2023 New York City Housing and Vacancy Survey

Selected Initial Findings

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How To Read This Report

This report presents findings from the 2023 New York City Housing and Vacancy Survey (NYCHVS), which was conducted by the U.S. Census Bureau on behalf of the City of New York. As such, the data are subject to both statistical quality standards and disclosure avoidance practices that determine how the findings are presented.

Like all sample surveys, the NYCHVS is subject to sampling error. All counts of units and households in this report are presented as estimates and shown with a corresponding margin of error (MOE) representing a 90 percent confidence level. This matches the U.S. Census Bureau standard of publishing MOEs and determining statistically significant differences for the American Community Survey (ACS).

In this report, a 90 percent confidence interval for the estimate has a lower bound calculated by subtracting the MOE from the estimate and an upper bound calculated by adding the MOE to the estimate. This confidence interval indicates that if data on every housing unit or household were collected for that measure, 90 times out of 100 the actual value of the estimate would fall somewhere between the lower and upper bound. MOEs were calculated by multiplying the standard error of the estimate by 1.645. In some instances, we present the lower and upper bound rather than the MOE. Margins

of error are not shown where the estimate was controlled to an independent housing estimate (e.g., housing units by borough); these are marked as *****.

In producing this report, statistical quality measures were applied to assess the relative amount of sampling error associated with a given estimate. This was done by calculating the coefficient of variation (CV), which is the standard error of the estimate divided by the estimate itself. In general, the NYCHVS considers an estimate that has a CV of less than 0.20 to be reliable. Estimates with a CV of 0.20 to 0.30 are presented in the table with ** next to the number to alert the reader to use caution when interpreting the estimate. Generally, estimates that have a CV of 0.30 and higher were replaced with **. In rare instances, estimates with a CV of between 0.30 and 0.50 are shown with *** next to the number; this is done only for sub-group analysis of the net rental vacancy rate (e.g., by borough) where the small number of vacant units make these estimates subject to a large variance.

Some tables present information from prior NYCHVS cycles along with an estimated net change. This represents the sum of any additions and losses between the two survey periods. Just as the point estimates within a given survey are subject to sampling and non-sampling error, so too are these estimates

of net change. A ♦ indicates when the estimated net change falls within the margin of error of the two underlying estimates—this is a conservative indicator of when the difference may be statistically equivalent to zero.

The U.S. Census Bureau applies various safeguards to help prevent against anyone being able to trace any statistic back to a specific housing unit or respondent. These same procedures apply to the NYCHVS.

- All estimates in this report are rounded to four significant digits. This means that counts of less than ten thousand are presented as whole numbers without rounding, those in the tens of thousands are rounded to the nearest ten, those in the hundreds of thousands are rounded to the nearest hundred, and those of a million or more are rounded to the nearest thousand. Totals are rounded separately from the underlying data; therefore, rounded values may not sum to the total in a given table or across tables.
- When percentages are presented next to counts in tables, the percentages are calculated based on the rounded values, rather than the underlying data. This means that some percentages will not sum to 100 percent. Estimates of mean values for key measures, including the net rental vacancy rate, are calculated directly from the underlying data and then rounded to four significant digits (i.e., the percentage and up to two decimal places).
- In some tables, an * appears instead of an estimate. This is an indication that one or more of the estimates in the table was based on a sample size that was too small to be reported. In any table where one or more estimate had too small of a sample size to be reported, three additional estimates were suppressed. This complementary suppression ensures that no one can derive the original suppressed value.
- In rare instances, two or more estimates were combined so that the combined estimate could be shown rather than suppressing multiple values in the table.

Additional technical details are provided in the appendices.

The U.S. Census Bureau reviewed all of the 2023 NYCHVS estimates that appear in this report for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY24-0114 and CBDRB-FY24-0145.

2023 New York City Housing and Vacancy Survey Selected Initial Findings

The statutory obligation set forth in the Local Emergency Housing and Rent Control Act of 1962 (LEHRCA) requires that New York City conduct a survey and report its findings on the supply of housing accommodations in the city, the condition of such accommodations, and the continued need for the regulation of residential rents and evictions. This report presents the Selected Initial Findings of the 2023 New York City Housing and Vacancy Survey (NYCHVS) to meet these requirements.

The report is structured in four parts. The first part examines the overall supply of housing units in New York City in 2023 and net change over time, with a particular focus on rental housing, including rental costs within the occupied stock. The second part presents the official net rental vacancy rate and information on the inventory of units that were available for rent in 2023. It also presents information on the number and type of housing units that did not meet the NYCHVS definitions of occupied or vacant available (for example, units held for seasonal or occasional use as second homes) and thus were not included in the calculation of the net rental vacancy rate. The third part of the report examines the condition of rental housing in 2023 and over time. The last section provides information on the household composition and incomes of the resident population and indicators of continued need, including the prevalence of crowding, rent burden, and financial insecurity.

This report highlights differences in the supply, condition, and continued need in New York City between the 2021 and 2023 NYCHVS surveys. In many instances, these findings represent a net change between the two years—that is, the overall difference that results from both loss and gain or decreases and increases measured on a gross basis. To complement this approach, we also present supplemental analyses on changes that occurred within housing units or households between 2021 and 2023. These findings utilize a special matched dataset on sampled units that were interviewed in both the 2021 and 2023 NYCHVS survey cycles. Estimates from this matched dataset appear as gray pages to indicate the difference in source and methodology.

The Supply of Housing in New York City

The total number of housing units in New York City in 2023 was 3,705,000, a net increase of about 61,000 since 2021. This was the largest housing stock for New York City in the fifty-eight-years since the NYCHVS was first conducted in 1965 and continued the trend of growth shown over the past few cycles of the NYCHVS. Figure 1 shows the New York City housing supply from 1965 through 2023 as well as the number of renter-occupied units.

Figure 1. Total Number of Housing Units and Renter Households: 1965 – 2023
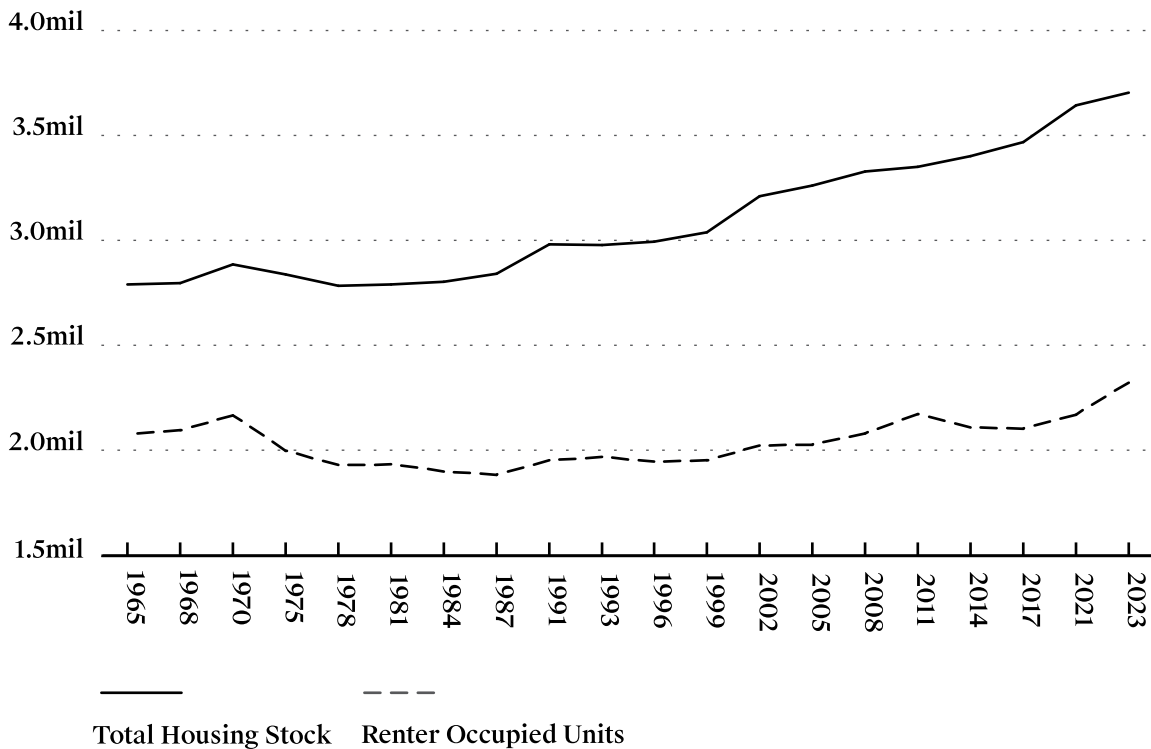
Total Housing Stock   Renter Occupied Units

Source: New York City Housing and Vacancy Survey (NYCHVS), 1965 – 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Composition and Net Change

A total of 562,300 units (15 percent of the city's stock) were in The Bronx, 1,111,000 (30 percent) were in Brooklyn, 927,000 (25 percent) were in Manhattan, 919,800 (25 percent) were in Queens, and 184,800 (5 percent) were in Staten Island. This distribution of units across the five boroughs was the same as in 2021, indicating relatively consistent net growth in the housing supply throughout New York City over the past two years.

In 2023, 37 percent of housing units were in buildings with fewer than six units, including 1,007,000 (or 27 percent of all housing units) in buildings with only one or two units. At the other extreme, there were 829,200 units (22 percent of the stock) in buildings with 100 or more units. Units in multiple-

dwelling buildings, those with three or more residential units, comprised 73 percent of the housing stock, or 2,698,000 units. Between 2021 and 2023, there was a substantial net increase in the number of housing units in buildings with 100 units or more by 57,200 units, representing an increase of 7 percent relative to 2021.

More than 3,000,000 units or four out of every five units were in buildings built before 1974, including 2,017,000 (54 percent) in buildings built before 1947 and 960,200 (26 percent) in buildings built between 1947 and 1974. A total of 310,000 units (8 percent) were in buildings built between 1974 and 2000, 242,800 units (7 percent) were built between 2000 and 2010, and 175,100 units (5 percent) in 2010 or later. Although the vast majority of the New York City housing supply continued to be concentrated in older buildings, there was a substantial net increase of 56,200 housing units in buildings built in 2010 or later.

Table 1. Housing Units by Borough, Year Built, and Building Size, 2021 to 2023

	Housing Units							
	2021 Total			2023 Total			Net Change	
	Estimate	MOE	%	Estimate	MOE	%	Estimate	%
Borough								
Bronx	551,300	*****	15%	562,300	*****	15%	11,000	2%
Brooklyn	1,090,000	*****	30%	1,111,000	*****	30%	21,000	2%
Manhattan	918,500	*****	25%	927,000	*****	25%	8,500	1%
Queens	900,400	*****	25%	919,800	*****	25%	19,400	2%
Staten Island	184,000	*****	5%	184,800	*****	5%	800	0%
Year Built								
Before 1947	2,042,000	±26,950	56%	2,017,000	±29,710	54%	-25,000	-1% ♦
1947-1973	974,000	±24,680	27%	960,200	±24,540	26%	-13,800	-1% ♦
1974-1999	283,000	±13,790	8%	310,000	±16,680	8%	27,000	10% ♦
2000-2009	226,400	±17,420	6%	242,800	±17,120	7%	16,400	7% ♦
2010 or later	118,900	±10,210	3%	175,100	±12,290	5%	56,200	47%
Building Size								
1-2 Units	958,800	±26,430	26%	1,007,000	±26,630	27%	48,200	5% ♦
3-5 Units	417,000	±23,420	11%	384,600	±25,150	10%	-32,400	-8% ♦
6-19 Units	423,700	±21,170	12%	395,800	±16,680	11%	-27,900	-7% ♦
20-49 Units	557,100	±28,680	15%	571,000	±20,920	15%	13,900	2% ♦
50-99 Units	515,400	±21,360	14%	517,200	±21,120	14%	1,800	0% ♦
100+ Units	772,000	±20,760	21%	829,200	±24,940	22%	57,200	7%
Citywide	3,644,000	*****	100%	3,705,000	*****	100%	61,000	2%

Percentages sum to 100% for each measure within a column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
***** A margin of error is not reported because the corresponding estimate is controlled to an independent population or housing estimate.
♦ The 90% confidence interval of the 2021 estimate overlaps with that of 2023 estimate; therefore, the net change should be used with caution.

Tenure and Types of Housing

The stock of rental units comprised an increasingly diverse set of housing types. The NYCHVS groups housing units into five major categories: rent controlled, rent stabilized, market rentals (or private unregulated rentals), public housing, and rental units regulated in some other way.[1] Various information on these different categories of rental housing is presented throughout this report.

Rent controlled units are subject to an older form of rent regulation and are generally in pre-war buildings where the occupant(s) have been in continuous residence since before July 1, 1971.[2] In 2023, there were 14,050 rent controlled units occupied since this date, down from 16,400 in 2021. However, a co-resident family member may succeed the original occupant(s) and remain rent controlled. In 2023, there were an additional 9,970 rent controlled units occupied by successors who moved in on or after July 1, 1971. This brings the total number of rent controlled units in the city in 2023 to 24,020.[3]

In 2023, there were 996,600 rent stabilized units.[4] Rent stabilized units represented 27 percent of the overall housing stock and 41 percent of rental units. Rent stabilization generally applies to units in buildings built before 1974 with six or more units through the Emergency Tenant Protection Act (ETPA), though other units are also subject to rent stabilization as a result of participation in affordable housing or tax incentive program. Units may also exit rent stabilization if they meet certain criteria, though legislation enacted in 2019 limited the circumstances under which housing units could exit rent stabilization. In 2023, the NYCHVS estimated that about 76 percent (or 758,700 units) were subject to rent stabilization as a result of ETPA; some of these units also have participated in an affordable housing or tax benefit program requiring rent stabilization. This is statistically the same as in 2021.

In 2023, there were 1,139,000 units identified as market rentals.[5] These units are commonly referred to as "market rate" because their rents are not regulated. These include units in newer buildings that were not subject to rent stabilization as a result of participation in an affordable housing or tax incentive program, units in smaller buildings where rent stabilization did not apply, and units that were previously decontrolled and not subject to rent stabilization by some other means. Market rentals also generally included units in condominium and cooperative buildings that were renter-occupied, either as a sponsor unit rented after construction or conversion or as a sublet by the unit's owner or shareholder.

Figure 2. Rental Units by Type of Housing
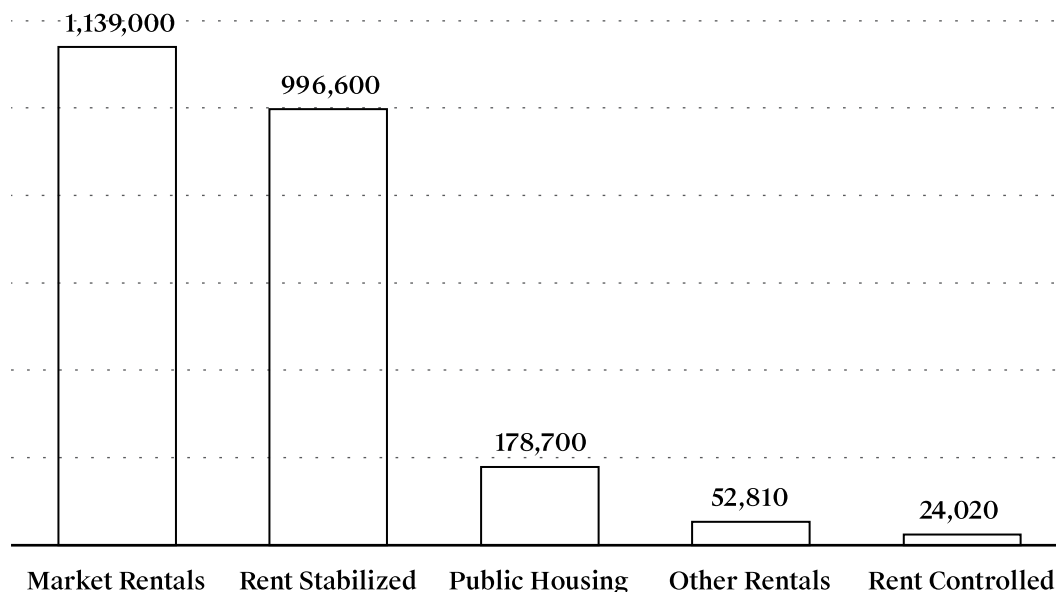
Bar chart values:
- Market Rentals: 1,139,000
- Rent Stabilized: 996,600
- Public Housing: 178,700
- Other Rentals: 52,810
- Rent Controlled: 24,020

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

The NYCHVS identifies public housing units owned and operated by the New York City Housing Authority (NYCHA). In 2023, the NYCHVS estimated a total of 178,700 public housing units. The 2023 NYCHVS identified 52,810 units as rentals that were regulated in some other way. This last category included rental units that were part of the Mitchell Lama program, units subject to the New York City Loft Board, *in rem* units, and other affordable housing rental units not otherwise subject to rent stabilization.[6]

Between 2021 and 2023, there was a large net increase of 275,000 occupied units or 9 percent in just two years. In 2023, there were 2,324,000 renter-occupied households, up from 2,171,000 in 2021 (a net increase of about 153,000 households or 7 percent). In 2023, there were 1,109,000 owner-occupied units,[7] up from 986,100 in 2021 (a net increase of about 123,000 or 12 percent). The homeownership rate in 2021, which was calculated as the share of units occupied by the owner divided by all occupied units, was 30 percent. The homeownership rate in condos was 35 percent and 62 percent in coops. Condos and coops represent an important part of the rental stock.

Table 2 shows the tenure of occupied condo and coop units as well as the breakdown of renter- and owner-occupied units in smaller buildings that were not condos or coops. In 2023, 861,200 units (just under one in four) were in a condominium or cooperative building.[8] In 2023, 378,400 single- family homes (78 percent) were owner-occupied, 216,400 units in two-unit buildings (45 percent) were occupied by the owner, and 60,260 units in three- to five-unit buildings (17 percent) were occupied by the owner. Only a small share (1 percent) of larger buildings were owner-occupied.

Table 2. Renter-and Owner-Occupied Units by Condo/Coop Status and Building Size

	Occupied Housing Units						
	Renter-Occupied			Owner-Occupied			
	Estimate	MOE	%	Estimate	MOE	%	Total
Condominium	191,100	±11,730	60%	126,900	±11,200	40%	318,000
Cooperative	140,300	±11,180	31%	310,500	±12,770	69%	450,800
Not Condominium or Cooperative							
Single Family Home	87,390	±14,690	19%	378,400	±23,620	81%	465,800
2-Unit Building	231,600	±18,310	52%	216,400	±21,270	48%	448,000
3-5 Unit Building	256,900	±23,310	81%	60,260	±9,298	19%	317,200
6+ Units	1,416,000	±19,180	99%	16,470	±4,665	1%	1,432,000
Citywide	2,324,000	±31,190	68%	1,109,000	±32,440	32%	3,432,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Unit Size

In 2023, the housing stock comprised 6 percent studios, 33 percent one-bedrooms, 32 percent two-bedrooms, and 29 percent units with three or more bedrooms. Between 2021 and 2023, significant net increase in the number of units with three or more bedrooms, from 967,100 units in 2021 to 1,017,000 in 2023 (a net increase of over 100,000 units representing an 11 percent increase over this period). Table 3 shows the distribution of unit size as well as net change from 2021 to 2023.

Table 3. Housing Units by Number of Bedrooms and Rooms: 2021-2023

| | Housing Units | | | | | | | | |
| | 2021 | | | 2023 | | | Net Change | | |
	Estimate	MOE	%	Estimate	MOE	%	Estimate	%	
Number of Bedrooms									
Studio	200,500	±17,370	6%	225,700	±13,940	6%	25,200	13%	♦
1 Bedroom	1,241,000	±32,250	34%	1,237,000	±28,560	33%	-4,000	0%	♦
2 Bedrooms	1,235,000	±36,070	34%	1,171,000	±34,920	32%	-64,000	-5%	♦
3+ Bedrooms	967,100	±31,570	27%	1,071,000	±31,440	29%	103,900	11%	
Number of Rooms									
1 Room	195,700	±16,190	5%	201,900	±16,210	5%	6,200	3%	♦
2 Rooms	306,000	±18,840	8%	341,000	±18,650	9%	35,000	11%	♦
3 Rooms	924,400	±26,330	25%	913,400	±30,050	25%	-11,000	-1%	♦
4 Rooms	936,100	±32,170	26%	927,300	±29,940	25%	-8,800	-1%	♦
5 Rooms	663,800	±31,970	18%	669,500	±26,010	18%	5,700	1%	♦
6+ Rooms	618,100	±29,180	17%	652,100	±24,580	18%	34,000	6%	♦
Citywide	3,644,000	*****	100%	3,705,000	*****	100%	61,000	2%	

Percentages sum to 100% for each measure within a column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
***** A margin of error is not reported because the corresponding estimate is controlled to an independent population or housing estimate.
♦ The 90% confidence interval of the 2021 estimate overlaps with that of 2023 estimate; therefore, the net change should be used with caution.

Table 4 shows the number of bedrooms in 2023 by borough, year built, and building size. In 2023, Manhattan had the most studios and one-bedroom units, both in terms of the absolute number (504,600 units) and share (54 percent of units in the borough were studios or one-bedrooms). Citywide, just over one third of all studios and one-bedroom units were in Manhattan. In contrast, more than 60 percent of housing units in Staten Island had three or more bedrooms (113,400 units), representing just over 10 percent of all larger units in the city. Brooklyn had the largest number of units with three bedrooms or more with 348,800 (31 percent of units in the borough had three or more bedrooms), followed closely by Queens, which had 343,800 units with three or more bedrooms (37 percent of units in the borough had three or more bedrooms). While both boroughs experienced a net increase of larger units, Brooklyn gained more units with three or more bedrooms in both absolute and relative terms, up almost 60,000 units or four percentage points since 2021 (a net increase of 20 percent relative to 2021).

Larger units were more common in smaller buildings, where 64 percent of units in buildings with only one or two units had three bedrooms or more, whereas 58 percent of units in buildings with 50 or more units were studios or one-bedrooms. The overall distribution of units by number of bedrooms was relatively similar across buildings of different ages, with the exception of newer construction. In buildings built in 2000 or later, 45 percent of units are studios or one-bedrooms and 23 percent are three-bedrooms or larger compared to just under 40 percent and about 30 percent, respectively, in buildings built before 2000.

Table 4. Number of Bedrooms by Borough, Year Built, and Building Size

	Housing Units									
	Studio and 1 Bedroom			2 Bedrooms			3+ bedrooms			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	Total
Borough										
Bronx	246,900	±12,660	44%	194,800	±12,170	35%	120,600	±12,470	21%	562,300
Brooklyn	379,500	±17,190	34%	383,000	±17,350	34%	348,800	±17,030	31%	1,111,000
Manhattan	504,600	±14,710	54%	278,100	±13,040	30%	144,300	±13,790	16%	927,000
Queens	303,000	±15,310	33%	273,000	±15,640	30%	343,800	±17,600	37%	919,800
Staten Island	29,080	±5,547	16%	42,380	±8,340	23%	113,400	±9,352	61%	184,800
Year Built										
Before 1947	784,900	±26,390	39%	630,300	±25,830	31%	601,900	±25,480	30%	2,017,000
1947-1973	374,200	±20,050	39%	315,500	±16,890	33%	270,500	±17,680	28%	960,200
1974-1999	114,000	±12,050	37%	95,570	±11,240	31%	100,400	±10,180	32%	310,000
2000 or later	189,900	±14,150	45%	130,000	±13,450	31%	98,070	±11,770	23%	417,900
Building Size										
1-2 Units	95,670	±10,960	10%	269,000	±20,730	27%	642,700	±25,300	64%	1,007,000
3-5 Units	104,900	±14,920	27%	143,700	±15,360	37%	136,000	±15,710	35%	384,600
6-19 Units	183,300	±12,950	46%	141,900	±11,700	36%	70,670	±8,816	18%	395,800
20-49 Units	293,400	±19,020	51%	202,400	±14,810	35%	75,230	±9,432	13%	571,000
50-99 Units	307,300	±19,620	59%	154,100	±12,440	30%	55,750	±7,129	11%	517,200
100+ Units	478,500	±24,300	58%	260,300	±13,810	31%	90,410	±9,766	11%	829,200
Citywide	1,463,000	±27,270	39%	1,171,000	±34,920	32%	1,071,000	±31,440	29%	3,705,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Accessibility

The NYCHVS has examined building and unit accessibility for those with difficulty climbing stairs for many cycles. Here, two complementary measures for the accessibility of housing units in New York City are presented: whether the unit could be reached from the sidewalk without climbing any steps or stairs and whether the building had an elevator. The third measure shown is whether one had to climb one or more flights of stairs to reach the unit, which includes units on the second floor or higher where no elevator was present. Table 5 shows these accessibility measures for all units by borough, year built, and building size in 2023.

In 2023, a total of 1,256,000 housing units (34 percent) were accessible from the sidewalk without having to climb any steps or stairs. This includes units on the first floor where no steps were required to enter the building as well as those on higher floors where there was an elevator and no steps from the sidewalk to the elevator or from the elevator to the housing unit. This represents a net increase in units accessible without any steps, up about 77,000 units or 2 percentage points (a 7 percent increase relative to 2021). A larger number of units were in buildings that had an elevator (1,699,000 or 46 percent), which includes units where someone would have to climb one or more step to reach the elevator, either to enter the building or to reach the elevator from the lobby as well as those that could be reached without the use of stairs. This also represents a net increase of accessible units relative to 2021, up 78,000 units or two percentage points (a 5 percent increase relative to 2021). In total, 873,600 units (24 percent) required one or more flight of stairs to reach the unit. Although there was a net decrease of units in walk-ups by about 42,000 units, it not statistically meaningful relative to 2021.

Manhattan was the most accessible borough by these measures, where 54 percent (497,400 units) was accessible from the sidewalk without steps or stairs, 77 percent (712,000 units) had an elevator, and only 17 percent (158,800 units) required climbing one or more flight. The Bronx had the second highest share of accessible units, where 38 percent (212,200 units) was accessible from the sidewalk without steps or stairs, 54 percent (302,700 units) had an elevator, and 21 percent required one or more flight of stairs. Brooklyn, Queens, and Staten Island had similar shares that were accessible without climbing any steps or stairs with about one in four units; however, Brooklyn had a larger share of units with an elevator, followed by Queens, and Staten Island had the smallest share where only 10 percent of units had an elevator. Staten Island, which comprised more small buildings, had the smallest share of units that required one or more flight (10 percent). Not surprisingly, units in newer buildings and those in larger buildings were more accessible.

