

# Housing New York: ShareNYC

European Smart and Sharing Cities

Prague, 22-23 November, 2018

**NYC**

Department of  
Housing Preservation  
& Development

November 2018

# ShareNYC

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# 01 Introduction + Overview

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## NYC Demographics and Housing Stock

- NYC's population has grown almost continuously since 1900.
- The city's population reached a record high last year of over 8.6 million, and is on track to reach at least 9,000,000 inhabitants by 2040.
- Adult population growing faster than the overall population, driving a growing number of unrelated adults to live together.
- Single adults, living alone or with unrelated adults, now represent a near majority of New York City households, but the supply of housing is growing more slowly than the adult population and still largely geared toward multi-bedroom units.

# 01 Introduction + Overview

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## Declining Affordability in NYC

### Rents rising faster than incomes:

- Between 2000 and 2016, the share of households earning between \$40,000 and \$100,000 decreased 3%, while the share earning less than \$40,000 increased 2.2%.
- Over the same time period, rents rose 31.2%, yet median renter income rose only 3.6%.

### Static or declining wages = Rent burden across all income bands. In 2016:

- Extremely and very low-income families experiencing a moderate and severe rent burden (85.1% and 77.5%, respectively)
- Low and moderate-income households are experiencing significantly greater moderate and severe rent burdens

# 01 Introduction + Overview

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## Housing Supply in NYC

- Higher income, more highly educated domestic in-migrants are entering the city at a rate that has serious implications for existing low-income individuals and families.
- Vacancy rates at the lowest tiers are as low as they've been in recent years. For units with asking rents of less than \$800, and between \$800 and \$999, the vacancy rates were just 1.15% and 2.09%, respectively.
- In 2016, less than 10% of recently available units were affordable to extremely low-income households, a roughly 50% discrepancy between what's available and what's needed.

# 02 Shared Housing in NYC

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## Shared Housing = nothing new

- For most of NYC history, most housing involved some form of shared living – lodging houses, rooming houses, tenements, boardinghouses et al.
- Contemporary apartments are relatively new as the dominant housing type.
- Loss of spectrum of housing options over the years in NYC has led to negative housing consequences.



# 02 Shared Housing in NYC

The screenshot shows the Craigslist website for New York City. On the left, there are navigation links for "post to classifieds" and "my account", a search bar with a "for sale" dropdown, and an "event calendar" showing a grid for the month of March with the 31st highlighted. The main content area is titled "new york city" with neighborhood filters: "mnh", "brk", "que", "brx", "stn", and "jsy". Below this are three category menus: "community" (activities, artists, childcare, general, groups, pets, events, lost+found, musicians, local news, politics, rideshare, volunteers, classes), "housing" (apts / housing, rooms / shared, sublets / temporary, housing wanted, housing swap, vacation rentals, parking / storage, office / commercial, real estate for sale), and "personals" (strictly platonic, women seek women, women seeking men, men seeking women). A "for sale" category is also visible at the bottom right.

**craigslist**

post to classifieds  
my account

search craigslist

for sale

event calendar

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24

**new york city** <sup>w</sup> mnh brk que brx stn jsy

**community**

- activities
- artists
- childcare
- general
- groups
- pets
- events
- lost+found
- musicians
- local news
- politics
- rideshare
- volunteers
- classes

**housing**

- apts / housing
- rooms / shared
- sublets / temporary
- housing wanted
- housing swap
- vacation rentals
- parking / storage
- office / commercial
- real estate for sale

**personals**

- strictly platonic
- women seek women
- women seeking men
- men seeking women

**for sale**

- appliances
- antiques
- hobbies
- arts+crafts
- auto parts
- books



## 02 Shared Housing in NYC

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### Why share housing?

- **Smaller units matching demographic trends can relieve pressure on the existing supply of larger units, which are increasingly being occupied by unrelated adults.**
- **Shared housing can cater to changing preferences for shared goods and services (e.g. office space, cars, bikes, etc).**
- **Mixed-income shared housing can serve as a point of entry into higher opportunity neighborhoods.**
- **Savings that results from spreading the cost of kitchens or bathrooms over multiple units allows the City to stretch its housing subsidy dollars further than traditional model.**

