pdf> (dated 2/18/2016).
29. A typical bill was calculated using rate schedules published on the Con Edison website at <http://www.coned.com/rates>. The rates used were for Service Classification #1, Residential and Religious, at a usage rate of 300kWh, per averages stated by a representative from ConEd.
30. U.S. Energy Information Administration: Electric Sales, Revenue, and Average Price (2014 Tables T6 and T5.a). http://www.eia.gov/electricity/sales_revenue_price/.
31. Con Edison Press Release. "Con Edison Files Electric & Gas Rate Proposals for 2017." January 29, 2016.
32. ACCRA Cost of Living Index Press Releases. First, Second, and Third Quarters of 2015. The Council for Community and Economic Research. <http://www.coli.org/PressClippings.asp>
33. ACCRA cost of living report. The Council for Community and Economic Research. <https://www.coli.org/compare.asp>
34. 2014 American Community Survey, U.S. Census Bureau. <http://factfinder2.census.gov>. American Community Service data does not specifically identify rent stabilized units.
35. National Association of Home Builders. Various tables on website: <http://www.nahb.org/en/research/housing-economics/housing-indexes/housing-opportunity-index.aspx>; Affordability defined as no more than 28% of gross income spent on housing costs. Data accessed March 2016.
36. The methodology that the National Low Income Housing Coalition uses is at: http://nlihc.org/sites/default/files/oor/OOR_2015_FULLL.pdf
37. Fair Market Rents are published annually by the U.S. Dept. of Housing and Urban Development. <http://www.huduser.org/datasets/fmr.html>
38. *The New York Times* and Siena College poll, October 29-November 11, 2015. <http://www.nytimes.com/interactive/2015/11/18/nyregion/new-yorkers-and-quality-of-life-poll.html>

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39. "Getting Ahead: An Upward Mobility Agenda for New Yorkers in 2016." The Unheard Third 2015. Community Service Society, January 2016.
 40. New York State Dept. of Taxation and Finance Form NYC-208 (2015).
 41. Calculations based on New York State Department of Taxation and Finance Form NYC-208 (2015).
 42. New York City Human Resources Administration. HRA Charts (Cash Assistance Recipients):
<http://www1.nyc.gov/site/hra/about/facts.page#charts>
 43. New York City Human Resources Administration. HRA Monthly Fact Sheets (December 2015):
<http://www1.nyc.gov/site/hra/about/facts.page#caseloads>
 44. Data directly from the NYS Office of Temporary and Disability Assistance, February, 2016.
 45. New York City Human Resources Administration. HRA Charts (Assisted Entries to Employment):
<http://www1.nyc.gov/site/hra/about/facts.page#charts>
 46. New York City Human Resources Administration. HRA Charts (SNAP Recipients):
<http://www1.nyc.gov/site/hra/about/facts.page#charts>
 47. New York City Human Resources Administration. HRA Charts (HRA Administered Medicaid Enrollees):
<http://www1.nyc.gov/site/hra/about/facts.page#charts>
 48. 2014 Consolidated Plan Annual Performance Report. NYC Dept. of City Planning. August 31, 2015.
 49. Data from the Policy & Planning Office of the NYC Dept. of Homeless Services (DHS), DHS daily reports, and monthly Citywide Performance Reporting reports. Note that the NYC Department of Housing Preservation and Development, the NYC Department of Youth and Community Development, and the NYC Human Resources Administration also operate emergency shelters, which house approximately 5,000 persons per night.
 50. The Dept. of Homeless Services (DHS) now splits families into two groups – families with children and adult families (generally spouses and domestic partners). Approximately 85% of "families" are families with children.
 51. "The 2015 Annual Homeless Assessment Report (AHAR) to Congress: Part 1, Point-in-Time Estimates of Homelessness." U.S. Department of Housing and Urban Development, November 2015.
 52. Press Release, Mayor's Office. "Mayor de Blasio Announces Over 30,000 New Yorkers Exited or Avoided Shelter and Moved to Permanent Housing Through City's Newly Created Rental Assistance Programs," March 8, 2016.
 53. "Homeless Shelter Spending Increased to Record High This Year, Yet Next Year Remains Underfunded," New York City Independent Budget Office, March, 2016.
 54. Fiscal Brief: "The Rising Number of Homeless Families in NYC, 2002-2012," New York City Independent Budget Office. November 2014.
 55. Civil Court of the City of New York data.
 56. Eviction data from the NYC Department of Investigation, Bureau of Auditors data.
 57. Press Release, Mayor's Office. "De Blasio Administration to Help Prevent Homelessness by Adding Resources to Keep New Yorkers in Their Homes," September 28, 2015.
 58. "Comments on New York City's Preliminary Budget for FY 2017 and Financial Plan for Fiscal Years 2016-2020." NYC Comptroller's Office, March 1, 2016.

