

**HOUSING MARKET ANALYSIS**  
**LOW INCOME HOUSING TAX CREDIT PROGRAM**

**The City of New York**  
**Department of Housing Preservation and Development**

**February 2012**

## 1. INTRODUCTION

### **Data Sources**

The primary data source for analyzing the City's housing needs is the New York City Housing and Vacancy Survey ("HVS"), which is conducted periodically by the U.S. Census Bureau. The "Selected Findings" of the most recent survey are attached.

### **The Data**

The HVSs are sample surveys and are therefore subject to sampling and non sampling errors. For this reason, it is generally appropriate to qualify such findings by noting that they are "estimates" of the true values of the variables, which are unknown.

The data covers Housing Inventory, Rental Vacancies, Household Incomes, Rents and Gross Rent / Income Ratio, and Housing, Neighborhood Conditions and other findings.

### **Purpose of this Study**

Recent Federal legislation requires that all projects applying for Low Income Housing Tax Credits ("LIHTC") demonstrate the needs for the proposed housing by commissioning an independent market study. The housing market in New York City is unique, having endured a decades-long crisis of supply and affordability that shows no signs of abating. While the shortage of affordable housing affects all but the highest income levels in New York, the need for Low Income housing is particularly acute, and is found through out all five boroughs of the City (the Bronx, Brooklyn, Manhattan, Queens and Staten Island).

The severe shortage of Low Income Housing is well know and well documented. Under requirements of the State law establishing the City's rent regulation system, the City engages the U.S. Bureau of the Census to conduct a Housing and Vacancy Survey every three years. From this source, and others, there is a wealth of detailed data to describe the extent of the need. *What is clearly shown in every study produced is that there is more than sufficient need for Low Income housing in all boroughs of the City to absorb every such unit that can be produced for many years to come.*

In this very unique market, the benefit to be obtained from individual market studies seems minimal, and not sufficient to justify the extra cost that would be added to each housing unit produced with Low Income Housing Tax Credits. The New York City Department of Housing Preservation and Development ("HPD"), as a local housing credit agency making tax credit allocations to qualified projects in the five boroughs of New York City, has therefore undertaken to produce a market study for the City. This study is available to any tax credit applicant who elects to use it.

### **Low Income Housing Defined**

For this study, "Low Income" is defined in a manner consistent with the eligibility requirements for LIHTC housing, i.e. as housing for households with incomes at or below 60% of Area Median Gross Income ("AMGI"), as adjusted for household size. The term "Very Low Income", as used in this study, refers to households at or below 50% of

AMGI. Rents for Low Income housing, under LIHTC rules, may not exceed 30% of the income limitation applicable to the unit, based on imputed household size.

The demand for Low Income housing is a reflection of a variety of factors such as: rental housing vacancy rates, rent levels, conditions of existing Low Income housing stock (dilapidation and maintenance defects) and production of new and rehabilitated units.

## 2. MARKET AREA

### **The Urban Form**

New York is unique among American cities. It is old, highly urbanized, densely populated, and served by efficient public transportation. It is home to both the high and low extremes of the income spectrum as well as the most luxurious and dismal examples of an urban housing inventory. In contrast to the rest of the country, New York is primarily a city of renters. However, of the 2 million renter households in New York City, Low Income renters with incomes under 60% of AMGI have the most severe unmet housing needs.

### **Primary Market**

In New York, the primary market area (from which at least 70% of renters are likely to be drawn) is the borough<sup>1</sup> in which a project is located. Borough boundaries may encompass areas up to 3 miles away from a given project and include populations as high as 2 million. As most parts of the city were settled and built well before the advent of the automobile, New Yorkers rely on an extensive subway and bus system as their chief means of transportation. This efficient public transportation and the density of population make the borough a reasonable primary market for any available Low Income housing.

### **Secondary Market**

The entire City of New York (outside the borough of the project), with its population of more than 8 million, functions as a secondary market area for Low Income housing projects. Cross-borough commuting between work and home is common to New Yorkers; supported by the excellent public transportation system, no site is out of reach.

## 3. EXISTING HOUSING SUPPLY

The HVS data show that the overwhelming majority of Low Income households live with one or more significant housing problem including housing deterioration, excessive rent burden, or overcrowding. All household sizes are burdened, but the percentage of households with problems increases with household size. Detailed information on all these findings, and others, is included in the attached "Selected Findings" of the most recent HVS.

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<sup>1</sup> Each borough in New York is also a county.

### **Vacancy Rates**

Vacancy rates in New York City now and historically have been low. For many years, the vacancy rates have been significantly lower than the five percent threshold that by state law constitutes a housing emergency. Moreover, vacancy rates are significantly lower for apartments affordable to Low Income households.

### **Rent Levels**

The majority of New York rent households pay approximately 30 percent of their income on rent. A significant number of those households pay more than 50 percent of their income on rent.

### **Habitability**

Low Income renters face significant habitability issues in their housing accommodations. Tens of thousands of Low Income households live in housing with two or more types of structural defects (e.g. problems with external walls, roofs, windows, stairways, and floors) as well as maintenance deficiencies (e.g. inadequate heating, heating breakdowns, crack or holes in walls, ceiling or floors, non-intact plaster or paint, rodents, inoperative toilets, water leakage from outside the unit).