Table 5. Accessibility by Borough, Year Built, and Building Size

	Housing Units									
	Sidewalk to Unit Without Any Stairs			Elevator in Building			1+ Flight of Stairs			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	Total
Borough										
Bronx	212,200	±11,540	38%	302,700	±10,110	54%	119,400	±8,964	21%	562,300
Brooklyn	279,600	±12,870	25%	381,100	±12,970	34%	362,500	±12,830	33%	1,111,000
Manhattan	497,400	±15,830	54%	712,000	±10,910	77%	158,800	±9,097	17%	927,000
Queens	218,300	±15,810	24%	284,200	±12,470	31%	213,500	±17,170	23%	919,800
Staten Island	48,610	±6,912	26%	18,470	±3,343	10%	19,350	±5,042	10%	184,800
Year Built										
Before 1947	420,300	±22,310	21%	597,800	±23,380	30%	671,400	±25,150	33%	2,017,000
1947-1973	431,500	±17,120	45%	633,600	±19,660	66%	104,900	±11,470	11%	960,200
1974-1999	169,300	±15,260	55%	172,400	±13,870	56%	40,660	±8,192	13%	310,000
2000 or Later	234,900	±13,320	56%	294,800	±13,690	71%	56,500	±9,776	14%	417,900
Building Size										
1-2 Units	163,100	±16,610	16%	9,385**	±3,859**	1%**	235,300	±17,860	23%	1,007,000
3-5 Units	75,590	±10,140	20%	6,990**	±3,091**	2%**	194,700	±14,780	51%	384,600
6-19 Units	58,180	±8,982	15%	53,540	±7,883	14%	232,400	±13,090	59%	395,800
20-49 Units	145,900	±12,020	26%	313,900	±16,710	55%	188,000	±14,490	33%	571,000
50-99 Units	234,400	±16,650	45%	*	*	*	*	*	*	517,200
100+ Units	578,800	±19,900	70%	*	*	*	*	*	*	829,200
Citywide	1,256,000	±29,940	34%	1,699,000	±22,700	46%	873,500	±24,360	24%	3,705,000

Accessibility measures are shown as percent of the number of units in the total column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
* Estimate is suppressed following US Census Bureau disclosure avoidance practices.
** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Rent Levels

In 2023, the median monthly rent for all renter-occupied units was $1,641.[9] In nominal terms, this was an increase of 9 percent, up from $1,500 in 2021. Over this period, there was historically high inflation—the annual Consumer Price Index (CPI) for the New York-Northern New Jersey-Long Island, NY-NJ-CT-PA area increased 10.2 percent from 2021 to 2023, making it the highest two-year period of inflation since 1989 to 1991. Taking this into account, the median rent citywide declined by 1 percent between 2021 and 2023 in inflation-adjusted terms but was well within the margin of error. Table 6 shows the median rent level by borough and type of rental housing in 2023 as well as 2021 estimates in both nominal and inflation-adjusted (2023) dollars. Figure 3 shows the median rent over time from 1975 through 2023 in both nominal and inflation-adjusted 2023 dollars.

Table 6. Median Monthly Contract Rent by Borough, Type of Housing

	Occupied Rental Units				
	Median Monthly Rent			Net Change	
	2021		2023	Nominal	Real
	Nominal	Real			
Borough					
Bronx	$1,200	$1,322	$1,280	7%	-3%♦
Brooklyn	$1,593	$1,755	$1,650	4%♦	-6%♦
Manhattan	$1,898	$2,091	$2,148	13%	3%♦
Queens	$1,625	$1,790	$1,740	7%♦	-3%♦
Staten Island	$1,545	$1,702	$1,600	4%♦	-6%♦
Type of Rental Housing					
Rent Controlled	$858	$945	$988	15%♦	5%♦
Rent Stabilized	$1,400	$1,542	$1,500	7%♦	-3%♦
Market Rental	$1,825	$2,010	$2,000	10%♦	-1%♦
Public Housing	$500	$551	$560	12%♦	2%♦
Other Rentals	$1,200	$1,322	$1,367	14%♦	3%♦
Citywide	$1,500	$1,652	$1,641	9%	-1%♦

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
♦ The 90% confidence interval of the 2021 estimate overlaps with that of 2023 estimate; therefore, the net change should be used with caution.

Figure 3. Median Gross Rent: 1975 - 2023
(in Nominal and Inflation-Adjusted 2023 Dollars)

Median Gross Rent
(nominal dollars)

Median Gross Rent
(in 2023 dollars)
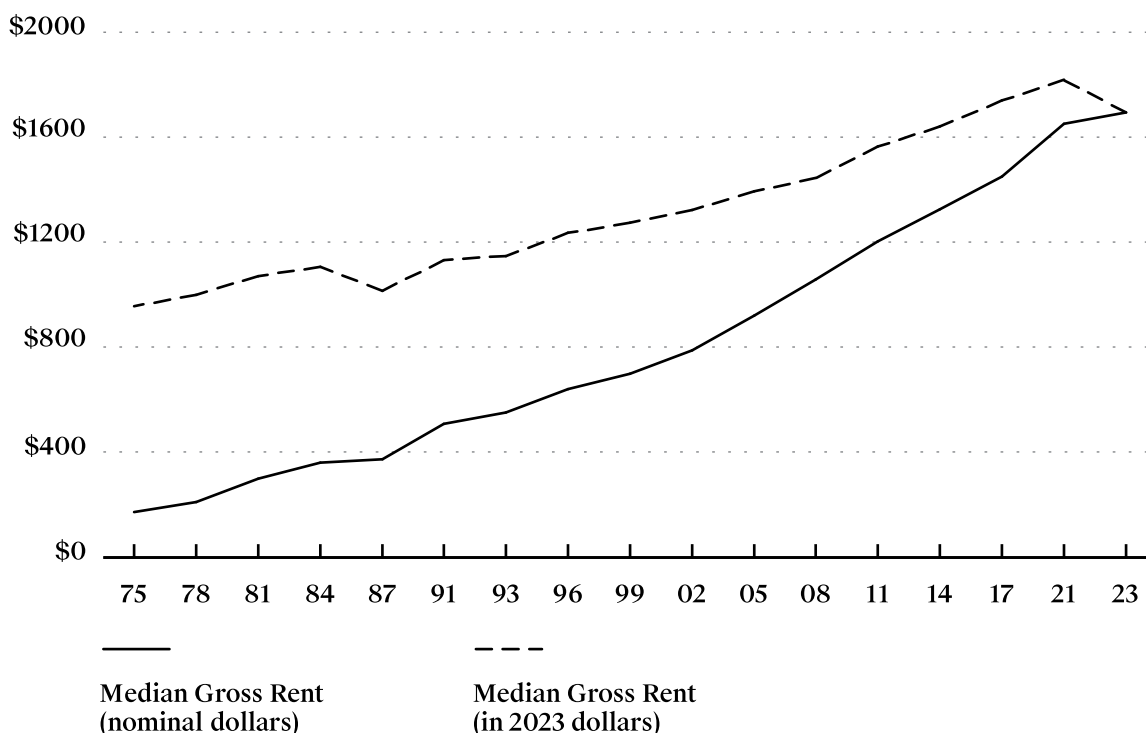
Source: New York City Housing and Vacancy Survey (NYCHVS), 1975 – 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Rent levels varied significantly by location, segment of the rental stock, and building and unit characteristics. The median monthly rent was $1,280 in The Bronx, $1,650 in Brooklyn, $2,148 in Manhattan, $1,740 Queens, and $1,600 in Staten Island. In nominal dollars, the median rent increased in every borough though within the margin of error except for Manhattan and the Bronx. In real terms, there was no statistically meaningful difference in median rents between 2021 and 2023.

Among rent stabilized units, the median monthly rent was $1,500 and among market rentals it was $2,000, with no statistically meaningful difference between 2021 and 2023. In 2023, the median monthly rent was $988 for rent controlled units, $560 for public housing, and $1,367 among rental units regulated in some other way—all statistically the same as in 2021.

These median values obscure variation within the renter-occupied stock. Table 7 shows the distribution of rental costs within each borough, type of housing, and building size. These four rent categories are roughly equivalent to quartiles. Citywide, 25 percent of occupied rentals (586,800 units) had rents below $1,100, 25 percent (578,100 units) had rents ranging from $1,100 to $1,649, 24 percent (554,300 units) had rents between $1,650 and $2,399, and 26 percent (604,300 units) had rents of $2,400 or more.

Public housing was concentrated at the lowest rent levels, where 77 percent of units rented for less than $1,100 and almost all were below the citywide median of $1,641. Rent controlled and rentals regulated in some other way were also concentrated in the bottom half of the rent distribution, where 43 percent of units rented for less than $1,100 and 22 percent had rents between $1,100 and $1,649. Most rent stabilized units had rents in the bottom half of the distribution: 26 percent had rents below $1,100 and 34 percent had rents between $1,100 and $1,649. Market rentals were concentrated at the upper end of the distribution, where 40 percent had rents of $2,400 or more.

Occupied rental units in buildings with fewer than six units had the smallest shares with rents less than $1,100, while rentals in buildings with 100 or more units had a substantial share of both the lowest-cost units (31 percent) and highest-cost units (37 percent).

The distribution of unit sizes varied by rent level. Table 8 shows the distribution of bedrooms and rooms within each of the four monthly rent categories. There was a relatively even distribution of studios across all rent levels; however, among higher-rent units there were fewer one-bedrooms and more units with three bedrooms or more. The same pattern was true for the distribution of rooms within each rent level.

There was a higher share of the lowest- and highest cost units that were accessible without climbing any steps or stairs (39 percent among those with rents of less than $1,100 and 43 percent among those with rents of $2,400 or more). There was a relatively even distribution of units in buildings with elevators across all rent levels, though slightly more concentrated among the lowest- and highest-cost units (similar to that of large buildings). A higher share of units with rents of $1,650 to $2,399 were in walk-ups that required one or more flight to reach the unit (36 percent).

Table 7. Distribution of Monthly Rent within Borough, Type of Housing, and Building Size

	Renter-Occupied Units								Total
	< $1,100		$1,100-$1,649		$1,650-$2,399		$2,400+		
	%	MOE	%	MOE	%	MOE	%	MOE	Total
Borough									
Bronx	35%	±2%	40%	±3%	20%	±2%	5%	±1%	436,800
Brooklyn	25%	±1%	25%	±2%	26%	±2%	25%	±2%	727,800
Manhattan	25%	±2%	13%	±1%	16%	±2%	47%	±2%	613,300
Queens	18%	±2%	25%	±2%	34%	±3%	23%	±3%	481,000
Staten Island	24%	±6%	27%	±6%	34%	±8%	15%**	±7%**	64,590
Type of Rental Housing									
Rent Stabilized	26%	±2%	34%	±2%	25%	±1%	15%	±1%	960,700
Market Rental	16%	±1%	19%	±1%	26%	±2%	40%	±2%	1,119,000
Public Housing	77%	±3%	16%	±2%	5%	±1%	**	**	167,700
Rent Controlled and Other Rental	43%	±5%	22%	±4%	20%	±4%	14%	±4%	76,580
Building Size									
1-2 Units	18%	±3%	24%	±3%	32%	±4%	26%	±4%	327,100
3-5 Units	14%	±2%	24%	±3%	33%	±4%	29%	±4%	263,600
6-19 Units	20%	±2%	24%	±2%	28%	±2%	28%	±3%	326,200
20-49 Units	29%	±2%	31%	±2%	22%	±2%	18%	±2%	466,600
50-99 Units	30%	±2%	30%	±3%	23%	±2%	16%	±2%	390,200
100+ Units	31%	±2%	17%	±2%	14%	±1%	37%	±2%	549,900
Citywide	586,800	±22,140	578,100	±25,070	554,300	±21,990	604,300	±24,710	2,324,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Table 8. Distribution of Monthly Rent by Unit Size and Accessibility

	Renter-Occupied Units								
	< $1,100		$1,100-$1,649		$1,650-$2,399		$2,400+		All Rent Levels
	Percent	MOE	Percent	MOE	Percent	MOE	Percent	MOE	
Number of Bedrooms									
Studio	8%	±1%	7%	±1%	6%	±1%	7%	±1%	7%
1 Bedroom	43%	±2%	47%	±2%	37%	±2%	35%	±2%	41%
2 Bedrooms	33%	±2%	36%	±2%	35%	±3%	31%	±2%	34%
3+ Bedrooms	16%	±1%	11%	±1%	22%	±2%	26%	±2%	19%
Number of Rooms									
1 Room	7%	±1%	6%	±1%	5%	±1%	7%	±1%	6%
2 Rooms	11%	±1%	10%	±1%	10%	±1%	14%	±2%	11%
3 Rooms	29%	±2%	35%	±2%	28%	±2%	27%	±2%	30%
4 Rooms	30%	±2%	26%	±2%	31%	±3%	23%	±2%	27%
5 Rooms	16%	±1%	16%	±2%	18%	±2%	16%	±2%	16%
6+ Rooms	8%	±1%	6%	±1%	8%	±1%	13%	±2%	9%
Accessibility									
Sidewalk to Unit Without Any Stairs	39%	±2%	29%	±3%	27%	±2%	43%	±2%	35%
Elevator in Building	62%	±2%	48%	±2%	38%	±2%	56%	±2%	51%
1+ Flight of Stairs	22%	±2%	28%	±2%	36%	±2%	26%	±2%	28%
Citywide	586,800	±22,140	578,100	±22,140	554,300	±21,990	604,300	±24,710	100%

Measures are shown as percent of citywide within each column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 4 shows the distribution of rental costs in 1993 and in 2023. All rents were inflation-adjusted and shown in increments of $100 (in 2023 dollars); the black bar in each shows the median monthly rent for that survey cycle. Figure 5 summarizes the overall net change in rents from 1993 to 2023 after adjusting for inflation. During this thirty-year period, New York City saw a substantial net loss of low-cost units and a net increase of higher-cost units. This was the net result of multiple factors: differences in the rents charged over time for existing units, the construction of new units at various rent levels, the additions and losses from alterations and conversions, and changes in availability (held off the market or part of the active inventory) and tenure (from renter to owner and from owner to renter). Over this 30-year period, New York City has experienced a net loss of over 600,000 units with rents of $1,500 or less (in inflation-adjusted 2023 dollars). There has also been a net increase of about 75,000 units with rents of $5,000 or more.

Figure 4. Distribution of Monthly Rent: 1993 – 2023
(Inflation-Adjusted and Shown in 2023 Dollars)
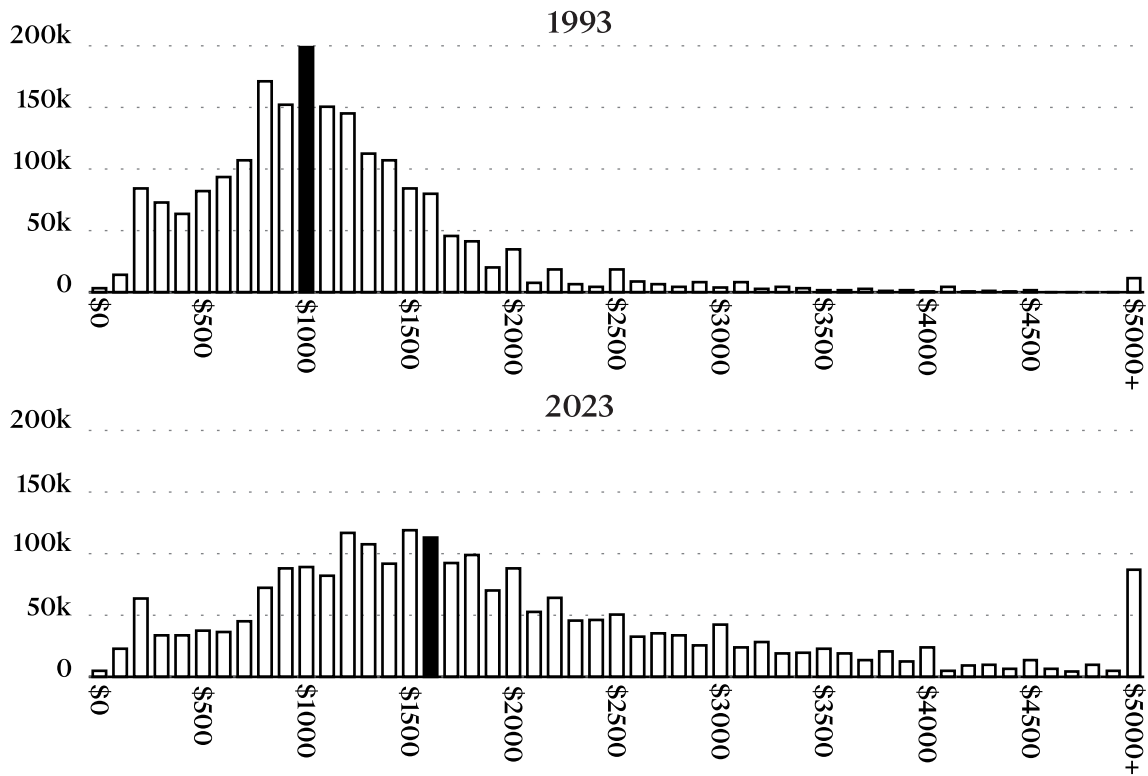
1993

2023

Figure 5. Net Change in Monthly Rents: 1993 – 2023
(Inflation-Adjusted and Shown in 2023 Dollars)

Source: New York City Housing and Vacancy Survey (NYCHVS), 1993, 2023.
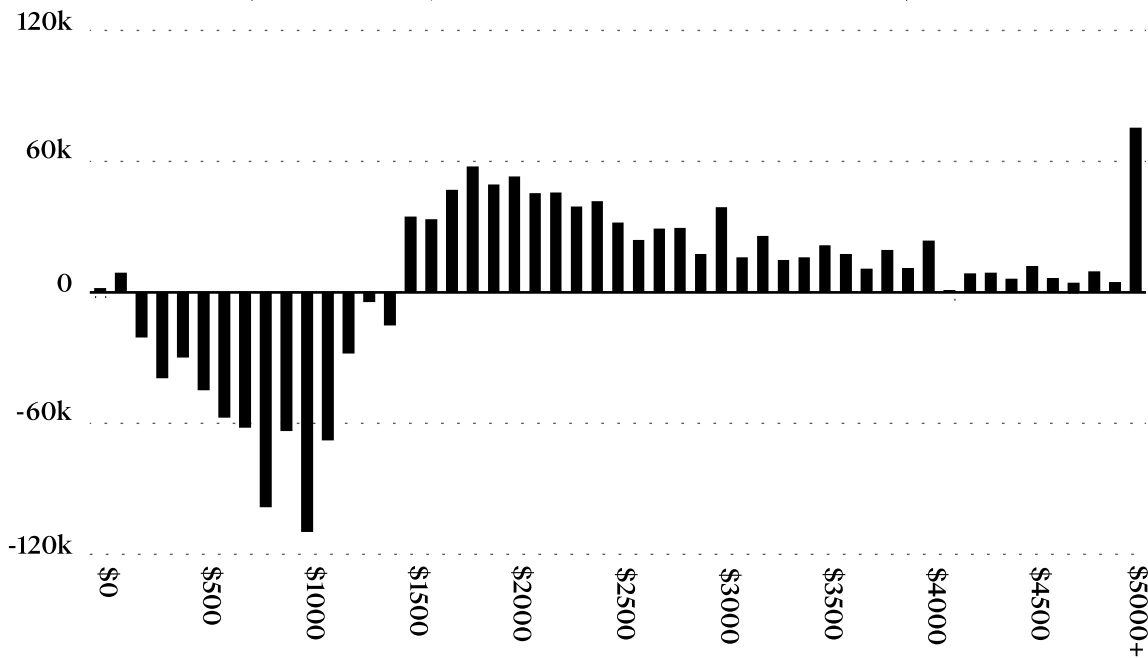Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

The Rental Inventory and Vacancies

The 2023 Net Rental Vacancy Rate

The net rental vacancy rate in 2023 for all housing accommodations in New York City was 1.41 percent. There were 33,210 units available for rent out of a total stock of 2,357,000 occupied and vacant available rental units during the survey period, which ran from January to the middle of June 2023. This was one of the lowest net rental vacancy rates on record since the NYCHVS began in 1965 and stands in contrast to the historically high net rental vacancy rate in 2021 of 4.54 percent.

The net rental vacancy rate remained extremely limited at the lowest rent levels. For units renting for less than $1,100 (the bottom quartile of rents in 2023), it was 0.39 percent. For units renting for $1,100 to $1,649 (the second quartile), it was 0.91 percent. This continued the extremely limited supply of available rental units renting for below the median rent level seen in 2021, when the net rental vacancy rate for these units was also less than one percent. This remained statistically the same between the two surveys.

Among higher-cost units (those with rents of $1,650 or more), there was a significant drop in the net rental vacancy rate between 2021 and 2023. In 2023, the supply of available units renting for $1,650 to $2,399 (the third quartile of rents) was 0.78 percent. The net rental vacancy rate continued to be highest among those with rents in the top rent quartile ($2,400 or more in 2023) at 3.39 percent and the net rental vacancy rate for units with rents of $1,650 or more was statistically higher than among units with rents of less than $1,650 in 2023.[10]

Figure 6. Net Rental Vacancy Rate by Asking Rent

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
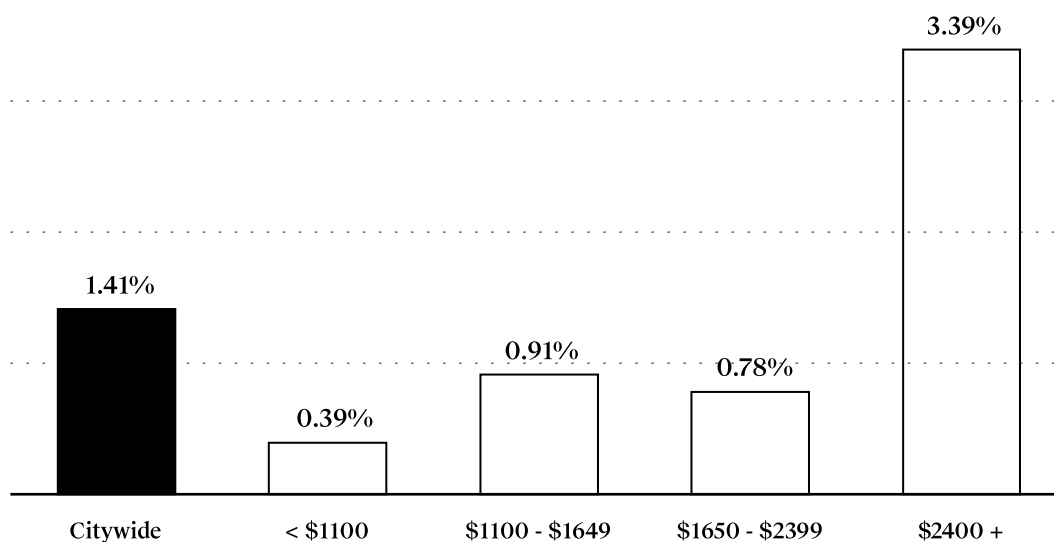
The net rental vacancy rate varied by segment of the rental stock, borough, and rent level, as shown in Table 9. All five boroughs had very low net rental vacancy rates. Manhattan had the highest at 2.33 percent, which was still significantly lower than in 2021 when it was 10.01 percent. The net rental vacancy rate was 0.98 percent within the rent stabilized stock, down from 4.57 percent in 2021. It was 1.84 percent for market rentals, down from 5.29 percent in 2021. It was 1.21 percent for public housing and rentals regulated in some other way—statistically the same as in 2021. By definition, all rent-controlled units are occupied and therefore there is no computed net rental vacancy rate for this segment of the stock. Due to the small number of vacant units that were available for rent in New York City in 2023, net rental vacancy rates within borough and different types of rental housing are all statistically similar to one another.

Table 9. Net Rental Vacancy Rate by Borough, Asking Rent, and Type of Housing

| | 2021 | | | | 2023 | | | |
| | Net Rental Vacancy Rate | 90% Confidence Interval | | | Net Rental Vacancy Rate | 90% Confidence Interval | | |
		Lower Bound	Upper Bound			Lower Bound	Upper Bound	
Citywide	4.54%	[4.10% ,	4.98%]		1.41%	[1.15%,	1.67%]	
Borough								
Bronx	0.78%	[0.32% ,	1.24%]	***	0.82%	[0.34%,	1.30%]	***
Brooklyn	2.73%	[2.14% ,	3.32%]		1.27%	[0.76%,	1.78%]	**
Manhattan	10.01%	[8.81% ,	11.21%]		2.33%	[1.72%,	2.94%]	
Queens	4.48%	[3.52% ,	5.44%]		0.88%	[0.47%,	1.29%]	**
Staten Island	**	**			**	**		
Monthly Asking Rent								
<$1,650	0.90%	[0.60% ,	1.19%]		0.65%	[0.44%,	0.85%]	
$1,650+	7.57%	[6.83% ,	8.30%]		2.16%	[1.79%,	2.53%]	
Type of Rental Housing								
Rent Stabilized	4.57%	[3.86% ,	5.28%]		0.98%	[0.67%,	1.29%]	
Market Rental	5.29%	[4.60% ,	5.98%]		1.84%	[1.41%,	2.27%]	
Public Housing and Other Rentals	1.36%	[0.78% ,	1.94%]	**	1.21%	[0.67%,	1.75%]	**

Each net rental vacancy is calculated for the subset of these units following the methodology in Appendix B.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** *** Due to the small number of units that were vacant and available for rent, estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

The Growth in Occupied Households

These low net rental vacancy rates were explained by higher occupancy rates and a larger number of occupied housing units[11] that exceeded the net increase in supply between 2021 and 2023. The number of occupied housing units increased across almost every category relative to 2021. Citywide, there were 3,432,000 occupied housing units in 2023, up from 3,157,000 in 2021—a net increase of 275,000 households or 9 percent relative to 2021. There were 2,324,000 renter-occupied units, up from 2,171,000 in 2021, a net increase of percent. There were 1,109,000 owner-occupied units, up from 986,100 in 2021, a net increase of about 123,000 units or 12.5 percent.

