

2002 Housing New York City

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**Department of Housing
Preservation and Development**

**Michael R. Bloomberg, Mayor
Shaun Donovan, Commissioner**

HOUSING NEW YORK CITY 2002

by
Dr. Moon Wha Lee

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The process of preparing the *Housing New York City, 2002* report took unusually longer than and was profoundly different from that of previous reports on the New York City Housing and Vacancy Survey (HVS). The samples and their weightings for the 2002 HVS were different from those for the 1999 and previous HVSs, and, thus, absolute numbers from the 2002 HVS were not comparable with absolute numbers from the 1999 and previous HVSs. For this reason, after the 2002 HVS was completed, the Census Bureau started to work on reweighting the data from the 1999 and previous HVSs in order to make them comparable with the 2002 HVS data. However, the Census Bureau also had to work on completing the 2005 HVS on schedule, so that the New York City Department of Housing Preservation and Development (HPD) would be able to prepare and submit the initial report on the 2005 HVS to the City Council by the legally mandated due date. Under these circumstances, the Census Bureau discontinued the reweighting work in late 2004 and informed HPD that it would resume the work after the 2005 HVS was completed. Consequently, our initial work on the 2002 report was suspended for about 18 months, as we expected that the Census Bureau would provide the reweighted data from the previous HVSs. In addition, the Census Bureau's and our Division's making the 2005 HVS the top priority further delayed completion of the 2002 Report for another several months.

In December 2004, the Census Bureau advised us to use in a scientifically disciplined manner, percents, means, and medians, not absolute numbers, from the 1999 and previous HVSs in comparing those data with data from the 2002 HVS for the 2002 HVS Report. Upon my request, the Census Bureau reviewed all tables and text in the report. Throughout this process, Howard A. Savage (Chief of the Financial and Market Characteristics Branch), Robert Callis (Survey Statistician), and Pete Fronczek (former Chief of the Financial and Market Characteristics Branch) of the Census Bureau provided me with thorough comments that helped me improve the reliability of the HVS data and data analyses covered in the report. Alan Friedman (Survey Statistician) and Bob worked on the preparation of the technical documents that are included in the report as appendices. Cartographers at the Geography Division of the Census Bureau provided all maps covered in the report. With their painstaking efforts, the report includes many analytic maps, particularly those that geographically identify areas with high concentrations of unique housing and household situations.

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Despite the efforts of all of the above, any irregularities, limitations, or errors that may still exist in this report must remain entirely my own.

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Housing New York City, 2002: Report Summary

Introduction

This summary highlights important findings of this report. The primary purpose of this summary is to enable readers to acquire quickly an overview of the salient prevailing issues the New York City housing market has faced. Findings of each substantive chapter of this report are summarized in the following sections.

Residential Population and Households

Population Growth

The population in the HVS report is the household population—that is, the population in residential units—and it excludes people living in group quarters, other types of special places, and those living on the streets.

New York City is the largest and one of the fastest-growing cities in the United States. The City's population grew by 686,000, or 9.4 percent, between 1990 and 2000, while other cities—such as Buffalo, Rochester, and Syracuse in New York state and Philadelphia, Detroit, and Baltimore in the middle-Atlantic and the mid-west—lost sizeable amounts of population.

The Census Bureau's population estimate for New York City on July 1, 2000, was 8,018,000, and the equivalent estimates at the same time in 2001 and 2002 were 8,068,000 and 8,091,000 respectively. The City was not only the largest city in the country in 2000, but it was also still growing steadily.

According to the Census 2000, the population increased by 17 percent in Staten Island, 14 percent in Queens, and 11 percent in the Bronx between 1990 and 2000. In Brooklyn and Manhattan the population increased by 7.2 percent and 3.3 percent respectively.

Spatial Variation of the Population

In 2002, Brooklyn had the largest share of the City's population, followed by Queens, Manhattan, the Bronx, and Staten Island. In Brooklyn, 2.5 million, or three in ten of the people in the City, were housed, while Queens captured 2.2 million, close to another three in ten of the City's population. Almost two in ten of the City's population, or 1.5 million people, resided in Manhattan. In the Bronx, 1.3 million people resided, about one in six of the City's population. In Staten Island, the least populous borough in the City, one in twenty people in the City, or 449,000 people, were housed.

Racial and Ethnic Variation of the Population

New York City is not only the largest city in the country and still fast-growing; it is also racially and ethnically one of the most diverse in the United States. In 2002, the white non-Hispanic population was 2,927,000, or 37 percent of the total population in the City. The Hispanic population—Puerto Rican and non-Puerto Rican Hispanics together—captured the second-largest share of the City's population, 2,087,000 or 26 percent, with Puerto Ricans numbering 742,000 (9 percent) and non-Puerto Rican Hispanics numbering 1,345,000 (17 percent). The number of the black/African American non-Hispanic population was 1,975,000, accounting for 25 percent of the population in the City. The Asian population was 903,000 or 11 percent of the City's population in 2002.

In 2002, the white population still constituted the largest racial and ethnic group in the City. However, the racial and ethnic diversification in the City widened over the years. The proportion of the white population has progressively descended from 41 percent in 1991 to 38 percent in 1999 and to 37 percent in 2002. The proportion of blacks also declined from 27 percent to 26 percent and 25 percent respectively in the same three survey years. The proportion of Puerto Ricans also experienced a decrease: from 11 percent to 10 percent to 9 percent respectively.

Non-Puerto Rican Hispanics' share has kept going up, from 12 percent in 1991 to 14 percent in 1996 and to 17 percent in 2002. This pushed Hispanics' (including Puerto Ricans') share of the City's population past blacks' since 1999, despite the continuous downward drift of Puerto Ricans' share. Asians have also been capturing a growing share of the City's population, going from 7 percent to 9 percent to 11 percent respectively.

Spatial Variation of Racial and Ethnic Groups by Borough

In 2002, almost one-third of whites in the City lived in Brooklyn, while a quarter each lived in Queens and Manhattan. In Staten Island, where only one in twenty of the City's total population lived, one in ten of the white population lived. The proportion of whites in the Bronx was disproportionately small: one in fifteen.

More than two-fifths of blacks in the City lived in Brooklyn in 2002, while two-fifths lived in either Queens (23 percent) or the Bronx (22 percent). Manhattan's share of blacks was only a little more than one in ten, while Staten Islands' share was only one in fifty.

In 2002, Puerto Ricans were disproportionately over-represented in the Bronx. Two-fifths of the City's Puerto Ricans lived in the borough, while the remainder lived mostly in Brooklyn (27 percent), Manhattan (16 percent), or Queens (13 percent).

Non-Puerto Rican Hispanics were greatly over-represented in two boroughs: the Bronx and Queens in 2002. A quarter of them lived in the Bronx, while more than three in ten lived in Queens. One in five non-Puerto Rican Hispanics were in Manhattan.

Half of Asians in the City clustered in Queens. Two-fifths lived in Brooklyn (23 percent) and Manhattan

(18 percent). The proportions of Asians in the Bronx and Staten Island were disproportionately small: a little more than one in twenty and one in fifty respectively.

Educational Attainment of the Population

The level of educational attainment in the City has improved considerably. Between 1993 and 2002, the proportion of individuals who had at least graduated from high school increased over the nine-year period, from 75 percent in 1993 to 78 percent in 2002. The improvement was experienced by every major racial and ethnic group, except for Asians. When educational attainment is measured by the percentage of individuals who have graduated from college, New Yorkers made a substantial improvement from 24 percent in 1993 to 30 percent in 2002.

Whites were the best educated. Applying the measure of "at least a high school graduate," blacks' educational attainment was second; applying the measure of "at least a college graduate," Asians' educational attainment was second.

Applying both the lower and higher educational attainment measures, both Puerto Ricans' and non-Puerto Rican Hispanics' educational attainment improved during the nine-year period between 1993 and 2002.

Individuals in owner households had substantially higher educational attainments than those in renter households. Of individuals in owner households, 84 percent had finished at least high school and 35 percent had graduated at least from college. The corresponding educational attainments among individuals in renter households were 74 percent and 28 percent respectively.

Spatial Variations of Households

In 2002, the number of households in the City was 3,005,000. Brooklyn was the largest borough, capturing the largest share of the City's households: 880,000 households or 29 percent of all households in the City. Queens, where 784,000 households or 26 percent of the City's households resided, was the second largest borough. Manhattan was third largest with 720,000 households or 24 percent of the City's households. In the Bronx, 463,000 households, or 15 percent of the City's households, resided, which amounts to a little more than half of the households in Brooklyn. Staten Island, which is the least populous borough in the City, captured 159,000 households, or five percent of the households in the City.

