

# **Selected Findings of the 2002 New York City Housing and Vacancy Survey**

**Prepared by**

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**(Revised November 2003 based on Census Bureau's final 2002 HVS datafile.)**

In this report, data from the 2002 HVS are not compared with data from the 1999 and previous HVSs conducted during the 1990 decade because it is very difficult to compare them in a reliable manner, principally for the following reasons. The HVS is a sample survey and the samples for the 2002 and 1999 HVSs were drawn from two different sample frames. The 2002 HVS sample was drawn from the 2000 decennial census and updated. For the 2000 census, the City of New York provided the Census Bureau with more than 370,000 housing unit addresses that were added during the 1990 decade or missed in the 1990 census. On the other hand, the 1999 HVS sample was drawn from the 1990 census and updated. The weighting for the 2002 HVS sample used estimates based on the Census 2000, while the weighting for the 1999 HVS sample used estimates based on the 1990 census. Thus, none of the units at the 370,000 addresses provided to the Census Bureau for the Census 2000 that were missed in the 1990 census was reflected in the 1999 HVS. As a result, the difference between the number of residential units that the 2002 HVS counts and the number of units that the 1999 HVS counts is substantially more than the increase in the number of units that could normally be expected to have occurred in the three years between the two surveys. For example, the 2002 HVS reports that the number of housing units was 3,208,587, or 169,791 more than the 3,038,796 units the 1999 HVS reports, whereas the increase in the number of housing units for the three-year period between 1996 and 1999 was 44,000.

To make the data from the 1999 and previous HVSs comparable with the data from the 2002 HVS, data from the 1999 and previous HVSs should be reweighted applying the weight that was used for the 2002 HVS. Reweighted data from the 1999 and previous HVSs are not available at this time. The Census Bureau plans to prepare and make the microdata files containing the reweighted data available.

The following is a summary of the initial findings of the 2002 New York City Housing and Vacancy Survey (HVS).

## **A. Housing Inventory**

1. The number of housing units in New York City was 3,209,000 in 2002, the largest housing stock since the first HVS was conducted in 1965 (Table 1).

Since the first HVS, the Census Bureau has excluded housing units in special places. Special places include transient hotels, rooming and boarding houses, prisons, dormitories, and nursing homes.<sup>1</sup>

The number of rental units was 2,085,000, comprising 65 percent of the housing stock in 2002 (Table 1).<sup>2</sup>

2. There were 1,014,000 rent-stabilized units (occupied and vacant available), comprising 49 percent of the rental stock in 2002 (Table 2).
3. Rent-controlled units numbered 59,000, or 2.9 percent of the occupied rental stock in 2002 (Table 2). Of these, 13,000 units, or 21.6 percent, were occupied by tenants who had moved into them in July 1971 or later. This means that these 13,000 rent-controlled units were most likely occupied by tenants with succession rights (Table 2).<sup>3</sup>
4. The homeownership rate for the City as a whole was 32.7 percent in 2002—that is, one in three households in the City was an owner household. The rate in Staten Island was 64.6 percent, the highest among the five boroughs, followed by 46.0 percent in Queens. Nine in ten owner-occupied units in Staten Island were conventional family housing units, while three-quarters of owner-occupied units in Queens were such units. The ownership rates for the Bronx, Brooklyn, and Manhattan were lower than the citywide rate: 22.5 percent, 28.7 percent, and 22.6 percent respectively. In Manhattan, more than nine in ten owner-occupied units were either condominium or cooperative units (Table 3).
5. In 2002, the number of vacant rental units was 61,000, while the number of vacant units available for sale was 15,000. At the same time, the number of vacant units not available for sale or rent was 127,000 in 2002, the highest since 1965, when the first HVS was conducted (Table 1).

Of the 127,000 vacant units not available for sale or rent, 40,000 units, or 31.7 percent, were classified as unavailable because they were undergoing or awaiting

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<sup>1</sup> The Census 2000, like all decennial censuses, includes housing units in special places as long as they meet the definition of a housing unit as separate living quarters. For the Census 2000, separate living quarters were those that had direct access from outside the building or through a common hall.

<sup>2</sup> Percents in this report are calculated based on unrounded numbers.