Appendices

1. Average Annual Employment Statistics by Area, 2004-2015

Unemployment Rate	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Bronx	9.2%	7.6%	6.7%	6.8%	7.6%	12.0%	12.0%	11.9%	12.4%	11.7%	9.7%	7.7%
Brooklyn	7.6%	6.2%	5.4%	5.4%	6.0%	9.9%	9.9%	9.6%	9.8%	9.3%	7.6%	5.9%
Manhattan	6.2%	5.1%	4.3%	4.3%	4.9%	8.4%	8.6%	7.8%	8.0%	7.5%	6.1%	4.8%
Queens	6.3%	5.2%	4.5%	4.5%	5.0%	8.4%	8.6%	8.1%	8.3%	7.7%	6.3%	5.0%
Staten Island	6.4%	5.3%	4.5%	4.6%	5.1%	8.2%	9.4%	9.2%	9.4%	8.9%	7.4%	5.8%
NYC	7.1%	5.8%	5.0%	5.0%	5.6%	9.3%	9.5%	9.1%	9.3%	8.8%	7.2%	5.7%
U.S.	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%
<u>Labor Force Participation Rate</u>												
NYC Δ	58.8%	59.2%	59.0%	59.1%	59.8%	59.9%	60.0%	59.7%	60.1%	60.4%	60.8%	61.1%
U.S.	66.0%	66.0%	66.2%	66.0%	66.0%	65.4%	64.7%	64.1%	63.7%	63.2%	62.9%	62.7%
<u>Employment-Population Ratio</u>												
NYC Δ	54.6%	55.8%	56.1%	56.1%	56.4%	54.3%	54.3%	54.3%	54.5%	55.1%	56.4%	57.7%
U.S.	62.3%	62.7%	63.1%	63.0%	62.2%	59.3%	58.5%	58.4%	58.6%	58.6%	59.0%	59.3%
<u>Gross City Product (NYC)</u> (billions, in 2009 \$)	544.2	565.8	590.3	614.4	601.7	588.4	613.9	629.2	641.8	661.6	675.6	698.7
% Change	2.46%	3.98%	4.33%	4.08%	-2.07%	-2.21%	4.34%	2.49%	2.01%	3.08%	2.11%	3.42%
<u>Gross Domestic Product (U.S.)</u> (billions, in 2009 \$)	13,773.5	14,234.2	14,613.8	14,873.7	14,830.4	14,418.7	14,783.8	15,020.6	15,354.6	15,583.3	15,961.7	16,345.0
% Change	3.79%	3.34%	2.67%	1.78%	-0.29%	-2.78%	2.53%	1.60%	2.22%	1.49%	2.43%	2.40%

Notes: The New York City Comptroller's Office revises the Gross City Product periodically. The GCP & GDP figures presented here may not be the same as those reported in prior years. Note that GCP and GDP figures are preliminary. The NYS Dept. of Labor also periodically revises unemployment rates, and rates reflected here might not match those figures reported in prior years.

Sources: U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis, U.S. Dept. of Commerce; NYS Dept. of Labor; NYC Comptroller's Office.

Δ Unpublished data from the Bureau of Labor Statistics. These figures are revised periodically.