Racial and Ethnic Variations of Households

As the proportion of the white population has decreased in recent years, their corresponding share of all households has consequently declined from 46 percent in 1999 to 44 percent in 2002. However, compared to their proportion of the City's population, whites, whose household size was smaller than the average household size in the City, still captured a much higher proportion of households compared to their proportion of the population: 44 percent of households versus 37 percent of population.

During the three-year period between 1999 and 2002, when the non-Puerto Rican Hispanic and Asian population increased, their proportions of the City's population accordingly grew substantially. However, they captured a smaller proportion of households, since their household sizes were substantially larger

than the average household size: 13 percent of households versus 17 percent of population for non-Puerto Rican Hispanics and 9 percent of households versus 11 percent of population for Asians.

Variation of Households by Tenure

New York City is still predominantly a city of renters. Renter households' proportional share in the City has been slowly but steadily declining from 71.0 percent in 1993 to 68.1 percent in 1999 and to 67.3 percent in 2002. However, the overwhelming majority of households in the City, about two-thirds, were still renters. Owner households' relative proportion of all households, that is, the ownership rate, has been climbing progressively during the nine-year period in the City, going from 29.0 percent in 1993 to 31.9 percent in 1999, and 32.7 percent in 2002.

Variation of Households by Tenure and Race and Ethnicity (Ownership Rates by Race and Ethnicity)

In 2002, 32.7 percent of households in the City were owner households. White households had the highest ownership rate, 42.6 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest homeownership rates among the major racial and ethnic households in the City: about 15 percent each, less than half of the city-wide rate. Asian households had the second-highest homeownership rate, 36.0 percent. Black households' homeownership rate was 29.2 percent.

Racial and Ethnic Variation of Households by Rent-Regulation Status

Rent-controlled units mostly serve white households. In 2002, two-thirds of householders in the 59,000 rent-controlled units in the City were white, while about one in seven were black. More than three-fifths of householders in these units were female. The median age of householders in rent-controlled units was 68, with three-fifths of them being 65 years old or older and three-fifths being single-person households. In short, most householders in rent-controlled units were single elderly women.

In 2002, almost two-fifths of households in the 988,000 rent-stabilized units were white, while another two-fifths were almost evenly divided into either black or non-Puerto Rican Hispanic households.

The 11,000 *in rem*, 174,000 public housing, and 64,000 Mitchell-Lama units in the City predominantly served black households in 2002. About half of the households in *in rem* and Public Housing units and more than two-fifths of the households in Mitchell-Lama units were black. Public Housing and *in rem* units also served a great number of Hispanic households: more than two-fifths of the households in *in rem* units were Hispanic and in Public Housing two fifths also were Hispanic: Puerto Rican (29 percent) and non-Puerto Rican Hispanic (11 percent). Mitchell-Lama units also served other racial and ethnic groups: white (29 percent), Puerto Rican (11 percent), non-Puerto Rican Hispanic (8 percent), and Asian (7 percent).

In 2002, households in the 638,000 unregulated units were mostly white or black. More than two-fifths and one-fifth of households in such units were white and black respectively. Another quarter were largely either non-Puerto Rican Hispanic or Asian. The racial and ethnic distribution of households in unregulated units in rental buildings is very similar to that for all unregulated units. But close to three-fifths of households in unregulated units in cooperative and condominium buildings were white.

Household Size (Number of Persons per Household)

Household size serves as a determinant of the need and demand for housing of different sizes, as well as a measure comparing the differentiated needs of various types of households. It also bears a binding relationship with crowding and doubling-up situations in the City. The mean household size for all households in the City—that is, the average number of persons per household—was 2.64, compared to 2.53 persons three years earlier in 1999. The surge in the number of owner households whose household size is larger than that of renter households appears to underlie the increase in average household size. During the same three-year period, the average owner household size increased by 0.19 persons, from 2.63 in 1999 to 2.82 in 2002.

In 2002, one in three of all households (a little more than one in three of renter households and a little more than one in four of owner households) was a one-person household. Conversely, a little more than one in five of all households and of renter households and one in four of owner households were large households with four or more persons. Thus, generally, the size of households in the City is small. However, this generalization needs modification to reflect the growing number of owner households of larger sizes. Consequently, on balance, New York is a city of all sizes of households and, thus, needs to preserve and develop all sizes of units.

Variation of Average Household Size by Race and Ethnicity

In 2002, the average sizes of Asian households and non-Puerto Rican Hispanic households were 3.39 and 3.31 respectively, substantially larger than the average size of all households and other racial and ethnic households. Consequently, the proportional shares of all households by Asian and non-Puerto Rican Hispanic groups were smaller than their respective populations' shares: 8.8 percent versus 11.3 percent and 13.4 percent versus 16.8 percent respectively. Still, the continuous growth of non-Puerto Rican Hispanic and Asian households with larger household sizes generates pressure on the needs and demands for larger units in the boroughs and neighborhoods where these two racial and ethnic households tend to live.

The average household size of white households was the smallest among all racial and ethnic groups in 2002. As a result, their proportional share of households was higher than their proportional share of the population: 44.4 percent versus 37.2 percent. The average household sizes of black and Puerto Rican households did not vary much from that of all households. Because of this, black and Puerto Rican households' proportions closely mirrored their population proportion.

Variation of Average Household Size by Rent-Regulation Status and Type of Ownership

The size of renter households in the City was 2.56 in 2002. Of all households residing in the various categories of rental units, households in *in rem* units were the largest: 2.96. The size of households in *in rem* units was even larger than that of households in unregulated units in renter buildings, 2.86, which was about the same size as the City's owner households, 2.82.

The size of households in Public Housing units, at 2.66 persons, was also larger than the City-wide renter household size. Contrarily, the size of households in rent-controlled units was 1.74, the smallest among those in any type of rental unit in the City. Most of the households in rent-controlled units were single elderly females.

In 2002, the average size of households in conventional owner units was 3.22, the largest size among all types of owner units in the City. The average sizes of households in private cooperative units and in Mitchell-Lama cooperative units were very small, 2.01 and 2.07 respectively, smaller than the average size of households in all types of rental units, except for rent-controlled units. The size of households in condominium units, 2.32, was also smaller than the overall household size in all rental units.

Household Composition: Household Types

Between 1991 and 2002, the share of single adult households increased from 19.7 percent to 21.4 percent, while the share of adult households (households consisting of two or more adults, no minor children, and the householder is 18-61) increased from 23.8 percent to 25.5 percent. Among renter households, both single adult households' and adult households' shares increased much more than they did for all households.

Conversely, the shares of single elderly households and elderly households (a household consisting of two or more adults, and the householder is 62 years old or older) decreased progressively from 12.7 percent in 1991 to 11.6 percent in 2002 and from 11.5 percent to 9.9 percent respectively.

Foreign-Born Households (Determined by the Birthplace of the Householder)

In 2002, New York City was a city of foreign-born households. The proportion of householders in the City who were born outside the United States (including householders born in Puerto Rico) was 49 percent (1,277,000 households). In other words, almost one in every two householders in the City was born outside the United States or in Puerto Rico.

Of householders in the City, the proportion of householders born in Puerto Rico has progressively decreased, while the proportions of foreign-born householders-particularly those born in countries in the Caribbean, Latin America, Europe, Asia, and Africa-all have grown appreciably and have more than compensated for the decrease in Puerto Rican householders during the eleven-year period between 1991 and 2002.

Number of Immigrant Households

Of the 3,005,000 households in the City in 2002, 983,000 or 38 percent of those responding, were immigrant households. However, 371,000 households did not answer the birthplace question, and another 42,000 households did not provide answers to the immigrant questions. Thus, the number of 983,000 immigrant households that the 2002 HVS reports is an underestimate.

Spatial Variations of Immigrant Households

In 2002, seven in ten of the 983,000 immigrant households in the City lived in either Brooklyn (343,000 households or 35 percent of all immigrant households) or Queens (337,000 households or 34 percent). The remaining 303,000 immigrant households were scattered in Manhattan (141,000 households or 14 percent), the Bronx (138,000 households or 14 percent), or Staten Island (25,000 households or 3 percent).

In Queens, more than two-fifths of households (43 percent) were immigrant households in 2002. More than six in ten households were immigrant households in each of the following three sub-borough areas in the borough: 2 (Sunnyside/Woodside), 3 (Jackson Heights), and 4 (Elmhurst/Corona). In Brooklyn, 45 percent of households were immigrant households. In the following two sub-borough areas in the borough, 13 (Coney Island) and 17 (East Flatbush), more than six in ten households were immigrant households in 2002.

Racial and Ethnic Variations of Immigrant Households

Racially and ethnically, New York City is already very diverse. However, immigrant households were even more diverse than all households in the City. In 2002, of the 983,000 immigrant households, close to three-fifths were either white or non-Puerto Rican Hispanic, while the remainder were mostly either black (23 percent) or Asian (20 percent).