### **New Production and Rehabilitation**

With a vacancy rate less than five percent, rental units at any price are in short demand. Demand for Low Income housing is particularly high. Yet, for various economic reasons, production has not kept pace with demand. Outside of midtown Manhattan, even market rate housing cannot be built without some form of financial subsidy (either direct capital grants or loans or indirectly through property tax abatements and exemptions).

Producing Low Income housing is therefore especially dependent on public subsidy. The City's ability to increase the supply of affordable housing depends on several factors including its Capital Budget, tax-exempt bond volume caps, availability of federal housing funds (including LIHTC), and New York State's housing assistance programs. Precise counts of all government-assisted production are difficult (due to the variety and overlap of programs). HPD typically produces more than 2,000 Low Income units per year through substantial rehabilitation and new construction. While this represents a substantial effort, the City's low vacancy rate and the sheer number of Low Income families leave the bulk of Low Income housing needs unmet.

## **4. CONCLUSIONS**

New York's housing situation reflects its unusual history as the nation's largest city. With its tremendous population and density, New York has had documented housing shortages for many decades, and relatively expensive housing despite governmental regulation of rents.

The City has a significant shortage of Low Income housing and the Low Income housing stock that exists has many significant deficiencies. There is a dramatic rental "affordability gap" between the amount most households can reasonably afford to spend

and the actual cost of the available housing. While the bulk of the housing in New York continues to be in relatively good condition, a substantial number of properties (often concentrated in particular areas) are either physically deteriorated or suffering from serious maintenance problems, or both.

The City has a very large need for new housing units, as evidenced by its low vacancy rate. However, the need is most acute among Low Income households. Available units are in short supply; affordable units that do exist often provide less than decent and safe housing conditions.

The data reviewed demonstrates that there is a dramatic need for Low Income housing and that the number of households eligible for LIHTC housing guarantees quick absorption of tax credit units in New York City. Current levels of LIHTC and HPD annual production, together with the availability of Federal Section 8 funds, are not enough to reduce demand significantly. Waiting lists for programs funded by federal and local subsidies show that annual increases in production, although helping thousands of families, do not eliminate unmet Low Income housing needs.

# **Selected Initial Findings of the 2011 New York City Housing and Vacancy Survey**

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Below are the initial findings of the 2011 New York City Housing and Vacancy Survey (HVS).

In this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade because it is very difficult to compare them in a reliable manner, principally for the following reasons:

The HVS is a sample survey and the samples for the 2011 and 2008 HVSs were drawn from two different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census.

All findings of this report are based on data from the 2011 HVS which, as we have said, is a sample survey. Findings are, thus, subject to sampling and non-sampling errors.<sup>1</sup> For this reason, it is generally appropriate to qualify findings by noting that they are “estimates” of the true value of the variables, which are unknown. For example, we should refer to the rental vacancy rate as the “estimated rental vacancy rate.” However, it is not practical to do so in this report, since repeated use of the word “estimate” for so many figures would make the report unreasonably cumbersome.

## **A. Housing Inventory**

1. The number of housing units in New York City was 3,352,041 in 2011, the largest housing stock in the forty-six-year period since the first HVS was conducted in 1965 (Table 1).

Since the first HVS, the Census Bureau has excluded housing units in special places. These “special places” include transient hotels and motels, prisons, dormitories, hospitals, nursing homes, and shelters.<sup>2</sup>

The number of rental units (occupied and vacant available) was 2,172,634, comprising 65 percent of the housing stock in 2011 (Table 1).<sup>3</sup>

2. Of the City’s 3,352,000 housing units, 997,000 units or 30 percent were located in Brooklyn. Smaller numbers were located in Manhattan (841,000 or 25 percent) and Queens (828,000 or 25 percent). The remaining fifth was located in the Bronx (510,000 or 15 percent) and Staten Island (175,000 or 5 percent) (Table 2).
3. There were 987,000 rent-stabilized units (occupied and vacant available), comprising 45 percent of the rental stock in 2011 (Table 3).
4. Rent-controlled units numbered 38,000, or 2 percent of the rental stock in 2011 (Table 3).
5. The homeownership rate for the City as a whole was 31.9 percent in 2011—that is, almost one in three households in the City was an owner household (Table 4). The rate in Staten Island was 67.5 percent, the highest among the five boroughs, followed by 43.9 percent in Queens. Nine in ten owner-occupied units in Staten Island were conventional family housing units. The ownership rates for the Bronx, Brooklyn, and Manhattan were lower than the city-wide rate: 20.7 percent, 27.6 percent, and 24.1 percent respectively (Table 4). In Manhattan, more than nine in ten owner-occupied units were either condominium or cooperative units.
6. In 2011, the number of vacant available rental units was 68,000, while the number of vacant units available for sale was 31,000. At the same time, the number of vacant units not available for sale or rent was 164,000 in 2011, the highest since 1965, when the first HVS was conducted (Table 1).