2. Average Payroll Employment by Industry for NYC, 2006-2015 (in thousands)

Industry Employment	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2014-2015 Change
Manufacturing	106.1	101.0	95.6	81.6	76.3	75.7	76.3	76.4	76.6	78.0	1.8%
Construction, Natural Resources & Mining	118.5	127.3	132.7	120.8	112.5	112.3	116.1	122.2	129.2	138.3	7.0%
Trade, Transport & Utilities	559.0	570.6	574.6	552.7	559.7	575.6	590.5	605.0	620.6	629.0	1.4%
Leisure & Hospitality	284.9	297.8	310.2	308.5	322.2	342.2	365.7	385.4	408.5	425.7	4.2%
Financial Activities	458.3	467.6	465.0	434.2	428.6	439.5	439.1	437.9	449.6	459.7	2.2%
Information	164.9	166.9	169.5	165.3	166.0	170.9	175.8	179.6	185.6	189.1	1.9%
Professional & Business Svcs.	571.9	592.2	603.3	569.1	575.2	597.4	619.2	642.5	668.5	699.8	4.7%
Educational & Health Svcs.	691.6	702.0	716.1	731.8	750.2	766.8	782.3	806.6	840.6	869.4	3.4%
Other Services	154.3	157.7	160.8	160.3	160.6	165.2	170.4	174.9	180.2	184.8	2.6%
Total Private Sector	3,109.5	3,183.0	3,227.8	3,124.2	3,151.3	3,245.6	3,335.5	3,430.5	3,559.2	3,673.9	3.2%
Government ‡	555.2	559.0	564.1	567.0	558.0	550.6	546.1	544.4	545.4	549.9	0.8%
City of New York	450.4	453.9	458.5	462.1	451.4	451.7	450.0	450.1	452.9	457.2	0.9%
Total	3,664.7	3,742.0	3,791.9	3,691.2	3,709.3	3,796.2	3,881.6	3,974.9	4,104.7	4,223.7	2.9%

Notes: Totals may not add up due to rounding. Figures may have been revised from prior years by the NYS Department of Labor. Total excludes farm employment but includes unclassified jobs.

‡ Government includes federal, state, and local (City of New York) jobs located in New York City. Local government figures have been revised from prior years to include those employed by the City of New York as well as city-based public corporations such as the HHC (Health and Hospitals Corporation) and the MTA.

Source: NYS Department of Labor

3. Average Real Wage Rates by Industry for NYC, 2007-2015 (2015 dollars)

Industry	2007	2008	2009	2010	2011	2012	2013	2014	2015	2014-15 % Change
Construction	\$73,248	\$74,859	\$75,775	\$76,134	\$75,631	\$73,756	\$73,610	\$73,385	\$75,081	2.3%
Manufacturing	\$59,533	\$58,579	\$57,176	\$56,570	\$57,430	\$54,473	\$52,448	\$53,683	\$55,533	3.4%
Transportation	\$53,785	\$51,308	\$51,550	\$52,077	\$52,161	\$51,344	\$51,275	\$53,787	\$52,870	-1.7%
Trade*	\$55,738	\$53,735	\$51,459	\$51,202	\$52,108	\$51,716	\$52,850	\$51,999	\$52,691	1.3%
Finance and Insurance	\$328,103	\$311,895	\$251,313	\$284,054	\$286,426	\$259,787	\$276,477	\$292,046	\$292,307	0.1%
Real Estate	\$70,721	\$68,697	\$64,680	\$64,835	\$66,335	\$66,693	\$68,555	\$70,573	\$74,575	5.7%
Admin/Waste/Edu/Health**	\$51,819	\$51,775	\$52,094	\$52,550	\$52,107	\$51,337	\$51,395	\$51,494	\$52,737	2.4%
Arts, Entertainment & Rec	\$72,814	\$68,460	\$67,799	\$69,506	\$69,040	\$65,363	\$63,914	\$64,961	\$69,012	6.2%
Accomm & Food Svcs.	\$32,315	\$32,066	\$30,702	\$30,865	\$30,976	\$30,690	\$30,570	\$31,126	\$31,753	2.0%
Other Svcs.	\$46,179	\$46,939	\$46,722	\$48,110	\$47,627	\$44,748	\$44,393	\$44,838	\$46,161	3.0%
Professional & Tech Svcs.	\$117,269	\$119,018	\$116,330	\$116,359	\$120,135	\$117,433	\$117,868	\$120,271	\$123,779	2.9%
Management of Companies	\$212,574	\$198,907	\$171,273	\$198,094	\$203,022	\$192,694	\$191,468	\$192,220	\$190,861	-0.7%
Information	\$117,993	\$117,041	\$112,185	\$115,013	\$117,147	\$118,072	\$122,676	\$128,164	\$131,931	2.9%
Utilities	\$108,147	\$103,759	\$98,705	\$103,329	\$104,961	\$115,638	--Δ	--Δ	--Δ	--Δ
Unclassified/Agri/Mining***	\$42,857	\$42,694	\$37,435	\$42,010	\$42,805	\$40,998	\$40,057	\$42,320	\$40,516	-4.3%
Private Sector	\$96,925	\$94,302	\$85,007	\$88,184	\$89,088	\$84,820	\$85,948	\$87,678	\$88,814	1.3%
Government	\$61,615	\$60,321	\$61,179	\$61,585	\$61,968	\$60,468	\$59,945	\$60,971	\$62,862	3.1%
Total Industries	\$91,599	\$89,225	\$81,366	\$84,096	\$85,111	\$81,351	\$82,318	\$84,066	\$85,386	1.6%