Homeownership of Immigrant Households

Of the 983,000 immigrant households in the City in 2002, 304,000 were owner households. Thus, the homeownership rate for immigrant households was 30.9 percent, lower than the homeownership rate of 32.7 percent for all households in the City.

Educational Attainment of Immigrant Households

In 2002, of all householders in the City, 79 percent had finished at least high school, while 34 percent had graduated at least from college. Of immigrant householders that had moved into their current units in the City before 1997, 68 percent had finished at least high school and 25 percent had graduated at least from college. On the other hand, comparable educational attainment levels of those that had moved into their current units recently (between 1997 and 2002), were 75 percent and 30 percent respectively.

Incomes and Affordability of Immigrant Households

In 2001, the median income of immigrant renter households was \$29,200, or 91 percent of the median income of non-immigrant renter households. At the same time, their median contract rent was \$700, the same as that of non-immigrant households. As a result, their median gross rent/income ratio was 30.2 percent, or 2.6 percentage points higher than that of non-immigrant households.

Household Size of Immigrant Households

One-third of all households in the City in 2002 were one-person households, while 28 percent were two-person households, 16 percent were three-person households, and 23 percent were four-or-more-person households in 2002. Compared to this City-wide pattern, the pattern for immigrant household size was reversed. For immigrant households, only a fifth were one-person households, while more than a third were four-or-more-person households. Consequently, the average size of immigrant households was considerably larger than that of all households: 3.21 versus 2.64. Immigrant households were larger households and experienced consequential housing problems typical of larger households, particularly crowding.

Housing and Neighborhood Conditions for Immigrant Households

Housing and building conditions, as well as neighborhood conditions, for immigrant households were slightly poorer than they were for all renter households. Of rental units occupied by immigrant households in 2002, 11.7 percent were in buildings with one or more building defects and 4.7 percent had five or more maintenance deficiencies, compared to 10.0 percent and 4.0 percent respectively for all renter units. At the same time, 65.6 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as good or excellent, while 69.1 percent of all renter households did.

Crowding Situations and Doubled-Up Households with Sub-Families and Secondary Individuals for Immigrant Households

The crowding situation for immigrant households was critical. In 2002, the incidence of crowding for immigrant renter households was about double that of all renter households in the City: 20.0 percent of immigrant households were crowded, and 7.4 percent were severely crowded, compared to 11.1 percent and 3.9 percent respectively for renter households as a whole. Immigrant renter households' higher crowding rate than all renter households was mostly a consequence of immigrant households' larger household size than all households, since crowding is a typical phenomenon of larger households.

Of immigrant renter households in 2002, 44,000, or 6.5 percent, were doubled up with sub-families and 36,000, or 5.3 percent, with secondary individuals. Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 3.7 percent and 5.8 percent respectively.

Recently Moved Households

The housing requirements of households that have recently moved (less than 5 years ago) into their current residences in the City from different places—such as from outside the country, or from other places in the country, or from other places within the City—are different. In 2002, three-fifths of recent-movers from abroad reported that they had moved for job- or family-related reasons, while close to a quarter said that they had moved for housing- (17 percent) or neighborhood-related (6 percent) reasons. On the other hand, close to one in two of recent movers from within the U.S., excluding the City, reported that they had moved for job-related reasons (45 percent), while a quarter cited housing (16 percent) or neighborhood (10 percent) as the reason for their moves. However, of recent movers within the City, more than two-fifths said that they had moved for housing- (33 percent) or neighborhood-related (11 percent) reasons, while a little more than a third said that they had moved for family-related reasons.

Spatial Variations of Recent Movers

In 2002, one in two of recent movers from other places in the U.S. moved to Manhattan, while a little more than a third moved into either Brooklyn (22 percent) or Queens (15 percent). They were heavily concentrated in the lower and middle parts of Manhattan and the western and southern parts of Brooklyn.

Homeownership of Recent Movers

In 2002, about two-thirds of the households in the City were renter and one third owner. Contrary to this occupancy pattern by tenure of all households, the overwhelming preponderance of recent movers were

renters: 95 percent of recent movers from outside the USA, 87 percent of recent movers from other places in the USA, and 77 percent of those from other places within the City were renters. As a result, compared to the City-wide ownership rate of 32.7 percent, the ownership rates of these three recent-mover groups were unparaleledly low: 5.4 percent, 12.8 percent, and 23.4 percent respectively.

Variations of Educational Attainment of Recent Movers

Of householders who were recent movers, those who moved into their current residences from other parts of the United States outside the City were the best educated: in 2002, seven in ten of them had graduated at least from college. In terms of this higher educational attainment, householders who had moved into their current residences from within the City had the lowest level: only one-third had graduated from college.

Economic Variations of Recent Movers

Among recent-mover groups, those from other parts of the United States, excluding the City, had the highest incomes in 2001. Their median income was \$58,000—that is, \$19,000, or almost 50 percent, more than the median income of all households in the City. However, among recently-moved owner groups, those from outside the United States had the highest income: \$87,000.

The labor-force-participation rate for all recent-mover groups as a whole was very high compared to all individuals in the City. In 2002, 81.4 percent of the individuals in recently-moved households participated in the labor force, compared to the city-wide overall rate of 68.3 percent. Particularly, for those who had recently moved into their current residences from other parts of the United States (excluding the City), who were the best educated, the rate was remarkably high: 84.5 percent, or 16.2 percentage points higher than the city-wide rate.

Recent-Movers by Household Types

The dominant proportion of households that had recently moved into the City from outside the USA was one of the two adult household types: adult households (42 percent) and adult households with children (33 percent). On the other hand, four-fifths of recent movers from other places within the USA were either single adult households (41 percent) or adult households (40 percent).

Doubled-Up Households (Sub-Family and Secondary Individual Households)

The 2002 HVS reports that 120,000 households, or 4.0 percent of all households in the City, contained a sub-family. In addition, 134,000 households, or 4.5 percent of all households, contained a secondary individual. Together there were 254,000 doubled-up households in the City in 2002.

The crowding rate (more than one person per room) for doubled-up renter households was 43.7 percent, four times the crowding rate for all renter households in the City in 2002. Of doubled-up renter households, 15.5 percent were severely crowded (more than 1.5 persons per room). This was also four times the comparable proportion for all renter households.

Of the heads of households containing sub-families, three-fifths were immigrant householders, while, of the heads of households containing secondary individuals, more than a third were immigrant householders. Doubled-up households, particularly those containing sub-families, are typical of immigrant households. Many immigrant households hosted hidden households. Almost two-thirds of renter households containing sub-families were immigrant households, while close to two-fifths of households containing secondary individuals were headed by an immigrant householder. Sub-families and secondary individuals were a typical phenomenon of immigrant households.

Number and Characteristics of Sub-Families and Secondary Individuals

In 2002, altogether there were 436,000 hidden households in the City: 170,000 sub-families and 266,000 secondary individuals.

Of the 170,000 sub-families in 2002, 106,000, or 62 percent, were in renter households. The median income of these sub-families in renter households was only \$12,000, which was just 39 percent of the median income of all renter households in the City in 2001.

Crowding was an extremely serious housing problem for renter sub-families: of the 106,000 renter sub-families, 47 percent or 50,000 were crowded and 17 percent or 18,000 were severely crowded. Renter sub-families were also very poor. Of crowded renter sub-families, more than seven in ten (37,000) had incomes below \$20,000 in 2001. Of severely crowded renter sub-families, eight in ten (14,000) had incomes below \$20,000 in 2001.

Of all 236,000 secondary individuals in renter households, 14.8 percent were crowded, while 7.7 percent were severely crowded in 2002. Secondary individuals in crowded renter households were poor: almost seven in ten of them had incomes of less than \$20,000 in 2001.

Number and Characteristics of Poor Sub-Families and Secondary Individuals in Crowded Renter Households

In 2001, 37,000 sub-families in renter households had incomes below \$20,000 in 2001 and were crowded. The median income of these sub-families was a mere \$5,000, a negligibly low 16 percent of the median income of all renter households in the City in 2001. Of these 37,000 sub-families, 39 percent received public assistance, and an overwhelming two-fifths were not in the labor force. Major reasons for their not being in the labor force included family/childcare (36 percent), retired (27 percent), poor health (20 percent), and school (12 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 5.8. Of these poor sub-families in crowded renter households, more than half were single-female-parent sub-families and also more than half of the heads of these sub-families did not finish high school.