Figure 7. Net Change in Housing Units, by Occupancy Status: 2021 – 2023

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

23

Changes in Occupancy Status: 2021 and 2023

In every housing market, units cycle in and out of the active market, people move out and others move in, new housing is built, units are combined or split; owners sublet to renters, and so on. All of these are factors that contribute to the net change in housing supply presented in this report. To complement these findings, we use data on the same units that were in both the 2021 and 2023 NYCHVS surveys to examine changes within occupancy status.

In 2021, the NYCHVS estimated a total of 3,157,000 occupied units, 133,600 units that were available for rent or sale, and 353,400 units that were not available for rent or sale. This last category includes 102,900 or 29 percent that were held for seasonal or occasional use (such as pieds-a-terre or those used exclusively for short-term rentals).

Figure 8. Change in Occupancy Status from 2021 to 2023

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
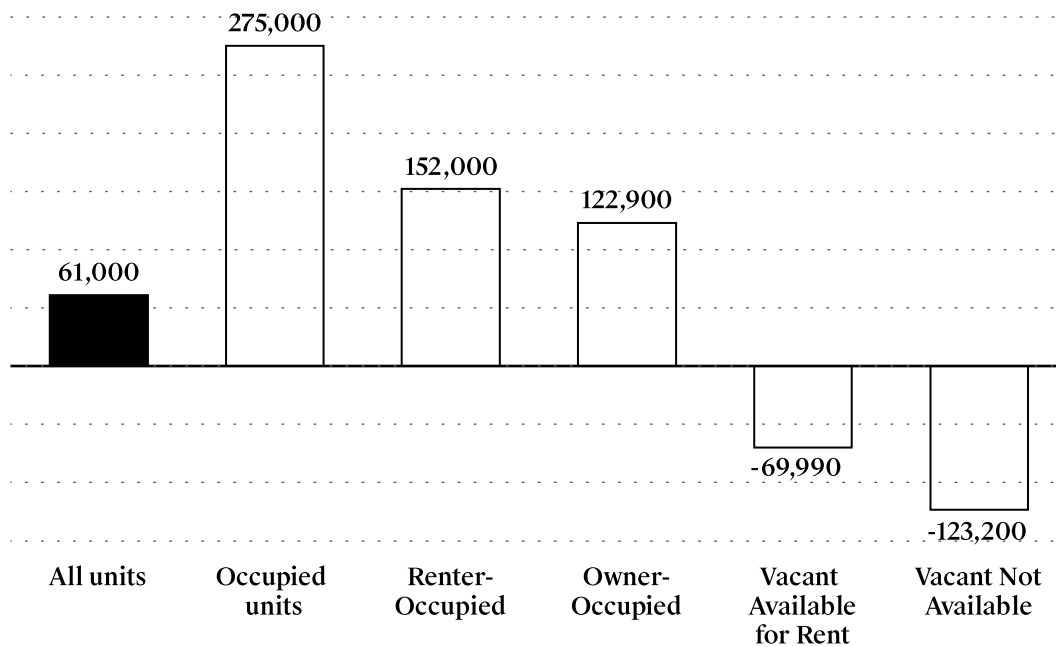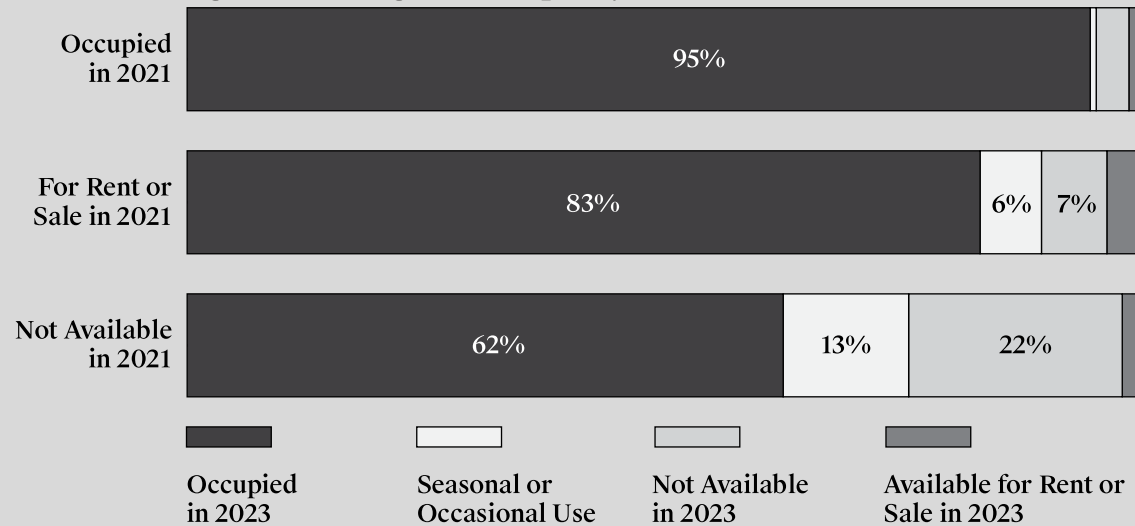Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

- Of the units that were occupied in 2021, 95 percent were occupied in 2023 (though not always by the same household); 3 percent were unavailable, and about 2 percent were either available or were being used for seasonal or occasional use.
- Of the units that were available for rent or sale in 2021, 83 percent were occupied in 2023; 6 percent were being used for seasonal or occasional use, 7 percent were unavailable, and a small share were on the market.
- Of the units that were off the market in 2021, 62 percent were occupied in 2023, 13 percent continued to be used for seasonal or occasional use, and 22 percent were unavailable for a variety of reasons; a small share were available.

New York City's housing market is dynamic. Since 2021, most units that were off the market became active again and were occupied in 2023, while smaller shares of units that were occupied or available for rent or sale became unavailable. There was a smaller, though still substantial, share of units that continued to be held for seasonal or occasional use, with some units that had been on the market in 2021 becoming seasonal or occasional use properties. The clearest pattern is one of higher occupancy across the board, contributing to the tight housing market in 2023.

Affordability of the Rental Inventory

Housing affordability is generally defined as a monthly rent that is no more than 30 percent of the occupant's monthly gross household income. This definition can be applied in two ways: based on the actual ratio of rent-to-income for the current occupant and based on the maximum income that would make the unit affordable to a hypothetical occupant. Because units that are vacant and available for rent have no current occupants, the NYCHVS utilized the latter approach to define affordability.

For each unit that is vacant and available for rent, a future household would have to earn at least 40 times the rent (minimum household income to afford a unit = (monthly rent / 30 percent) * 12 months). Figure 9 shows the distribution of the minimum incomes needed to afford units that were vacant and available for rent in 2023. Each bar shows the number of units that were available for rent that would be affordable to that income level; each bar is cumulative in that it includes all of the units that are also affordable to households that earn less plus the number of units that *only* households with that income can afford. Imagine a household that earns $120,000. They can pay up to $3,000 a month in rent, but they can also afford any unit that costs less while a household earning $60,000 can only afford to pay $1,500. All of the units that rent for $1,500 as well as all of the units that rent for between $1,500 and $3,000 are within reach of the higher-income household, while only those with rents of $1,500 or less are within reach of the middle-income household. In 2023, 6 percent of units that were available for rent were affordable to households earning $25,000; 30 percent were affordable to those earning $70,000; 86 percent were affordable to those earning $200,000; and 14 percent were only affordable to those earning more than $200,000.

Figure 9. Incomes Needed to Afford Vacant Units Available for Rent
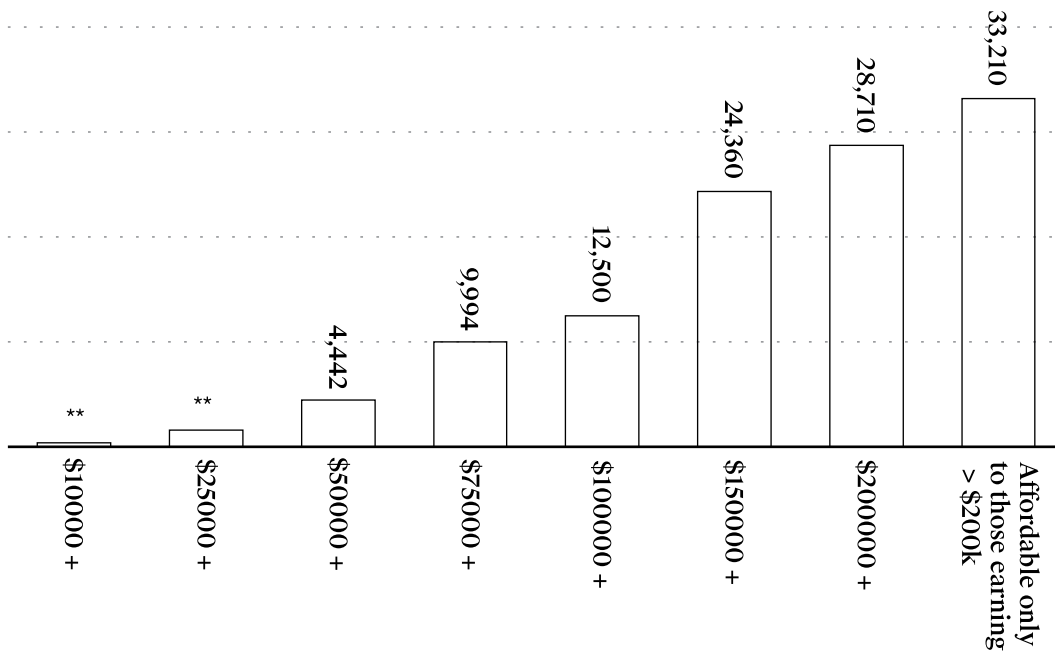
$100000 +	**	
$25000 +	**	
$50000 +	4,442	
$75000 +	9,994	
$100000 +	12,500	
$150000 +	24,360	
$200000 +	28,710	
Affordable only to those earning > $200k	33,210	

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and is therefore not reported.

Turnover in Rental Units

Table 10 shows the number of households that were occupied in the 2023 NYCHVS that moved to their home in the previous two years—2022 or 2021. Citywide, 387,500 households that were occupied in 2023 moved into their homes in 2022; an additional 373,700 households moved in 2021. In total, 22 percent of all occupied households moved to their home during this two-year period. This was significantly larger volume of recent movers than in 2020 and 2021. In the two years leading up to the 2023 NYCHVS, 230,000 more households moved into their home than in the two-years prior to the 2021 survey, an increase of 5 percentage points (a 44 percent increase relative to 2021).

Of the 387,500 households that moved in 2022, 33 percent moved to a unit in Manhattan, 32 percent moved to a unit in Brooklyn, 22 percent moved to a unit in Queens, and 9 percent moved to a unit in The Bronx. Only 3 percent moved to a unit in Staten Island.

The turnover rate, or the share of units that were vacant and became occupied in a twelve- month period,[12] varied significantly by the tenure and type of housing. Of the households that moved in 2022, 57 moved into market rentals compared to 49 percent in 2020. About one in four (24 percent) moved into rent stabilized units compared to 33 percent in 2020. A negligible share moved into public housing or a rental regulated in some other way. In total, 16 percent of those who moved in 2022 moved into owner-occupied units.

Tenants who recently moved into their unit are often referred to as "recent movers" and serve as an indicator for the monthly rent that someone actively seeking a unit on the market may have to pay. Overall, 42 percent of those who moved into their unit in 2022 had a monthly rent of $2,400 or more compared to 20 percent of tenants with a monthly rent of $1,650 to $2,399, 12 percent of those paying $1,100 to $1,649 and 11 percent among those renting their unit for less than $1,100.

Table 10. Turnover in Housing Units by Borough, Type of Housing, and Monthly Rent

| | Occupied Housing Units | | | | | | |
| | Moved in 2022 | | | Moved in 2021 | | | |
	Estimate	MOE	%	Estimate	MOE	%	Total
Borough							
Bronx	36,340	±5,378	9%	39,000	±5,353	10%	529,900
Brooklyn	125,100	±11,770	32%	106,200	±11,070	28%	1,042,000
Manhattan	128,700	±13,420	33%	134,800	±11,490	36%	822,700
Queens	84,110	±10,570	22%	78,830	±8,924	21%	863,700
Staten Island	13,270**	±4,433**	3%**	14,960	±3,925	4%	173,700
Tenure							
Renter Occupied	325,400	±11,800	84%	306,300	±10,270	82%	2,324,000
Owner Occupied	62,060	±9,979	16%	67,420	±10,220	18%	1,109,000
Type of Housing							
Rent Stabilized	94,600	±8,998	24%	113,100	±11,740	30%	960,700
Market Rentals	221,400	±16,320	57%	185,500	±12,730	50%	1,119,000
Public Housing	5,698**	±2,277**	1%**	5,467**	±2,010**	1%**	167,700
Rent Controlled	*	*	*	*	*	*	24,020
Other Rentals	*	*	*	*	*	*	52,570
Monthly Rent							
<$1,100	41,830	±7,560	11%	41,830	±5,139	11%	586,800
$1,100-$1,649	45,150	±7,305	12%	45,150	±7,477	12%	578,100
$1,650-$2,399	75,840	±9,992	20%	75,840	±11,040	20%	554,300
$2,400+	162,600	±14,190	42%	162,600	±12,780	44%	604,300
Citywide	387,500	±22,680	100%	373,700	±15,540	100%	3,432,000

Percentages sum to 100% for each measure within a column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
* Estimate is suppressed following US Census Bureau disclosure avoidance practices.
** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.
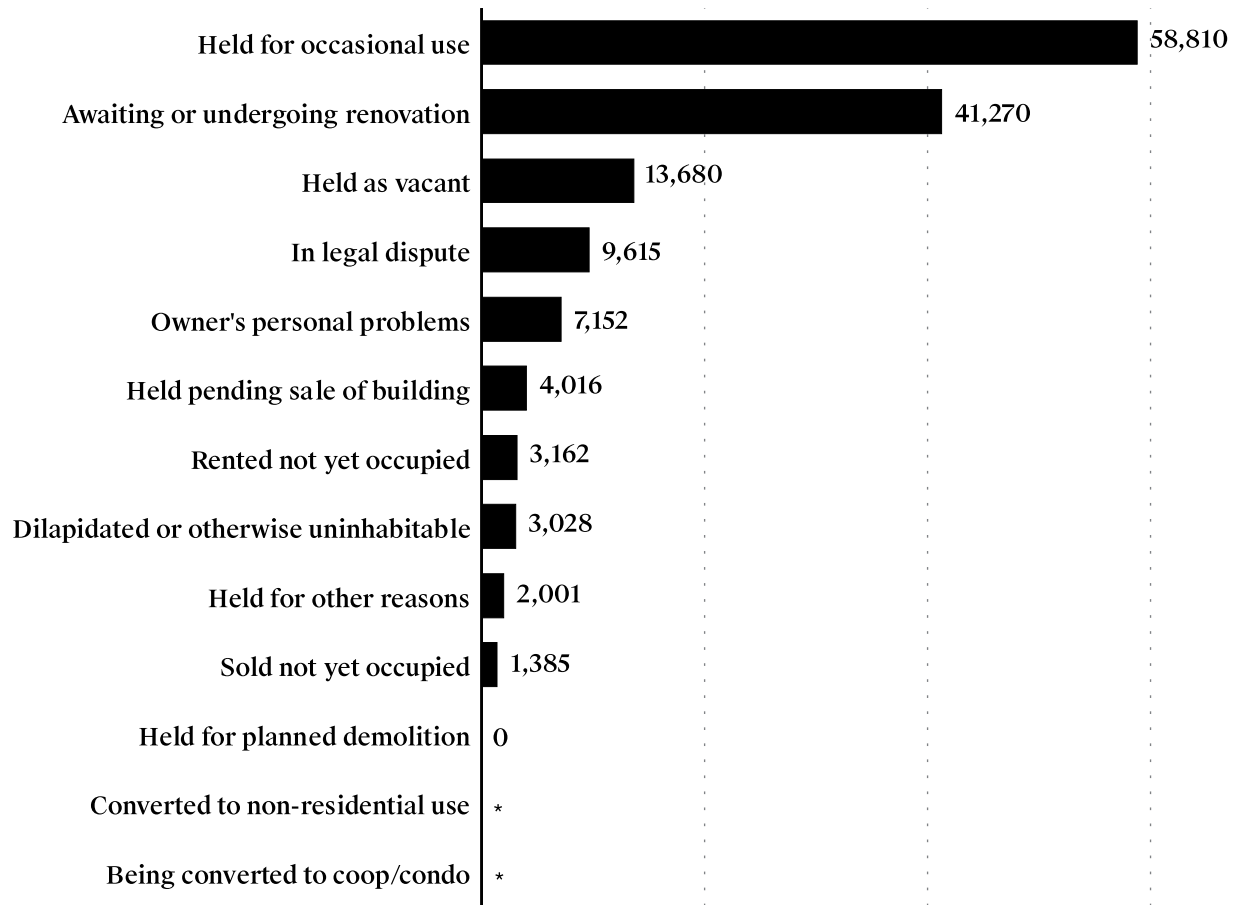
Units Not Available for Rent or Sale

The numerator of the net rental vacancy rate calculation included all units that were not occupied and were available for rent such that a new tenant could move in at the time of the survey. Units that did not meet this definition were classified as vacant and not available for rent or sale. The 2023 NYCHVS used the same categories, data sources, and definitions for vacant but not available used in the 2021 survey. In 2023, there were 230,200 units that were vacant but not available for one or more reason, down from 353,400 in 2021.[13]

In 2023, a total of 82,380 units (36 percent) were not available for rent for two or more reasons. Of the 145,100 that were unavailable for only one reason (shown in Figure 11), the most prevalent reason was that the unit was held for seasonal, recreational, or occasional use (58,810 units or 26 percent of all units not available for rent or sale), down from 102,900 in 2021 and 74,950 in 2017. There were 41,270 units undergoing or awaiting renovation where no other reason also applied, statistically similar to the 37,320 units in 2021.[14] There were 13,680 units that were held vacant for 12 months or longer where no other reason was reported, down significantly from 26,050 in 2021.

Each of the remaining reasons had a prevalence of less than 5 percent. Units that were not available because of a legal dispute remained statistically similar to 2021, with 9,615 units. Units that were not available because of an owner's personal situation (such as illness) remained statistically similar to 2021, with 7,152 units. Just over 4,000 units were held pending the sale of the building, up from 2023 when there were too few units to report. The number of units rented but not yet occupied was down significantly, with just over 3,000 units in 2023 compared to almost 17,000 in 2021; the same was true for units that had been sold but not yet occupied—just under 1,500 units in 2023 compared to about 7,300 units in 2021. The number of units deemed dilapidated or otherwise uninhabitable (for example, if the unit had no access to a bathroom or had an active vacate order in effect) was significantly lower with just over 3,000 units in 2023 compared to about 11,500 in 2021. There were 2,001 units (1 percent) that gave a reason that could not be categorized as one of the enumerated reasons and was recorded by the NYCHVS Field Representative (FR) as "other."

Figure 10. Units Not Available for Rent or Sale by Specified Reason

Reason	Value
Held for occasional use	58,810
Awaiting or undergoing renovation	41,270
Held as vacant	13,680
In legal dispute	9,615
Owner's personal problems	7,152
Held pending sale of building	4,016
Rented not yet occupied	3,162
Dilapidated or otherwise uninhabitable	3,028
Held for other reasons	2,001
Sold not yet occupied	1,385
Held for planned demolition	0
Converted to non-residential use	*
Being converted to coop/condo	*

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
* Estimate is suppressed following US Census Bureau disclosure avoidance practices.

The NYCHVS cannot distinguish between those units that would remain permanently off the market and those that would return to the active housing inventory in the future and, if so, how long before they would become renter- or owner-occupied. Additionally, most of the units that were vacant but not available had an unknown tenure, meaning that if they were to become occupied in the future it may be by either a tenant or owner. There were a few exceptions to this. Units that were vacant but not available because they had been rented or sold but not yet occupied may be assumed to become renter- and owner-occupied, respectively, when the new occupant moves in. Together, these categories comprised just over 4,500 units or about 2 percent of all units that were vacant but not available in 2023. The NYCHVS classified other units that were vacant but not available based on both building and unit characteristics where possible. In 2023, 26,310 units that were vacant but not available were rent stabilized, down from 42,860 in 2021.

Investment Activity in Vacant Units

As discussed above, in 2023, the second most common reason that units were not available for rent or sale was that they were awaiting or undergoing renovation (41,270 units or 18 percent); however, other units may have already completed renovation work or may have been repairing or upgrading the unit even if that was not the reason for why it was off the market. For each unit that was not available for rent or sale, the NYCHVS asked if the unit was undergoing renovation.[15] Just over 52,000 units reported being under renovation at the time of the NYCHVS interview (30 percent of the 171,400 units not on the market, excluding those held for seasonal or occasional use). The NYCHVS also asked if specific appliances or kitchen elements were new (had been replaced since the last occupant where there was a previous occupant); this questions was asked independently of whether the unit was undergoing renovation at that time. Overall, 27 percent of units had a new refrigerator, 26 percent had a new stove, 22 percent had new kitchen cabinets, and 21 percent had new kitchen countertops.

Figure 11. Renovation Activity in Units that were Vacant, but Not Available

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
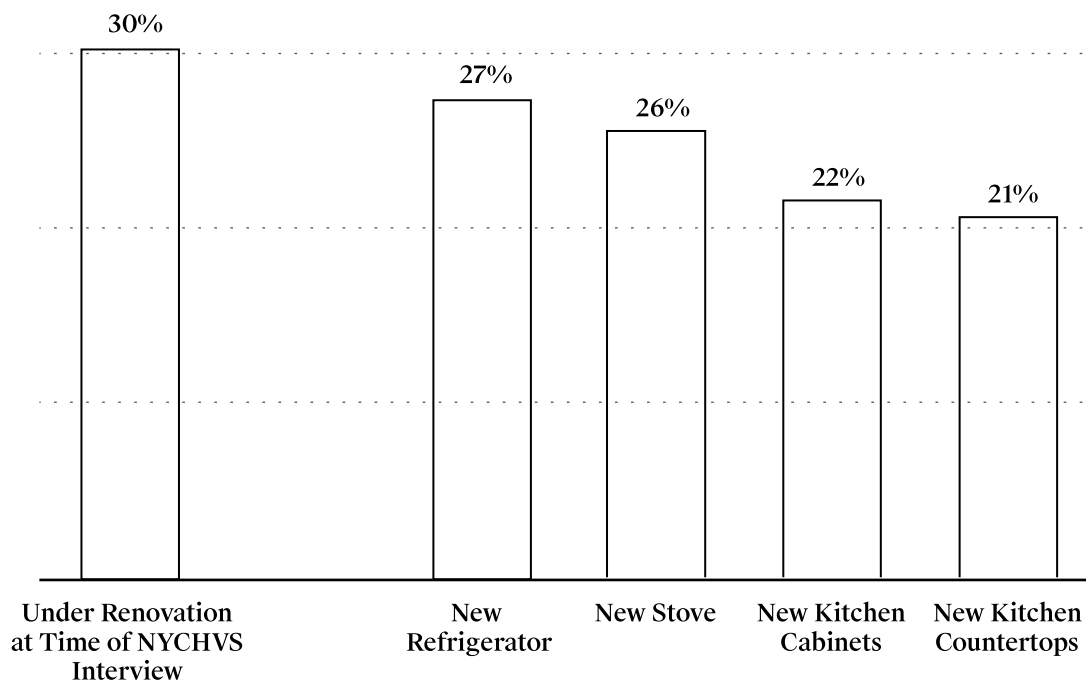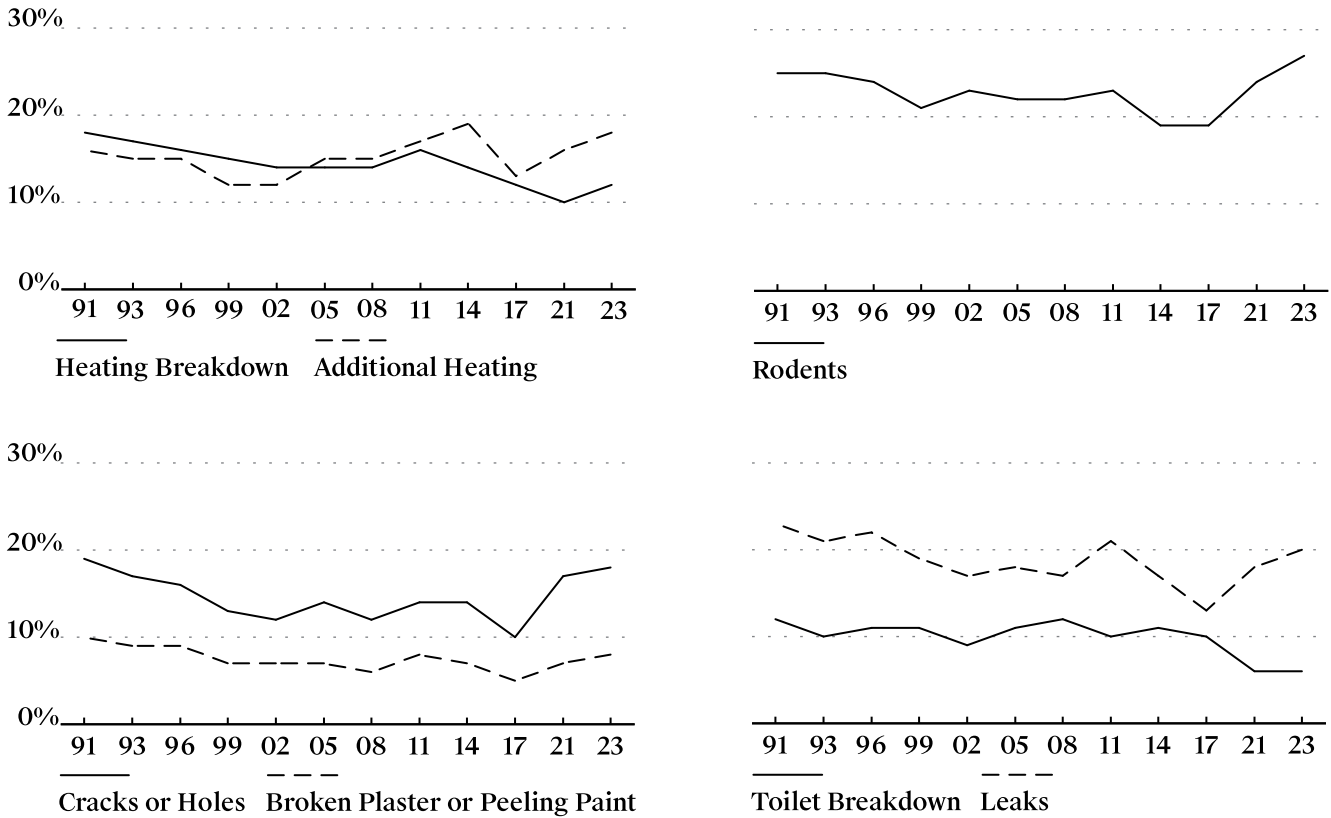
The Condition of Rental Housing

The 2023 NYCHVS measured various dimensions of poor housing quality using a series of items on housing problems that have been administered in some form for many survey cycles.[16] Each of the specific problems measured in the 2023 NYCHVS reflects an important aspect of the living conditions of current occupants, though some represent a more immediate threat to the health and safety of the residents. Moreover, the NYCHVS only measured the severity of the problem for select items, such as having multiple heating breakdowns for a period of six hours or more in the prior winter or the number of pests seen on a typical day. Any single item, if severe enough, could indicate poor housing quality; however, having multiple problems may signal more serious problems in the unit or building, even if all of the reported conditions are relatively minor in scope or duration.