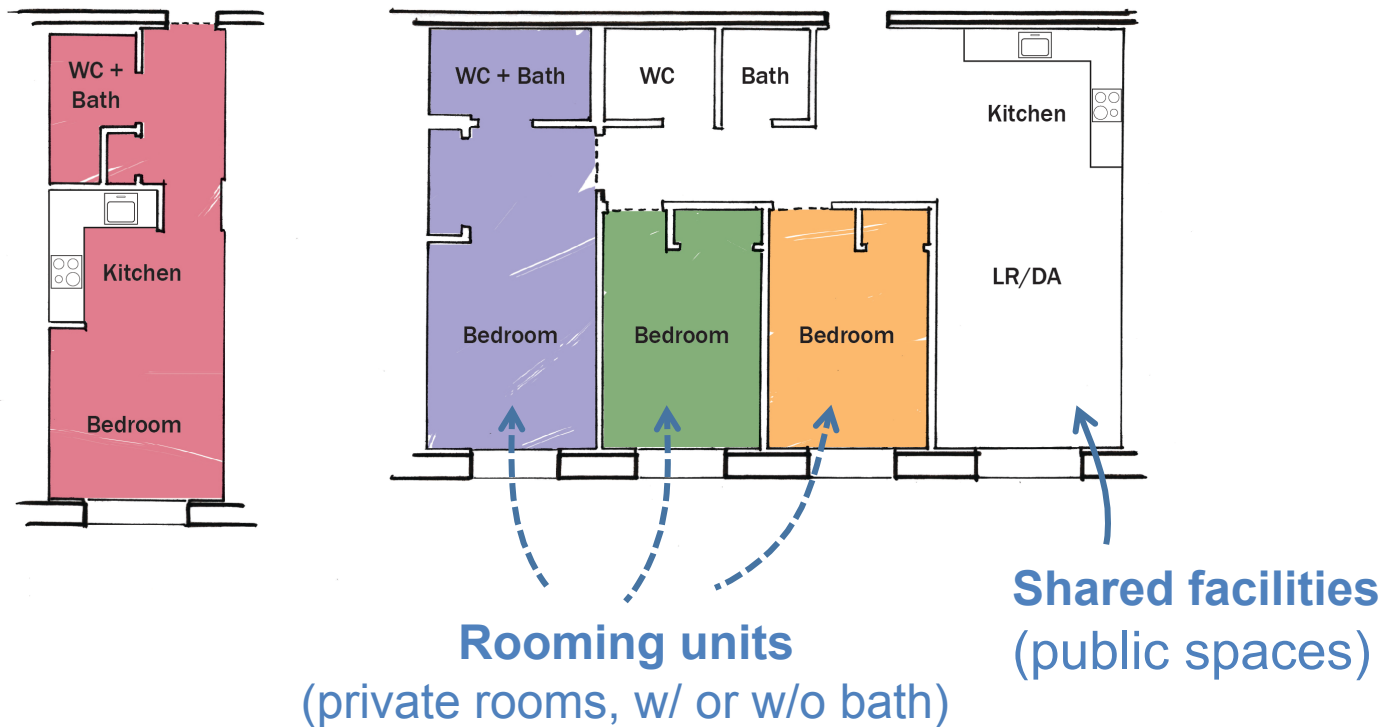


# 02 Shared Housing in NYC

## What is Shared Housing?

Shared housing includes housing units consisting of two or more independently occupied rooms that share a kitchen or bathroom.

The layout and organization of these units can take many forms, and has evolved through the years in response to both regulations and the market.



# 03 Key Challenges + Considerations

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## NYC Seeking Shared Housing Proposals

- HPD seeks proposals that test new housing typologies through the development of new construction affordable housing projects on **privately owned land** in New York City
- Proposals should incorporate housing typologies that will help the agency test new ways to better **address an unmet housing need**
- Proposals may include standard sized units, **units smaller than what is currently permitted** by HPD's Design Guidelines, **as well as rooming units** that share kitchen, bath, and/or **living facilities with other tenants**
- Proposal selection through this RFEI indicates HPD's willingness to engage in **an iterative process to provide financing** for projects that do not conform to the current confines of HPD's term sheets and Design Guidelines
- Selected projects will be **prioritized in HPD's pipeline**, to the extent that project readiness permits

# 03 Key Challenges + Considerations

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## Requirements + Preferences for Proposals

- How will shared housing be cleaned and maintained?
- To what degree, if any, will tenants of the shared housing be responsible for damages to shared housing common areas?
- How will inter-tenant conflict in the shared housing units be addressed and what role, if any, will management have in fostering a resolution?
- How will management ensure the physical safety of all tenants living within the shared housing?
- What kind of programming opportunities, if any, will management provide to foster integration of tenants within a shared housing unit? Within a building?

# Appendix and Definitions

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## Key Definitions

- Micro unit
  - A micro unit is a studio or one bedroom unit that is smaller than the applicable Target Net square footage set forth for such units in the HPD Design Guidelines for Multifamily New Construction and Senior Housing, but otherwise meets all requirements of applicable federal, state, and local regulations having jurisdiction.
- Rooming unit
  - A rooming unit is a living room that is designed or arranged to be separate from all other living rooms, as set forth in §27-2004(a)(15) of the New York City Housing Maintenance Code.
- Shared housing unit
  - A shared housing unit is an apartment in a class A multiple dwelling that includes one or more rooming units used for single-room occupancy, as set forth in the §27-2004(a)(17) of the New York City Housing Maintenance Code.