In 2002, of the 37,000 poor sub-families in crowded renter households, 8,000 were hidden in very poor and crowded renter households with very high rent burdens, paying more than 50 percent of their incomes for rent. The median income of these sub-families was appallingly low, \$4,800; and the rent/income ratio of the doubled-up households containing these sub-families was 70.1 percent. Judging from the extremely low incomes of the host households and sub-families and the already extremely serious rent burdens the host households bear, it is obviously very hard for host households and sub-families to

continuously spend such an unbearably high proportion of their income for rent. At the same time, each of these very poor host households and sub-families alone apparently cannot afford their own housing units. Thus, without substantial financial assistance from either public or private entities, not only these sub-families but also the host households are at risk of homelessness if any situations force them to become separated.

Previously Homeless Households

In 2002, 41,000 people in 32,000 households told the Census Bureau that they had come from a homeless situation within the past five years where they were homeless because they could not afford their own housing. Four-fifths of them were primary families or individuals. In other words, the vast majority lived in their own units: they were not sub-families or secondary individuals in another household. This is a very encouraging finding.

However, the median income of these previously homeless individuals was extremely low, a mere \$7,600, only 25 percent of the median income of renter households in 2001. Only 53 percent of them had finished at least high school, and 32 percent of them were unemployed, while 78 percent of individuals in the City as a whole had that level of educational attainment and only 8.7 percent were unemployed in 2002.

Even with such a low income, two-thirds of them contributed their incomes to the incomes of their households. However, even with such contributions, the households' median income was just \$12,000, only 31 percent of the median income of all households in the City in 2001. Almost nine in ten of such households were renters, and these renters paid 46 percent of their incomes for gross rent, compared to 28.6 percent for all renter households in the City in 2002. More than half of these households received some type of rent subsidy. Despite paying such a high proportion of their income for rent, 18.2 percent of such households were crowded, compared to 11.1 percent for all renter households in the City. Their housing and neighborhood conditions were unparalleledly poor compared to the overall conditions of housing units and neighborhoods where average New Yorkers lived. A quarter of these households lived in physically poor housing units, compared to 7 percent of all households. Sixteen percent of these households lived in units on streets with boarded-up buildings, while only 8 percent of all households lived in such units. Moreover, only half of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while three-quarters of all households in the City gave their neighborhood conditions such a rating.

In short, most previously homeless individuals were very poor, the rents their households paid were unbearably high compared to their household incomes, and yet many of them lived in crowded and physically poor units located in physically distressed neighborhoods. Thus, they were in situations with a serious proclivity that could make them homeless again.

Household Incomes in New York City

Growth of Household Incomes

The incomes of New Yorkers increased remarkably over the three years from 1998 to 2001, despite the

negative economic impacts of the national tragedy that occurred at the World Trade Center on September 11, 2001. For all households, the median household income in current dollars grew by 18.2 percent, from \$33,000 to \$39,000, or by an annual compound rate of 5.7 percent. The growth rate of household income outpaced the inflation rate of 7.8 percent during the three-year period. Consequently, real household income grew by 9.7 percent, or by an annual compound rate of 3.1 percent. This is back-to-back growth in real income for New Yorkers. The real growth rate in this three-year period was much higher than the equivalent rates in the previous two periods, the 1992-1995 period and the 1995-1998 period, and was more than double the growth rate in the 1995-1998 period, according to the 2002 and previous three HVSs.

Changes in Household Incomes

The growth of median income for renters and owners each also exceeded the inflation rate during the three-year period between 1998 and 2001. Renters' income increased by \$5,000, or by 19.2 percent. In constant dollars, renters' incomes grew by an annual compound rate of 3.4 percent. During the same period, paralleling the increase in the income of renters, owners' income increased by \$7,000, or by 13.2 percent. After adjusting for inflation, owner income grew by an annual compound rate of 1.7 percent.

Judging from data on median household income disaggregated by income quintile (approximately 600,000 households), using 2001 dollars, it is apparent that New Yorkers' incomes improved substantially for all levels, mirroring the city-wide increase, except for the very bottom one. The growth rates for the top, the middle, and the second-lowest income quintiles were all about equivalent to the overall city-wide growth rate of 9.7 percent in constant dollars in 2001, while the rate for the second-highest income quintile grew by 7.2 percent. Contrarily, the growth for the lowest quintile was inappreciably small, a mere 2.3 percent. There was a more serious income squeeze at the bottom of the income ladder, which would further restrict poor households from improving their housing by moving up the affordability ladder in the City's inflationary housing market during the three-year period.

A large number of households in the City are poor and the disparity in household income between the rich and the poor in the City is enormous. In 2001, the median income of the 600,000 households in the lowest income quintile was troublingly low: only \$7,500, or only 6 percent of the median income of \$118,000 for households in the highest income quintile. The paucity of absolute dollars available to poor households and its concomitant impact on their ability to afford decent housing need little elaboration.

The disparity gradually descended as the level of income ascended, but still remained substantial, even at the middle quintile. In 2001, the median income of the second-lowest quintile was \$20,400, which was still a mere 17 percent of the median household income of households in the highest quintile. The median income of the 600,000 households in the middle quintile was \$38,000, more than five times the median income of \$7,500 for households in the lowest income quintile but still only about a third of the median household income of households in the highest quintile.

The median income of the households in the second-highest quintile was \$62,500 in 2001, which was more than eight times the median household income of the lowest quintile but only a little more than half of the median household income of households in the highest quintile.

The income gap between the poor and the rich was more seriously exacerbated in 2001 than three years earlier in 1998, since the income of the rich (households in the highest quintile) increased by 10 percent, while the income of the poor (households in the lowest quintile) increased by a mere 2 percent.

In 2001, seven in ten households in the lowest income quintile did not have any workers, compared to about a fifth of all households in the City with no workers. On the other hand, almost no households in the top quintile and less than one in twenty households in the second-highest quintile had no workers. Instead, almost a fifth of households in the top quintile had three or more workers, while almost no households with such a large number of workers were in the lowest group. Earnings were the principal source of household income; and the more workers in a household, the higher the household income.

Distribution of Household Income

In 2001, a preponderant number of households in the City were very poor, while a relatively smaller but still significant number were rich. Specifically, 852,000 households, or close to three in ten of all households in the City, had incomes below \$20,000 in 2001, while 429,000 households, or one in seven of all households in the City, had incomes of \$100,000 or more.

The city-wide pattern of income distribution was repeated, although amplified, in the distribution for renters. Among owners, the pattern was inversed: one in six owner households were low-income households with incomes less than \$20,000, while a quarter were high-income households with incomes of \$100,000 or more.

The growing pattern of decreasing low-income households and increasing middle- and upper-income households became more distinctive in 2001 than in 1998, as the proportion of rich households with incomes of \$100,000 or more increased by 2.4 percentage points to 14.3 percent, while the proportion of poor households with incomes below \$20,000 decreased by 3.2 percentage points.

Distribution of Household Incomes by HUD Income Classification

The income distribution by the U.S. Department of Housing and Urban Development's (HUD's) Section 8 program income limits for each income level in January 2002 confirms that a preponderance of households in the City were poor. Of the total of 3,005,000 households in 2002 (renter and owner households together), 1,102,000 households, or 37 percent, were very-low-income households, with 2001 incomes less than \$31,400, or 50 percent of the adjusted four-person median family income in the New York, NY, Primary Metropolitan Statistical Area (PMSA). Included in this number were 702,000 households, or 23 percent of all households, that were extremely-low-income households with incomes below \$18,850, or 30 percent of the PMSA income for a family of four. Another 528,000 households, or 18 percent of all households, were other low-income households with incomes greater than \$31,400 up to \$50,250, or between 51 and 80 percent of the PMSA income. More than one in every two households in the City was a low-income household.

In addition, 198,000 households, or 7 percent of all households, were moderate-income households with incomes greater than \$50,250 up to \$59,650 or between 81 and 95 percent of the PMSA income for a family of four.

Housing Needs of Low-Income Areas

Poor households with incomes less than or equal to 50 percent of the HUD median family income for the PMSA were concentrated in certain geographically identifiable neighborhoods. The geographical concentration of such poor households and related unique household and housing unit situations create a

set of neighborhood effects with serious impacts on housing and related needs of residents in the neighborhoods. The Census Bureau has identified four areas of high concentrations of poor households. The four poor areas are (1) the South Bronx area that covers whole or significant portions of sub-borough areas 1, 2, 3, 4, 5, and 7; (2) the northern Manhattan area that covers sub-borough areas 7, 8, 9, and 10; (3) the lower eastern Manhattan area that covers Chinatown; and (4) the central Brooklyn area that includes whole or significant portions of sub-borough areas 1, 3, 4, 8, 9, 11, 12, 13, 14, 15, and 16.

In the four low-income areas, rent/income ratios were higher than the city-wide ratio. Even though renters bore high rent burdens, conditions of housing units, buildings (in the South Bronx area and the lower eastern Manhattan area), and neighborhoods (in the northern Manhattan and central Brooklyn areas) were significantly poorer compared to conditions city-wide. In addition, the areas' crowding situations (in the South Bronx, the lower eastern Manhattan, and the central Brooklyn areas) were worse than the city-wide situation.