There are seven housing problems that have been tracked since 1991. These include: (1) the presence of rodents in the home or residential building; (2) leaks in the unit; (3) cracks or holes in the walls, ceiling, or floor; (4) the need for supplemental heat; (5) heating breakdowns in the past winter; (6) broken plaster or peeling paint that is at least the size of a letter-size sheet of paper; and (7) non-functioning toilets. Additional conditions, including presence of mold, prevalence of pests, and elevator breakdowns, were also measured in 2023 using the same approach as the 2021 survey. (For definitions and reference periods for each item, please see Appendix B.) The prevalence of housing problems was based on the self-report of the current occupant who was interviewed and therefore could not be collected in units that were vacant in 2023.

Housing Problems Over Time

The 2023 NYCHVS showed a higher prevalence of most individual housing problems relative to earlier cycles, following the same general pattern as in 2021. This was true for housing types, including rent stabilized units and market rentals. The share of units reporting cracks or holes, broken plaster or peeling paint, and toilet breakdowns remained statistically similar to 2021. Figure 13 shows the trend for each item from 1991 through 2023.

Figure 12. Prevalence of Reported Housing Problems: 1991 - 2023

Heating Breakdown   Additional Heating

Rodents

Cracks or Holes   Broken Plaster or Peeling Paint

Toilet Breakdown   Leaks

Source: New York City Housing and Vacancy Survey (NYCHVS), 1991 – 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Specific Types of Housing Problems

Table 11 shows the prevalence of specific types of housing problems for all occupied units, rent stabilized units, and market rentals. The most prevalent condition was presence of rodents, with 27 percent of occupied units reporting this problem in 2023. Leaks were the next most common problem with a prevalence of 20 percent, followed by cracks or holes in the ceiling or floors (18 percent), and additional heating required during the prior winter (18 percent). Among all occupied units in 2023, 12 percent reported a heating breakdown during the prior winter. The prevalence of broken plaster or peeling paint was about 8 percent and no functioning toilet for a period of six hours or more in the last year was 6 percent. One in ten occupied housing units reported having mold in their unit in the year prior to the NYCHVS interview.

Table 11. Reported Housing Problems in Rent Stabilized and Market Rentals

| | Occupied Housing Units | | | | | | | | |
| | Total Occupied | | | Rent Stabilized | | | Market Rentals | | |
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%
Reported Housing Problems									
Presence of Rodents	920,600	±29,590	27%	376,200	±15,560	39%	240,600	±20,970	22%
Leaks	676,500	±29,100	20%	245,600	±15,860	26%	163,200	±18,230	15%
Cracks or Holes	613,600	±26,160	18%	252,000	±14,240	26%	171,900	±14,090	15%
Additional Heating	605,300	±26,760	18%	213,000	±16,580	22%	173,900	±15,360	16%
Heating Breakdown	423,300	±22,010	12%	188,800	±12,360	20%	103,500	±12,090	9%
Broken Plaster or Peeling Paint	260,600	±14,380	8%	101,200	±10,120	11%	53,360	±8,135	5%
Toilet Breakdown	218,300	±16,960	6%	71,600	±10,220	7%	64,510	±9,544	6%
Mold in Unit	329,400	±16,110	10%	147,600	±10,750	15%	69,380	±10,370	6%
Citywide	3,432,000	±16,230	100%	960,700	±19,300	100%	1,119,000	±26,930	100%

Reported housing problems are shown as percent of total and were not mutually exclusive.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Units with Three or More Housing Problems

For many cycles of the NYCHVS, the presence of three or more of the seven major types of problems was used to measure poor quality housing. This index included: (1) the presence of rodents in the building; (2) leaks in the unit; (3) cracks or holes in the ceiling, walls, or floors; (4) heating breakdowns of six or more hours; (5) additional heating used; (6) large areas of broken plaster or peeling paint; and (7) no functioning toilet for six or more hours. Table 12 shows the prevalence of occupied units by the count of housing problems.

Residents in the Bronx were the most likely to have reported housing problems, with 39 percent of occupied units reporting one or two problems and 26 percent reporting three or more problems. In contrast, 25 percent of occupied units in Staten Island reported one or two problems and 4 percent reported three or more. About one in three occupied units in Brooklyn reported one or two problems and 16 percent reported three or more. Brooklyn experienced the largest increase in the prevalence of housing problems relative to the other boroughs, with an 11-percentage point decrease in the share reporting no problems relative to 2021, an increase of 7 percentage points in the share reporting one or two problems, and a four-percentage point increase in the share reporting three or more. The Bronx reported the next largest increase in housing problems with a 6-percentage point decrease in the share of units reporting no problems, a 7-point increase in the share reporting one or two problems, and a one-point decrease in the share reporting three or more.

The prevalence of poor housing conditions was similar in pre-war buildings and those built from 1947 to 1973. In 2023, 35 percent of occupied units in buildings built before 1947 reported one or two problems and 17 percent had three or more; among those built from 1947 to 1973, 35 percent reported one or two problems and 16 percent reported three or more. In occupied units in buildings built in 1974 to 1999, 33 percent reported one or two problems and 9 percent reported three or more. In occupied units in buildings built in 2000 or later, 29 percent reported one or two problems and 8 percent reported three or more.

Although the prevalence of reported housing problems increased across all building ages, the largest increase was among occupied units in buildings built in 1974 to 1999, where the share of units with no reported problems decreased by 10 percentage points and the share reporting one or two problems increased by 9 percentage points; the latter represents a 37 percent increase relative to 2021. Not surprisingly, units in the newest buildings (built in 2000 or later) have a significantly lower prevalence of problems, but between 2021 and 2023 they showed an increase in reported housing problems that was similar to units in the oldest buildings (those built before 1947)—an increase of 4 percentage points for units reporting one or two problems and an increase of 2 percentage points for those reporting three or more.

Small buildings had a smaller share of units reporting three or more problems. In 2023, 7 percent of occupied units in buildings with one or two units and 13 percent in buildings with three to five units reported three or more problems. In buildings with 6 to 19 units, 19 percent of occupied units reported three or more problems. In buildings with 20 to 49 units, 25 percent reported three or more problems. In buildings with 50 to 99, 20 percent reported three or more problems and in buildings with 100 or more units, the prevalence of three or more problems was 14 percent. Although the prevalence of reported housing problems increased across all building sizes, the largest increase was among occupied units in buildings with three to five units, where the share reporting no problems decreased by 3 percentage points and the share reporting three or more problems increased by 4 percentage points (from 9 to 13 percent between 2021 and 2023).

Table 12. Number of Reported Housing Problems by Borough, Year Built, and Building Size

	Occupied Housing Units									
	No Reported Housing Problems			1-2 Reported Housing Problems			3+ Reported Housing Problems			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	Total
Borough										
Bronx	184,100	±12,890	35%	206,500	±13,190	39%	139,300	±11,110	26%	529,900
Brooklyn	504,700	±19,160	48%	374,700	±19,230	36%	163,100	±13,070	16%	1,042,000
Manhattan	427,300	±15,900	52%	276,900	±16,880	34%	118,400	±8,751	14%	822,700
Queens	509,700	±16,940	59%	269,300	±15,900	31%	84,670	±10,250	10%	863,700
Staten Island	123,800	±8,358	71%	42,710	±7,384	25%	7,257**	±3,400**	4%**	173,700
Year Built										
Before 1947	898,300	±32,980	48%	648,300	±26,470	35%	317,200	±19,510	17%	1,864,000
1947-1973	444,000	±21,910	49%	316,500	±17,720	35%	141,000	±10,760	16%	901,500
1974-1999	164,200	±14,780	58%	92,640	±11,780	33%	24,870	±5,621	9%	281,700
2000 or later	243,200	±16,530	63%	112,600	±13,240	29%	29,720	±6,674	8%	385,500
Building Size										
1-2 Units	579,100	±27,220	61%	306,300	±26,340	32%	65,480	±10,540	7%	950,800
3-5 Units	195,200	±17,720	56%	108,100	±12,070	31%	44,080	±9,023	13%	347,400
6-19 Units	161,100	±12,290	44%	133,600	±9,590	37%	70,780	±8,202	19%	365,500
20-49 Units	198,500	±14,070	37%	205,200	±13,570	38%	134,200	±11,290	25%	537,900
50-99 Units	211,700	±11,590	44%	172,800	±13,930	36%	96,760	±8,325	20%	481,200
100+ Units	404,100	±21,450	54%	244,200	±16,220	33%	101,400	±8,809	14%	749,700
Citywide	1,750,000	±33,310	51%	1,170,000	±32,690	34%	512,700	±25,420	15%	3,432,000

Percentages sum to 100% within each row.
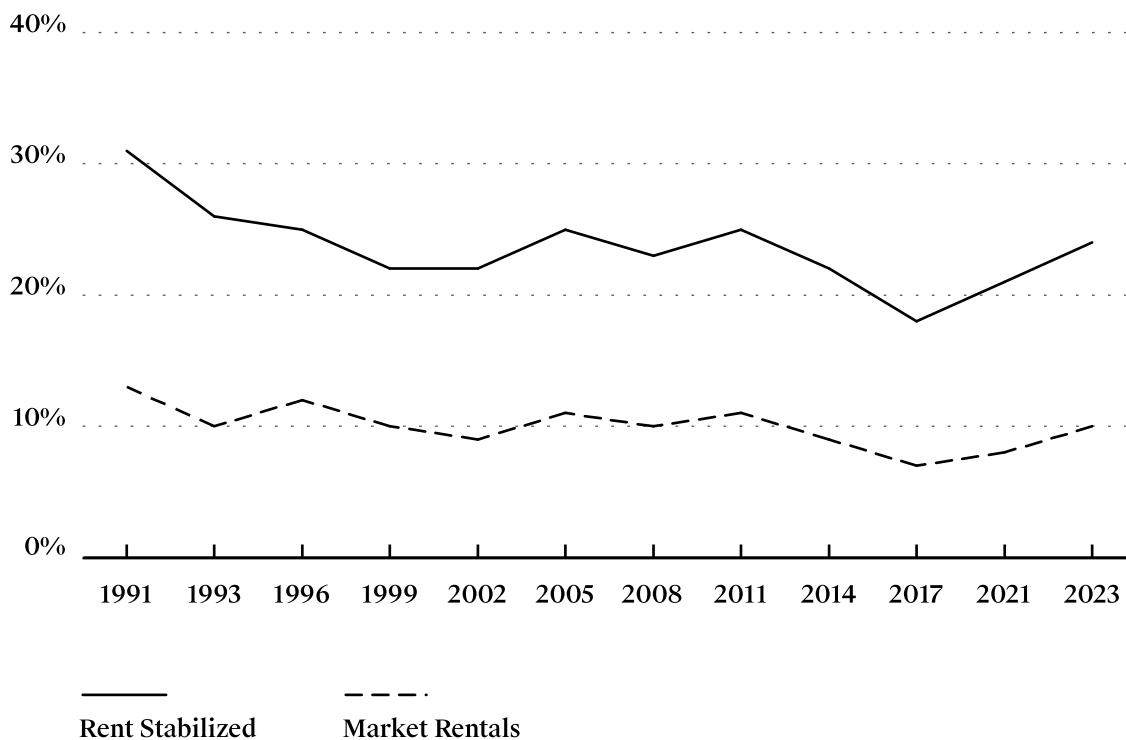Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

In 2023, the prevalence of the number of reported housing problems varied by housing type and rent level. Table 13 shows the number of problems by type of housing and rent. Just under one in four (24 percent) rent stabilized units, 10 percent of market units, 43 percent of public housing units, 25 percent of rental units regulated in some other way and rent-controlled units, combined, reported three or more problems. In comparison, 7 percent of owner-occupied units reported three or more problems.

Rent stabilized and market rentals experienced a similar increase in the share reporting housing problems: both housing types had a decline of 8 percentage points in the share reporting no problems, a five-point increase in the share reporting one or two problems, and a 2.9 and 2.3 point increase, respectively, in the share reporting three or more problems. Units in public housing reported the same distribution of problems as in 2021.

Figure 13. Units Reporting 3+ Housing Problems for
Rent Stabilized Units and Market Rentals: 1991 – 2023

Rent Stabilized   Market Rentals

Source: New York City Housing and Vacancy Survey (NYCHVS), 1991 – 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 14. Net Change in the Share of Units Reporting 3+ Housing Problems for Rent Stabilized Units and Market Rentals, 2021 – 2023
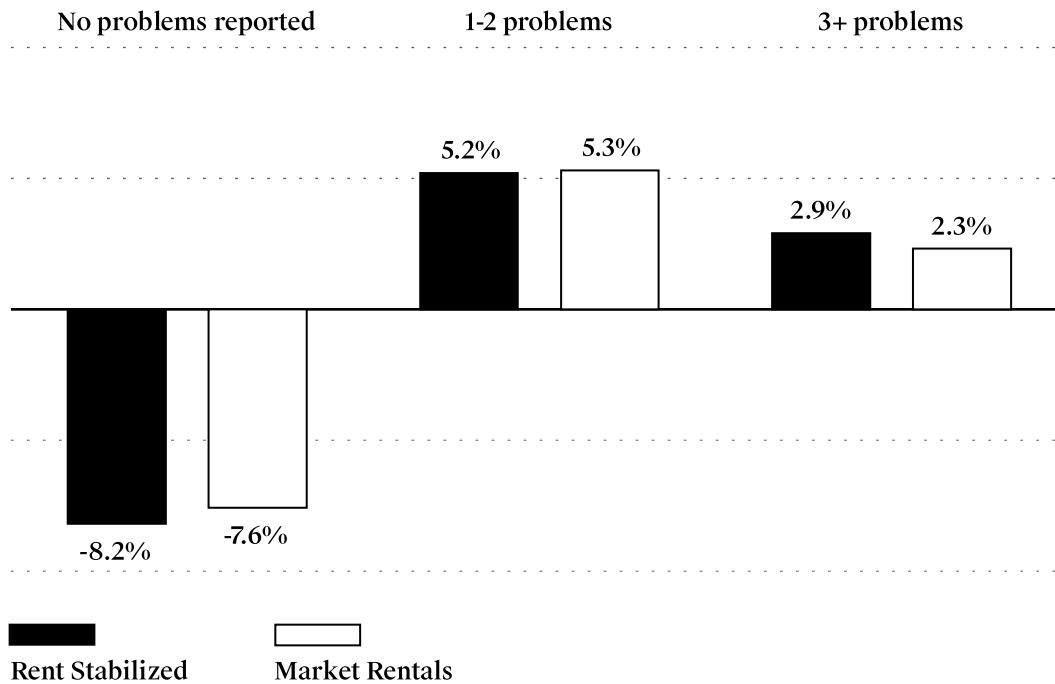
Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

In 2023, occupied units with rents of less than $1,100 (the bottom quartile of rents in the city) reported a similar prevalence of three or more problems (25 percent) relative to those in the second quartile with rents of $1,100 to $1,649 (24 percent). Among units with rents between $1,650 and $2,399 (the third quartile of rents), 18 percent reported three or more problems. Among those with the highest rents of $2,400 or more (the top quartile), 9 percent reported three or more.

Although the prevalence of housing problems generally declines with increasing rent, the largest increase in the share reporting problems was in the third rent quartile (those with rents of $1,650 to $2,399), with an 11-percentage point decrease in the share of units reporting no problems, a 7-point increase in the share reporting one or two problems, and a 5-point increase in the share reporting three or more. Both units in the highest rent quartile ($2,400 or more in 2023) and those in the lowest (rents of less than $1,100), showed a 6.6 and 5.9 point net decrease, respectively, in the share of units with no housing problems. The bottom quartile showed a net increase of 8-points in the share reporting one or two problems while the top quartile showed a net increase of 4-points.

Figure 15. Net Change in the Share of Units Reporting 3+ Housing Problems by Rent Level 2021 – 2023

| No problems reported | 1-2 problems | 3+ problems |

```
          8.1%
          6.5%
          4.4%                    4.5%
                                  1.5%
    1.4%              0.9%
         -1.6%
-2.2%
-6.6%
-5.9%
-11.0%
```

Legend:
- □ < $1,100
- ▨ $1,100-$1,649
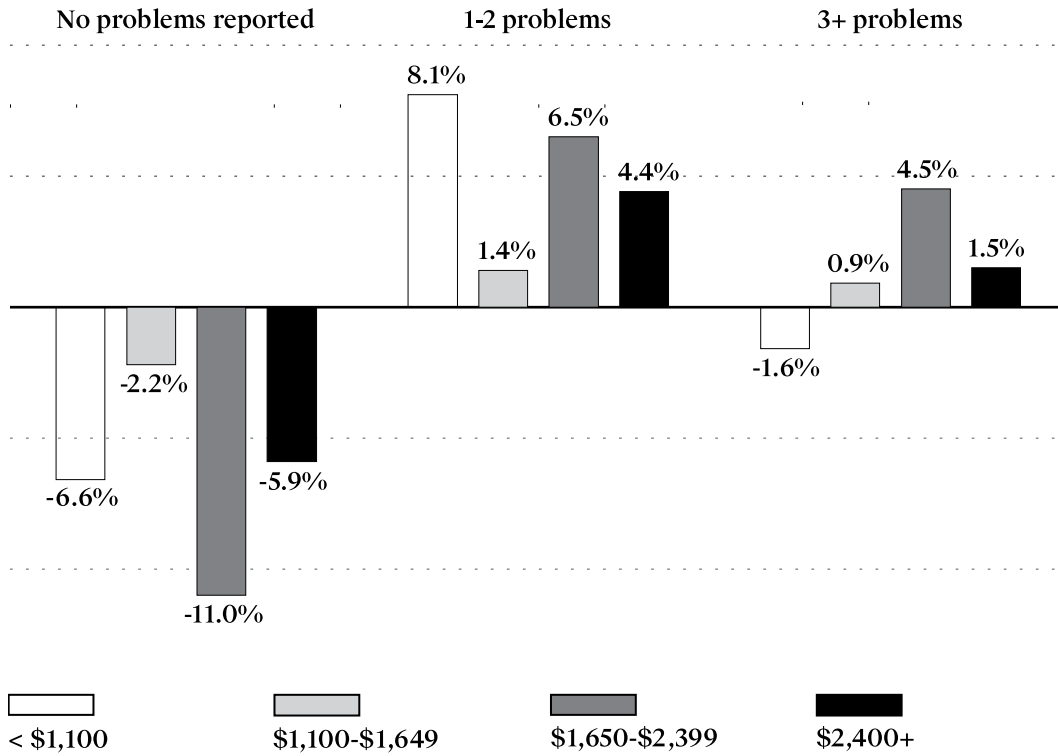- ▣ $1,650-$2,399
- ■ $2,400+

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Table 13. Number of Reported Housing Problems by Type of Housing and Monthly Rent

Occupied Housing Units

	No Reported Housing Problems			1-2 Reported Housing Problems			3+ Reported Housing Problems			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	Total
Type of Housing										
Rent Stabilized	373,200	±19,100	39%	357,500	±15,260	37%	230,100	±14,130	24%	960,700
Market Rental	675,100	±22,930	60%	328,200	±22,960	29%	115,200	±13,460	10%	1,119,000
Public Housing	33,250	±5,307	20%	62,540	±4,622	37%	71,920	±5,142	43%	167,700
Rent Controlled and Other Rentals	27,050	±5,272	35%	30,720	±5,264	40%	18,800	±3,234	25%	76,580
Owner	641,200	±27,110	58%	391,100	±22,440	35%	76,660	±12,600	7%	1,109,000
Monthly Rent										
< $900	213,700	±16,240	36%	223,800	±16,010	38%	149,300	±9,352	25%	586,800
$900-$1,499	235,600	±17,950	41%	204,400	±13,770	35%	138,100	±10,880	24%	578,100
$1,500-$2,299	265,900	±14,920	48%	191,400	±14,590	35%	97,020	±12,140	18%	554,300
$2,300+	393,400	±21,630	65%	159,300	±14,620	26%	51,610	±7,886	9%	604,300
Citywide	1,750,000	±33,310	51%	1,170,000	±32,690	34%	512,700	±25,420	15%	3,432,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Indicators of Continuing Need

No report on the supply and condition of housing would be complete without also considering the resident population it houses. This is partly because any assessment of the housing market requires an examination of demand as well as supply, but also because the scope of the NYCHVS extends beyond a description of market conditions alone. The statutory obligation set forth in the Local Emergency Housing and Rent Control Act of 1962 (LEHRCA) and fulfilled by the NYCHVS since 1965 requires a report not only on the supply and condition of residential accommodations, but also on the continued need for the regulation of residential rents and evictions. This necessitates a consideration of the tenant population as a whole, the conditions that make it more or less likely that residents will be able to find, and retain, housing that meets their needs, and the role of rent regulation in ensuring that housing in New York City is both adequate and affordable to those it serves, now and in the future.

This section begins with a description of the income distribution of New York City in 2023. It then narrows the focus to the tenant population, including demographics, household composition, and income. Data from 2023 on observed disparities in housing quality, the prevalence of residential crowding and rent burden, and measures of financial hardship and insecurity are also presented.

In this report, data on the population is presented at the household-level. As such, all of the estimates and percentages represent the number or share of households, rather than people.[17] Three types of measures are presented in this report: those based on the characteristics of the householder (e.g., their race/ethnicity and nativity), those based on one or more household member (e.g., age and disability status), and measures of the household as a whole (e.g., the combined income of all household members).

Changes in the Income Distribution

Between the 2021 and 2023 NYCHVS surveys, the income distribution of New York City households shifted dramatically. The median income (across owners and renters, all types of housing, and every neighborhood) increased to $80,000, up from $60,550 in 2020[18] ($66,380 in inflation-adjusted 2022 dollars). Among renters, it increased to $70,000 from $50,000 ($54,810 in 2022 dollars) and among owners, it increased to $122,000 from $98,000 ($107,400 in 2022 dollars).

This shift is even more dramatic when we look at households by income category. Figure 16 shows New York City's households sorted into four groups: those earning less than $25,000, those earning between $25,000 and $49,999, those earning $50,000 to $99,999, and those earning $100,000 or more (in nominal dollars). There was a stark net increase in the number of households in the highest income category (those earning $100,000 or more)—up by almost half a million households or 11 percentage

points relative to 2021. There was a corresponding net loss of lower-income households: down 2 points for those earning between $50,000 and $99,999, down 3 points for those earning $25,000 to $49,999, and down 5 points for those earning less than $25,000.

Figure 16. Household Incomes in New York City: 2021 – 2023
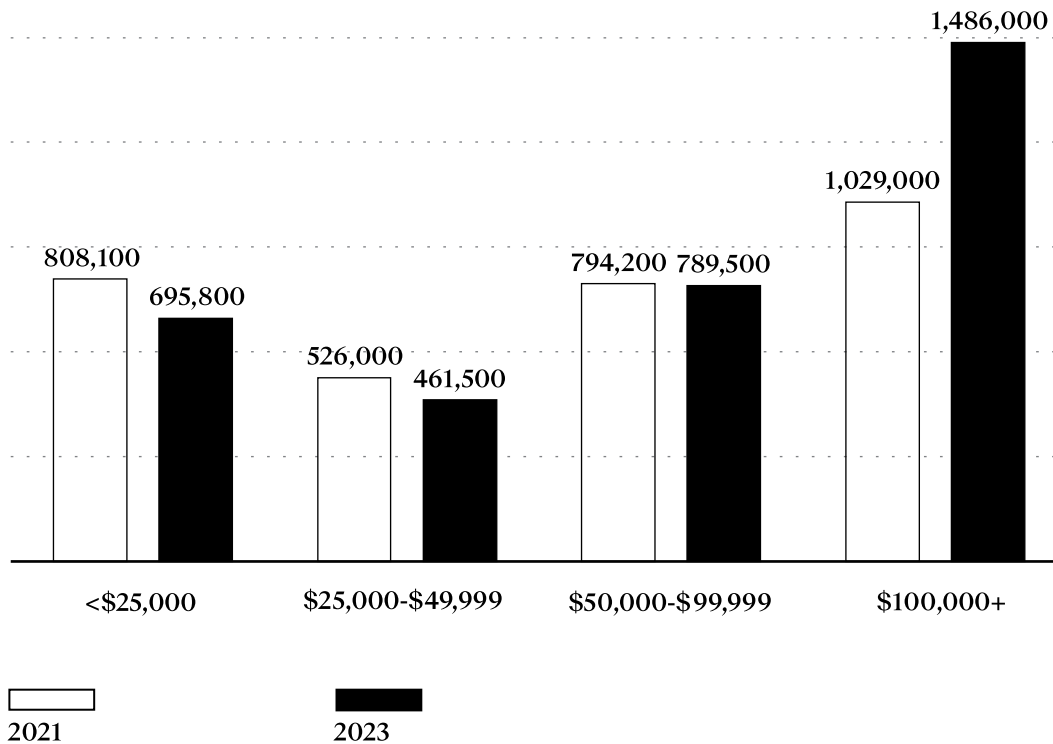
2021

2023

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

This upward shift in incomes resulted from a combination of factors, including increases in individual wages (e.g., because of a raise or change in jobs), the number of wage earners living together (e.g., household members entering the workforce or an additional wage earner moving in with others to increase the overall household income), and migration (e.g., new higher-income households that moved to New York City as well as lower-income households that left the city). Although the NYCHVS measures some of these individual components, it is not designed to track changes in income and employment at the individual level over time. Regardless of the source of this income shift, the distribution of household incomes is essential to understanding changes in supply and demand in the housing market and the corresponding measures of continuing need for the regulation of residential rents and evictions.