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. The New York State Department of Labor revises the statistics annually. Real wages reflect 2015 dollars and differ from those found in this table in prior years.

*The Wholesale Trade and Retail Trade sectors have been combined into one category. **The Administrative and Waste Service, Educational Services, and Health Care and Social Assistance Service have been combined into one category. ***The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category.

Δ Wages for the this industry were not reported by the NYS Dept. of Labor during this time period due to the small number of respondents, and corresponding privacy concerns.

Source: New York State Department of Labor, Research and Statistics Division.

4. Average Nominal Wage Rates by Industry for NYC, 2007-2015

Industry	2007	2008	2009	2010	2011	2012	2013	2014	2015	2014-15 % Change
Construction	\$63,337	\$67,396	\$68,738	\$70,232	\$71,478	\$71,262	\$72,436	\$73,252	\$75,081	2.5%
Manufacturing	\$51,478	\$52,739	\$51,866	\$52,184	\$54,277	\$52,631	\$51,611	\$53,586	\$55,533	3.6%
Transportation	\$46,508	\$46,193	\$46,762	\$48,040	\$49,296	\$49,608	\$50,457	\$53,690	\$52,870	-1.5%
Trade*	\$48,196	\$48,378	\$46,680	\$47,232	\$49,247	\$49,967	\$52,007	\$51,905	\$52,691	1.5%
Finance and Insurance	\$283,707	\$280,801	\$227,972	\$262,032	\$270,698	\$251,002	\$272,067	\$291,515	\$292,307	0.3%
Real Estate	\$61,152	\$61,848	\$58,673	\$59,809	\$62,692	\$64,438	\$67,462	\$70,445	\$74,575	5.9%
Admin/Waste/Edu/Health**	\$44,807	\$46,614	\$47,256	\$48,476	\$49,246	\$49,601	\$50,575	\$51,401	\$52,737	2.6%
Arts, Entertainment & Rec	\$62,961	\$61,635	\$61,502	\$64,117	\$65,249	\$63,153	\$62,894	\$64,843	\$69,012	6.4%
Accomm & Food Svcs.	\$27,942	\$28,869	\$27,850	\$28,472	\$29,275	\$29,652	\$30,082	\$31,070	\$31,753	2.2%
Other Svcs.	\$39,930	\$42,260	\$42,383	\$44,380	\$45,012	\$43,235	\$43,685	\$44,756	\$46,161	3.1%
Professional & Tech Svcs.	\$101,401	\$107,153	\$105,526	\$107,338	\$113,538	\$113,462	\$115,987	\$120,053	\$123,779	3.1%
Management of Companies	\$183,811	\$179,076	\$155,367	\$182,736	\$191,873	\$186,178	\$188,413	\$191,870	\$190,861	-0.5%
Information	\$102,027	\$105,373	\$101,766	\$106,097	\$110,714	\$114,080	\$120,719	\$127,931	\$131,931	3.1%
Utilities	\$93,514	\$93,415	\$89,538	\$95,318	\$99,197	\$111,728	--Δ	--Δ	--Δ	--Δ
Unclassified/Agri/Mining***	\$37,058	\$38,438	\$33,959	\$38,753	\$40,454	\$39,612	\$39,418	\$42,243	\$40,516	-4.1%
Private Sector	\$83,810	\$84,900	\$77,112	\$81,347	\$84,196	\$81,952	\$84,577	\$87,518	\$88,814	1.5%
Government	\$53,278	\$54,308	\$55,497	\$56,811	\$58,566	\$58,423	\$58,989	\$60,860	\$62,862	3.3%
Total Industries	\$79,205	\$80,329	\$73,809	\$77,577	\$80,437	\$78,600	\$81,005	\$83,914	\$85,386	1.8%