Urgent housing needs in these four low-income areas in the City warrant efforts to improve the conditions. In addition, the areas' crowding situations should also be alleviated. However, since incomes of households in the areas are very low, it is extremely difficult for households to find better or larger housing units in better neighborhoods in the City, since vacant available rental units that poor households could afford were extremely scarce. The rental vacancy rate for units with asking rents of less than \$700 was a mere 1.47 percent in 2002. Consequently, any prudent efforts to meet the areas' housing and related needs should begin with an adequate understanding of the residents' affordability.

Changes in Median Household Income by Borough

In the Bronx, the median household income for all households increased by 9.7 percent, between 1998 and 2001, from \$23,700 to \$26,000. In Brooklyn, the rate of income growth for all households was 8.9 percent to \$33,800.

In Manhattan, the growth rate of the income of all households was 12.3 percent, considerably higher than the City's equivalent rate between 1998 and 2001. In Queens, the growth rate of all household incomes was 7.4 percent, considerably lower than the corresponding rate for the City as a whole. In Staten Island, where the income of all households was the highest of the five boroughs, the median income declined by 1.6 percent to \$53,000 during the three years.

Distribution of Household Incomes by Borough

In the City, close to three in ten households had extremely low incomes below \$20,000 in 2001. Another three in ten had low incomes at or above \$20,000 but below \$50,000. At the same time, a little more than a quarter had moderate and middle incomes between \$50,000 and \$99,000. The remaining one in seven households had high incomes of \$100,000 or more. Of these households at the top of the income scale, 4.1 percent had incomes of \$175,000 or more in 2001. The pattern of household income distribution in Brooklyn was close to that of the City as a whole, except that there were more extremely-low- and low-income households and fewer high-income households in Brooklyn.

In the Bronx, where the median household incomes were the lowest among the boroughs in the City, the preponderant proportion of households, four in ten in 2001, were extremely poor, with incomes below \$20,000. In addition, a little more than a third had low incomes, at or above \$20,000 but below \$50,000. Conversely, a substantially small proportion of households, a fifth, had moderate and middle incomes

between \$50,000 and \$99,999. Extremely few, only one in twenty, had an income of \$100,000 or more. In the Bronx the income distribution skewed sharply towards the low-income household groups.

The South Bronx was the poorest area in New York City. In 2001, the median household incomes in sub-borough areas 1 (Mott Haven/Hunts Point) and 2 (Morrisania/East Tremont) in the South Bronx were \$14,700 and \$14,000 respectively, only 37.8 percent and 35.9 percent of the median household income of \$39,000 for the City as a whole.

Household income distribution in Manhattan was relatively flatter among low-, moderate-, middle-, and high-income groups than in the City as a whole or any of the other four boroughs. There were more rich households in the borough compared to the other boroughs. In Manhattan, a little more than a quarter of households each had extremely low incomes of less than \$20,000 or high incomes of \$100,000 or more. In the borough, an unparalleled proportion of households, more than one in nine, had the highest incomes of \$175,000 or more. Consequently, a comparatively lower proportion of households had incomes in the low, moderate, and middle levels: only about a quarter each had incomes between \$20,000 and \$49,999 and between \$50,000 and \$99,999 in 2001. The household income in East Harlem (sub-borough area 9 in Manhattan) was very low: \$18,000, or 46.2 percent of the city-wide median household income of \$39,000 in 2001.

The income distribution in Queens looked roughly like a normal curve in 2001. In the borough, a little more than a fifth of all households had extremely low incomes below \$20,000, while a third had low incomes between \$20,000 and \$49,999. Almost a third had moderate and middle incomes between \$50,000 and \$99,999. On the other hand, only one in eight had high incomes of \$100,000 or more. The income distribution in Staten Island also showed a sort of normal curve, with the highest proportion of moderate- and middle-income households among the boroughs in the City.

Median Household Incomes by Rent-Regulation Status

The real median household income of all renter households in 2001 was \$31,000, an increase of 10.6 percent from \$28,000 in 1998. Households in Public Housing were the poorest, with an appallingly low income of \$12,000, which was only 39 percent of the median income of all renters in the City in 2001. The income of households in *in rem* units was \$17,600, the second lowest among renter households in all rent-regulatory categories in 2001. Their income was only a little more than half of the income of all renter households. The income of households in rent-controlled units was \$20,400 in 2001. Their income was the third lowest and only about two-thirds of the income of all renters in the City. Public Housing units, *in rem* units, and rent-controlled units protect the economically very vulnerable New Yorkers by providing very affordable housing.

The median income of households in Mitchell-Lama rental units was \$25,600 in 2001. The income of households in rent-stabilized units as a whole was \$32,000, not much higher than the median income of all renters. But the income of households in rent-stabilized units in buildings built in 1947 or later was \$36,000, which was 16.1 percent higher than the overall income of all renters. On the other hand, the income of those in rent-stabilized units in buildings built before 1947 was \$31,000, the same as the income of all renters in the City.

Households in unregulated units in cooperative and condominium buildings had the highest income at \$50,000 in 2001. This was 61 percent higher than the income of all renter households in the City and 30 percent higher than that of unregulated households in rental buildings. The income of households in unregulated units in rental buildings was the second highest at \$38,400.

The median income of renter households who moved into their current units from January 1999 through the end of June 2002 was higher than the income of renter households that moved into their current units before 1999. Household incomes in rent-stabilized units as a whole and in pre-1947 rent-stabilized units were both 17 percent higher than the incomes of long-term occupants. On the other hand, the income of recently-moved households in post-1947 rent-stabilized units was 26 percent higher than that of long-term occupants in those units. The income of recently-moved households in unregulated units as a whole was 18 percent higher than that of long-term occupants in such units. The difference in unregulated units in rental buildings was very similar to that in all unregulated units. However, the income of recently-moved households in unregulated units in cooperative and condominium units was 28 percent higher than that of long-term occupants in such units.

Distribution of Household Incomes by Rent-Regulation Status

A third of rental units in the City served households with incomes below \$20,000; another third served those with incomes between \$20,000 and \$49,999 in 2001. Over a fifth served households with incomes between \$50,000 and \$99,000, while the remainder, close to one in ten, served households with incomes of \$100,000 or more in 2001. Rent-stabilized units served all income groups, similar to all rental units. Unregulated units also served households at all levels of income.

Public Housing, rent-controlled, and *in rem* units all served mostly poor and moderate-income households. More than half of *in rem* households were extremely poor, with incomes of less than \$20,000, and three-quarters were very poor, with incomes below 50 percent of the HUD area median income for their household size, compared to 44 percent of all renters. Two-thirds of the households that lived in Public Housing units were extremely poor with incomes of less than \$20,000 in 2001. Every one of two households in rent-controlled units was also extremely poor.

Mitchell-Lama units mostly served very low-, low-, moderate-, and middle-income households. Two-fifths of the households in Mitchell-Lama units had incomes below \$20,000, while another two-fifths had incomes between \$20,000 and \$49,999 in 2001.

Racial and Ethnic Variation of Household Incomes

The median annual income of all households (renters and owners combined) was \$39,000 in 2001. Whites' median income was \$50,400, the highest among all the major racial and ethnic groups. Asians' income was \$40,000, only 79 percent that of whites. The incomes of blacks and non-Puerto Rican Hispanics were \$32,000 and \$30,000, only 63 percent and 60 percent respectively of whites' income. Puerto Ricans' income was extremely low, \$22,000, a mere 44 percent of the income of whites and 56 percent of the income of all households in 2001. With the sheer paucity of the absolute dollar amount of their income, the seriousness of Puerto Rican households' housing requirements needs little elaboration.

Changes in Household Income by Race and Ethnicity

During the three years from 1998 to 2001, the median real income of all households increased by 9.7 percent to \$39,000. In the three years, the real income for non-Puerto Rican Hispanics surged sharply by 16 percent, amounting to \$30,000 in 2001. However, their income still remained the second-lowest among the major racial and ethnic groups, as in 1998. The real incomes of white and black households also increased, albeit at a rate lower than the rate of increase for all households, by 8.8 and 6.0 percent to \$50,400 and \$32,000 respectively. On the other hand, income for Asian households declined markedly

by 7.2 percent to \$40,000; but their income was still the second highest after whites in 2001. The real income of Puerto Rican households declined by 1.9 percent to \$22,000, the lowest of any racial and ethnic group.