The Renter Population

Two out of every three households rented their home in 2023. Table 14 shows the distribution of the 2,324,000 renter households according to the race/ethnicity and nativity of the householder, the presence of one or more older adult, one or more co-resident child, those who lived alone, those with one or more person with a disability, and household income. Owner households are included for comparison.

Compared to households that owned their home, a larger share of renter households was headed by a person of color. Of the 2,324,000 renter households, 68 percent was headed by a person of color. About 506,400 households (22 percent) were headed by a Black New Yorker, 716,200 (31 percent) were headed by a Hispanic New Yorker, 321,500 (14 percent) were headed by an Asian New Yorker, and 36,380 (2 percent) were headed by a New Yorker who identified as another race or as two or more races. Overall, 32 percent of renter households were headed by a White New Yorker compared to 46 percent of owner households. A similar rate of renter and owner households were headed by someone who was born outside of the US—40 percent and 43 percent, respectively, but a much higher absolute number of renter households were headed by a New Yorker who was born outside of the US (935,500 renter households compared to about 475,000 owner households).

A smaller share of renter households comprised one or more older adult in the household—28 percent compared to 49 percent of owner households. A similar share had one or more co-resident child (25 and 27 percent, respectively). These were not mutually exclusive types of households, as some may have both one or more older adult as well as one or more co-resident child.

The 2023 NYCHVS showed a significant decrease in the number and share of individuals living alone. Citywide, 33 percent of households comprised only one person, down from 39 percent in 2021. This represents a return to the share of single-person households seen in 2017, signaling that 2021 may have been an outlier as a result of changes to household composition during the pandemic. About one in five New York City households comprised one or more person with a disability, with statistically similar shares among renters and owners. This included households where any household member had a hearing, vision, ambulatory, cognitive, self-care, or independent-living difficulty.

Despite the increase in median household income among renters, there continued to be a large share of low-income renters. In 2023, about one in four renter households earned less than $25,000 (547,400 or 24 percent) and 15 percent that earned between $25,000 and $49,999 (357,000 households). The majority of households that owned their home earned $100,000 or more (59 percent).

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Table 14. Household Composition and Income by Tenure

	Households						
	Renters			Owners			
	Estimate	MOE	%	Estimate	MOE	%	Total
Householder Characteristics							
Race/Ethnicity							
White, Non-Hispanic	743,000	±25,990	32%	506,600	±22,930	46%	36%
Black, Non-Hispanic	506,400	±21,020	22%	178,700	±18,920	16%	20%
Hispanic	716,200	±23,980	31%	157,900	±14,500	14%	25%
Asian, Non-Hispanic	321,500	±18,280	14%	253,000	±18,620	23%	17%
Other	15,800	±5,016	1%	**	**	**	1%
Two or More Races	20,580	±5,034	1%	**	**	**	1%
Nativity							
Born Outside the US	935,500	±26,750	40%	474,900	±24,460	43%	41%
Household Characteristics							
1 + Older Adult	646,800	±29,690	28%	544,300	±30,300	49%	35%
1 + Child	586,800	±28,710	25%	300,400	±19,280	27%	26%
Single Person Household	857,100	±26,900	37%	266,300	±20,480	24%	33%
1 + Person with a Disability	516,100	±23,640	22%	224,600	±15,930	20%	22%
Household Income							
Median		$70,000			$122,000		$80,000
< $25,000	547,400	±20,320	24%	148,400	±15,760	13%	20%
$25,000-$49,999	357,000	±22,080	15%	104,500	±12,580	9%	13%
$50,000-$99,999	583,500	±26,300	25%	205,900	±20,810	19%	23%
$100,000 +	835,600	±26,850	36%	650,100	±29,230	59%	43%
Citywide	2,324,000	±31,190	100%	1,109,000	±32,440	100%	100%

Percentages sum to 100% for each measure within a column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and is therefore not reported.

Who Moved Out and Who Moved In: 2021 and 2023

Residential mobility—including the characteristics of who moves and who stays—is a single, but essential, part of explaining how our city is changing over time. In this section, we use data on the same units that were interviewed in both the 2021 and 2023 NYCHVS surveys to compare among four groups of renters:

1. Renters who stayed: households that lived in the same home in both 2021 and 2023

2. Renters who moved out: households that moved out after we interviewed them in 2021, either to another home in New York City or somewhere else

3. Renters who moved in where others moved out: households that moved into the same units where a renter moved out between 2021 and 2023 (i.e., they now occupy the homes that the second group vacated)

4. Renters who moved into a unit that was vacant in 2021: households that moved into a unit that was either vacant and available for rent in 2021 or was off-the-market in 2021

Figure 17. Residential Mobility Among Renters, by Household Income: 2021 – 2023
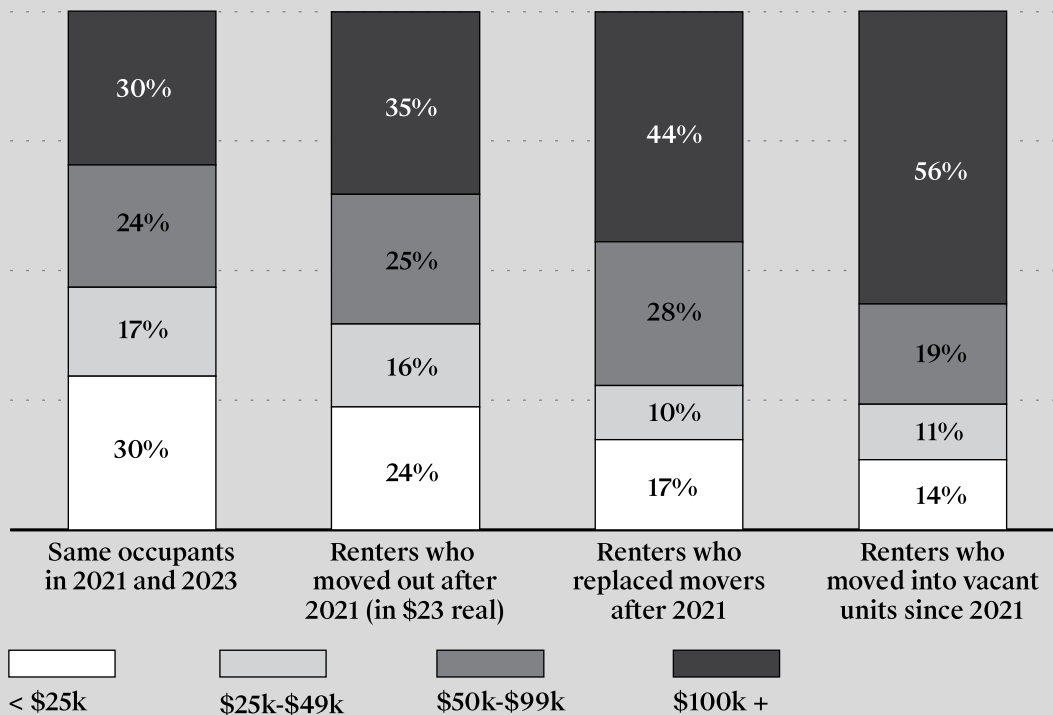
Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 17 shows the income distribution for these four groups of renters. Among renters who stayed, 30 percent earned less than $25,000 and 30 percent earned $100,000 or more in 2023. Renter who moved out had slightly higher incomes than those who stayed: 24 percent earned less than $25,000 and 35 percent earned $100,000 or more. Renters who moved into those same units, "replacing" those who moved out, earned more than the renters who vacated those homes (17 percent earned less than $25,000 and 44 percent earned $100,000 or more, in inflation-adjusted 2023 dollars).

Renters who moved into units that were vacant in the 2021 NYCHVS had the highest incomes, with only 14 percent earning less than $25,000 and 56 percent earning $100,000 or more. This last group (those that moved into a vacant unit and earned $100,000 or more) had a median household income in 2023 of $192,000.

Figure 18 shows the race/ethnicity of the head of household for these same four groups of renters. Among those who stayed, 25 percent were headed by a White New Yorker, 26 percent were headed by a Black New Yorker, 35 percent were headed by a Hispanic New Yorker, and 12 percent were headed by an Asian New Yorker. A smaller share of those who moved out after the 2021 NYCHVS were headed by someone who identified as a person of color (62 percent compared to 75 percent among those who stayed). 58 percent of renters who moved into these homes were headed by a person of color. Only half of the households who moved to a unit that was vacant in 2021 were headed by a person of color.

Figure 18. Residential Mobility Among Renters, by Householder Race/Ethnicity: 2021 - 2023

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
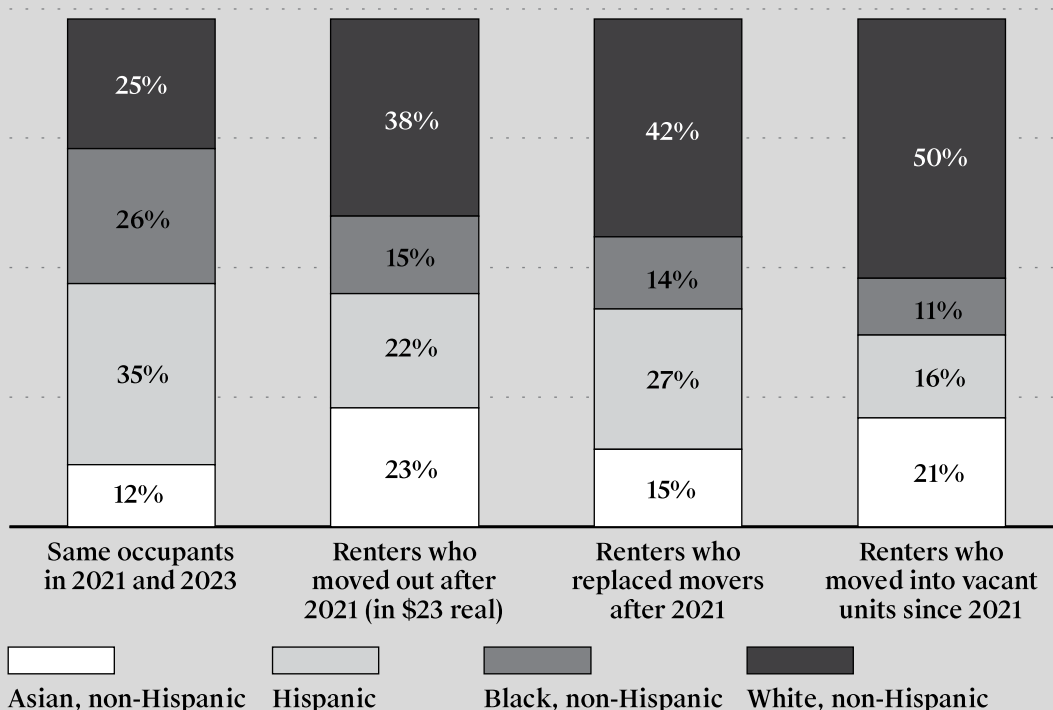Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

White, affluent renters were more residentially mobile than those who remained in their home between 2021 and 2023. New occupants—those who moved in where someone else moved out and those who moved into vacant units—had a significantly larger share in the highest income group and more of these households were headed by a White New Yorker, showing a pattern of sociodemographic change that contributed to the broader net changes described elsewhere in this report.

Table 15 shows these same measures for renter households that lived in specific types of units, including rent stabilized, market rentals, public housing, and all other rental units (including rent controlled and rentals regulated in some other way).

Rent stabilization has always served more people of color than market rentals. In 2023, 29 percent of rent stabilized households were headed by a White New Yorker; just under one in four (23 percent) were headed by a Black New Yorker, 36 percent were headed by a Hispanic New Yorker, and 11 percent were headed by an Asian New Yorker. Market rentals had the larger shares of renter households headed by a White New Yorker (39 percent) or an Asian New Yorker (18 percent) and the smallest shares headed by a Black New Yorker (17 percent) or a Hispanic New Yorker (24 percent) relative to other types of rental housing.

Compared to market renters, rent stabilized households had a higher share of householders born outside the US (44 and 38 percent, respectively); this represents an increase from 40 percent of rent stabilized households in 2021 and no meaningful difference among market renters. In public housing, 95 percent of households were headed by a person of color while 32 percent were headed by someone who was born outside the US. About 75 percent of rent controlled and rental units regulated in some other way (these types of housing were combined due to the small number of units) were headed by a person of color. The share of these households that was headed by someone born outside of the US was statistically similar to all renters.

The composition of rent stabilized households was similar to renters citywide in terms of the presence of one or more older adult (31 percent compared to 28 percent citywide). In 2023, the share of rent stabilized households with one or more child increased relative to 2021 (to 23 percent from 19 percent) though the share citywide also increased (to 25 percent from 21 percent). The overall share of rent stabilized households where someone lived alone decreased to 41 percent, down from 46 percent in 2021. The share of rent stabilized households that included one or more person with a disability increased to 25 percent from 22 percent in 2021.

A significantly smaller share of households in market rentals had one or more older adult (21 percent), renters living alone (32 percent), and one or more person with a disability (15 percent). Market renters were similar to citywide in terms of the share with one or more child (26 percent). Public housing had a significantly higher share of households with one or more older adult (44 percent), one or more child (33 percent), and one or more person with a disability (43 percent). Rent controlled and rentals regulated in some other way had the highest share of households with one or more older adult (53 percent), likely as a result of the inclusion of rent-controlled units where, by definition, the residents have largely aged in place (rent control requires that the current resident or the original tenant prior to successors be in continuous residence since before July 1, 1971).

Public housing residents had the lowest household incomes with a median of $20,600, followed by

those that were rent controlled or living in rentals regulated in some other way ($36,020). In 2022, rent stabilized tenants had a median household income of $60,000, up from $47,000 in 2020 (which was $51,520 measured in 2022 dollars). In 2022, market renters had a median household income of $90,800, significantly higher than the median household income in 2020 of $62,960 (which was $69,020 in 2022 dollars).

In 2023, two out of every three New York City households rented their home. More of these households were headed by a person of color and had a significantly lower household income than owners. Within the renter population, there was substantial variation in demographics, household composition, and incomes. Those in public housing showed the most economic disadvantage and comprised the largest share of households with one or more child and one or more person with a disability. Households in rent-controlled units and rentals regulated in some other way had the largest share with one or more older adult and a median household income that was about half of the citywide median, though higher than those in public housing. Market renters had the lowest share of households headed by a person of color, had the smallest share with an older adult or person with a disability, and had the highest median income of any rental group. Rent stabilized tenants had a median household income that was lower than renter households overall, continued to show increasing racial and ethnic diversity, as well as growth in the share with one or more older adult, one or more co-resident child, and one or more person with a disability.

Table 15. Household Composition and Income of Renters by Type of Housing

| | Renter Households | | | | | | | | |
| | Rent Stabilized | | Market Rental | | Public Housing | | Rent Controlled and Other Rentals | | |
	%	MOE	%	MOE	%	MOE	%	MOE	Total
Householder Characteristics									
Race/Ethnicity									
White, Non-Hispanic	29%	±1%	39%	±2%	4%	±1%	23%	±4%	32%
Black, Non-Hispanic	23%	±1%	17%	±1%	43%	±3%	31%	±5%	22%
Hispanic	36%	±1%	24%	±1%	45%	±4%	35%	±5%	31%
Asian, Non-Hispanic	11%	±1%	18%	±1%	6%	±2%	11%	±3%	14%
Other	**	**	**	**	*	*	*	*	1%
Two or More Races	**	**	**	**	*	*	*	*	1%
Nativity									
Born Outside of US	44%	±1%	38%	±2%	32%	±3%	39%	±6%	40%
Household Characteristics									
1 + Older Adult	31%	±1%	21%	±2%	44%	±3%	53%	±6%	28%
1 + Child	23%	±2%	26%	±2%	33%	±3%	18%	±4%	25%
Single Person Household	41%	±2%	32%	±2%	34%	±3%	51%	±6%	37%
1 + Person with a Disability	25%	±2%	15%	±1%	43%	±3%	43%	±4%	22%
Household Income									
Median	$60,000		$90,800		$20,600		$36,020		$70,000
< $25,000	26%	±2%	15%	±1%	58%	±3%	41%	±5%	24%
$25,000-$49,999	17%	±1%	13%	±1%	22%	±3%	18%	±4%	15%
$50,000-$99,999	27%	±1%	25%	±2%	15%	±2%	26%	±5%	25%
$100,000 +	30%	±2%	47%	±2%	5%	±1%	16%	±4%	36%
Citywide	960,700	±19,300	1,119,000	±26,930	167,700	±2,375	76,580	±7,187	100%

Percentages sum to 100% for each measure within a column.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
* Estimate is suppressed following US Census Bureau disclosure avoidance practices.
** Estimate is subject to a large amount of sampling variation and is therefore not reported.

Disparities in Housing Quality

Detailed information on the conditions of the New York City housing stock was reported earlier in this report. Here, the focus is on the population living in these conditions. Table 16 shows the prevalence of no problems, one or two problems reported, and three or more problems by the race/ethnicity and nativity of the householder and by household income. As a reminder, the NYCHVS captures self-reported information on several housing problems for occupied units—seven of which have been asked for many survey cycles: (1) the presence of rodents in the home or residential building; (2) leaks in the unit; (3) cracks or holes in the walls, ceiling, or floor; (4) the need for supplemental heat; (5) heating breakdowns in the past winter; (6) broken plaster or peeling paint that is at least the size of a letter-size sheet of paper; and (7) non-functioning toilets. Following the same practice as past NYCHVS surveys, the number of problems that were counted is summed to identify those households with three or more problems in 2023.

The 2023 NYCHVS showed a clear disparity in housing quality by the race/ethnicity of the householder. More than half of the households headed by a White or Asian New Yorker reported none of the seven housing problems measured in the NYCHVS (60 and 59, respectively), while 37 percent of households headed by a Black New Yorker and 44 percent of households headed by a Hispanic New Yorker reported no problems. A similarly large share of households headed by a Black or Hispanic New Yorker reported three or more problems—about 23 and 20 percent, respectively—compared to 9 percent among b o t h those headed by a White New Yorker and an Asian New Yorker. Households headed by someone who was born outside of the US had a similar prevalence of problems relative to all occupied households, citywide (51 percent reported no problems, 35 percent reported one or two problems, 14 percent reported three or more).

The prevalence of three or more housing problems decreased with increasing household income. Among those with an income of less than $25,000, 20 percent reported three or more problems (the same as in 2021). Among those with incomes between $25,000 and $49,999, it was 20 percent (up from 15 percent in 2021). Among those with incomes of $50,000 to $99,999, it was 15 percent (up from 12 percent in 2021), and among those with incomes of $100,000 or more, it was 11 percent (up from 9 percent in 2021).

Table 16. Number of Reported Housing Problems by Race/Ethnicity, Nativity, and Income

	Households									
	No Reported Housing Problems			1-2 Reported Housing Problems			3+ Reported Housing Problems			Total
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	Total
Householder Characteristics										
Race/Ethnicity										
White, Non-Hispanic	749,900	±23,380	60%	382,700	±20,550	31%	117,000	±13,370	9%	1,250,000
Black, Non-Hispanic	254,800	±16,960	37%	269,500	±15,820	39%	160,800	±13,410	23%	685,000
Hispanic	382,700	±18,390	44%	315,600	±20,130	36%	175,800	±12,610	20%	874,100
Asian, Non-Hispanic	339,700	±19,720	59%	183,200	±13,630	32%	51,630	±9,298	9%	574,500
Other	11,490**	±4,473**	51%**	9,155**	±4,089**	41%**	**	**	**	22,540
Two or More Races	11,110**	±3,760**	42%**	9,881**	±3,570**	37%**	5,655**	±2,341**	21%**	26,650
Nativity										
Born Outside of US	721,500	±25,140	51%	497,900	±24,530	35%	191,000	±15,510	14%	1,410,000
Household Income										
< $25,000	318,200	±22,820	46%	238,500	±17,310	34%	139,100	±10,580	20%	695,800
$25,000-$49,999	209,400	±16,240	45%	160,000	±13,380	35%	92,110	±11,490	20%	461,500
$50,000-$99,999	393,300	±24,680	50%	276,300	±21,090	35%	119,900	±10,280	15%	789,500
$100,000 +	828,800	±32,950	56%	495,200	±27,820	33%	161,700	±18,000	11%	1,486,000
Citywide	1,750,000	±33,310	51%	1,170,000	±32,690	34%	512,700	±25,420	15%	3,432,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Residential Crowding

In 2023, 8 percent of occupied households were living in crowded conditions—defined as having more than two people per bedroom or more than two people living in a studio apartment.[19] This remained the same as in 2021.

The rate of overcrowding varied by the race/ethnicity and nativity of the householder, by household composition, and by income. Table 17 shows the number of households that were overcrowded in 2023 and the rate of crowding. Households headed by a White or Black New Yorker had the lowest rate of crowding, at 4 and 7 percent, respectively. Those headed by a Hispanic or Asian New Yorker showed similarly high rates of residential crowding, at 11 and 10 percent, respectively. Households headed by someone who was born outside of the US had higher rates of crowding than the citywide rate; 12 percent (168,300 households) were crowded in 2023.

Households with one or more older adult and those with one or more person with a disability experienced a similar rate of crowding, at 5 and 7 percent, respectively. Households with one or more child, on the other hand, experienced a much higher rate of overcrowding—23 percent (202,700 households) were crowded in 2023. Crowding did not vary significantly by household income.

Table 17. Crowding by Household Composition and Income

| | Households | | | |
| | Crowded | | | |
	Estimate	MOE	%	Total
Housholder Characteristics				
Race/Ethnicity				
White, Non-Hispanic	55,560	±8,164	4%	1,250,000
Black, Non-Hispanic	45,970	±8,279	7%	685,000
Hispanic	97,850	±8,932	11%	874,100
Asian, Non-Hispanic	57,910	±8,213	10%	574,500
Other	*	*	*	22,540
Two or More Races	*	*	*	26,650
Nativity				
Born Outside of US	168,300	±13,080	12%	1,410,000
Household Characteristics				
1 + Older Adult	61,970	±8,643	5%	1,191,000
1 + Child	202,700	±15,030	23%	887,300
1 + Person with a Disability	52,590	±6,865	7%	740,700
Household Income				
< $25,000	32,960	±4,815	5%	695,800
$25,000-$49,999	44,410	±6,621	10%	461,500
$50,000-$99,999	75,070	±8,630	10%	789,500
$100,000 +	107,400	±13,800	7%	1,486,000
Citywide	259,800	±15,820	8%	3,432,000

Percentages are calculated as percent of total.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
* Estimate is suppressed following US Census Bureau disclosure avoidance practices.
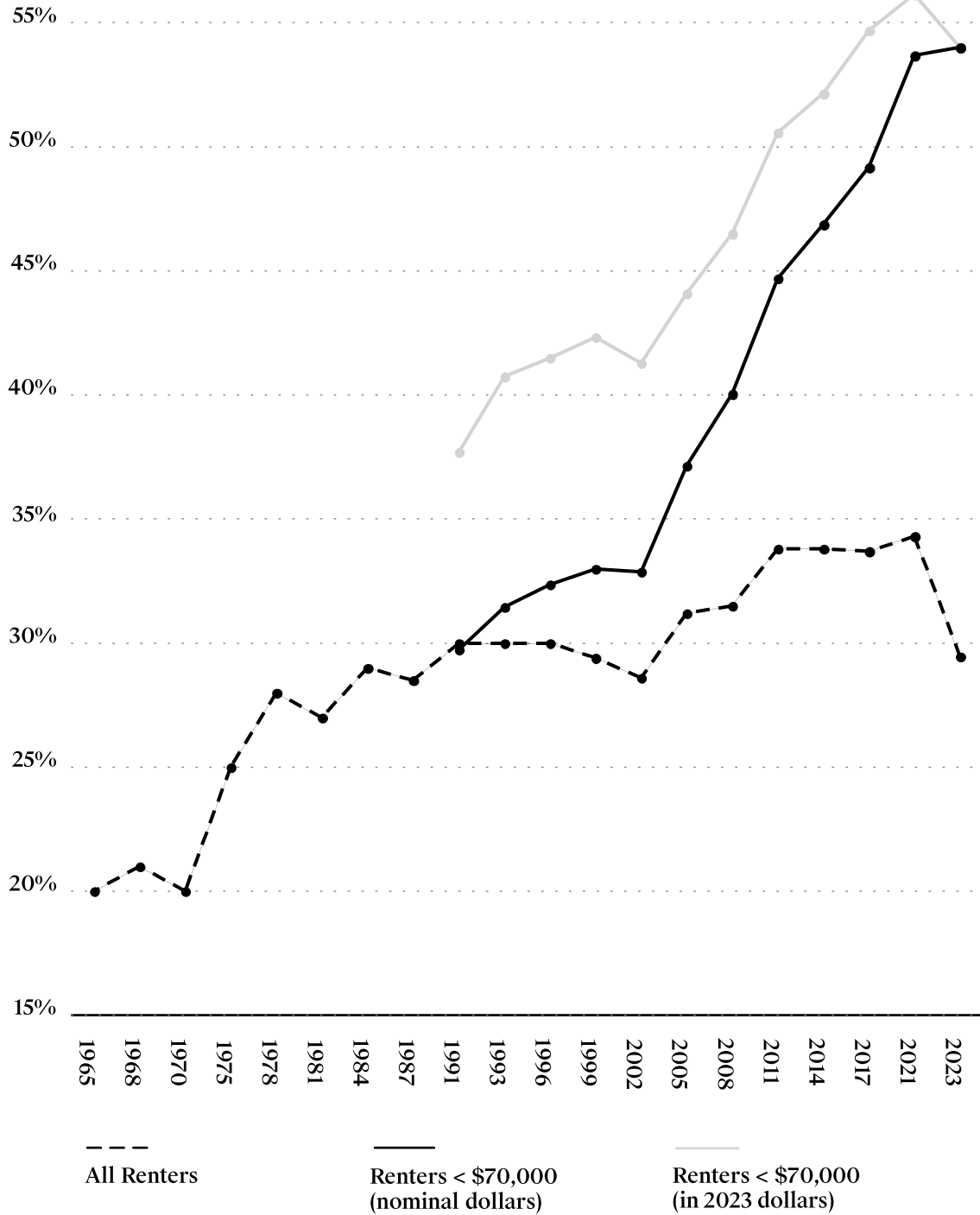
Rent Burden

Rent burden is an essential measure of housing affordability and describes the share of income spent on housing costs. It can be described in several ways—as a median ratio of rent-to-income for a given population or segment of the housing stock or households can be categorized according to certain thresholds. In this section, we present both approaches to measuring housing affordability.