<sup>3</sup> For the first time, in identifying rent-controlled units for the 2002 HVS, the Census Bureau incorporated addresses of rent-controlled units whose owners had submitted applications for rent increases under the Maximum Base Rent system to the New York State Division of Housing and Community Renewal for the 1997-1998 and 1999-2000 cycles. This has helped cover more rent-controlled units, including those occupied by tenants with succession rights. The Vacancy Decontrol Act of 1971 allows for the decontrol of all rent-controlled and rent-stabilized units after a change in tenancy, except for family members who may have succession rights to protect them from eviction when the tenant dies or permanently leaves the apartment. Thus, any household members who moved into rent-controlled units in July 1971 or later should be considered tenants with the right to remain in occupancy subject to the rent-control laws, since they resided with the original tenant as primary residents in the apartment prior to the death of the tenant or the tenant's permanent leaving of the apartment. The 1999 HVS reported that only 3,000 rent-controlled units were occupied by householders who moved into those units in July 1971 or later, while the 2002 HVS reports 13,000 such units.

renovation. The number of vacant units that were unavailable because they were in the process of renovation in 2002 was also the highest since 1987 when the Census Bureau began classifying vacant unavailable units by these detailed categories of reasons for their unavailability. As previous HVSs have shown, most of these units that were unavailable because they were undergoing or awaiting renovation will be occupied or vacant and available for sale or rent by 2005, when the next HVS is conducted (Table 7).

At the same time, the number of units that were unavailable because of occasional, seasonal, or recreational use was 43,000, the highest since 1978 when the Census Bureau began classifying vacant unavailable units by such reason for their unavailability. Of units in this category, more than six in ten were located in Manhattan, and more than half were in cooperative or condominium buildings (Table 7).

## B. Rental Vacancies

1. The 2002 HVS reports a citywide rental vacancy rate of 2.94 percent during the period between February and June of 2002. The 2002 rental vacancy rate is therefore significantly lower than 5 percent (Table 4).

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

Number of Vacant, Non-Dilapidated Units Available for Rent

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

The rental vacancy rate of 2.94 percent in 2002 was estimated using data from the 2002 HVS on each item in the above equation, as follows:

$$(61,265) / (61,265 + 2,023,504) \times 100 = 2.94\%$$

2. In 2002, in Manhattan the rental vacancy rate was 3.86 percent, the highest of the five boroughs, while in Queens it was only 1.78 percent, the lowest. The vacancy rate in the Bronx was 3.29 percent, while it was 2.73 percent in Brooklyn in 2002. There were too few vacant rental units in Staten Island to report (Table 4).

3. The vacancy rate for rent-stabilized units as a whole was 2.52 percent in 2002. However, the availability of vacant units was significantly different for rent-stabilized units in buildings built before 1947 and in buildings built in 1947 or later. The vacancy rate for pre-1947 rent-stabilized units was 2.78 percent, while it was only 1.67 percent for post-1947 rent-stabilized units (Table 5).
4. The vacancy rate for private non-regulated units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units) and unregulated units in cooperative or condominium buildings was 4.00 percent, the highest of all major rental categories (Table 5).
5. The vacancy rate for all other rental units as a whole (including Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, State Article 4, and Loft Board units) was 2.62 percent (Table 5).
6. Vacant units available for low rents were extremely scarce. The rental vacancy rate in 2002 for units with asking rents of less than \$700 was less than 2.00 percent. The rate was 1.54 percent for units with asking rents of less than \$500 and 1.42 percent for units with asking rents between \$500 and \$699 (Table 6).

Starting with asking rents in the \$700-\$799 range, the availability of vacant rental units increases steadily. The vacancy rate for units with asking rents of \$700-\$799 was 2.61 percent; the rate for units with an asking rent level of \$800-\$999 was 3.66 percent. The vacancy rate moves up close to 5.00 percent as asking rent levels go further up: it was 4.36 percent for units with an asking rent level of \$1,000-\$1,749.

7. The vacancy rate for units with asking rents of \$1,750 or more climbed sharply to 9.25 percent. The rate for units with asking rents of \$2,000 or more inched up to 10.05 percent, the highest among vacancy rates for all the various rent levels (Table 6).

### C. Incomes

(Note that incomes are reported for 2001, while housing data are for 2002.)

1. The median annual income for all households (renters and owners combined) was \$39,000 in 2001 (Table 8).
2. The median annual income for renter households was \$31,000 in 2001, only 80 percent of the median income of all households (Table 8).
3. The median annual income of homeowners was \$60,000, more than one and a half times that of all households and almost double that of renter households in 2001 (Table 8).
4. The median income of rent-controlled households was \$20,400 in 2001, two-thirds of the median income of all renter households (Table 9).