In 2001, of all households, 28 percent had incomes below \$20,000 and 31 percent had incomes between \$20,000 and \$49,999. Over a quarter (26 percent) had incomes between \$50,000 and \$99,999, while the remainder of all households, 14 percent, had incomes of \$100,000 or more. Compared to the income distribution of all households considerably higher proportions of white households were in the middle- and higher-income categories of \$50,000 - \$99,999 and \$100,000 or more while substantially higher proportions of Puerto Rican and non-Puerto Rican Hispanic households were in the lowest and moderate income categories of less than \$20,000 and \$20,000 - \$49,999. On the other hand, the distribution of black households falls between that of whites and the two Hispanic groups, while Asian households' income distribution mirrors that of all households in the City.

Household Income by Household Size

The positive relationship between household size and household income level held true in 2001: the larger the household, the higher the household income. The primary reason for this relationship is that the larger the household size, the more workers in the household; the more workers in a household, the higher the earnings, which were the primary sources of income for most households.

Household Income by Number of Employed Persons

Within each racial and ethnic group, households with a larger number of employed persons have higher incomes. However, when each racial and ethnic group's median income and number of employed persons in the household are compared, substantial variations in relationships are revealed. The average number of employed persons in Asian households was 1.58, the highest of any racial and ethnic group, followed by 1.52 for non-Puerto Rican Hispanic, 1.25 for black, 1.14 for white, and 1.04 for Puerto Rican households. But the median income of Asian households was \$40,000, the second-highest after that of white households, \$50,400, who had the second-lowest average number of workers. The incomes of other racial and ethnic groups were also not distributed in accordance with the rank-order of the average number of employed persons in their households.

In 2001, the median income of white households with three or more employed persons was \$122,000, the highest of any racial or ethnic group with the same number of employed persons, followed by \$75,900 for black, \$75,000 for Puerto Rican, \$70,000 for Asian, and \$64,000 for non-Puerto Rican Hispanic households. The different income levels for each racial and ethnic household group with the same number of employed persons mean that the reason why the household income of a particular racial or ethnic group was higher than that of another group was that the average amount of earnings of the former was higher than that of the latter.

Individual Incomes by Race and Ethnicity, Educational Attainment, and Employment

Of individuals who had full-time jobs, the median income of Puerto Ricans was \$28,000, only 56.0 percent that of whites. However, the income of Puerto Rican individuals who had completed at least college and had full-time jobs was \$34,000, or 67.5 percent that of whites with the same level of education.

The income of blacks and Asians who had post-college work and full-time jobs was the same, \$50,000, or 66.7 percent of whites' equivalent income. The number of employed persons and the level of their educational attainment are key determinants of the level of household income. Therefore, efforts to improve individuals' educational attainment are critically important in upgrading the level of their households' ability to afford housing, since finding jobs in the City that pay earnings high enough to pay housing costs in the City's inflationary housing market, definitely requires higher educational attainment or highly specialized knowledge and skills.

Income Variations by Household Types

The overall median household income in the City was \$39,000 in 2001. Adult households (households of two or more adults with no children and a householder of younger than 62 years of age) had median incomes of \$60,000, the highest of any household type in 2001. Their incomes were \$21,000, or more than 50 percent higher than that of all households in the City. Adult households with minor children had the second-highest income, at \$48,100. Household incomes of the remaining four types of households were below the income of all households in 2001. The income of single adult households was \$36,600 in 2001, while the income of elderly households was \$30,400.

The 2001 income of single adult households with minor children was extremely low, \$17,600. Their income was the second lowest among all household types, and only 45 percent of the income of all households in 2001. With such a low amount of financial resources, their serious problems with housing affordability need little elaboration.

The income of single elderly households was a troublingly low \$11,000 in 2001, the lowest income² of all household types and a mere 28 percent of the median income of all households. After paying for food, their financial resources might be almost exhausted, so that they might not have adequate resources left to improve their current housing conditions or improve their housing by moving up the housing-cost ladder.

Poor Households and the Poverty Rate

In 2001, 525,000 households, or 17.5 percent of all households, lived below the poverty level in the City. This was a decrease of 1.2 percentage points from 18.7 percent in 1998.

The poverty rate for whites was only 11.2 percent, the lowest of all groups. Asians' rate was 18.1 percent, the second lowest in 2001. The poverty rates for the balance of the racial and ethnic groups were conversely higher than that for all households. The rate for blacks was 19.4 percent, 1.9 percentage points higher than the city-wide rate. On the other hand, the rates for the two Hispanic groups-particularly for Puerto Ricans-were disproportionately higher than the city-wide overall rate. The rate for Puerto Ricans was 33.6 percent, almost double the city-wide rate, and the highest of any racial and ethnic group in 2001. The poverty rate for non-Puerto Rican Hispanics was 23.7 percent, the second highest among all racial and ethnic groups in 2001.

As the income distribution by household types suggested, the poverty rates for two very-low-income household groups-single elderly households and single households with minor children-were unparalleledly higher than the rate for all households in the City in 2001. The rate for single adult households with minor children, a group that includes many extremely poor single female-headed households with children, was 43.2 percent, which was 2.5 times the city-wide overall rate of 17.5 percent, and the highest of any household type in 2001. The poverty rate for single elderly households, which had the lowest income among all household types, was 37.2 percent, which was the second-highest rate in the City and more than two times the City's overall rate.

Characteristics of Poor Households

Compared to non-poor households, a disproportionately large number of poor households were either single elderly households or single adult households with minor children. Among poor households, a quarter were single elderly, three times the proportion among non-poor households. At the same time, one in six poor households was a single adult household with minor children, which is almost four times the proportion among non-poor households.

An overwhelmingly high proportion of poor households had householders with lower educational attainment compared to non-poor households: 44 percent of poor householders did not finish high school compared to 17 percent of non-poor householders. Among poor households, the proportion of householders who were in the labor market (the labor-force participation rate) was extraordinarily low, only 34 percent, while the comparable proportion among non-poor households was 76 percent.

Poverty in the City is concentrated in single households with a female householder. In 2001, three-fifths of poor households had a female householder. In 2001, there were 777,000 single-female households in the City. These households consisted of the following three household groups: 252,000 single female elderly households (33 percent); 333,000 single adult female households without children (43 percent); and 192,000 single female households with children (25 percent). Of all 777,000 single-female households, a third, or 251,000, were poor. Of single female elderly households and single female households with children, a great proportion—40 percent and 45 percent respectively—were poor.

Only a little over half of the householders of poor single-female households had graduated at least from high school. Only three in ten were in the labor force, and their median household income was an appallingly low \$6,500 in 2001.

Only a little more than two in five (44 percent) of the poor households in the City receive cash Public Assistance.

Cash-Public-Assistance-Recipient Households

In 2002, the percentage of households in the City that received Public Assistance (PA) was 14.1 percent.

The major characteristics of households receiving PA very closely resembled those of poor households; and they were profoundly disparate from those of households not receiving it. The proportion of households receiving PA that were single-adult-with-children households was 17 percent, about three times the proportion of such households not receiving it, only 6 percent. Also, the proportion of households receiving PA that were single-elderly households was 17 percent, compared to 11 percent of such households not receiving it.

Of householders receiving PA, close to half had not finished high school, and only 36 percent were in the labor force. Close to three-fifths of households receiving PA were single-female households. The median income of households receiving PA was a troublingly low \$11,000, only a quarter of the income of households not receiving PA.

Labor Force Participation

The labor force participation rate improved back-to-back by 2.7 percentage points, from 59.2 percent in 1996 to 61.9 percent in 1999 and by another 2.3 percentage points to 64.2 percent in 2002. The city-wide

improvement for these two consecutive periods was mirrored in each of the five boroughs. However, the improvement was the most pronounced in the Bronx, where the labor force participation rate surged tremendously compared to rates for the City as a whole and for the balance of the boroughs. In the Bronx, the rate jumped up by 9.6 percentage points, to 61.4 percent from 51.8 percent, within the six-year period between 1996 and 2002.

Even with a marked improvement in the labor-force participation rate over the six-year period between 1996 and 2002, still, 35.8 percent of individuals in the City 16 years old or older were not in the labor force. This is extremely significant, since these individuals did not have earnings, despite the fact that, in 2002, three-quarters of all households' income in the City came from earnings. Most of these individuals who were not in the labor market, thus, did not contribute to their households' income and, in turn, were unable to help their household's ability to afford housing improvements. Of those who were not in the labor force, almost two-fifths said they were not working because they were retired, while a quarter cited schooling or training as their reason. Another three in ten reported that they were not in the labor force due to family responsibilities/childcare (16 percent) or ill health/physical disability (14 percent).

The labor force participation rate for the economically active age group of 25-54 was over 80 percent, markedly higher than the overall city-wide rate of 64.2 percent and the rates of 54.7 percent for the young age group of 18-24 and 62.2 percent for the 55-64 age group.