For the first time since 2002, the citywide median rent-to-income ratio went down: in 2023, the typical renter household in New York City paid 29.5 percent of their household income toward housing costs, down from 34.3 percent in 2021. This citywide measure includes all renter households, regardless of income or rent and therefore obscures the continued high levels of rent burden experienced by low-income renters. In 2023, for renter households earning less than $70,000 (the median household income of renters), the typical rent-to-income ratio is 54.0 percent. Said another way, the typical renter household in 2023 was severely rent burdened or paying more than half of their household income toward housing costs. Figure 16 shows the share of income paid by the typical renter households from 1965 through 2023 for all renters as well as for the period from 1991 through 2023 for renters earning less than $70,000 (in both nominal and inflation-adjusted 2023 dollars).

In the 1990s, there is a clear divergent trend for all households and for those earning less than $70,000. While renter households overall paid less of their income on rent with each successive NYCHVS survey, lower income renters paid an increasingly larger share of income on housing. After 9/11, New York City experienced dramatic changes, including increasing rental costs that generally outpaced the increase in incomes. During the 2000s, renter households experienced increasing rent burdens, with the share of income spent on housing increasing for all renters but even more steeply for renter households with incomes of less than $70,000. During the period from 2011 to 2021, the share of income spent on housing flattened on a citywide level, but it continued to increase for renter households earning less than $70,000.

As discussed earlier, between 2021 and 2023 rents in New York City continued to increase at the same high level as inflation—the median rent increased by 9 percent citywide, and inflation increased by about 10 percent. The drop in the median rent-to-income ratio across all income groups is the result of the sharp increase in household incomes. For those in the bottom half of the income distribution, the rent-to-income ratio was flat in nominal terms; accounting for inflation, it declined slightly—from 56 to 54 percent, though still well above the 50 percent mark that indicates severe rent burden.

Figure 19. Median Gross Rent-to-Income Ratio: 1965 – 2023

Legend:

- - - - **All Renters**

—— **Renters < $70,000 (nominal dollars)**

—— **Renters < $70,000 (in 2023 dollars)**

Source: New York City Housing and Vacancy Survey (NYCHVS), 1965 – 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

As has been done for many cycles, the 2023 NYCHVS classified households according to three levels of rent burden: severely rent burdened, defined as those who paid more than half of household income toward rent; moderately rent burdened, defined as those who paid between 30 and 50 percent of income toward rent; and not rent burdened, defined as those who paid 30 percent or less of income toward rent. The term rent burdened in this report refers to households that were either severely or moderately rent burdened (paying more than 30 percent of income toward rent). Renter households in means-tested housing, including those in public housing and those who reported having a voucher, are not included in this analysis so as to focus on households whose rents are the result of market conditions or the regulation of residential rents rather than those whose rents vary with tenant income.[20]

Table 18 shows the prevalence of rent burden by household composition and income. In 2023, 28 percent of households headed by a Black New Yorker, 27 percent of those headed by a Hispanic New Yorker, and 26 percent of those headed by an Asian New Yorker were severely rent burdened, compared to 22 percent for those headed by a White New Yorker. Overall, renter households headed by a Black New Yorker had the highest share of rent burden, defined as being either severely or moderately rent burdened, at 47 percent (those headed by a Hispanic New Yorker were nearly as high at 45 percent). Among those headed by someone who was born outside of the US, 27 percent was severely rent burdened and an additional 19 percent was moderately rent burdened.

Single person households, those with one or more older adult, and those with one or more person with a disability show similarly high levels of rent burden. About 35 percent of these households was severely rent burdened; about an additional 20 percent was moderately burdened. Households with one or more co-resident child had lower, though still high, levels of rent burden with 23 percent of households that were severely burdened and an additional 20 percent that were moderately burdened.

Among those with household incomes of less than $25,000 who did not live in public housing or report having a voucher, a full 86 percent was severely rent burdened, and an additional 4 percent was moderately rent burdened. This remained at persistently high levels relative to 2021 when 85 percent were severely burdened and an additional 7 percent were moderately burdened. In comparison, 45 percent among those that earned $25,000 to $49,999 was severely burdened and 36 percent was moderately burdened. Households that earned $50,000 up to $99,999 experienced low levels of severe burden (10 percent) but one third were moderately burdened (33 percent). Among the highest earners (those with household incomes of $100,000 or more), only a small share paid more than 30 percent of income toward rent. Figure 20 shows this distribution of rent burden by income group. The pattern for the lowest income group is almost a mirror image of the rent burden among the highest income group.

Table 18. Rent Burden by Household Composition and Income

Renter Households not in Means-Tested Housing

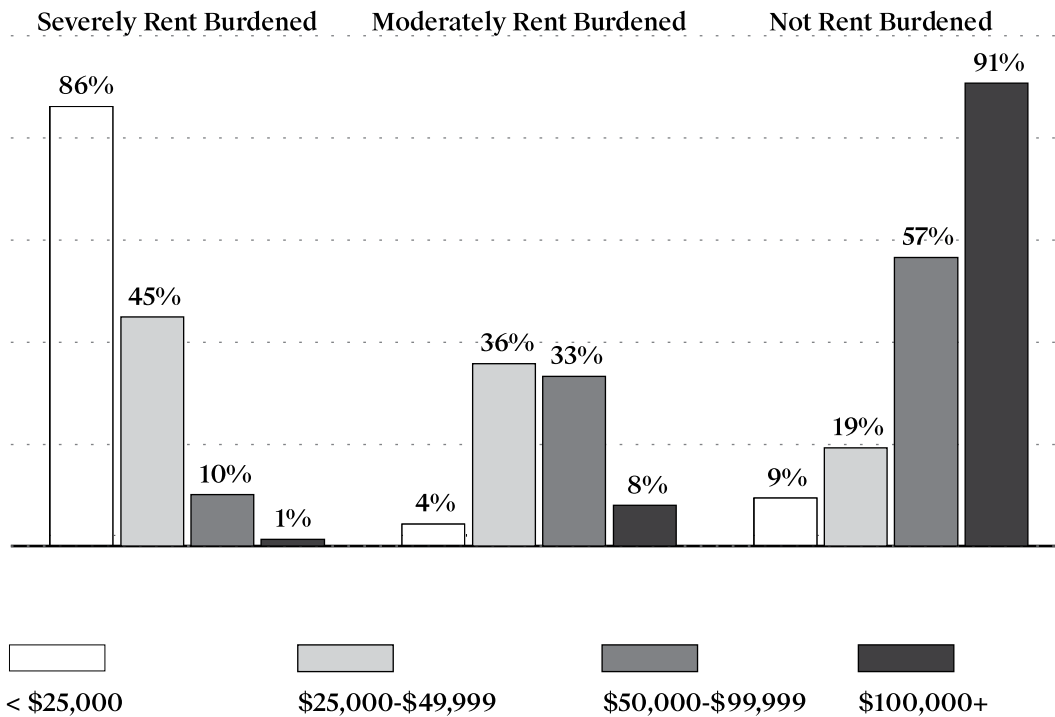| Householder Characteristics	Severely Rent Burdened			Moderately Rent Burdened			Not Rent Burdened			Total
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	
Race/Ethnicity										
White, Non-Hispanic	155,500	±11,730	22%	132,100	±11,840	18%	426,800	±22,540	60%	714,400
Black, Non-Hispanic	104,400	±11,270	28%	71,230	±9,783	19%	203,500	±14,220	54%	379,100
Hispanic	150,700	±13,300	27%	100,100	±10,930	18%	308,000	±18,010	55%	558,800
Asian, Non-Hispanic	78,380	±10,420	26%	49,470	±7,404	16%	175,000	±14,570	58%	302,900
Other	**	**	**	**	**	**	**	**	**	13,800
Two or More Races	**	**	**	**	**	**	10,810**	±3,626**	58%**	18,700
Nativity										
Born Outside of US	216,800	±16,030	27%	151,900	±13,760	19%	445,800	±21,040	55%	814,500
Household Characteristics										
1 + Older Adult	179,600	±16,800	36%	82,430	±9,284	17%	232,500	±15,630	47%	494,500
1 + Child	115,000	±13,220	23%	97,240	±12,780	20%	278,600	±22,360	57%	490,800
Single Person Household	249,900	±16,960	35%	143,800	±13,430	20%	328,700	±18,440	46%	722,400
1 + Person with a Disability	140,900	±13,710	38%	62,960	±7,544	17%	164,900	±14,010	45%	368,800
Household Income										
< $25,000	305,100	±16,320	86%	15,740	±3,927	4%	33,380	±6,927	9%	354,200
$25,000-$49,999	127,200	±12,590	45%	101,500	±10,500	36%	54,760	±9,478	19%	283,500
$50,000-$99,999	53,710	±8,327	10%	176,900	±15,200	33%	300,400	±18,140	57%	531,000
$100,000 +	11,350	±3,259	1%	65,350	±9,740	8%	742,300	±27,190	91%	819,000
Citywide	497,300	±22,130	25%	359,500	±20,090	18%	1,131,000	±30,940	57%	1,988,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Figure 20. Rent Burden, by Household Income

Severely Rent Burdened	Moderately Rent Burdened	Not Rent Burdened

86%
45%
91%
57%
36% 33%
19%
10%
9%
8%
4%
1%

< $25,000	$25,000-$49,999	$50,000-$99,999	$100,000+

Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Financial Hardship

As in 2021, the NYCHVS included measures on late rental payments, what strategies tenants used to pay rent, food insecurity, and debt, among others. Most items asked about the prior year. Parallel estimates from 2021 are provided to compare against information on how New Yorker fared during the first 12 to 18 months of the pandemic.

Table 19 shows the prevalence of missed rent payments and different ways that tenants used to pay rent by income. A total of 307,200 renter households (13 percent) reported missing one or more rent payment in the last year because they did not have enough money at the time. This is a larger absolute number but the same share as in 2021. Of these renter households that reported being late or missing a rent payment, about 103,600 (34 percent) reported still having rent arrears at the time of the survey. This was significantly higher than in 2021, when 84,300 or 29 percent reported still being in arrears.

Missed or late rental payments and arrears varied by income level, with 18 percent of renter households with incomes less than $25,000 reporting one or more missed rental payment, 18 percent among those with incomes of $25,000 to $49,999, and 15 percent among those with incomes of $50,000 to $99,999. Among those with incomes of $100,000 or more, 7 percent reported one or more

missed rent payment. The subset of tenants who still owed rent at the time of the survey varied by income, though all groups experienced higher prevalence of arrears relative to 2021. The lowest income group reported the highest prevalence of rental arrears (46 percent, up from 38 percent in 2021), followed by those earning between $25,000 and $49,999 (40 percent, up from 27 percent in 2021). Just under 30 percent of renters earning between $50,000 and $99,999 reported being in arrears at the time of the survey (up from 26 percent), and among the highest earners 16 percent reported being at least 30 days behind.

The 2023 NYCHVS also collected information on the source of funds used to pay rent. This included several strategies, including whether the tenant used savings, borrowed money, paid with credit, or sold something to cover rent. About 369,500 renter households (16 percent) reported using one or more of these strategies at least once in the last year, similar to 2021. The two most common strategies were paying out of savings and borrowing money. Of those who used one or more of these strategies, 70 percent reported paying rent out of savings (11 percent of all renter households) and 22 percent reported borrowing money to cover rent (4 percent of all renter households). The prevalence of using any of these strategies to pay for rent did not vary substantially across incomes groups and was similar to 2021. Among the lowest income group, 14 percent reported using one or more strategy to pay rent with 9 percent using savings and 4 percent borrowing money. Among those with incomes of $25,000 to $49,999, 18 percent reported using one or more of these select strategies; 12 percent reported using savings and 4 percent reported borrowing money. Among those with incomes of $50,000 to $99,999, 18 percent reported using one of these strategies, with 12 percent using savings and 5 percent borrowing money—these rates were statistically similar to the lowest income group. Among those with incomes of $100,000 or more, 15 percent reported using one or more of these strategies, with 11 percent using savings and 2 percent borrowing money.

Table 20 shows these measures by level of rent burden and separately for those in means-tested housing (those living in public housing or with a voucher). The prevalence of having missed one or more rental payment increased with the severity of rent burden. Among those who were severely rent burdened, 16 percent reported missing one or more rent payment in the last year (similar to 2021). Among those with means-tested housing, 20 percent of households reported not paying rent one or more times (again, similar to 2021). Both severely rent burdened households and those in means-tested housing reported similar rate of arrears at 42 and 43 percent, respectively. Among those who were moderately rent burdened, 13 percent missed one or more rent payment, with 26 percent still in arrears; 10 percent of households that were not rent burdened reported not paying rent one or more times, with 25 percent still in arrears.

The share of renter households that used an any of these payment strategies did not vary substantially by level of rent burden or residence in means-tested housing. Those who were severely

rent burdened were slightly more likely to have paid using one or more strategy to cover rent at least once in the last year, to have used savings, and to have borrowed money to pay for rent, but these rates were statistically similar to all other groups.

Table 19. Inability to Pay Rent by Income

	Renter Households								
	< $24,999		$25,000-$49,999		$50,000-$99,999		$100,000+		
	%	MOE	%	MOE	%	MOE	%	MOE	Total
How Renters Paid for Rent									
Used 1+ of the following: savings, credit card, borrowed money, sale of an asset	14%	±2%	18%	±2%	18%	±2%	15%	±1%	16%
Paid out of savings	9%	±2%	12%	±2%	12%	±2%	11%	±1%	11%
Borrowed money	4%	±1%	4%	±1%	5%	±1%	2%	±1%	4%
Missed Rental Payments									
Missed Rent 1+ Times Last Year	18%	±2%	18%	±3%	15%	±2%	7%	±1%	13%
Still Owed Rent at Time of Interview	46%	±5%	40%	±7%	28%	±4%	16%	±5%	34%
Citywide	547,400	±20,320	357,000	±22,080	583,500	±26,300	835,600	±26,850	2,324,000

Percentages are calculated out of citywide for each measure, except for "Still Owed Rent at Time of Interview," which is calculated out of those who missed rent 1+ times last year.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

Figure 21. Prevalence of Missed or Late Rent Payments in Last Year, by Household Income
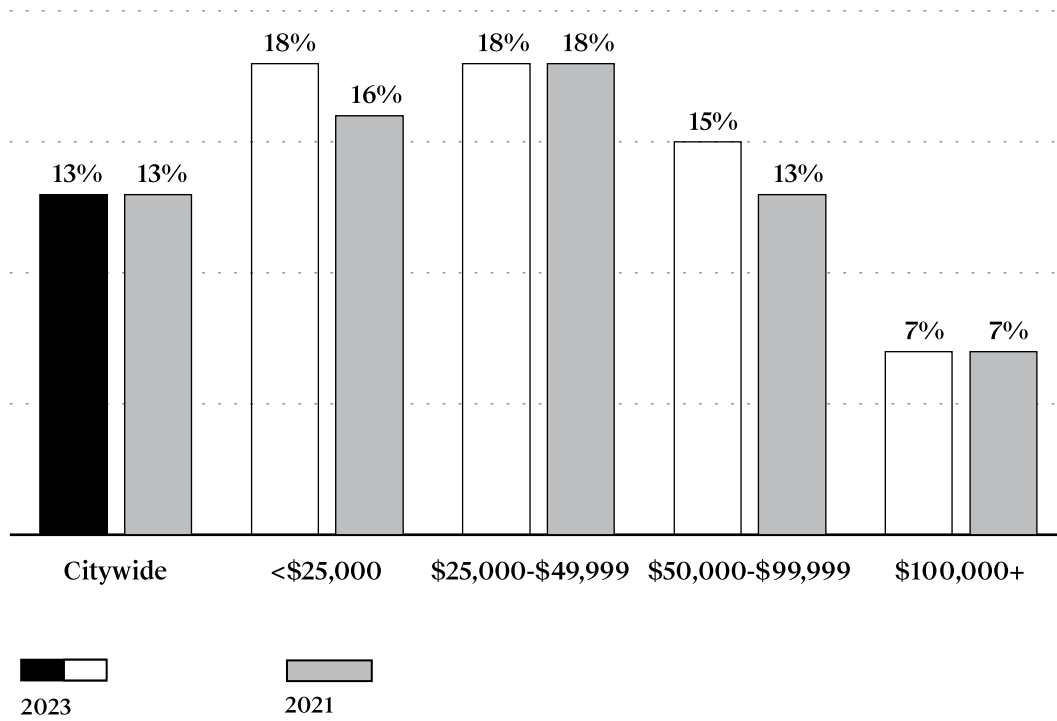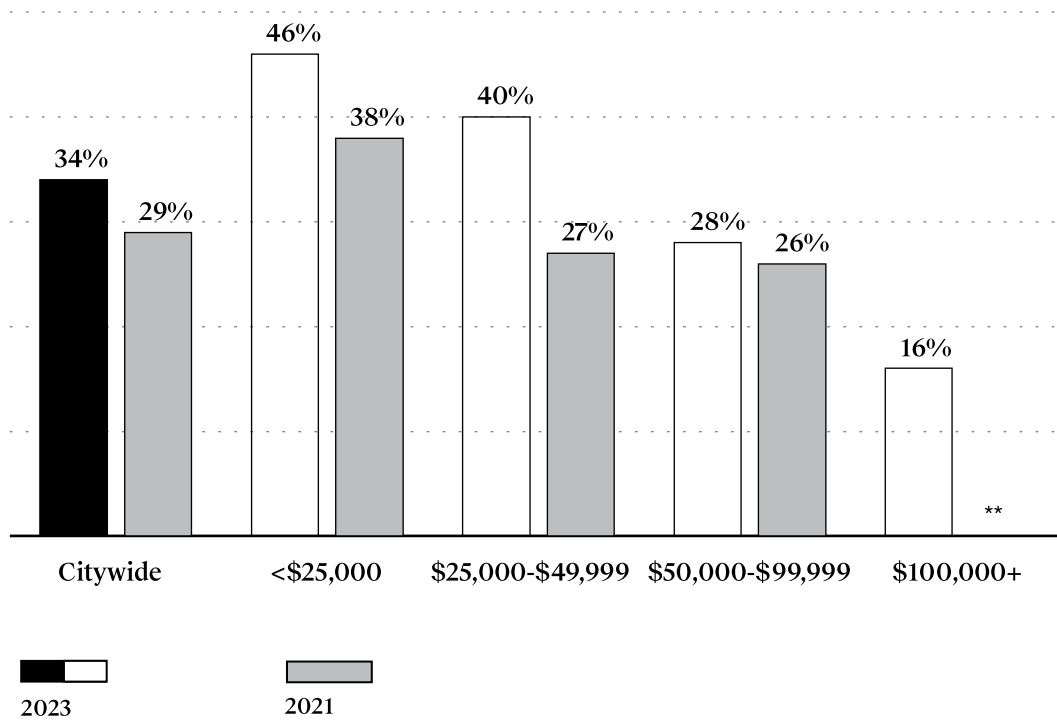

Citywide 2023: 13%, 2021: 13%
<$25,000 2023: 18%, 2021: 16%
$25,000-$49,999 2023: 18%, 2021: 18%
$50,000-$99,999 2023: 15%, 2021: 13%
$100,000+ 2023: 7%, 2021: 7%

2023   2021

Figure 22. Prevalence of Renters who Still Owed Rent, by Household Income

Citywide 2023: 34%, 2021: 29%
<$25,000 2023: 46%, 2021: 38%
$25,000-$49,999 2023: 40%, 2021: 27%
$50,000-$99,999 2023: 28%, 2021: 26%
$100,000+ 2023: 16%, 2021: **

2023   2021

Table 20. Inability to Pay Rent by Level of Rent Burden

	Renter Households								
	Severely Burdened		Moderately Burdened		Not Burdened		Means-Tested Housing		
	%	MOE	%	MOE	%	MOE	%	MOE	Total
How Renters Paid for Rent									
Used 1+ of the following: savings, credit card, borrowed money, sale of an asset	18%	±2%	20%	±2%	15%	±1%	12%	±1%	369,500
Paid out of savings	12%	±1%	13%	±2%	11%	±1%	6%	±1%	257,400
Borrowed money	4%	±1%	5%	±1%	3%	±1%	5%	±1%	81,870
Missed Rental Payments									
Missed Rent 1+ Times Last Year	16%	±2%	13%	±2%	10%	±1%	20%	±2%	307,200
Still Owed Rent at Time of Interview	42%	±6%	26%	±7%	25%	±5%	43%	±5%	103,600
Citywide	497,300	±22,130	359,500	±20,090	1,131,000	±30,940	335,800	±12,500	2,324,000

Percentages are calculated out of citywide for each measure, except for "Still Owed Rent at Time of Interview," which is calculated out of those who missed rent 1+ times last year.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Table 21. Food Insecurity by Type of Housing and Income

|	Households									
	Very Insecure			Insecure			Not Insecure			
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%	Total
Type of Housing										
Owner Occupied	24,050	±6,034	2%	47,420	±8,612	4%	1,037,000	±32,720	94%	1,109,000
Renter Occupied	146,300	±14,260	6%	244,800	±14,930	11%	1,932,000	±30,630	83%	2,324,000
Rent Stabilized	81,300	±9,516	8%	118,200	±10,330	12%	761,200	±17,850	79%	960,700
Market Rentals	44,360	±8,256	4%	87,200	±11,580	8%	986,900	±25,320	88%	1,119,000
Public Housing	15,870	±3,144	9%	28,040	±4,080	17%	123,800	±4,787	74%	167,700
Rent Controlled and Other Rentals	4,752**	±1,849**	6%**	11,350	±3,157	15%	60,490	±6,835	79%	76,580
Income										
< $25,000	66,500	±8,566	10%	95,570	±11,520	14%	533,800	±26,440	77%	695,800
$25,000-$49,999	31,660	±6,697	7%	57,130	±7,756	12%	372,700	±22,090	81%	461,500
$50,000-$99,999	43,110	±7,133	5%	73,020	±9,732	9%	673,300	±29,940	85%	789,500
$100,000 +	29,080	±6,708	2%	66,490	±8,241	4%	1,390,000	±34,840	94%	1,486,000
Citywide	170,300	±15,210	5%	292,200	±17,210	9%	2,970,000	±25,730	87%	3,432,000

Percentages sum to 100% within each row.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.
** Estimate is subject to a large amount of sampling variation and should be interpreted with caution.

Figure 23. Prevalence of Food Insecurity, by Household Income
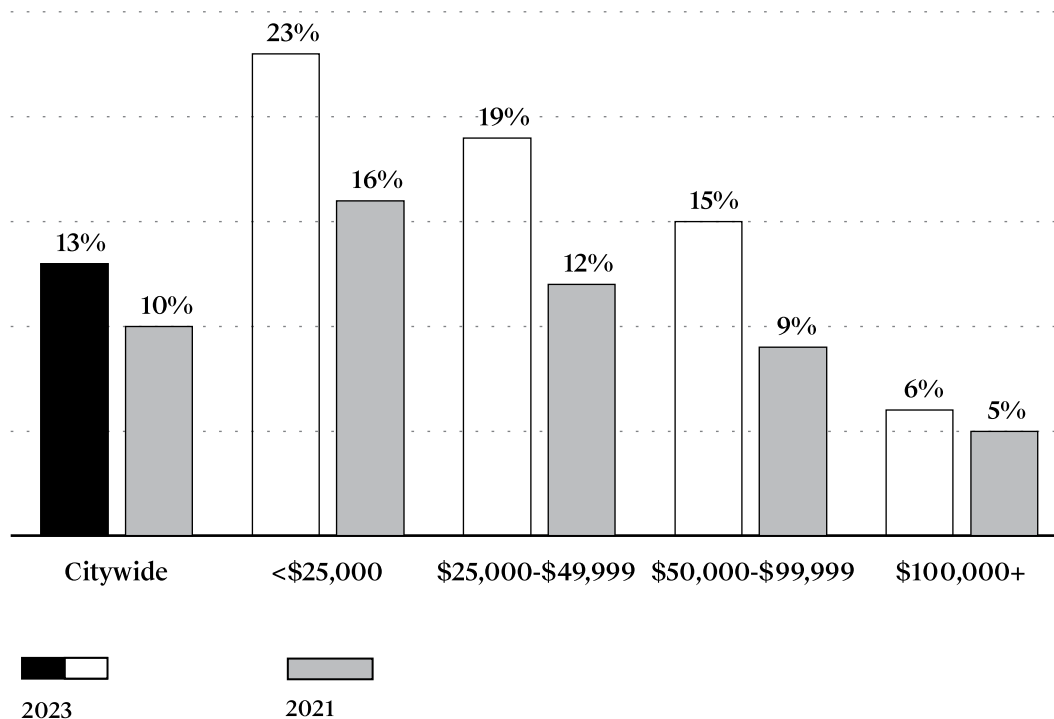
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Both the 2021 and 2023 NYCHVS surveys included questions about food security. These were based on a widely used index that captures different aspects (e.g., eating less food because of lack of money to buy more or not being able to eat a balanced diet because of cost) as well as severity (e.g., how often one was unable to buy food). Based on the answers to these questions, each household was classified into one of three categories: very insecure, insecure, or not insecure. For details on the specific measures and sources, please refer to Appendix B.

In 2023, 13 percent of all households (462,500) faced food insecurity, including those that met the definition for either insecure or very insecure. This represents a larger number and higher share of New Yorkers than in 2021, when 323,400 (10 percent) were food insecure. Table 21 shows the prevalence of households that were food secure, insecure, or very insecure. This was more pronounced among renter-households, where 17 percent experienced some level of food insecurity, including 146,300 renter households (6 percent) that were very food insecure. These rates are significantly higher than in 2021.