5. The median income of rent-stabilized households as a whole was \$32,000, slightly higher than the median income of all renter households in 2001 (Table 9).
6. The median income of households in pre-1947 rent-stabilized units was \$31,000 in 2001, while the median income of households in post-1947 rent-stabilized units was \$36,000, considerably higher than the median incomes of all renter households and of rent-stabilized households (Table 9).
7. The median income of households in private non-regulated rental units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was \$40,000, which was 29 percent higher than the median income of all renter households in 2001 (Table 9).
8. The median income of renter households in all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, and Loft Board units) was extremely low: only \$15,001, less than half the median income of all renter households in 2001 (Table 9).
9. The proportion of renter households with incomes below the poverty level in 2001 was 22.5 percent (Table 10).

#### **D. Rents**

1. In 2002, the median monthly gross rent, which includes utility payments, was \$788, while the median monthly contract rent, which excludes tenant payments for utilities, was \$706 (Table 11).
2. The median contract rent of rent-controlled units was \$500, 71 percent of the median contract rent of all rental units in 2002 (Table 12).
3. The median contract rent of rent-stabilized units as a whole was \$700, the same as it was for pre-1947 rent-stabilized units. However, it was \$750 for post-1947 rent-stabilized units (Table 12).
4. The median contract rent for private non-regulated units (units which were never rent controlled or rent stabilized, units which were decontrolled, and unregulated rental units in cooperative or condominium buildings) was \$850, or 20 percent higher than the rent of all rental units in 2002 (Table 12).
5. On the other hand, the median contract rent for all other rental units as a whole (which includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, and Loft Board units) was unparalelledly low: a mere \$436, about three-fifths the rent of all rental units and the lowest among the major rental categories in 2002 (Table 12).
6. One in four rental units in the City had a gross rent of less than \$600 in 2002, and a little more than one in ten had a gross rent of less than \$400. At the same time, the gross rent of almost half the rental units in the City was in the \$600-\$999 range. The gross rent of the remaining little more than one in four rental units in

the City was more than \$1,000. The gross rent of one in ten rental units in the City was \$1,500 or more in 2002 (Table 13).

7. The median gross rent-income ratio was 28.6 percent in 2002—that is, half of renters paid close to 30 percent of their household income for gross rent (rent and utilities payments) (Table 14).
8. More than a quarter of renter households in the City (25.5 percent) paid more than 50 percent of their household’s income for gross rent in 2002 (Table 14).
9. Among households in all major rental categories, households in rent-controlled units paid the highest proportion of their income for gross rent: 33.4 percent (Table 15).
10. Households in rent-stabilized units as a whole paid 28.3 percent of their income for gross rent, almost the same as all renter households paid. However, households in post-1947 rent-stabilized units paid a relatively lower proportion of their income for gross rent: 27.2 percent (Table 15).

#### **E. Housing and Neighborhood Condition**

In 2002, housing conditions in the City were the best since the HVS started covering them.

1. Building condition was remarkably good and the best since 1965.

Almost all housing units in the City were in structurally good buildings. Of all occupied units, a mere 0.5 percent were in dilapidated buildings in 2002; the dilapidation rate for renter-occupied units was 0.6 percent. The 2002 dilapidation rates were the lowest in the 37-year period since the first HVS in 1965 (Table 16).

2. Housing maintenance conditions remained very good.

The proportion of renter-occupied units with five or more of the seven maintenance deficiencies measured by the 2002 HVS was extremely low: only 4.0 percent in 2002 (Table 16).

3. Neighborhood quality also remained very good.
  - a. The proportion of renter households near buildings with broken or boarded-up windows on the street was only 8.7 percent in 2002 (Table 16).
  - b. The proportion of renter households that rated the quality of their neighborhood residential structures as “good” or “excellent” was 69.0 percent in 2002 (Table 16).

#### **F. Crowding**

The crowding situation in the City remained serious in 2002.

1. The proportion of renter households that were crowded (more than one person per room) in 2002 was 11.1 percent (Table 17).
2. The crowding situation in rent-stabilized units, particularly in pre-1947 rent-stabilized units, was much more serious, with rates of 13.3 percent and 14.1 percent respectively (Table 17).
3. Crowding situations in rent-controlled units were very rare. The proportion of crowded households in such units in 2002 was only 3.6 percent, less than one-third the rate for all renter households (Table 17).
4. The crowding situation in all other rental units (including Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, and Loft Board units) was not serious. Only 7.8 percent of such units were crowded, substantially lower than the rate for all renter households in 2002 (Table 17).