Of the 164,000 vacant units not available for sale or rent, 48,000 units, or 29.4 percent, were classified as unavailable because they were undergoing or awaiting renovation. As previous HVSs have shown, most of these units undergoing or awaiting renovation will be occupied or vacant and available for sale or rent by 2014, when the next HVS will be conducted (Table 8).

At the same time, the number of units that were unavailable because of occasional, seasonal, or recreational use was 65,000 or 39.5 percent, the highest since 1978, when the Census Bureau began classifying vacant unavailable units by such reason (Table 8). Of the units in this category, more than six in ten were located in Manhattan, and about six in ten were in cooperative or condominium buildings.<sup>4</sup>

## B. Rental Vacancies

1. The 2011 HVS reports a city-wide rental vacancy rate of 3.12 percent during the period between February and May 2011. The 2011 rental vacancy rate is, therefore, significantly lower than 5 percent (Table 5).

Since the first HVS in 1965, the Census Bureau has applied the same definition and equation, without exception, in estimating the rental vacancy rate in New York City, using data from the HVS, as specified in the following:

### Number of Vacant Non-Dilapidated Units Available for Rent

Number of Vacant Non-Dilapidated Units Available for Rent	+	Number of Renter-Occupied Units, Dilapidated and Non-Dilapidated
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Starting with the first HVS in 1965, the Census Bureau has treated dilapidated vacant units as unavailable for rent and has excluded them in counting the number of vacant units available for rent and, thus, in estimating the rental vacancy rate. On the other hand, in counting the number of occupied rental units, the Census Bureau has counted all occupied rental units, whether or not they are dilapidated.

The rental vacancy rate of 3.12 percent in 2011 was estimated using data from the 2011 HVS on each item in the above equation, as follows:

$$67,818 / (67,818 + 2,104,816) \times 100 = 3.12\%$$

Since the HVS is a sample survey, the rental vacancy rate of 3.12 percent is subject to sampling and non-sampling errors. The results of the 2011 HVS show that the standard error of estimate (SEE)<sup>5</sup> of the rental vacancy rate of 3.12 percent is 0.17. This means that the chances are 95 out of 100 that the actual rental vacancy rate would vary from the estimated rental vacancy rate of 3.12 percent by no more than two standard errors, or by plus or minus 0.33 percent (1.96 x 0.17). That is to say that, given the 2011 rental vacancy rate of 3.12 percent, the chances are 95 out of 100 that the actual rental vacancy rate is between 2.79 percent and 3.45 percent (3.12% ± 1.96 x 0.17).

2. In 2011, the vacancy rate in Staten Island was 6.65 percent. However, since the number of vacant units in the borough is small, the sampling error of this vacancy rate is likely to be large. Thus, interpretations of the rate should be done with caution. In Queens the rental vacancy rate was 3.79 percent, while in Brooklyn it was only 2.61 percent. The vacancy rate in the Bronx was 3.23 percent, while it was 2.80 percent in Manhattan in 2011 (Table 5).

3. The vacancy rate for rent-stabilized units as a whole was 2.63 percent in 2011. The availability of vacant rental units was somewhat different for rent-stabilized units in buildings built before 1947 and in buildings built in 1947 or later. The vacancy rate for pre-1947 rent-stabilized units was 2.54 percent, while it was 2.91 percent for post-1947 rent-stabilized units (Table 6).
4. The vacancy rate for private non-regulated units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated units in cooperative or condominium buildings was 4.43 percent, the highest of all major rental categories (Table 6).
5. The vacancy rate for all other rental units as a whole (including Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Loft Board, and Municipal Loan units) was 1.40 percent, the lowest of all major rental categories (Table 6).
6. Vacant units available for low rents were extremely scarce. The rental vacancy rate in 2011 for units with asking rents of less than \$800 was a mere 1.10 percent (Table 7).

Starting with asking rents in the \$800-\$999 range, the availability of vacant rental units increased as the rent range increased. The vacancy rate for units with asking rents of \$800-\$999 was 2.58 percent; the rate for units with an asking rent level of \$1,000-\$1,249 was 3.61 percent (Table 7).

The rental vacancy rate moves up closer to 5.00 percent as asking rent levels go further up: it was 4.32 percent for units with an asking rent level of \$1,250-\$1,499 (Table 7).

7. The vacancy rate for units with asking rents of \$1,500-\$1,999 was 4.14 percent. The rate for units with asking rents of \$2,000 or more was 4.67 percent. For units with asking rents of \$2,500 or more the rate jumped to 5.26 percent, the highest among vacancy rates for all the various rent levels in the City in 2011 (Table 7).

### C. Incomes

(Note: incomes are reported for 2010, while housing data are for 2011.)

1. The median annual income for all households (renters and owners combined) was \$48,040 in 2010 (Table 9).
2. The median annual income for renter households was \$38,500 in 2010, only 80 percent of the median income for all households (Table 9).