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. The NYS Department of Labor revises the statistics annually.

*The Wholesale Trade and Retail Trade sectors have been combined into one category. **The Administrative and Waste Service, Educational Services, and Health Care and Social Assistance Service have been combined into one category. ***The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category.

Δ Wages for the this industry were not reported by the NYS Dept. of Labor during this time period due to the small number of respondents, and corresponding privacy concerns.

Source: New York State Department of Labor, Research and Statistics Division.

5. Consumer Price Index for All Urban Consumers, NY-Northeastern NJ, 2005-2015

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
March	212.4	218.2	224.6	233.1	235.1	240.1	245.6	251.9	256.6	260.0	259.6
June	210.7	222.6	228.3	238.6	237.2	240.8	248.5	252.4	256.9	261.4	261.5
September	215.8	222.9	228.3	240.1	238.6	241.5	250.6	254.6	258.5	261.1	261.9
December	214.2	221.3	229.4	233.0	238.4	241.9	248.3	253.6	257.3	258.1	259.9
Quarterly Average	213.3	221.3	227.6	236.2	237.3	241.1	248.2	253.1	257.3	260.1	260.7
Yearly Average	212.7	220.7	226.9	235.8	236.8	240.9	247.7	252.6	256.8	260.2	260.6

12-month percentage change in the CPI

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
March	4.42%	2.73%	2.91%	3.82%	0.83%	2.14%	2.30%	2.55%	1.87%	1.32%	-0.12%
June	2.28%	5.65%	2.54%	4.52%	-0.59%	1.54%	3.19%	1.57%	1.78%	1.73%	0.06%
September	4.81%	3.29%	2.43%	5.16%	-0.63%	1.22%	3.76%	1.59%	1.55%	0.99%	0.31%
December	3.58%	3.31%	3.66%	1.58%	2.32%	1.45%	2.66%	2.11%	1.47%	0.31%	0.72%
Quarterly Average	3.77%	3.74%	2.88%	3.77%	0.47%	1.58%	2.98%	1.96%	1.67%	1.09%	0.24%
Yearly Average	3.86%	3.76%	2.83%	3.90%	0.44%	1.71%	2.85%	1.97%	1.68%	1.32%	0.13%

Source: U.S. Bureau of Labor Statistics; Base Period: 1982-1984=100

6. Housing Court Actions, 1983-2015

Year	Filings	Calendared	Evictions & Possessions	Year	Filings	Calendared	Evictions & Possessions
1983	373,000	93,000	26,665	2000	276,159	125,787	23,830
1984	343,000	85,000	23,058	2001	277,440	130,897	21,369*
1985	335,000	82,000	20,283	2002	331,309	132,148	23,697
1986	312,000	81,000	23,318	2003	318,077	133,074	23,236
1987	301,000	77,000	25,761	2004	261,085	121,999	22,010
1988	299,000	92,000	24,230	2005	261,457	119,265	21,945
1989	299,000	99,000	25,188	2006	256,747	122,379	23,491
1990	297,000	101,000	23,578	2007	251,390	121,793	24,171
1991	302,000	114,000	20,432	2008	246,147	120,420	24,600
1992	289,000	122,000	22,098	2009	251,871	123,149	26,449
1993	295,000	124,000	21,937	2010	213,066**	127,396	25,655
1994	294,000	123,000	23,970	2011	221,182	126,315	27,636
1995	266,000	112,000	22,806	2012	217,914	132,860	28,743
1996	278,000	113,000	24,370	2013	215,497	122,463	28,849
1997	274,000	111,000	24,995	2014	208,158	127,334	26,857
1998	278,156	127,851	23,454	2015	203,119	111,409	21,988
1999	276,142	123,399	22,676				