**Table 1**  
**New York City Housing Inventory**  
**New York City 2002**

	<u>Number of Units<sup>(a)</sup></u>
<b>Total housing units</b>	3,208,587
<b>Total rental units</b>	2,084,769
Occupied	2,023,504
Vacant, available for rent	61,265
<b>Total owner units</b>	997,003
Occupied	981,814
Vacant, available for sale	15,189
<b>Vacant units, not available for sale or rent</b>	126,816

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Note:

(a)The difference between the number of residential units the 2002 HVS counts and the number of units the 1999 HVS counts is substantially more than an increase in the number of units that could normally be expected in the three years between the two surveys. In addition to the three years' difference in time between the two surveys, there is another major reason why the count of housing units is unusually greater in the 2002 HVS than in the 1999 HVS. The 1999 HVS sample was selected from the 1990 census, with updating for newly constructed units and converted units that received Certificates of Occupancy, while the 2002 HVS sample was drawn from the 2000 census. The weighting for the 1999 HVS used estimates based on the 1990 census. For the Census 2000, the City provided the U.S. Bureau of the Census with more than 370,000 housing unit addresses that were added during the 1990 decade or missed in the 1990 census. Thus, none of the units at these 370,000 addresses that were missed in the 1990 census was reflected in the 1999 HVS. As a result, the difference between the number of residential units that the 2002 HVS counts and the number of units that the 1999 HVS counts is substantially more than the increase in the number of units that could normally be expected to have occurred in the three years between the two surveys.

**Table 2**  
**Rental Housing Inventory by Rent Regulation Status**  
**New York City, 2002**

	<u><b>Number of Units</b></u>
<b>All rental units</b> (occupied and vacant available)	2,084,769
<b>Rent controlled</b>	59,324
<b>Rent stabilized</b>	1,013,954
Pre-1947 stabilized	773,672
Post-1947 stabilized	240,282
<b>Private non-regulated units<sup>(a)</sup></b>	664,978
<b>All other rental units<sup>(b)</sup></b>	346,513

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

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

**Table 3**  
**Number of Owner-Occupied Units and Ownership Rate by Borough**  
**New York City, 2002**

<u>Borough</u>	<u>Number of Owner-Occupied Units</u>	<u>Ownership Rate</u>
<b>All</b>	981,814	32.7%
<b>Bronx<sup>(a)</sup></b>	103,993	22.5%
<b>Brooklyn</b>	252,021	28.7%
<b>Manhattan<sup>(a)</sup></b>	162,580	22.6%
<b>Queens</b>	360,529	46.0%
<b>Staten Island</b>	102,692	64.6%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

(a) Marble Hill in the Bronx

**Table 4**  
**Vacant Units Available for Rent and Vacancy Rates by Borough**  
**New York City, 2002**

	<u>All Rental Units</u>	<u>Vacant Units Available for Rent</u>	<u>Net Vacancy Rate<sup>(a)</sup></u>
<b>All</b>	2,084,769	61,265	2.94%
<b>Bronx<sup>(b)</sup></b>	371,085	12,200	3.29%
<b>Brooklyn</b>	645,147	17,612	2.73%
<b>Manhattan<sup>(b)</sup></b>	579,880	22,389	3.86%
<b>Queens</b>	430,864	7,658	1.78%
<b>Staten Island<sup>(c)</sup></b>	57,793	*	2.43% <sup>(c)</sup>

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

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

**Table 5**  
**Vacant Units and Vacancy Rates by Rent Regulation Status**  
**New York City, 2002**

	<u>Vacant Units</u>	<u>Net Vacancy Rate<sup>(a)</sup></u>
<b>All Vacant for Rent Units</b>	61,265	2.94% <sup>(b)</sup>
<b>Rent Stabilized Units</b>	25,561	2.52%
Pre-1947 Stabilized	21,542	2.78%
Post-1947 Stabilized	4,019	1.67%
<b>Private non-regulated units<sup>(c)</sup></b>	26,610	4.00%
<b>All other rental units<sup>(d)</sup></b>	9,094	2.62%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated and renter-occupied units.
- (b) The standard error of the vacancy rate for all renter units was  $\pm 0.17$  percent in 2002.
- (c) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rentals in cooperative or condominium buildings.
- (d) All other rental units includes Public Housing, Mitchell-Lama, *In Rem*, HUD-regulated, Article 4, Loft Board units.