3. The median annual income for homeowners was \$75,000, more than one-and-a-half times that of all households and almost double the 2010 median income of renter households (Table 9).
4. The median income of rent-controlled households was \$29,000 in 2010, 75 percent of the median income of all renter households (Table 10).
5. The median income of rent-stabilized households as a whole was \$37,000, slightly less than the median income of all renter households in 2010 (Table 10).
6. The median income of households in pre-1947 rent-stabilized units was \$36,000 in 2010, less than the median income of all renter households and of all rent-stabilized households, while the median income of households in post-1947 rent-stabilized units was \$40,000, higher than the median incomes of all renter households and of all rent-stabilized households (Table 10).
7. The median income of households in private non-regulated rental units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was \$52,260, which was 36 percent higher than the median 2010 income of all renter households (Table 10).
8. The median income of households in all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was extremely low: only \$17,716, less than half of the median 2010 income of all renter households (Table 10).

#### **D. Rents**

1. In 2011, the median monthly contract rent, which excludes tenant payments for utilities,<sup>6</sup> was \$1,100, while the median monthly gross rent, which includes utility payments,<sup>7</sup> was \$1,204 (Table 11).
2. The median asking rent was \$1,300 in 2011. The asking rent for vacant for-rent housing units is the rent asked for the unit at the time of interview, which may differ from the rent paid at the time the unit is occupied. The asking rent may or may not include utilities (Table 11).
3. The median contract rent of rent-controlled units was \$800, 73 percent of the median contract rent of all rental units in 2011 (Table 12).
4. The median contract rent of rent-stabilized units as whole was \$1,050. However, it was \$1,030 for pre-1947 rent-stabilized units, while it was \$1,100 for post-1947 rent-stabilized units (Table 12).

5. The median contract rent for private, non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was \$1,369, or 24 percent higher than the rent of all rental units in 2011 (Table 12).
6. On the other hand, the median contract rent for all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was extremely low: a mere \$591, just a little more than half the rent of all rental units and the lowest among the major rental categories in 2011 (Table 12).
7. The median gross rent of rent-controlled units was \$895, 74 percent of the median gross rent of all rental units in 2011 (Table 13).
8. The median gross rent of all rent-stabilized units was \$1,160. The gross rent for pre-1947 rent-stabilized units was \$1,150, while the rent for post-1947 rent-stabilized units was \$1,200 in 2011 (Table 13).
9. The median gross rent for private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was \$1,510, or 25 percent higher than the gross rent of all units in 2011, which was \$1,204 (Table 13).
10. The median gross rent of all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was very low, as it was for the contract rent of such units, \$600, only half the rent of all rental units in 2011 (Table 13).
11. Just a little more than one in five rental units in the City had a contract rent of less than \$800 in 2011, and fewer than one in ten had a contract rent of less than \$500. At the same time, the contract rent of a little more than half the rental units in the City was in the \$800-\$1,499 range. The contract rent for the remaining 26 percent of the rental units in the City was \$1,500 or more. The contract rent of one in eight rental units in the City was \$2,000 or more in 2011 (Table 14).
12. About 18 percent of the rental units had a gross rent of less than \$800, while a little more than half had a gross rent in the \$800-\$1,499 range. The gross rent of the remaining three in ten rental units in the City was \$1,500 or more. The gross rent of one in seven rental units was \$2,000 or more. Eight percent of rental units in the City had a gross rent of \$2,500 or more in 2011 (Table 15).

**E. Rent-Income Ratios (proportion of household income tenants spend for rent)**

1. The median contract rent-income ratio was 30.9 percent in 2011 (Table 16). (Rent data are for the survey year of 2011, while income data are for 2010).

2. Close to three in ten of renter households in the City (29.6 percent) paid 50 percent or more of their household's income for contract rent in 2011 (Table 16).
3. The median gross rent-income ratio was 33.8 percent in the City in 2011 (Table 16).

Since the contract rent does not include additional separate charges to the tenant for fuel and utilities, while the gross rent includes such charges, the gross rent is always higher than the contract rent. Thus, the median gross rent/income ratio is higher than the contract rent/income ratio.

4. One third of renter households in the City (33.1 percent) paid 50 percent or more of their household income for gross rent in 2011 (Table 16).
5. Among households in all major rental categories in the City, households in rent-controlled units paid the lowest proportion of their income for contract rent: 27.6 percent in 2011 (Table 17).
6. Households in rent-stabilized units as a whole paid 32.0 percent of their income for contract rent. The median contract rent-income ratio for pre-1947 units was 32.1 percent, while it was 31.4 percent for post-1947 units in 2011 (Table 17).
7. The median contract rent-income ratio for private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) in the City was 30.5 percent in 2011 (Table 17).
8. As for contract rent-income ratios, among households in all major rental categories, households in rent-controlled units paid the lowest proportion of their income for gross rent in 2011: 32.1 percent (Table 17).
9. Households in rent-stabilized units as a whole in the City paid 35.2 percent of their income for gross rent in 2011. The median gross rent-income ratio for pre-1947 units was 35.8 percent, while it was 34.0 percent for post-1947 units (Table 17).
10. Households in private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) in the City paid 33.5 percent of their income for gross rent in 2011 (Table 17).

## **F. Housing and Neighborhood Conditions**

In 2011, housing and neighborhood conditions in the City were extremely good.

1. In 2011 practically all occupied housing units in the City were situated in structurally decent buildings. Building condition in 2011 was the best in the forty-six-year period since the first HVS was conducted in 1965.