The labor-force participation rate was generally consistent across the board for every racial and ethnic group, except for Puerto Ricans and non-Puerto Rican Hispanics. The rates for whites, blacks, and Asians-63.6 percent, 65.9 percent, and 63.4 percent respectively-were in approximate parity with the overall city-wide rate of 64.2 percent. But the rate for non-Puerto Rican Hispanics was 69.3 percent, 5.1 percentage points higher than the city-wide overall rate, while the rate for Puerto Ricans was 54.5 percent, 9.7 percentage points lower than the city-wide rate. Only about one in every two Puerto Ricans 16 years old or older was in the labor force. This finding is very relevant to an understanding of the reasons for the comparatively extremely low income of Puerto Rican households and their high poverty rate.

Of individuals aged 25-54, the higher the level of educational attainment, the higher the labor-force participation rate. Specifically, for individuals in this economically active age group who did not finish high school, the labor-force participation rate was only 70.6 percent. However, the rate rose progressively to 80.4 percent for those who had finished high school, to 83.4 percent for those who had finished some college work, and to 88.7 percent for those who had at least graduated from college. The progressively upward pattern of the labor force participation rate according to the level of educational attainment holds for each racial and ethnic group, including Puerto Ricans, who had the lowest rate among all major racial and ethnic groups.

Employment by Major Occupational Categories

Compared to the general educational distribution of all individuals aged 16 years or older in the City's labor force, those individuals in the top two highest-earnings occupational categories of managerial and professional had significantly higher levels of educational attainment. Only 4 percent and 2 percent respectively of individuals in these two categories did not finish high school. At the same time, 67 percent and 74 percent respectively of individuals in these two categories had graduated at least from college.

In the following lower-paying occupational categories—construction, service, transportation, and production—substantially larger proportions of individuals had significantly lower levels of educational attainment. In the first three of these categories, three in ten individuals did not finish high school. In the production category, the lowest-paying occupational category, three-quarters had a high school diploma or less educational attainment, and more than two-fifths of individuals had not finished high school.

Employment by Major Industrial Groups

Together, government (federal, state, and local governments) and service-oriented industries (education, health and social services; management; trade, entertainment, FIRE, and other services) employed five in six workers in the City, or 3,058,000 New Yorkers. The remaining one in six of the City's workers, or 585,000 people, were employed in either manufacturing or construction (5.7 percent or 208,000 people each), or transportation (4.7 percent, or 170,000 people).

Compared to the city-wide pattern, City individuals employed in the information industry had the highest level of educational attainment: more than three-fifths had at least a college degree. More than half of those in management and FIRE were also at least college graduates. On the other hand, City residents employed in manufacturing and construction had the lowest level of educational attainment. Two-thirds of these individuals had finished only high school or less. More than one-third of those in the manufacturing industry had not finished high school. City residents employed in transportation and other services also had lower educational attainment levels: about three-fifths had finished high school or less.

New York City is a maturing non-manufacturing economy in terms of the numbers of New Yorkers employed in each occupational and industrial category. Most occupational and industrial categories whose average earnings were higher than the city-wide average were knowledge-oriented service industries, which required higher educational attainment or specialized knowledge or skills. Although the real incomes of New Yorkers grew substantially from 1992 through 2001, affordability problems in the City's inflationary housing market remained serious. As the City's economy has still been growing steadily in recent years, New Yorkers' incomes are expected to improve accordingly. However, housing costs, rents or housing prices, particularly in the private market, have also been growing rapidly. In the meantime, as the City's service economy has been further maturing, more jobs, particularly high-paying jobs, in the City will undoubtedly require individuals with higher educational attainment. Thus, it seems fair to reason that improvement in City residents' educational attainment is critically important, not only for the City's economy in general, but also for solidly improving New Yorkers' ability to afford housing. Under these circumstances, it is very encouraging to find that New Yorkers' educational attainment has improved greatly in recent years.

New York City's Housing Inventory

Size of the Housing Inventory

In 2002, the total inventory of residential units in New York City totaled 3,209,000, the largest housing stock since 1965, when the first HVS was conducted. The number and composition of housing units by tenure and occupancy shows that the housing inventory in the City is vast in its number and diverse in its types and characteristics. The housing inventory of 3,209,000 units in the City consisted of

2,085,000 rental units (65.0 percent), 997,000 owner units (31.1 percent), and 127,000 vacant unavailable units (4.0 percent).

Of the 2,085,000 rental units, 2,024,000 units, or 97.1 percent, were occupied, while 61,000, or 2.9 percent, were vacant for rent. At the same time, of the 997,000 owner units, 982,000, or 98.5 percent, were occupied, while the remaining 15,000 units, or 1.5 percent, were vacant for sale.

Since 1993, the expansion in the City's housing supply has been concentrated in the owner rather than in the rental sector. The proportion of rental units in the City's housing inventory has slowly but progressively declined: from 68.5 percent in 1993 to 67.7 percent in 1996, to 66.4 percent in 1999, and to 65.0 percent in 2002. On the other hand, the proportion of owner units has increased commensurately from 27.7 percent to 28.6 percent, to 30.7 percent, and to 31.1 percent respectively during the same nine-year period. However, New York City is still a predominantly rental housing market.

Growth of the Housing Inventory

According to data on newly constructed units provided by the City's Department of City Planning, the number of newly constructed units in the City was 40,895, or 13,632 per year, between 2000 and 2002, the highest number since the late 1980s. Particularly, in 2002 the total number of newly constructed units in the City was 15,624, the largest number of newly constructed units in the City in any year in the more than 20 years since 1981. During the period between 2000 and 2002, on average 1,407 units per year were built in the Bronx, with 1,617 units in 2001 being the largest number of newly constructed units per year since 1981. In Manhattan, the number of newly constructed units in 2002 was 7,722, the largest number of units constructed in a single year since 1981.

During the period of time between 2000 and 2002, HPD created 10,005 affordable units through new construction (7,437 units) and gut-rehabilitation (2,568 units) programs. Also, 20,185 new units were constructed through HPD's tax incentive programs (421A and 421B) during the three-year period. In addition, another 6,908 housing units were newly constructed (5,254 units) or gut-rehabilitated (1,654 units) with the assistance of the City's Housing Development Corporation in the same three years. Altogether, 37,098 units (10,005 + 20,185 + 6,908) were newly constructed or created with the City's assistance between 2000 and 2002. Furthermore, proportionately the number of units newly constructed with the City's assistance in the three years amounted to eight in ten of the newly constructed units in the City:

$$\frac{7,437 + 20,185 + 5,254}{40,895}$$

The strong sprint in the creation of new housing units by construction continued in the following two years, after the City announced the New Housing Marketplace Plan in December 2002. According to the New York City Department of City Planning, the number of newly constructed units in the City was 12,944 in 2003 and 15,919 in 2004.

Spatial Variation by Tenure and Borough

In 2002, four-fifths of the City's 3,209,000 housing units were situated in Brooklyn (930,000 units, or 29 percent), Queens (821,000 units, or 26 percent), and Manhattan (799,000 units, or 25 percent) in order of size. The remaining fifth was in the Bronx (491,000 units, or 15 percent) and Staten Island (168,000 units, or 5 percent).

In 2002, of the 2,085,000 rental units in the City, Brooklyn captured the largest share (645,000 units, or 31 percent) of any borough, and its proportional share of rental units resembled the proportion of all housing units in the City. The Bronx's (371,000 units, or 18 percent) and Manhattan's (580,000 units, or 28 percent) shares of rental units were more than their shares of all units in the City. Queens's and Staten Island's shares of rental units were lower than their shares of all units: Queens had 431,000 units, or 21 percent, and Staten Island had 58,000 units, or 3 percent.

Owner units' distribution by borough reversed the pattern of rental units' distribution. Of the 997,000 owner units in the City, Queens's (364,000 units, or 37 percent) and Staten Island's (104,000 units, or 10 percent) accommodations of such units were more than their shares of all units in the City in 2002. On the other hand, Brooklyn's (256,000 units or 26 percent), Manhattan's (167,000 units or 17 percent), and the Bronx's (106,000 units or 11 percent) shares of owner units were less than their shares of all units in the City.

Of the 127,000 vacant units not available for sale or rent in 2002, the impact was greatest in Manhattan: that borough alone accounted for two-fifths or 52,000 units. Another two-fifths were located in either Brooklyn or Queens.

Occupied and Vacant Available Units by Structure Class

Of all occupied and vacant-available units in the City in 2002, seven in ten were units in multi-family buildings (69 percent), while those remaining were in one- or two-family houses (31 percent). Most units contained in multi-family buildings in the City were concentrated in buildings of three distinct structure types: Old-Law and New-Law tenements and multiple dwellings built after 1929. In 2002, of all units, three in ten, or 862,000 units, were in either Old Law tenement (8 percent) or New Law tenement (22 percent) multi-family structures. Old Law tenement buildings were built before 1901. The number of units in Old-Law tenement buildings was 234,000, almost all of which were in Manhattan (149,000 units, or 63 percent) and Brooklyn (81,000 units, or 35 percent). Because of their age and the inadequacies of their initial structural design and construction, the physical condition of Old Law buildings and units in them has been an issue concerning various housing conditions.