Public housing residents experienced the highest rates of food insecurity, with 17 percent experiencing moderate insecurity and 9 percent reported being very food insecure (up from 13 and 5 percent, respectively, in 2021). Rent stabilized tenants reported a slightly lower rate of food insecurity, with 12

percent experiencing moderate insecurity and 8 percent being very insecure. Only market renters showed similar levels of food insecurity to those reported in 2021, with 8 percent moderate food insecurity and 4 percent reporting being very insecure. Those with the lowest incomes (under $25,000) faced the highest rate of insecurity with 24 percent overall, including 10 percent that were very insecure.

COVID-19 relief for federal student loans temporarily suspended loan payments, set interest rates at zero percent, and stopped collections on defaulted loans; these temporary relief programs have since ended. Estimates of the prevalence of student loans and median amounts is included here as a proxy for which households may have benefitted from relief in the past and which now are responsible for payments. It is important to note that the 2023 NYCHVS only collected information about the debt of householders, not every individual in the household; these estimates should therefore be considered a floor for the prevalence of student loan debt, rather than a representative estimate of all New Yorkers who had student loans or the total amount of student debt within a household, which may include multiple borrowers.

Table 22 shows the prevalence of householders with student debt and the median amount owed by tenure, type of rental housing, household income, rent burden, and whether one or more rent payment was missed in the last year. In 2023, about 410,300 households (12 percent) were headed by someone with student debt. This is a larger absolute number but a similar share to 2021. A smaller share of householders in public housing or in rent controlled or rentals regulated in some other way reported student debt (11 percent and 10 percent, respectively). The median amount owed was similar across all the types of rental housing at about $25,000, with public housing residents having a slightly lower median amount (at $15,000).

The prevalence of householders with student debt was lowest among those with incomes of less than $25,000 (6 percent) and highest among those with incomes of $100,000 or more (15 percent); the median amount owed was $20,000 and $25,000, respectively. The share of householders with student debt was similar for severely rent burdened households and those in means-tested housing (9 and 10 percent, respectively), but the median amount owed was lower for those in public housing or with a voucher ($20,000 compared to $25,000 among severely rent burdened renters). Of those who were moderately rent burdened, 16 percent had student debt with a median amount of $22,000. Of those who were not rent burdened, 17 percent had student debt with a median amount of $25,000.

Table 22. Student Debt by Type of Housing, Income, and Level of Rent Burden

	Households				
	Has Student Debt			Median Amount of Student Debt	Total
	Estimate	MOE	%		
Type of Housing					
Owner Occupied	77,890	±10,840	7%	$25,000	1,109,000
Renter Occupied					
Rent Stabilized	142,300	±10,360	15%	$25,000	960,700
Market Rentals	164,300	±15,110	15%	$23,000	1,119,000
Public Housing	18,090	±3,626	11%	$15,000	167,700
Rent Controlled and Other Rentals	7,790	±2,389	10%	$22,000	76,580
Income					
< $25,000	44,780	±6,615	6%	$20,000	695,800
$25,000-$49,999	41,940	±7,041	9%	$20,000	461,500
$50,000-$99,999	104,500	±11,040	13%	$27,000	789,500
$100,000 +	219,200	±15,660	15%	$25,000	1,486,000
Rent Burden					
Severely Rent Burdened	44,540	±7,391	9%	$25,000	497,300
Moderately Rent Burdened	56,640	±7,643	16%	$22,000	359,500
Not Rent Burdened	197,400	±15,220	17%	$25,000	1,131,000
Means-Tested Housing	33,880	±5,529	10%	$20,000	335,800
Citywide	410,300	±22,600	12%	$23,000	3,432,000

Percentages are calculated as percent of total.
Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Conclusion

This report presented selected initial findings from the 2023 NYCHVS, including information on the supply of housing in New York City, its condition, and the continued need for the regulation of residential rents and evictions.

While the overall housing supply continued to grow (up 2 percent relative to 2021), the number of occupied housing units increased dramatically (up 9 percent relative to 2021). In 2023, New York City's net rental vacancy rate was only 1.41 percent, among the lowest on record in the six decades of the NYCHVS. This is in stark contrast to the 4.54 percent net rental vacancy rate in 2021, which was one of the highest on record.

The supply of available units within reach of low- and moderate-income New Yorkers remained extremely limited with a net rental vacancy rate of less than one percent. There was also far less availability among higher-cost rentals than in 2021.

Household incomes were significantly higher than in 2021 and there was a large net increase in the absolute number and share of higher-earning households (those earning above $100,000). Rental costs increased at about the same rate as inflation, which was very high during this two-year period. The overall prevalence of rent burden in New York City declined for the first time in several survey cycles. Yet, low-income New Yorkers continued to face severe affordability challenges with high levels of rent burden and growing financial insecurity. 86 percent of households earning less than $50,000 who didn't benefit from means-tested housing were rent burdened or paying more than 30 percent of income toward rent. Among all renters with incomes of less than $70,000 (the median in 2023), the median rent to income ratio was 54 percent—well above the threshold for severe rent burden.

Poor conditions were more prevalent among those with the lowest incomes and among households headed by a person of color. The rate of crowding was generally low, but the 2023 NYCHVS showed ongoing challenges for families with children and continuing disparities by race/ ethnicity and nativity.

New York City continues to feel the aftershocks of the pandemic and the data shown here show significant changes in only a short period of time. Low-income New Yorkers continue to struggle, with even less available housing to support them in making residential choices and ensuring that they and their families can continue to live here. These data provide the most up-to-date information available and are paint an accurate and comprehensive picture of the state of housing in New York City.

Appendix A. About the NYCHVS

The NYCHVS has been conducted by the U.S. Census Bureau, on behalf of the City of New York, since 1965, making it the longest running housing survey in the country. The 2023 NYCHVS is the 19th survey cycle and generally replicated changes implemented in the 2021 survey cycle.

The NYCHVS is based on a statistical sample of housing units, drawn by the U.S. Census Bureau to represent the New York City housing stock and resident population. Each housing unit that participated in the NYCHVS is weighted such that it represents that individual unit (and its occupants, where appropriate) and other similar units. As has been done for many cycles of the NYCHVS, a new sample of housing units was drawn at the beginning of the decade that serves as the core sample for later survey cycles—those drawn in 2021 served as the core sample for the 2023 survey. In addition, the 2023 NYCHVS sampled an additional set of addresses to increase the overall precision of the survey and enable analysis of various sub-groups. The 2023 NYCHVS had a sample of about 15,600 housing units and a response rate of 71% percent (weighted response rate: 68%).

The NYCHVS is collected as an in-person survey (with telephone follow-up) where one occupant provides information on the unit, building, themselves, and anyone else who lives with them at the time of the survey. Information on the unit, building, and prior occupant(s) is collected by a knowledgeable informant for vacant units. The 2023 NYCHVS was administered as a computer-assisted personal interview (CAPI) using laptops in seven formally translated languages: English, Spanish, Chinese (Simplified and Traditional), Russian, Bengali, and Haitian Creole. All respondent-facing materials, including the NYCHVS website, advance materials, interview materials, and close-out communications, were available in all seven languages. Additional language needs beyond these seven languages were met using U.S. Census Bureau interpreters. The questionnaire was similar to that fielded in 2021, with a limited set of new items collected as part of the ongoing improvement of the survey.

The NYCHVS has always been voluntary, and any participant may decline to answer any question. Certain items, including vacancy status, are required for the interview to be considered complete and included in the final dataset. Other key measures are optional (such as demographics or rent level), but the U.S. Census Bureau allocates missing values using standard practices such that no data are missing in the analytic dataset. For other measures, only the answers provided by the respondent are available. Please see Appendix B for details on the universe of data presented. Administrative records were used to verify data collected during the interview and in some cases are used in lieu of self-report to reduce respondent burden and improve the consistency of the data.

Technical documentation will be available on www.nyc.gov when the 2023 NYCHVS microdata are published later in 2024.

Appendix B: Glossary and Technical Definitions

With each survey cycle, the NYCHVS strives to improve the quality of the survey and validity of the estimates. Data users should be aware of changes between cycles that may impact comparability over time. For technical definitions used in previous NYCHVS cycles, please refer to documentation on www.nyc.gov/hpd, including documentation on the 2021 NYCHVS, and in official NYCHVS reports.

Housing Unit

A housing unit is an apartment, a house, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Housing units must meet both of the following qualifications: 1) separateness, meaning occupants live separately from any other occupants in the building and 2) direct access, meaning that the entrance to the living quarters must be directly from the outside of the building or through a common hall. Similar to prior cycles, group quarters were not considered housing units and are therefore excluded from the NYCHVS. Examples include nursing homes, prisons, rectories and dormitories for students or workers. Any persons residing in such places are also not included in the survey.

Year Built

The 2023 NYCHVS used administrative data from the NYC Department of Finance matched to sampled unit addresses. This was consistent with the approach used in recent cycles of the NYCHVS. Weighted estimates are categorized into one of four categories: Units in buildings built before 1947, built between 1947 and 1973, those built from 1974 to 1999, and those built in 2000 or later. Some additional estimates are reported for units in buildings built in 2010 or later.

Building Size

Building size indicates the total number of residential units in the building. The 2023 NYCHVS Building Size measure utilizes administrative records and FR-gathered information in addition to relying on self-report. In past cycles only self-report was used. It is possible that this produced variation in the classification of units by building size over time; thus, direct comparisons of specific years or periods should be used with caution. Differences in measurement over time should be reduced by the practice of grouping building sizes into broad categories. This is done in several ways in this report, including: single-family home (1 unit), 2 units, 3 to 5 units, 6 to 19 units, 20 to 49 units, 50 to 99 units, or 100 units or more. Where appropriate, these categories are collapsed.

Units in Condominium or Cooperative Buildings

The 2023 NYCHVS identified condominium (condo) and cooperative (coop) buildings primarily using administrative data matched to the building, relying on self-report where administrative records were unavailable. Tenure in condo and coop units is determined by self-report. Coops in the Mitchell-Lama program were identified based on administrative records and are a reported as part of the overall coop stock; owner-occupied Mitchell-Lama coops are reported as owner units, and renter-occupied Mitchell-Lama coops are reported as renters. In NYCHVS survey cycles prior to 2021, the condo and coop determinations relied solely on self-report; the 2023 NYCHVS follows the same approach as used in 2021.

Types of Housing

The NYCHVS classifies housing units into mutually exclusive categories, referred to as "Control Status Recode." This report describes five mutually exclusive categories based on a combination of information, including administrative records matched to the unit, building, or tax lot, and information collected during the NYCHVS interview. These categories and the underlying methodology have changed over time. For changes between the 2021 and 2023 NYCHVS cycles, see Appendix C of this document. Similar to prior cycles, the 2023 NYCHVS identified units as renter- or owner-occupied based on self-report information on the tenure of the current occupants, which may differ in some cases from the ownership structure of the building (i.e., a renter subletting a condo unit).

Owner Units

Similar to prior cycles, in the 2023 NYCHVS an owner-occupied unit is any housing unit where one or more occupants owns the unit or, for cooperatives, owns shares in the coop. Vacant units that are available for sale (and not available for rent) are also classified as owner units when discussing the entire housing stock. Owner units subject to government regulation are also reported as owner units in this report. This includes units identified based on administrative records for Mitchell Lama coops and other affordable condos, coops, and conventional homes in addition to self-report about the unit and occupant. In past cycles Mitchell Lama coop was its own category and these other types of housing were not specifically identified and appeared as part of multiple other categories.

Rental Units

Similar to prior cycles, in the 2023 NYCHVS an occupied rental unit is any housing unit whose occupants do not own the unit. Tenants in rental units generally pay rent to occupy the unit, but the NYCHVS categorizes non-owners who do not pay any rent as renters as well. Vacant units that are available for rent (including those also available for sale) are also classified as rental units when discussing the entire housing stock.

Rent Stabilized Units

Similar to prior cycles, the 2023 NYCHVS identified units as subject to rent stabilization ("rent stabilized") based on a combination of administrative records and self-report. However, the 2021 and 2023 NYCHVS utilized several additional sources of administrative records and implemented additional logic to account for various recent programmatic and legislative changes. These changes supplement prior definitional changes implemented in 2017 and prior cycles. In 2023, an additional change was made to address condos and coop that registered as rent stabilized with the NYS Department of Homes and Community Renewal but that were not subject to rent stabilization, by either statute or participation in an affordable housing or tax incentive program; most of these are now categorized as market rentals. For more details on these changes, please see Appendix C of this document.

Rent Controlled Units

The 2023 NYCHVS identified an occupied unit as subject to rent control ("rent controlled") based on a combination of self-report and administrative records. Beginning in 2021, the determination of rent control status was based on information about all occupants, rather than only the respondent as was done in prior cycles. In 2023, additional information was collected regarding successors to identify if the original tenant was in residence prior to July 1, 1971. This information was used to more accurately capture successors to rent-controlled units, whereas prior cycles likely categorized these successors as rent stabilized. For more details on these changes, please see Appendix C of this document.

Market Rentals

Similar to prior cycles, the 2023 NYCHVS identified units as market rentals (referred to in prior NYCHVS cycles as "private unregulated rentals") in distinction to other types of rental housing. Generally, units were classified as Market Rental if the sampled unit did not meet any of the criteria that would classify a unit as Rent Controlled, Rent Stabilized, or Rentals Regulated in Some Other Way. Some changes made to these other categories resulted in changes to Market Rentals. In 2023, an additional change was made to address condos and coop that registered as rent stabilized with the NYS Department of Homes and Community Renewal but that were not actually subject to rent stabilization, by either statute or participation in an affordable housing or tax incentive program; most of these are now categorized as market rentals. For more details on these changes, please see Appendix C of this document.

Public Housing

Similar to prior cycles, the 2023 NYCHVS identified units as public housing using administrative data from the New York City Housing Authority (NYCHA).

Units Regulated in Some Other Way (Other Rentals)

The 2023 NYCHVS identified units as "other renter" or "units regulated in some other way" based on administrative records for Mitchell Lama rental units, affordable rental units financed by New York State or NYC HPD or HDC that were not otherwise classified as rent stabilized, units under the supervision of the NYC Loft Board, and *in rem* units, in addition to self-report about the unit and occupant. These changes continue definitional changes implemented in 2021 and prior cycles.

Number of Bedrooms

The 2023 NYCHVS used the same definition of bedrooms used in the 2021 survey cycle. The number of bedrooms in the housing unit is the count of rooms used mainly for sleeping, even if also used for other purposes. Rooms reserved for sleeping, such as guest rooms, even though used infrequently, are counted as bedrooms. On the other hand, rooms used mainly for other purposes, even though used also for sleeping, such as a living room with a sleep sofa, were not considered bedrooms. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom. This is generally consistent with the definition used in previous cycles of the NYCHVS.

Number of Rooms

The 2023 NYCHVS used the same definition of rooms used in the 2021 survey cycle. Rooms counted include living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, permanently enclosed porches that are suitable for year-round use. Also included are rooms used for offices by a person living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is a separate room only if there is a partition from floor to ceiling, but not if the partition consists only of shelves or cabinets. Not included in the count of rooms are bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, Pullman kitchens, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, and open porches.

Accessibility

The 2023 NYCHVS uses a combination of administrative records, FR observation, and respondent self-report to categorize the accessibility of housing units in NYC. This was the same methodology employed in the 2021 survey cycle.

Sidewalk to Unit Without Stairs

The 2023 NYCHVS identified units that were accessible from the sidewalk without going up stairs based on a single item recorded through FR observation.

Elevator

The 2023 NYCHVS identified units with one or more elevator based on a combination of administrative records, FR observation, and respondent self-report.

One or More Flight of Stairs to Access Unit

The 2023 NYCHVS identified units that required going up one or more flight of stairs to access the unit based on administrative records, FR observation, and respondent self-report about floor of unit, presence of elevator, and necessity of stair use.

Net Rental Vacancy Rate

The NYCHVS estimated the net rental vacancy rate in New York City using the same methodology as in 2021, which was specified as follows:

$$\frac{\text{Number of Vacant Units that are Available for Rent that are Not Dilapidated or Otherwise Uninhabitable}}{\text{Number of Vacant Units that are Available for Rent that are Not Dilapidated or Otherwise Uninhabitable} + \text{Number of Units that are Renter-Occupied}}$$

The citywide net rental vacancy rate was calculated using this methodology for all housing accommodations in New York City. Net rental vacancy rates were calculated for subsets of housing accommodations (e.g., within a given borough, type of housing, or rent level) following the methodology described here. See also Vacant, Not Available for Rent or Sale

Net Rental Vacancy Rate by Asking Rent

This report provides net rental vacancy rates for various subgroups, including by different rent levels. In some cases, it is calculated for each of four rent categories that roughly correspond to rent quartiles: Less than $1,100, $1,100 to $1,649, $1,650 to $2,399, and $2,400 or More. These rent levels are based on either monthly rent (for occupied units in the denominator) or asking rents (for vacant and available units in the numerator). In other cases, it is calculated for two collapsed rent categories: Less than $1,650 and $1,650 or More. This was done to facilitate comparable estimates for both 2021 and 2023. As reported in the 2021 NYCHVS Selected Initial Findings, the median rent in 2021 was $1,500. This is equivalent to $1,652 in inflation-adjusted 2023 dollars.

This 2021 net rental vacancy rate of units with rents of Less than $1,650 and $1,650 or More was calculated using the 2021 NYCHVS Public Use File (PUF), adjusting asking rent categories into 2023 real dollars. For the 2023 net rental vacancy rate of units with rents of Less than $1,650 and $1,650 or More, we estimated a combined weighted rate of units with asking rents of less than $1,100 and rents

between $1,100 and $1,649 or rents between $1,650 and $2,399 and $2,400 and above. Margins of Error for the 2021 estimates were calculated using the available replicate weights in the PUF. Margins of error for the 2023 estimates were calculated using a Generalized Variance Function (GVF). (For general information on GVFs, please see Chapter 18: Variance Estimation: Complex Survey in Arnab, R. (2017). *Survey Sampling Theory and Applications*. Academic Press. https://www.sciencedirect.com/science/article/abs/pii/B9780128118481000182.)

Vacant, Not Available for Rent or Sale

Each NYCHVS cycle since 1965 has identified certain types of units as "vacant, not available for rent or sale" and excluded these units from the calculation of the net rental vacancy rate. Units that were "not available for rent or sale" were those where a new occupant would not have been able to move into the unit at the time of the NYCHVS occupancy status determination (i.e., the date of the interview or within 30 days of the case being worked by an FR, whichever is sooner) for one or more reason. The possible reasons for which a unit was not available for rent or sale have changed over time.

The 2023 NYCHVS used the same definition, categories, and methodology for units that were vacant and not available for rent or sale as used in the 2021 survey cycle.

Held for Occasional, Seasonal, or Recreational Use

Since 1981, the NYCHVS has included some version of "seasonal" or "held for occasional use" as reasons for the unit being "vacant, not available for rent or sale." Over the last few cycles of the NYCHVS, this has become an increasingly large and diverse group of units, comprising those maintained as pieds-a-terre, units held for investment purposes, and those used as short-term rentals where the entire unit is occupied on a temporary basis.

Units that are maintained by one or more individuals who also has a "usual residence elsewhere" or URE represent one type of unit that was classified by the NYCHVS as "held for occasional, seasonal, or recreational use." These cases were classified as "vacant, not available for rent or sale" regardless of whether anyone was staying in the unit at the time of the occupancy status determination; however, cycles prior to the 2021 NYCHVS did not adequately capture cases where someone was staying in the unit only on a temporary basis, which may have resulted in cases being classified as "occupied" rather than "vacant, not available for rent or sale."

The 2023 NYCHVS added additional logic to the computer-assisted personal interview (CAPI) that enabled an FR to identify URE cases, both as part of the occupied interview and as part of the information captured during the occupancy status determination prior to the start of an NYCHVS interview. These cases were classified as "vacant, not available for rent or sale" and the reason was classified as "held for occasional, seasonal, or recreational use."

Awaiting or Undergoing Renovation

Units that were undergoing renovation at the time of the 2023 NYCHVS interview and those that were awaiting renovation were reported as a combined category of "Awaiting or Undergoing Renovation." Beginning in 1991, the NYCHVS added "awaiting renovation" and "undergoing renovation" as new, separate reasons for a unit being "vacant, not available for rent or sale." Units that were under renovation on the date of the interview did not meet the NYCHVS definition of "vacant, available for rent" because a new occupant was unable to move into the unit at the time of the occupancy determination.

As in the 2021 NYCHVS, any vacant unit that was recorded as currently under renovation was classified as "vacant, not available for rent or sale" and the reason was classified as "undergoing renovation." Units where the renovation status was not reported by the respondent were treated as not being under renovation.

Held as Vacant

Consistent with the 2021 NYCHVS, the 2023 NYCHVS classified all vacant units that were unoccupied for 12 months or longer at the time of the interview as "vacant, not available for rent" and assigned their status as "held as vacant." This includes units where another specific reason was recorded (such as "awaiting renovation or conversion" or "owner's personal problems"), units recorded as "vacant, not available for rent" but where the reason was recorded as "other," and units that were recorded as "available for rent" but where the unit had not been rented for a year or more as of the date of the NYCHVS interview. Units assigned a status of "held as vacant" that also had one or more additional reason to be classified as "vacant, not available for rent" were classified as having two or more reasons. Units where the duration of vacancy was not reported by the respondent are treated as having been vacant for less than one year.

Rented, Not Yet Occupied

Units that have already been rented but where the new occupant has not yet moved in are considered vacant but not available for rent or sale. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Sold, Not Yet Occupied

Units that have already been sold but where the new occupant has not yet moved in are considered vacant but not available for rent or sale. This is based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Dilapidated

Consistent with the 2021 NYCHVS, the 2023 NYCHVS classified units as "dilapidated" using a combination of administrative records on hazardous and immediately hazardous violations (B and C violations issued by HPD), emergency repairs performed by HPD, and vacate orders issued for the entire building (by HPD or DOB). These data are based on standard procedures implemented during building inspections by the City of New York and are independent of the NYCHVS.

Otherwise Uninhabitable

Units that lacked access to complete bathroom and kitchen facilities were classified as "Otherwise Uninhabitable" and reported together with dilapidated. Prior to 1991, units were identified as "not available for rent or sale" if the unit lacked complete plumbing facilities. Although this criterion was dropped for several cycles of the NYCHVS, the 2021 cycle used information on complete bathroom and kitchen facilities to determine if a unit was habitable at the time of the determination. The 2023 NYCHVS used this same approach.

Complete bathroom facilities include a sink, toilet, and bath or shower. These may be in the same room or located in different rooms of the housing unit. Complete kitchen facilities include running water, a cooking element, and a refrigerator. These may be in the same room or located in different rooms of the housing unit. If a unit was vacant and lacked complete bathroom facilities for the exclusive use of the occupant and did not have access to a shared bathroom and/or did not have complete kitchen facilities for the exclusive use of the occupant and did not have access to a shared kitchen facility, the unit was classified as "vacant, not available for rent or sale." Units where complete information was not available, for example when a respondent reported "Don't Know" or refused to provide an answer to any of the items used in this measure, were treated as having access to complete bath and kitchen facilities.

For disclosure avoidance purposes, "dilapidated" (either as a result of code violations or vacate order) and "otherwise uninhabitable" are combined into a single category. Because data on HPD and DOB violations and vacate orders are both available publicly through NYC Open Data, providing information separately on these measures presents an increased risk of re-identification of the building. By combining these indicators along with information on incomplete facilities, which are based on self-report, the NYCHVS was able to reduce the risk of inadvertent disclosure in future releases of NYCHVS data tables and microdata.

Owner's Personal Problems

Units where the owner cannot rent or sell at this time due to personal problems include vacant units that are unavailable for occupancy because of some personal problem of the owner such as age or illness. This was based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

In Legal Dispute

Units where there is a legal dispute involving the unit include vacant units where the terms of a will, a lawsuit, settlement of an estate, or some other legal matter places the unit in limbo. This was based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Held for Planned Demolition

Units being held for planned demolition include vacant units that were held off the market because the building they are in was scheduled to be demolished. This was based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Converted to Non-Residential Use

Vacant units that were being converted to non-residential use or where the unit was used for non-residential purposes are included in this category. This was based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Being Converted to Condo/Coop

Units being converted or awaiting conversion to condominium or cooperative included vacant units that were not available for rent or sale because they were in the process of being converted to a condo/coop. This was based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Held Pending Sale of Building

Units being held pending sale of building included vacant units that were being held off the market until the entire building was sold. This was based on the self-report of the respondent for the vacant interview and is consistent in definition and coding from previous NYCHVS cycles.

Held for Other Reasons

Units held for other reasons included vacant units that were unavailable for reasons not included in any of the above categories.

Not Available for Two or More Reasons

This category included vacant units that had two or more individual reasons the unit was not available for rent or sale. For the purpose of identifying two or more reasons, unique reasons included: Held for Occasional, Seasonal, or Recreational Use; Awaiting or Undergoing Renovation; Held as Vacant; Rented, Not Yet Occupied; Sold, Not Yet Occupied; Dilapidated or Otherwise Uninhabitable; Owners Personal Problems; In Legal Dispute; Held for Planned Demolition; Converted to Non-Residential Use; Being Converted or Awaiting Conversion to Condominium or Cooperative; Held Pending Sale of Building; and Held for Other Reasons.

Turnover Rate

The turnover rate is the share of units that were vacant and became occupied in a twelve-month period. The numerator of the turnover rate was defined as the number of households that moved into their housing unit in 2022; the denominator of the turnover rate was all occupied housing units. This allows for a consistent twelve-month period for measuring the turnover rate, as the 2023 NYCHVS field period extended from January 2023 to mid-June 2023. Note that because the NYCHVS did not capture if a unit that became occupied in 2022 also had become occupied in 2021, the turnover rate may be considered a lower bound.

Recent Movers

Recent movers were defined as households that moved into their housing unit between January 2021 and December 2022. The move-in date was the earliest date that any member of the household moved into the unit.