Of all occupied units (renter occupied and owner occupied together), a negligible 0.2 percent were in dilapidated buildings in 2011; the dilapidation rate for renter-occupied units was 0.3 percent. In other words 99.8 percent of all occupied units and 99.7 percent of renter occupied units in the City were in structurally decent buildings in 2011. The 2011 dilapidation rates were the lowest in the 46-year period since the first HVS was conducted in 1965 (Table 18).

2. Housing maintenance conditions were very good.

The proportion of renter-occupied units with five or more of the seven maintenance deficiencies measured by the 2011 HVS was extremely low: only 4.3 percent in 2011, one of the lowest ever recorded since these conditions were first measured in 1991 (Table 18).

3. Neighborhood quality was also very good.
  - a. The proportion of renter households near buildings with broken or boarded-up windows on the street was only 7.3 percent in 2011 (Table 18).
  - b. The proportion of renter households that rated the quality of their neighborhood residential structures as “good” or “excellent” was very high: 70.4 percent in 2011 (Table 18).

#### **G. Crowding (more than one person per room).**

The crowding situation in the City was serious in 2011.

1. The proportion of renter households that were crowded in 2011 was 11.5 percent (Table 19).
2. The crowding situation in rent-stabilized units, particularly in pre-1947 rent-stabilized units, was much more serious, with rates of 13.9 percent and 14.7 percent respectively (Table 19).
3. Crowding situations in rent-controlled units were very rare. The number of crowded rent-controlled units was too few to report in 2011 (Table 19).
4. Crowding in private non-regulated units occurred at a rate of 10.9% (Table 19).
5. The crowding situation in all other rental units (including Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan, and Loft Board units) was

not serious. Only 6.1 percent of such units were crowded, substantially lower than the rate for all renter households in 2011 (Table 19).

## Technical Notes

<sup>1</sup> Information on the statistical reliability of data from the 2011 HVS, except for the rental vacancy rate for the City, has not yet been provided by the Census Bureau. This information is expected to be available to the public in the summer of 2012.

<sup>2</sup> The 2010 Census, like all decennial censuses, includes housing units in special places as long as they meet the definition of a housing unit as separate living quarters, while the HVS excludes them. For the 2010 Census, separate living quarters were those that had direct access from outside the building or through a common hall. Therefore, the number of housing units the decennial censuses report are higher than the number of housing units the HVS reports.

<sup>3</sup> Percents in this report are calculated based on unrounded numbers.

<sup>4</sup> U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

<sup>5</sup> The Standard Error of Estimate (SEE) is a statistical measure most commonly used to approximate sampling error. Non-sampling errors can come from many sources, including if any units were erroneously classified as occupied or vacant. However, the incidence of non-sampling errors made in estimating the rental vacancy rate is likely to be low for the HVS, since the primary purpose of the HVS is to estimate the rental vacancy rate accurately.

<sup>6</sup> The contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities, if they are provided by the owner, without additional, separate charges to the tenant.

<sup>7</sup> Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.

**Table 1**  
**Housing Inventory by Tenure and Occupancy**  
**New York City 2011**

	<u>Housing Units<sup>(a)</sup></u>	
	<u>Number<sup>(b)</sup></u>	<u>Percent</u>
<b>Total housing units</b>	3,352,041	100.0%
<b>Total rental units</b>	2,172,634	64.8%
Occupied	2,104,816	62.8%
Vacant, available for rent	67,818	2.0%
<b>Total owner units</b>	1,014,940	30.3%
Occupied	984,066	29.4%
Vacant, available for sale	30,875	0.9%
<b>Vacant units, not available for sale or rent</b>	164,467	4.9%

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Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) In this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade because it is very difficult to compare them in a reliable manner, principally for the following reasons: The HVS is a sample survey and the samples for the 2011 and 2008 HVS were drawn from two different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the 2008 HVS sample was drawn from the 2000 census. Both samples were updated for new construction, alterations, and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the 2008 HVS sample used estimates based on the 2000 census.
- (b) In this report, numbers may not add up to the total due to rounding.

**Table 2**  
**Total Housing Units by Borough**  
**New York City 2011**

<b><u>Boroughs</u></b>	<b><u>Number</u></b>	<b><u>Housing Units</u></b>	<b><u>Percent</u></b>
All	3,352,041		100.0%
Bronx	510,347		15.2%
Brooklyn	997,495		29.8%
Manhattan	840,676		25.1%
Queens	828,446		24.7%
Staten Island	175,077		5.2%

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Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

**Table 3**  
**Rental Housing Inventory by Rent Regulation Status**  
**New York City 2011**

	<u>Rental Units</u>	
	<u>Number</u>	<u>Percent</u>
<b>All rental units</b> (occupied and vacant available)	2,172,634	100.0%
<b>Rent controlled</b>	38,374	1.8%
<b>Rent stabilized</b>	986,840	45.4%
Pre-1947 stabilized	743,527	34.2%
Post-1947 stabilized	243,313	11.2%
<b>Private non-regulated units<sup>(a)</sup></b>	849,800	39.1%
<b>All other rental units<sup>(b)</sup></b>	297,620	13.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
- (b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