**Table 6**  
**Number of Vacant Units Available for Rent and Net Vacancy Rate**  
**by Monthly Rent Level**  
**New York City, 2002**

Monthly Rent <sup>(b)</sup> Level	Vacant Units Available for Rent	Net Vacancy Rate <sup>(a)</sup> (Percent)
<b>All Rental Units<sup>(c)</sup></b>	61,265	2.94%
<b>Less than \$500</b>	6,243	1.54%
<b>Less than \$400</b>	3,279	1.26%
<b>\$400 to \$499</b>	2,964 <sup>(d)</sup>	2.05%
<b>\$500 to \$699</b>	7,275	1.42%
<b>\$500 to \$599</b>	2,372 <sup>(d)</sup>	1.04%
<b>\$600 to \$699</b>	4,903	1.72%
<b>\$700 to \$799</b>	7,103	2.61%
<b>\$800-\$999</b>	13,701	3.66%
<b>\$800 to \$899</b>	7,985	3.58%
<b>\$900 to \$999</b>	5,716	3.77%
<b>\$1,000 to \$1,749</b>	15,219	4.36%
<b>\$1,000 to \$1,249</b>	8,976	4.30%
<b>\$1,250 to \$1,749</b>	6,243	4.46%
<b>\$1,750+</b>	11,724	9.25%
<b>\$2,000+</b>	10,154	10.05%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated and renter-occupied units.
- (b) Asking rents for vacant units and contract rents for occupied units.
- (c) Total includes units for which no cash rent is paid. These units are not included in the Monthly Rent Level figures.
- (d) Since this is a small number of units, interpret with caution.

**Table 7**  
**Number of Vacant Units Unavailable for Rent or Sale**  
**by Reason for Unavailability**  
**New York City, 2002**

<u>Reason Unavailable</u>	<u>Number of Units</u>	<u>Percent</u>
<b>All</b>	126,816	100.0%
<b>Dilapidated</b>	5,481	4.4%
<b>Rented, Not Yet Occupied</b>	6,016	4.8%
<b>Sold, Not Yet Occupied</b>	7,889	6.3%
<b>Undergoing Renovation</b>	21,951	17.4%
<b>Awaiting Renovation</b>	17,958	14.3%
<b>Held for Occasional, Seasonal or Recreational Use</b>	42,902	34.1%
<b>Used/Converted to Non-Residential Use</b>	(b)	(b)
<b>In Legal Dispute</b>	10,631	8.4%
<b>Awaiting Conversion/ Being Converted to Coop/Condo</b>	(b)	(b)
<b>Held Pending Sale of Building</b>	(b)	1.1% <sup>(a)</sup>
<b>Owner's Personal Problems (age, illness, etc.)</b>	7,240	5.7%
<b>Held for Planned Demolition</b>	(b)	(b)
<b>Held for Other Reasons</b>	3,279	2.6%
<b>Reason not reported</b>	(b)	--

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

- (a) Since the number of units is small, interpret with caution.
- (b) Too few units to report.

**Table 8**  
**Median Household Incomes**  
**New York City, 2001**

	<u><b>Median Household Incomes</b></u>
<b>All households</b>	\$39,000
<b>All renters</b>	\$31,000
<b>All owners</b>	\$60,000

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

**Table 9**  
**Median Renter Household Incomes by Rent Regulation Status**  
**New York City, 2001**

	<u>Median Household Income</u>
<b>All Renters</b>	\$31,000
<b>Rent Controlled</b>	\$20,400
<b>Rent Stabilized</b>	\$32,000
Pre-1947 Stabilized	\$31,000
Post-1947-Stabilized	\$36,000
<b>Private non-regulated<sup>(a)</sup></b>	\$40,000
<b>All Other Rental Units<sup>(b)</sup></b>	\$15,001

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Note:

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

**Table 10**  
**Renter Households With Incomes Below Poverty Level**  
**New York City, 2001**

<u><b>Renter Households</b></u>	<u><b>Percent of Households Below the Federal Poverty Level</b></u>
<b>Below 100% of poverty level</b>	22.5%

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Source: U.S. Bureau of the Census 2002 New York City Housing and Vacancy Survey.