Note: "Filings" reflect non-payment proceedings initiated by rental property owners, while "Calendared" reflect those non-payment proceedings resulting in a court appearance. "Filings" and "Calendared" figures prior to 1998 were rounded to the nearest thousand.

*Note: 2001 Evictions and Possessions data is incomplete as it excludes the work of one city marshal who died in May 2001 and whose statistics are unavailable.

**Due to an administrative change at NYCHA relating to their handling of late rent payments, the number of non-payment filings decreased dramatically. If not for this change, the drop in non-payment filings between 2009 and 2010 would have been significantly less, or nonexistent.

Sources: NYC Civil Court, First Deputy Chief Clerk for Housing; NYC Department of Investigations, Bureau of City Marshals.

7. Homeless Statistics, 1982-2015

Year	Single Adults	Children	Families (inc. children)	Total Individuals
1982	3,786	2,507	1,005	7,584
1983	5,061	4,887	1,960	12,468
1984	6,228	7,432	2,981	17,491
1985	7,217	9,196	3,688	21,154
1986	8,890	10,493	4,286	24,896
1987	9,628	11,163	4,986	27,225
1988	9,675	11,401	5,091	27,646
1989	9,342	8,614	4,105	23,254
1990	8,535	6,966	3,591	20,131
1991	7,689	8,867	4,581	22,498
1992	6,922	9,607	5,270	23,494
1993	6,413	9,760	5,626	23,748
1994	6,235	9,610	5,629	23,431
1995	6,532	9,927	5,627	23,950
1996	7,020	9,945	5,692	24,554
1997	7,090	8,437	4,793	22,145
1998	6,875	8,054	4,558	21,277
1999	6,778	8,826	4,965	22,575
2000	6,934	9,290	5,192	23,712
2001	7,479	11,427	6,154	27,799
2002	7,750	14,952	8,071	34,576
2003	8,199	16,705	9,203	38,310
2004	8,612	15,705	8,922	37,319
2005	8,174	13,534	8,194	33,687
2006	7,662	12,597	8,339	32,430
2007	6,942	14,060	9,075	34,109
2008	6,530	14,327	8,856	33,554
2009	6,764	15,326	9,719	35,915
2010	7,825	14,788	9,635	36,175
2011	8,543	15,501	9,573	37,765
2012	9,047	18,068	10,705	43,295
2013	9,862	21,163	12,062	49,408
2014	10,591	23,511	13,317	54,122
2015	12,014	23,658	14,037	57,158

Note: Data presented are the annual averages of the Dept. of Homeless Services shelter population. Street homelessness is not quantified in this data.

Source: New York City Department of Homeless Services

8. Poverty Rates, 2005-2014

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
U.S.	13.3%	13.3%	13.0%	13.2%	14.3%	15.3%	15.9%	15.9%	15.8%	15.5%
New York City	19.1%	19.2%	18.5%	18.2%	18.7%	20.1%	20.9%	21.2%	20.9%	20.9%
Bronx	29.2%	29.1%	27.1%	27.6%	28.5%	30.2%	30.4%	31.0%	30.9%	31.6%
Brooklyn	22.4%	22.6%	21.9%	21.1%	21.8%	23.0%	23.6%	24.3%	23.3%	23.4%
Manhattan	17.9%	18.3%	17.6%	16.9%	16.6%	16.4%	18.3%	17.8%	18.9%	17.6%
Queens	11.9%	12.2%	12.0%	12.1%	12.6%	15.0%	15.8%	16.2%	15.3%	15.2%
Staten Island	11.0%	9.2%	9.8%	10.0%	11.2%	11.8%	11.7%	11.6%	12.8%	14.5%

Source: 2005-2014 American Community Survey