**Table 4**  
**Owner-Occupied Units, Owner Units Vacant for Sale and Home**  
**Ownership Rates by Borough**  
**New York City 2011**

<b><u>Borough</u></b>	<b><u>Number of</u> <u>Owner-Occupied Units</u></b>	<b><u>Number of Owner</u> <u>Units Vacant for Sale</u></b>	<b><u>Home</u> <u>Ownership Rate</u><sup>a</sup></b>
<b>All</b>	984,066	30,875	31.9%
<b>Bronx</b>	98,166	4,468 <sup>b</sup>	20.7%
<b>Brooklyn</b>	256,130	10,433	27.6%
<b>Manhattan</b>	181,606	5,992	24.1%
<b>Queens</b>	337,775	8,946	43.9%
<b>Staten Island</b>	110,389	<sup>(c)</sup>	67.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) The home ownership rate is the proportion of total occupied units (owner and renter units together) that are owner-occupied units.
- (b) In this report, figures such as the number of housing units or households, that are less than 4,000 are not reported in the tables; and numbers between 4,000 and 4,999 are qualified by warning the reader to interpret them with caution. Dollar figures, such as rents and incomes, based on a small number of cases are treated following the same guidelines. Similarly, percentages in which the numerator is less than 3,000 are not reported; and percentages in which the numerator is between 3,000 and 3,999 are qualified by warning the reader to interpret them with caution.
- (c) Too few units to report.

**Table 5**  
**Rental Units and Vacancy Rates by Borough**  
**New York City 2011**

	<u>All Rental Units</u>	<u>Renter Occupied Units</u>	<u>Vacant Units Available for Rent</u>	<u>Net Vacancy Rate<sup>(a)</sup></u>
<b>All</b>	2,172,634	2,104,816	67,818	3.12%
<b>Bronx</b>	388,022	375,491	12,531	3.23%
<b>Brooklyn</b>	691,178	673,166	18,011	2.61%
<b>Manhattan</b>	587,313	570,853	16,460	2.80%
<b>Queens</b>	449,108	432,085	17,023	3.79%
<b>Staten Island</b>	57,013	53,221	(c)	6.65% <sup>(b)</sup>

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated plus renter-occupied units (dilapidated and not dilapidated).
- (b) Since the number of units is small, interpret with caution. The New York City Housing and Vacancy Survey is a sample survey. Since the number of vacant units available for rent in this category is small, the sampling error of the vacancy rate is likely to be large. Thus, interpretation of the vacancy rate should be done with caution.
- (c) Too few units to report.

**Table 6**  
**Vacant for Rent Units and Vacancy Rates by Rent Regulation Status**  
**New York City 2011**

	<u>Vacant Units Available for Rent</u>	<u>Net Vacancy Rate<sup>(a)</sup></u>
<b>All Vacant for Rent Units</b>	67,818	3.12%
<b>Rent Stabilized Units</b>	25,970	2.63%
Pre-1947 Stabilized	18,879	2.54%
Post-1947 Stabilized	7,091	2.91%
<b>Private non-regulated units<sup>(b)</sup></b>	37,676	4.43%
<b>All other rental units<sup>(c)</sup></b>	4,172 <sup>(d)</sup>	1.40%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated plus renter-occupied units (dilapidated and not dilapidated).
- (b) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
- (c) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.
- (d) Since the number of units is small, interpret with caution.

**Table 7**  
**Vacant for Rent Units and Net Vacancy Rate**  
**by Monthly Rent Level**  
**New York City 2011**

<b>Monthly Rent Level<sup>(b)</sup></b>	<b>Vacant Units Available for Rent</b>	<b>Net Vacancy Rate<sup>(a)</sup></b>
<b>All Rental Units</b>	67,818	3.12%
<b>Less than \$800</b>	5,078	1.10%
<b>\$800 to \$999</b>	9,305	2.58%
<b>\$1,000 to \$1, 499</b>	28,628	3.87%
<b>\$1,000 - \$1,249</b>	17,045	3.61%
<b>\$1,250 - \$1,499</b>	11,583	4.32%
<b>\$1,500 to \$1,999</b>	12,254	4.14%
<b>\$2,000 or more</b>	12,553	4.67%
<b>\$2,000 - \$2,499</b>	4,291 <sup>(c)</sup>	3.83%
<b>\$2,500 or more</b>	8,262	5.26%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated plus renter-occupied units (dilapidated and not dilapidated).
- (b) Asking rents for vacant units and contract rents for occupied units.
- (c) Since this is a small number of units, interpret with caution.