**Table 11**  
**Median Rents, All Renter-Occupied Units**  
**New York City, 2002**

	<u><b>Median Monthly Rents</b></u>
<b>Median gross rent</b>	\$788
<b>Median contract rent</b>	\$706

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

**Table 12**  
**Median Contract Rent by Rent Regulation Status**  
**New York City, 2002**

	<u>Median Monthly Contract Rent</u>
<b>All Renters</b>	\$706
<b>Rent Controlled</b>	\$500
<b>Rent Stabilized</b>	\$700
Pre-1947 Stabilized	\$700
Post-1947-Stabilized	\$750
<b>Private non-regulated<sup>(a)</sup></b>	\$850
<b>All Other Rental Units<sup>(b)</sup></b>	\$436

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

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

**Table 13**  
**Distribution of Renter Occupied Housing by Gross Rent Level**  
**New York City, 2002**

<b>Monthly Gross Rent</b>	<b><u>Number of Units</u></b>	<b><u>Percent</u></b>
<b>Total</b>	2,023,504	100.0%
<b>Less than \$400</b>	223,677	11.3%
Less than \$300	150,352	7.6%
\$300-\$399	73,325	3.7%
<b>\$400-\$599</b>	283,391	14.3%
\$400-\$499	105,137	5.3%
\$500-\$599	178,254	9.0%
<b>\$600-\$999</b>	931,074	47.1%
\$600-\$699	243,650	12.3%
\$700-\$799	260,968	13.2%
\$800-\$899	242,386	12.3%
\$900-\$999	184,070	9.3%
<b>\$1000 or more</b>	540,378	27.3%
\$1,000-\$1,249	241,302	12.2%
\$1,250-\$1,499	108,847	5.5%
\$1,500-\$1,749	64,336	3.3%
\$1,750+	125,893	6.4%
<b>Not Reported/No cash rent</b>	44,984	

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

**Table 14**  
**Median Gross Rent/Income Ratios**  
**New York City, 2002**

	<u><b>Percent of Renter Households</b></u>
<b>Median Gross Rent/Income Ratio (Proportion of income that households pay for the gross rent)</b>	28.6%
<b>Proportion of households paying more than 50 percent of their household income for the gross rent</b>	25.5%

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Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

**Table 15**  
**Median Gross Rent/Income Ratios by Rent Regulation Status**  
**New York City, 2002**

<u>Regulatory Status</u>	<u>Median Gross Rent/Income</u> <u>Ratio</u>
All	28.6
<b>Rent Controlled</b>	33.4
<b>Rent Stabilized</b>	28.3
Pre-1947 Stabilized	28.8
Post-1947-Stabilized	27.2
<b>Private non-regulated<sup>(a)</sup></b>	28.4

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

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

**Table 16**  
**Housing and Neighborhood Condition**  
**New York City, 2002**

<u>Housing Condition</u>	<u>Number or Percent of Households</u>
<b>All occupied units (renter and owner units) in dilapidated buildings</b>	
Number	13,580
Percent	0.5%
<b>Renter-occupied units in dilapidated buildings</b>	
Number	11,458
Percent	0.6%
<b>Renter-occupied units in Buildings with no building defects</b>	90.0%
<b>Renter-occupied units with 5 or more of 7 maintenance deficiencies<sup>(a)</sup></b>	4.0%
<b>Renter-occupied units with no maintenance deficiencies<sup>(a)</sup></b>	46.3%
<b>Renter-occupied units with heating breakdowns (4 or more times)</b>	6.5%
<b>Renter-occupied units with no heating breakdowns</b>	84.9%
 <u>Neighborhood Condition</u>	
<b>Renter household opinion of good/excellent neighborhood quality</b>	69.0%
<b>Renter household opinion of poor neighborhood quality</b>	5.3%
<b>Renter households with any buildings with broken or boarded-up windows on same street</b>	8.7%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Note: (a) Maintenance deficiencies include: 1) additional heating required in winter; 2) heating breakdown; 3) cracks or holes in interior walls, ceilings, or floors; 4) presence of rodents; 5) presence of broken plaster or peeling paint; 6) toilet breakdown; 7) water leakage into unit.

**Table 17**  
**Crowding Rates in Renter Occupied Units**  
**By Rent Regulation Status**  
**New York City, 2002**

<u>Regulatory Status</u>	<u>Percent Crowded (≥1 person per room)</u>	<u>Percent Severely Crowded ≥1.5 persons per room)</u>
<b>All</b>	11.1%	3.9%
<b>Rent-controlled</b>	3.6%	1.6%
<b>Rent-stabilized</b>	13.3%	5.3%
Pre-1947	14.1%	5.5%
Post-1947	10.8%	4.7%
<b>Private non-regulated<sup>(a)</sup></b>	10.2%	3.1%
<b>All other rental units<sup>(b)</sup></b>	7.8%	1.8%

Source: U.S. Bureau of the Census, 2000 New York City Housing and Vacancy Survey.

Notes:

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