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Legal Aid Statement on the New York City Rent Guidelines Board's 2025 Income and Affordability Study

(NEW YORK, NY) - **The Legal Aid Society** released the following statement on the New York City Rent Guidelines Board 2025 Income and Affordability Study:

“Today’s report confirms what many rent-stabilized tenants across the five boroughs already know: any increase in rents during a time marked by widespread [financial uncertainty](#) will have devastating impacts on hundreds of thousands of working-class New Yorkers.

“According to the report, average inflation-adjusted wages decreased by 0.4 percent in the most recent time period studied, and the average annual unemployment rate for New York City residents rose to 5.3 percent in 2024 compared to 5.0 percent in 2023.

“Meanwhile, the Consumer Price Index, which measures inflation, increased by 3.8 percent in the New York City metropolitan area in 2024, putting an even greater strain on low-income New Yorkers’ ability to afford not only rent, but basic necessities including groceries.

“Moreover, in 2024, the number of residential evictions rose by a staggering 22.6 percent while shelter population increased – for the third year in a row – by 8.6 percent. This data offers a stark example of what happens when rents continue to rise at rates disproportionate to what average New Yorkers can afford.

“In contrast, according to the Board’s previous report, landlord revenue has continued to increase at [historic rates](#), serving as further indication that a rent increase is not only unfeasible for tenants, but wholly unnecessary for landlords.

“This year, given the findings of these reports coupled with the tumultuous economic landscape New Yorkers are currently contending with, the Board must commit to a rent freeze. Anything less will undoubtedly worsen the already severe affordable housing crisis, putting more tenants at risk of housing insecurity, displacement, and homelessness.”

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The Legal Aid Society exists for one simple yet powerful reason: to ensure that New Yorkers are not denied their right to equal justice because of poverty. For nearly 150 years, we have protected, defended, and advocated for those who have struggled in silence for far too long. Every day, in every borough, The Legal Aid Society changes the lives of our clients and helps improve our communities. www.legalaidnyc.org