Housing Problems

The 2023 NYCHVS measures many aspects of housing quality. For many cycles, the NYCHVS has measured the same seven housing problems, including: (1) 1+ heating breakdown of 6 hours or more, (2) insufficient heat, (3) leaks, (4) rodents in the unit or building, (5) toilet(s) not working, (6) holes in walls or floors, and (7) large section(s) of peeling paint or broken plaster. The count of these seven items present in a unit are summed and categorized into one of three groups: (1) no reported problems, (2) one or two reported problems, and (3) three or more reported problems. This item is only calculated for those who resided in the unit long enough to provide responses for all seven items. Those who resided in the unit for a shorter time are reported here together with (1) no reported problems. This

measure remains unchanged from the 2021 NYCHVS. For changes to these items over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Heating Breakdowns

The 2023 NYCHVS Heating Breakdown measure indicates whether there was one or more heating breakdown in the previous winter for 6 hours or more. Previous winter is defined as October 2021 through May of 2022, which conforms to when building owners must provide heat, following the guidelines available here: https://www.nyc.gov/site/hpd/services-and-information/heat-and-hot-water-information.page. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this housing problem. This measure remains unchanged from the 2021 NYCHVS. For changes to these items over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Additional Sources of Heat

The 2023 NYCHVS Additional Sources of Heat measure indicates whether the current occupant(s) used any additional sources of heat, such as a space heater, in addition to their regular heating system in the previous winter. Previous winter is defined as October 2021 through May of 2022, which conforms to when building owners must provide heat, following the guidelines available here: https://www.nyc.gov/site/hpd/services-and-information/heat-and-hot-water-information.page. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this housing problem. This measure remains unchanged from the 2021 NYCHVS. For changes to this item over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Leaks

The 2023 NYCHVS Leaks measure indicates whether there were any leaks in the unit in the past year. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this housing problem. This measure remains unchanged from the 2021 NYCHVS. For changes to this item over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Peeling Paint

The 2023 NYCHVS Peeling Paint measure indicates if there was any broken plaster or peeling paint inside the unit that was at least 8 1/2 x 11 inches in size at the time of the NYCHVS interview. This measure two separate questions about whether there is any broken plaster or peeling paint in the unit, and if so, if the area was at least the size of a US standard letter-size paper. This measure remains

unchanged from the 2021 NYCHVS. For changes to these items over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Cracks and Holes

The 2023 NYCHVS Cracks and Holes measure indicates if there were cracks in the walls or holes in the floors inside the unit at the time of the NYCHVS interview. This measure remains unchanged from the 2021 NYCHVS. For changes to these items over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Presence of Rodents

The 2023 NYCHVS Rodents measure indicates if there was any evidence of mice or rats in the unit or in the building in the past three months. This measure two separate questions about whether the respondent has seen any evidence of mice or rats in the unit and, if not, if they have seen any evidence in the building. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this housing problem. This measure remains unchanged from the 2021 NYCHVS. For changes to these items over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Toilet Breakdowns

The 2023 NYCHVS Toilet Breakdowns measure indicates that none of the toilets in the unit were working for 6 hours or more in the previous three months. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this housing problem. This measure remains unchanged from the 2021 NYCHVS. For changes to this item over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Mold

The Mold measure indicates whether there has been any mold in the unit in the previous year. Respondents who were unable to report on the presence or absence of this condition because they did not live in this unit during the reference period were not included in the prevalence of this housing problem. This measure remains unchanged from the 2021 NYCHVS. For changes to this item over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Monthly Rent

The 2023 NYCHVS Monthly Rent measure captures monthly rent due last month (relative to the interview date), inclusive of any fees paid separately and regardless of whether this amount was paid by the tenant(s) or others on behalf of the tenant. This is sometimes referred to as the contract rent. If

rent is paid at a different frequency (such as weekly or biweekly), the amount is normalized to be monthly. This measure remains unchanged from the 2021 NYCHVS. For changes to this item over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Monthly Gross Rent

The 2023 NYCHVS Gross Rent measure captures the monthly rent, including utilities paid separately by the current occupant(s). This is sometimes referred to as the gross rent. Electricity, gas, water, and heat where paid separately by the tenant are included in this measure. Electricity and gas are asked separately for summer and winter costs, which are included as a weighted amount whereby summer costs are 1/4 and winter costs are 3/4. Water and heat are collected as an annual amount, which is divided by 12. This measure remains unchanged from the 2021 NYCHVS. For changes to this item over time, please see the 2021 NYCHVS Public Use File (PUF) User Guide and Codebook.

Monthly Asking Rent

The Asking Rent for vacant for-rent housing units was 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 by the previous tenant or what will be paid by the future occupant. The asking rent may or may not include utilities.

Inflation Adjusted 2023 Dollars / CPI

In some tables, dollar values from previous NYCHVS cycles were adjusted to be comparable with 2023 NYCHVS values using the annual average of the New York-Newark-Jersey City, NY-NJ-PA Consumer Price Index for All Urban Consumers (CPI-U). Rent amounts from previous cycles were adjusted to the 2023 annual value (321.998) from the value of the survey year (e.g., 292.303 in 2021). Because the NYCHVS collects income from the calendar year previous to the survey, income amounts from previous cycles were adjusted to 2022 annual value (310.141) from the value of the survey year (e.g., 282.92 in 2020).

Householder

The 2023 NYCHVS treats the survey respondent in occupied units as the householder or head of household. Respondents in occupied units were adults who resided in the sampled unit at the time of the interview. Where more than one adult resided in the sampled unit, US Census Bureau Field Representatives identified the person who was most knowledgeable about the unit and household.

Race/Ethnicity of Householder

The NYCHVS has always reported a combined race/ethnicity recode that conforms to Federal OMB guideline categories used in the decennial and other census surveys. The 2023 NYCHVS asked two questions that separately identified occupants of Hispanic, Latino, or Spanish origin and then identified

the group that best represented their origin. The 2023 NYCHVS similarly asked a separate question about Asian heritage from the question asking about race.

Person of Color

Persons of Color are defined as individuals who identified as any race other than White or who identified as Hispanic

Nativity of Householder

The NYCHVS has always reported on nativity of the householder. The 2023 NYCHVS asked for place of birth as an open-ended, interviewer-coded item that was then classified into regions. In this report, householders as classified as "born outside the US" if they indicated that they were born outside of the United States.

Households with One or More Older Adult

The NYCHVS has always defined household composition based on the age of the individual occupants. In 2023 the NYCHVS calculated actual age at the time of the survey based on birthdate and only used self-reported age for those who did not provide date of birth. For those who did not report actual date or birth or self-reported age, a follow-up question was asked if the individual was 62 or older. A household was defined as having one or more older adult if one or more household member was age 62 or older at the time of the survey. This is the same as the 2021 NYCHVS.

Households One or More Child

The NYCHVS has always defined household composition based on the age of the individual occupants. In 2023 the NYCHVS calculated actual age at the time of the survey based on birthdate, and only used self-reported age for those who did not provide date of birth. For those who did not report actual date or birth or self-reported age, a follow-up question was asked if the individual was under age 18. A household was defined as having one or more child if one or more household member was under age 18 at the time of the survey. This is the same as the 2021 NYCHVS.

Households with One or More Person with a Disability

The 2023 NYCHVS identified New Yorkers with a disability through six items, which were replicated from the American Community Survey (ACS): (1) Hearing difficulty: deaf or having serious difficulty hearing; (2) Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses; (3) Cognitive difficulty: because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions; (4) Ambulatory difficulty: having serious difficulty walking or climbing stairs; (5) Self-care difficulty: having difficulty bathing or dressing; (6) Independent living difficulty: because of a physical, mental, or emotional problem, having difficulty

doing errands alone such as visiting a doctor's office or shopping. Items (3), (4), and (5) were asked only for individuals over the age of 5; item (6) was asked only for individuals aged 15 and older.

Households where respondents reported one or more household member having any one or more of the six disability types are considered Households with One or More Person with a Disability.

Single-Person Household

Single-person households were identified based on the household roster completed during the interview. Those who reported no other co-resident household members (those who live with them most of the time) were classified as individuals who live alone.

Household Income

Household income is the sum of the income from all sources in the last calendar year (2022) from all current household members, including public assistance in the form of cash transfers. Missing values were allocated followed standard US Census Bureau practices. The NYCHVS income measure was updated in 2021; 2023 continued the same approach.

Crowding

The 2023 NYCHVS definition of Crowding was now measured on the ratio of persons per bedroom rather than the ratio of persons per room, as was done cycles prior to 2021. The thresholds for "crowded" conform to standard occupancy criteria used in subsidized housing. A household was defined as crowded if there were more than two persons per bedroom. By this definition, households with only one or two members cannot be overcrowded.

Rent Burden

Information about Contract Rent Burden in the 2023 NYCHVS followed the same methodology employed in the 2021 survey cycle. Contract Rent Burden is calculated as the monthly rent divided by one-twelfth of the annual household income. This measure was calculated using values that have not been top-coded for Income and Contract Rent and therefore may differ from calculated values using the public microdata once released.

Severely and Moderately Rent Burdened

The 2023 NYCHVS categorical measure of Rent Burden is a recode of Contract Rent Burden that classifies renter-occupied households as Severely Rent Burdened (paying more than 50% of income toward rent), Moderately Rent Burdened (paying more than 30% but not more than 50% of income toward rent), and Not Rent Burdened (paying 30% or less of income toward rent), along with a separately classification renter-occupied households that reported having a voucher and those who live

in public housing. Households that paid no rent but reported having some income were classified as Not Rent Burdened; households that reported paying some rent but having no income were classified as Severely Rent Burdened. Households in means-tested housing (public housing or those with a voucher) have no calculated rent burden or classification as burdened or not, since by definition, rents are set according to income.

Means-Tested Housing

The 2023 NYCHVS defines households living in means-tested housing as those in either public housing or those who self-reported that they had a Section-8 or Housing Choice Voucher (HCV). Both of these programs set rents according to the household income.

Missed Rental Payments

The 2023 NYCHVS missed rental payments measure indicates the rent was paid late one or more times in the previous year because the occupants did not have enough money at the time. This includes households where the respondent self-reported missed a payment in the past and households that paid less than the amount due the previous month because they did not have enough money.

Still Owed Rent at Time of Interview / Rental Arrears

In the 2023 NYCHVS, respondents who reported missing one or more rental payment in the last year because they did not have enough money at the time (see Missed Rental Payments) were asked if they still owed any money that was at least 30 days past due.

Source of Funds for Paying Rent

The 2023 NYCHVS measured the source of funds used to pay rent. Respondents who reported paying rent by one or more of the following means were classified as paying using 1+ of the following methods: charged a credit card, paid out of savings, borrowed money, sold something. Respondents who were unable to or did not report on whether they had paid rent by any of these selected means in the last year were not included in the prevalence of this measure.

Food Insecurity

The 2023 NYCHVS measured food insecurity using the U.S. Household Food Security Survey Module: Six-Item Short Form from the USDA Economic Research Service (https://www.ers.usda.gov/media/8282/short2012.pdf). Following recommended coding practices, answering "yes" to yes/no questions and "often", "sometimes", "almost every month", or "some months but not every month" to frequency questions were coded as affirmative. Households with 0-1 affirmative responses were coded as Not Insecure; households with 2-4 affirmative responses were coded as Insecure; and households with 5-6 affirmative responses were coded as Very Insecure. The reference period for this measure in

the 2023 NYCHVS was the previous twelve months, which is consistent with the replicated USDA scale. The 2021 survey asked a modified version of these questions to capture food insecurity during the pandemic specifically using a reference period of March 1, 2020 to the date of the interview, rather than the last twelve months.

Student Debt

The 2023 NYCHVS collected information about the debt of householders, including student debt. Householders who reported having student debt were asked for the amount owed. If they were unable to provide an amount, they were asked a series of questions designed to narrow the amount owed into categories: 1) $0-$9,999; 2) $10,000-$24,999; 3) $25,000-$49,999; 4) $50,000-$74,999; and 5) $75,000 or more. To calculate median amounts of student debt, amount for respondents who only provided categorical responses were recoded as the mid-point of the category, e.g., $10,000-$24,999 was recoded as $17,500. Respondents reporting $75,000 or more were recoded as $75,000.

Appendix C. Classification of Housing Types

With each survey cycle, the NYCHVS seeks to improve its methodology, including the validity and precision of each measure. The NYCHVS for its entire history has classified housing units based on a combination of information, including administrative records matched to the unit, building, or tax lot, and information collected during the NYCHVS interview. For the purposes of the NYCHVS, these housing types are treated as mutually exclusive (i.e., a unit is only classified as one type, even if it meets the conditions for two or more types). These categories and the underlying methodology have changed over time, including between the 2021 and 2023 NYCHVS cycles.
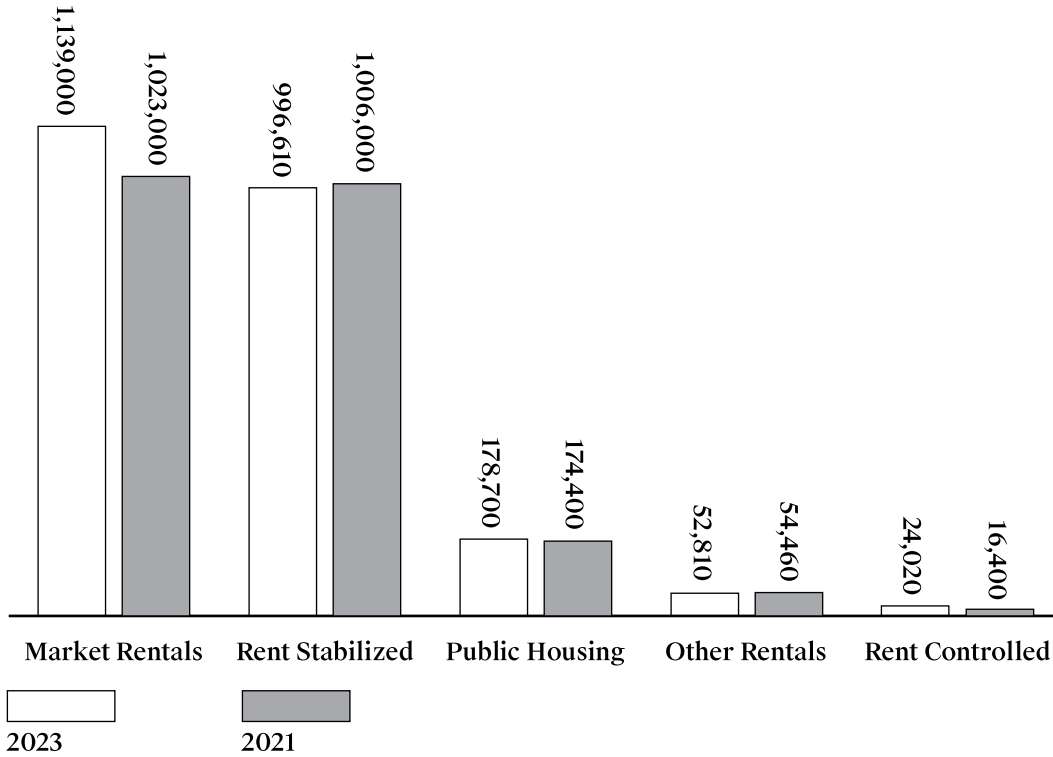
Sampled units are matched to various administrative records, by address and unit identifier (where applicable). This includes data such as initial and annual registrations from NY State Department of Homes and Community Renewal (HCR); public housing owned and managed by the New York City Housing Authority (NYCHA), buildings regulated by New York State or New York City under the Mitchell-Lama program, affordable housing developments financed by the NYC Department of Housing Preservation and Development (HPD), the Housing Development Corporation (HDC), or the NY State Department of Homes and Community Renewal (HCR); buildings held and managed by the City under the in rem program, and units whose rents are regulated by the New York City Loft Board. Information on receipt of tax benefits under the J-51, 421-a(1-15), and 421-a(16) programs during the 2023 NYCHVS survey cycle were also utilized, as were administrative data on the year of construction and property type from the New York City Department of Finance (DOF). Information obtained from the NYCHVS interview was used in additional to administrative data (e.g., occupancy, tenure, earliest move-in of current occupants, etc.). For units that did not match any of the administrative records described above, classification was based solely on these secondary data.

For the 2023 NYCHVS, the housing type and rent regulation coding sequence was adjusted to improve the accuracy of the estimates housing types. These improvements build on others made in previous cycles, including in 2021, 2017, and prior cycles.

Rent control

The 2023 NYCHVS methodology incorporates additional, newly collected information about successors living in rent controlled units, that otherwise may have been categorized as rent stabilized or another housing type. Previously, only residents who reported living in their units in appropriately sized and aged buildings previous to July 1, 1971 were classified as rent controlled. Now, residents who reported being successors to former tenants who moved in prior to that date are also classified as rent controlled. Incorporating these changes, the net change in rent controlled units from 2021 to 2023 was an additional 7,620 units.

Figure C1. Rental Units by Type of Housing, 2021 – 2023

	Market Rentals	Rent Stabilized	Public Housing	Other Rentals	Rent Controlled
2023	1,139,000	996,610	178,700	52,810	24,020
2021	1,023,000	1,006,000	174,400	54,460	16,400

□ 2023   ▦ 2021

Source: New York City Housing and Vacancy Survey (NYCHVS), 2021, 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Rent stabilized

Changes were implemented to increase the accuracy of units subject to rent stabilization. These changes resulted in both additions and subtractions relative to what would have been estimated using previous methodology. Through the 2021 NYCHVS, any unit that was registered as rent stabilized or vacant with HCR was classified as rent stabilized, with other sources of information identifying additional units based on a variety of unit and household characteristics.

Beginning in 2023, regardless of registration status with DHCR, rental units in condominiums or cooperatively owned buildings were not classified as rent stabilized unless (1) the condominium was a con-rental[21] or (2) the occupant(s) had lived in the unit since before the building converted from rental to condominium or cooperative and the conversion occurred under a non-eviction plan, as registered with the NYS Attorney General. Information from the AG's database was newly incorporated in 2023 to improve accuracy and reduce respondent burden. This results in both additions and subtractions, relative to previous methodology. Units in standard condos or coops and registered with HCR would previously have been classified as rent stabilized, while long-term tenants in converted units in non-eviction conversions that did not register would not have been classified as rent stabilized.

For the 2021 NYCHVS, for the first time, some units financed by NYC HPD or HDC and subject to rent stabilization by virtue of their regulatory agreements were classified as such regardless of their registration status with DHCR. New for the 2023 NYCHVS, additional information was included to ensure that the regulatory agreements were still in effect. Information was also incorporated about units built under the 421-a(16) tax exemption program that excluded units with rents above the Market Rate Threshold Exemption from classification as rent stabilized in the 2023 NYCHVS. Additional self-report information about whether the tenant had a rent stabilized lease was also incorporated into the classification of a unit as rent stabilized.

Following 2021, the 2023 NYCHVS identified as subject to rent stabilization units that were not occupied and not available for rent or sale. Because of changes to the rent laws in 2019 via the Housing Stability and Tenant Protection Act, units that are vacant can reasonably assumed to remain subject to rent stabilization laws upon their subsequent occupancy. In 2017 and prior, however, these units could have decontrolled and therefore could not reliably be classified.

Altogether, the net change in rent stabilized units from 2021 to 2023 was 9,390 fewer units.

Public housing

To be consistent with rent stabilization above, any units that are classified as vacant, not available for rent (such as those undergoing substantial rehabilitation) are included in the count of public housing units. The net change in public housing units from 2021 to 2023 was 4,300 additional units.

Rentals regulated in another way

No changes to the identification strategy of rental units regulated in another way were implemented in the 2023 cycle. Changes to other categories as well as the corresponding shifts in unit weights may have resulted in changes to these units. The net change in rental units regulated in another way from 2021 to 2023 was 1,650 fewer units.

Market rental

The 2023 NYCHVS identified units as market rentals in distinction to other types of rental housing. Generally, units were classified as market rental if the sampled unit did not meet any of the criteria that would classify a unit as rent controlled, rent stabilized, public housing or rental unit regulated in some other way. Any changes made to these other categories may result in changes to market rental. Most of the change in this housing type is units shifting from owner- to renter-occupied (or vice versa) or natural growth in the rental stock, such as newly constructed units that are not subject to rent stabilization by virtue of participation in an affordable housing or tax benefit program. The net change in market rentals units from 2021 to 2023 was 116,000 additional units.

Appendix D. Technical Notes on Methodology

All estimates from the 2023 NYCHVS presented in this report were produced using the Internal Use File (IUF) prepared by the U.S. Census Bureau. All variables in the IUF have complete values as originally recorded or allocated. The 2023 NYCHVS Public Use File (PUF) will replace outlying relatively high values with top-coded values to ensure against disclosure. Thus, certain estimates produced from the PUF may not exactly match numbers in this report. Though top codes have not yet been determined for the PUF, this may include estimates based on rent, utilities, household income, household size, bedrooms, rooms, and student debt amounts.

Percentages were calculated based on the rounded estimates presented in the report and therefore may differ slightly from what would have been calculated from the unrounded data. MOEs of the percentages, however, were estimated based on the IUF and rounded after. Throughout the report, medians are reported without MOEs. Standard errors used to produce the Margins of Error (MOE) reported throughout this report were calculated using the replicate weights produced by the U.S. Census Bureau. For more information see the NYCHVS Guide to Estimating Variance.

Matched sample

The NYCHVS is a longitudinal survey, with the main sample selected at the beginning of every decade, and additional new units selected in each subsequent NYCHVS cycle including newly constructed and converted units to ensure that estimates from each survey cycle represent the entire New York City housing stock and population at that point in time. Accordingly, the NYCHVS 2023 sample design incorporated a longitudinal component, as the survey has for many decades. For the 2021 and 2023 samples, this same practice applied. However, it is important to note that the 2023 sample included an additional sample of approximately 3,500 units that could not be part of any longitudinal match.

The 2021-2023 NYCHVS matched sample used for this report comprised housing units that completed an interview in both 2021 and 2023. This includes occupied and not occupied units in both time periods. Overall, about two-thirds of the 2023 NYCHVS sampled units are part of the matched sample; the remaining one-third includes newly sampled units and units that completed an interview in 2023 but did not complete an interview in 2021 for any reason.

In this report, the focus is on the 2023 survey cycle to describe the current supply and condition of housing accommodations in New York City as of the time of data collection (January through mid-June 2023), as well as the continuing need for regulation of rents and evictions. Estimation procedures for the matched sample therefore use survey weights from the 2023 cycle unless otherwise noted. Where percent estimates are presented from the matched sampled, they represent percents of the matched sample.

Endnotes

[1] Units are classified based on a combination of information. General definitions are provided here but for more detailed information, please see Appendix B and survey documentation available on www.census.gov.

[2] HCR Fact Sheet #1: https://hcr.ny.gov/system/files/documents/2024/01/fact-sheet-01-01-2024_0.pdf

[3] Prior cycles of the NYCHVS did not capture successors to rent controlled units in the same way, thereby under-estimating the total number of units subject to rent control by classifying these successor units as rent stabilized or another type of housing instead. See Appendix B for NYCHVS technical details and methodology. See also Appendix C for details on how the NYCHVS classifies housing, including changes to the methodology between 2021 and 2023 survey cycles as well as HCR Fact Sheet #1 referenced above.

[4] This is lower than the 1,006,000 number of units reported in the 2021 NYCHVS; however, the difference is the result of methodological changes designed to improve the validity and accuracy of the data and does not represent a net loss of rent stabilized units. See Appendix C for details on how the NYCHVS classifies housing, including changes to the methodology between 2021 and 2023 survey cycles.

[5] The count of market rentals included occupied and vacant available for rent units.

[6] The count of public housing and rental units regulated in some other way included occupied, vacant available for rent, and units that were not available for rent. This included a small portion of these types of rental housing. See the section on units not available for rent or sale.

[7] Units that were maintained as a second home (what the NYCHVS refers to as for "occasional, seasonal, or recreational use") were not considered occupied.

[8] The count of condo and coop units includes occupied, vacant and available for rent or sale, and those that were not available for rent or sale. This last category includes units held for occasional or seasonal use—that is, those maintained as second homes. A large share of units in condos and coops fell into this last category.

[9] Asking rents for units that were vacant and available are discussed in the section on the rental inventory and vacancies.

[10] As reported in the 2021 NYCHVS Selected Initial Findings, the vacancy rates by asking rent used the following rent levels: Less than $900, $900 to $1,499, $1,500 to $2,299, and $2,300 or more (in 2021 dollars). These would be approximately $990, $1,650, and $2,500 in inflation-adjusted 2023 dollars. For this reason, the published estimates from 2021 are not directly comparable to the rent categories used throughout this 2023 report. Those wishing to compare published net rental vacancy rates between the two survey cycles should use the combined net rental vacancy rates for units with rents above and below $1,650 (in 2023 dollars), which are comparable statistics. These are presented in Table 9.

[11] It is important to note that occupied housing units, or households, is not the same as the population or number of people. It is possible for the number of households to increase and the population to remain constant or even decrease, depending on the composition of those households (i.e., larger or smaller household sizes). This report focuses only on housing, and not demographic shifts or population counts.

[12] The NYCHVS did not capture if a unit had become vacant and occupied more than once in a twelve-month period or how long it had been vacant prior to becoming occupied.

[13] See Appendix B for 2023 NYCHVS technical definitions and methodology.

[14] This corrects the number of units undergoing or awaiting renovation reported as 28,780 in a figure in 2021 NYCHVS Selected Initial Findings.

[15] This question was not asked of units that were held for seasonal or occasional use.

[16] See Appendix B for definitions and methodology used in the 2023 NYCHVS.

[17] As part of the 2023 NYCHVS, data were collected about each individual person in the household. This information can be used to generate estimates of the population in terms of people or aggregated to describe households with one or more person with a given characteristic. This report focuses only on housing, and not demographic shifts or population counts; therefore, estimates on the population are limited to those at the household-level.

[18] The NYCHVS asks about income for the previous calendar year. The 2021 NYCHVS captured 2020 incomes; the 2023 survey captured 2022 incomes.

[19] By definition, households with one or two people cannot be overcrowded.

[20] Households with means-tested housing have rents that vary with income. Generally, these households pay 30 percent of income as the tenant share of rent, though the tenant share for some households with a voucher may be higher and the rent-to-income ratio based on self-reported rent and income may vary from program calculations that determine the tenant share of rent to be paid.

[21] "Condominium rentals" or buildings where a one or more condo tax lot each comprises multiple rental units within. Generally, these rental units are more similar to units in rental buildings, including requirements related to rent stabilization.