**Table 8**  
**Vacant Units Unavailable for Rent or Sale**  
**by Reason for Unavailability**  
**New York City 2011**

<u>Reason Unavailable</u>	<u>Number of Units</u>	<u>Percent</u>
<b>All</b>	164,467	100.0%
<b>Dilapidated</b>	(a)	(a)
<b>Rented, Not Yet Occupied</b>	7,553	4.6%
<b>Sold, Not Yet Occupied</b>	7,084	4.3%
<b>Undergoing Renovation</b>	29,087	17.8%
<b>Awaiting Renovation</b>	19,043	11.6%
<b>Held for Occasional, Seasonal or Recreational Use</b>	64,590	39.5%
<b>Used/Converted to Non-Residential Use</b>	(a)	(a)
<b>In Legal Dispute</b>	13,904	8.5%
<b>Awaiting Conversion/ Being Converted to Coop/Condo</b>	(a)	(a)
<b>Held Pending Sale of Building</b>	(a)	(a)
<b>Owner Unable to Sell or Rent Due to Personal Problems (age, illness, etc.)</b>	10,465	6.4%
<b>Held for Planned Demolition</b>	(a)	(a)
<b>Held for Other Reasons</b>	5,591	3.4%
<b>Reason not reported</b>	(a)	--

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.  
Notes:

(a) Too few units to report.

**Table 9**  
**Median Household Incomes**  
**New York City 2010**

	<u>Median Household Income<sup>(a)</sup></u>
<b>All households</b>	\$48,040
<b>All renters</b>	\$38,500
<b>All owners</b>	\$75,000

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Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Note: (a) Incomes are reported for 2010.

**Table 10**  
**Median Renter Household Incomes by Rent Regulation Status**  
**New York City 2010**

	<u>Median Household Income<sup>(a)</sup></u>
<b>All Renters</b>	\$38,500
<b>Rent Controlled</b>	\$29,000
<b>Rent Stabilized</b>	\$37,000
Pre-1947 Stabilized	\$36,000
Post-1947-Stabilized	\$40,000
<b>Private Non-Regulated<sup>(b)</sup></b>	\$52,260
<b>All Other Rental Units<sup>(c)</sup></b>	\$17,716

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) Incomes are reported for 2010.
- (b) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled, including those in buildings with five or fewer units, and unregulated rentals in cooperative or condominium buildings.
- (c) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

**Table 11**  
**Median Rents, All Renter-Occupied Units**  
**New York City 2011**

	<u>Median Monthly Rents</u>
<b>Median gross rent<sup>(a)</sup></b>	\$1,204
<b>Median contract rent<sup>(b)</sup></b>	\$1,100
<b>Median asking rent<sup>(c)</sup></b>	\$1,300

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.  
Notes:

- (a) Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.
- (b) Contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities if they are provided by the owner without additional, separate charges to the tenant.
- (c) Asking rent for vacant for-rent housing units is the rent asked for the unit at the time of interview, which may differ from the rent paid at the time the unit was occupied. Asking rent may or may not include utilities.

**Table 12**  
**Median Contract Rent by Rent Regulation Status**  
**New York City 2011**

	<b>Median Monthly Contract Rent</b>
<b>All Renters</b>	\$1,100
<b>Rent Controlled</b>	\$800
<b>Rent Stabilized</b>	\$1,050
Pre-1947 Stabilized	\$1,030
Post-1947 Stabilized	\$1,100
<b>Private Non-Regulated<sup>(a)</sup></b>	\$1,369
<b>All Other Rental Units<sup>(b)</sup></b>	\$591

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Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) "Private non-regulated" consists of units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
- (b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

**Table 13**  
**Median Gross Rent by Rent Regulation Status**  
**New York City 2011**

	<u>Median Monthly Gross Rent</u>
<b>All Renters</b>	\$1,204
<b>Rent Controlled</b>	\$895
<b>Rent Stabilized</b>	\$1,160
Pre-1947 Stabilized	\$1,150
Post-1947-Stabilized	\$1,200
<b>Private Non-Regulated<sup>(a)</sup></b>	\$1,510
<b>All Other Rental Units<sup>(b)</sup></b>	\$600

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) "Private non-regulated" consists of units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
- (b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board units.

**Table 14**  
**Distribution of Renter Occupied Housing Units by Monthly Contract Rent Level**  
**New York City 2011**

<u>Monthly Contract Rent</u>	<u>Number of Renter Occupied Units</u>	<u>Percent</u>
<b>Total</b>	2,104,816	100%
<b>Less than \$500</b>	170,993	8.3%
<b>\$500-\$799</b>	285,950	13.9%
\$500-\$699	162,138	7.9%
\$700-\$799	123,813	6.0%
<b>\$800-\$999</b>	350,776	17.0%
\$800-\$899	169,491	8.2%
\$900-\$999	181,284	8.8%
<b>\$1,000 - \$1,499</b>	711,020	34.5%
\$1,000-\$1,249	454,724	22.1%
\$1,250-\$1,499	256,296	12.4%
<b>\$1,500 - \$1,999</b>	283,478	13.8%
\$1,500-\$1,749	196,909	9.6%
\$1,750 - \$1,999	86,569	4.2%
<b>\$2,000+</b>	256,411	12.5%
\$2,000 - \$2,499	107,618	5.2%
\$2,500+	148,793	7.2%
<b>No cash rent<sup>(a)</sup></b>	46,188	

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Note: (a) Number not included in total for calculation of percent.

**Table 15**  
**Distribution of Renter Occupied Housing Units by Monthly Gross Rent Level**  
**New York City 2011**

<u>Monthly Gross Rent</u>	<u>Number of Renter Occupied Units</u>	<u>Percent</u>
<b>Total</b>	2,104,816	100.0%
<b>Less than \$500</b>	150,736	7.3%
<b>\$500-\$799</b>	213,124	10.4%
\$500-\$699	121,356	5.9%
\$700-\$799	91,768	4.5%
<b>\$800-\$999</b>	277,837	13.5%
\$800-\$899	125,888	6.1%
\$900-\$999	151,949	7.4%
<b>\$1000 - \$1,499</b>	783,503	38.1%
\$1,000-\$1,249	445,361	21.6%
\$1,250-\$1,499	338,141	16.4%
<b>\$1,500 - \$1,999</b>	338,238	16.4%
\$1,500-\$1,749	216,249	10.5%
\$1,750-\$1,999	121,990	5.9%
<b>\$2,000+</b>	295,190	14.3%
\$2,000 - \$2,499	132,588	6.4%
\$2,500+	162,602	7.9%
<b>No cash rent<sup>(a)</sup></b>	46,188	--

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Note: (a) Number not included in total for calculation of percent.

**Table 16**  
**Median Gross Rent/Income and Contract Rent/Income Ratios and Proportion of**  
**Renter Households Paying 50 Percent of Income or More for Each**  
**New York City 2011**

	<b><u>Median Rent/ Income Ratio</u></b>	<b><u>Percent of Renter Households</u></b>
Median <b>Contract</b> Rent/Income Ratio (proportion of income that households pay for <b>contract</b> rent) <sup>(a)</sup>	30.9%	
Proportion of households paying 50 percent of household income or more for <b>contract</b> rent		29.6%
Median <b>Gross</b> Rent/Income Ratio (proportion of income that households pay for <b>gross</b> rent) <sup>(b)</sup>	33.8%	
Proportion of households paying 50 percent of household income or more for <b>gross</b> rent		33.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) Contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities if they are provided by the owner without additional, separate charges to the tenant.
- (b) Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.

**Table 17**  
**Median Contract Rent/Income and Gross Rent/Income Ratios**  
**by Rent Regulation Status**  
**New York City 2011**

<u>Regulatory Status</u>	<u>Median Contract Rent/Income Ratio</u>	<u>Median Gross Rent/Income Ratio</u>
<b>All</b>	30.9	33.8
<b>Rent Controlled</b>	27.6	32.1
<b>Rent Stabilized</b>	32.0	35.2
Pre-1947 Stabilized	32.1	35.8
Post-1947-Stabilized	31.4	34.0
<b>Private Non-Regulated<sup>(a)</sup></b>	30.5	33.5

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Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Note:

- (a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.

**Table 18**  
**Housing and Neighborhood Conditions**  
**New York City 2011**

<u>Residential Building Condition</u>	<u>Number or Percent of Households</u>
<b>All occupied units (renter and owner units) in dilapidated buildings<sup>(a)</sup></b>	
Number	6,745
Percent	0.2%
<b>Renter-occupied units in dilapidated buildings<sup>(a)</sup></b>	
Number	5,858
Percent	0.3%
<b>Renter-occupied units in Buildings with no building defects</b>	
Number	1,707,836
Percent	88.8%
 <u>Housing Unit Maintenance Conditions</u>	
<b>Renter-occupied units with 5 or more of 7 maintenance deficiencies<sup>(b)</sup></b>	
	76,180 4.3%
<b>Renter-occupied units with no maintenance deficiencies<sup>(b)</sup></b>	
	719,506 41.0%
<b>Renter-occupied units with heating breakdowns (4 or more times)</b>	
	129,807 7.2%
<b>Renter-occupied units with no heating breakdowns</b>	
	1,511,211 83.3%
 <u>Neighborhood Condition</u>	
<b>Renter household opinion of good/excellent neighborhood quality</b>	
	1,290,114 70.4%
<b>Renter household opinion of poor neighborhood quality</b>	
	105,351 5.7%
<b>Renter households with any building with broken or boarded-up windows on same street</b>	
	151,355 7.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Note: (a) A structure was rated dilapidated if it showed one or more critical defects or a combination of intermediate defects or inadequate original construction.  
(b) Maintenance deficiencies include: 1) additional heating required in winter; 2) heating breakdown; 3) cracks or holes in interior walls, ceilings, or floors; 4) presence of rodents; 5) presence of broken plaster or peeling paint; 6) toilet breakdown; 7) water leakage into unit.

**Table 19**  
**Crowding Rates in Renter Occupied Units**  
**By Rent Regulation Status**  
**New York City 2011**

<u>Regulatory Status</u>	<u>Percent Crowded (&gt;1 person per room)</u>	<u>Percent Severely Crowded &gt;1.5 persons per room)</u>
All	11.5%	4.3%
<b>Rent-controlled</b>	(c)	(c)
<b>Rent-stabilized</b>	13.9%	5.6%
Pre-1947	14.7%	5.9%
Post-1947	11.5%	4.8%
<b>Private non-regulated<sup>(a)</sup></b>	10.9%	3.8%
<b>All other rental units<sup>(b)</sup></b>	6.1%	1.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

- (a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rental units in cooperative or condominium buildings.
- (b) "All other rental units" includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Municipal Loan and Loft Board.
- (c) Too few households to report.