In 2002, of all units, 628,000 were in New Law tenement buildings built between 1901 and 1929. The Bronx, Brooklyn, and Manhattan, the older boroughs in the City, accommodated the dominant number of these structures: more than four-fifths of New Law tenements were located either in Brooklyn (208,000 units, or 33 percent), Manhattan (172,000 units, or 27 percent), or the Bronx (152,000 units, or 24 percent). The remainder of these structures were mostly in Queens (95,000 units, or 15 percent).

Of all the major structure classes in the City in 2002, the most numerous was a heterogeneous set of multiple-apartment structures built since 1929, including Public Housing buildings. There were 910,000 units, or 32.1 percent of all units, in such structures. Since this structure type contains all of the new large residential structures, this category should be an indicator of growth within a borough. Within Manhattan

and the Bronx, these structures had their greatest impact, accounting for 41.5 percent and 38.9 percent respectively of the housing stock.

Inventory Composition by Building Size

More than half of all occupied and vacant-available housing units in the City were situated in small buildings with fewer than twenty units (51 percent); 28 percent were in buildings with one or two units. Another about three in ten of all units were in buildings with 20-99 units (16 percent in medium-sized buildings with 20-49 units, and 14 percent in large buildings with 50-99 units), while the remaining one in five were in very large buildings with 100 or more units (19 percent).

Housing Inventory Composition by Size of Units

Two-thirds of all 3,082,000 occupied and vacant-available units in the City in 2002 were either units with one bedroom (34 percent) or units with two bedrooms (33 percent). About a quarter had three or more bedrooms (26 percent). The remaining 7 percent of units were studios with no bedrooms.

In 2002, close to six in ten of the smallest units, studio units with no bedroom, were clustered in Manhattan (56 percent). Four-fifths of the one-bedroom units were located in either Manhattan (30 percent), Brooklyn (28 percent), or Queens (23 percent). On the other hand, a third of two-bedroom units in the City were located in Brooklyn (32 percent), while close to half were located in either Queens (25 percent) or Manhattan (22 percent). At the same time, close to two-thirds of the largest units, those with three or more bedrooms, were clustered in either Queens (33 percent) or Brooklyn (31 percent), while the remaining units of this size were more or less evenly distributed among the other three boroughs.

Population and Units by Rent-Regulation Status

There were 1,014,000 rent-stabilized units, comprising 49 percent of the rental stock in 2002. Of these, 774,000 units, or 37 percent of all rental units, were in buildings built before 1947, while 240,000 units, or 12 percent of the total rental stock, were in buildings built in 1947 or later. These 1,014,000 units in the largest single rent-regulation category housed 2,440,000 people, or 31 percent of the population in the City in 2002.

Rent-controlled units numbered 59,000 or 3 percent of the rental stock in 2002. Rent-controlled units housed 103,000 people. Rent-stabilized and rent-controlled units combined totaled 1,073,000 units and housed 2,543,000 people in the City in 2002.

The 2002 HVS reports that the number of Public Housing units in the City was 178,000, or 9 percent of all rental units. Meanwhile, the number of City-owned *in rem* units was 12,000, less than 1 percent of all rental units in the City. In addition, there were 65,000 Mitchell-Lama rental units; this was 3 percent of all rental units in the City. Also, there were 92,000 units whose rents were regulated by other federal, State, or City laws or regulations-such as the U.S. Department of Housing and Urban Development's Section 8, the State's Article 4, or the City's Section 421A or J-51 tax exemption or abatement programs. *In rem*, public housing, and rent-controlled units together housed 600,000 poor New Yorkers, while Mitchell-Lama and other regulated units provided 343,000 low, moderate- and middle-income people with affordable housing. On the other hand, 1,014,000 rent-stabilized units helped 2,440,000 New Yorkers at all income levels in securing affordable housing units in the City's

inflationary housing market. The City's extensive rent-regulation systems provided 3,384,000 New Yorkers with various forms of housing assistance.

During the three-year period between 1999 and 2002, of the total number of rental units in the City, the proportion of unregulated units increased considerably. Particularly, the proportion of such units in rental buildings increased by 3.2 percentage points to 29.3 percent in 2002. Altogether, the 665,000 unregulated units (610,000 units in rental buildings and 55,000 in cooperative and condominium buildings) provided 1,796,000 people, or 23 percent of the population in the City, at all levels of income with housing at free market rents.

Rental Units by Rent-Regulation Status by Location

In 2002, Manhattan had the most rent-controlled units in the City, close to one in every two such units (46 percent), while a little more than a quarter were in Brooklyn (27 percent). The remainder were distributed between Queens (17 percent) and the Bronx (9 percent). Rent-stabilized units were also concentrated in Manhattan and Brooklyn: a third of such units were located in Manhattan (33 percent), while another little more than a quarter were in Brooklyn (27 percent). The remainder were located in the Bronx (21 percent) and Queens (18 percent).

Almost nine in ten Mitchell-Lama rental units were scattered in the three boroughs of Brooklyn (34 percent), the Bronx (30 percent), and Manhattan (22 percent), while the remainder were located in Queens (12 percent).

Two-thirds of the unregulated rental units in the City were concentrated in Brooklyn (38 percent) and Queens (30 percent). The remainder, were mostly located in either Manhattan (15 percent) or the Bronx (11 percent). The locational distribution of unregulated rental units in rental buildings very much mirrored that of all unregulated rental units. Close to two-thirds of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (34 percent) and Queens (30 percent). Most of the remainder were located in either Brooklyn (18 percent) or the Bronx (14 percent).

Almost nine in ten of Public Housing units in the City were scattered throughout the following three boroughs: Brooklyn (33 percent), Manhattan (31 percent), and the Bronx (25 percent). On the other hand, Manhattan provided an umbrella for seven in ten (71 percent) of the *in rem* units in the City.

Rental and Owner Housing Units in Cooperatives and Condominiums

In 2002, the number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings was 421,000. This was 14 percent of the total number of occupied and vacant-available housing units in the City. Of these units in cooperative and condominium buildings, close to three-quarters, or 306,000 units, were owner units (73 percent), while the remaining 115,000 were rental units that were divided into rent-regulated units (14 percent for rent-controlled and rent-stabilized together) and unregulated rental units (13 percent). The proportion of owner units in cooperative and condominium buildings increased steadily in six years, from 61 percent in 1996 to 66 percent in 1999 to 73 percent in 2002, reflecting a robust demand for owner housing in the City.

Manhattan and Queens accounted for more than seven in ten of all units in cooperative and condominium buildings in the City, with Manhattan being the greatest repository with 187,000 such units (45 percent) and Queens next with 114,000 such units (27 percent) in 2002. The remaining such units were scattered

throughout the other three boroughs: 68,000 in Brooklyn (16 percent), 37,000 in the Bronx (9 percent), and 14,000 in Staten Island (3 percent). Of all 306,000 owner units in cooperative and condominium buildings, three-quarters were concentrated in Manhattan (148,000 units, or 48 percent) and Queens (80,000 units, or 26 percent). The remaining such units were located mostly in Brooklyn (46,000 units, or 15 percent) and the Bronx (21,000 units, or 7 percent).

Of the 115,000 rent-regulated and unregulated rental units in cooperative and condominium buildings in 2002, 60,000 rent-regulated units and 55,000 unregulated units, close to two-thirds were concentrated in Manhattan (34 percent) and Queens (30 percent), while the remainder were located mostly in Brooklyn (19 percent) and the Bronx (14 percent).

Size of Rental Units

In 2002, of the 2,085,000 rental units in the City, half were smaller units-either studio units with no bedroom (8 percent) or one-bedroom units (42 percent)-and the other half were larger units-either units with two bedrooms (35 percent) or units with three or more bedrooms (15 percent).

More than half of the rental studios in the City were concentrated in Manhattan (55 percent), while another third were located in either Brooklyn (18 percent) or Queens (17 percent). One-bedroom rental units were scattered throughout the four most populous boroughs: Manhattan (29 percent), Brooklyn (29 percent), Queens (21 percent), and the Bronx (17 percent). Two-bedroom units were scattered throughout the same four boroughs: a third were located in Brooklyn (34 percent), while more than three-fifths were in either Manhattan (23 percent), Queens (21 percent), or the Bronx (20 percent). The distribution of rental units with three or more bedrooms closely approximated that of two-bedroom units.

A larger proportion of the Public Housing, *in rem*, and unregulated categories provided an umbrella for larger units. Of Public Housing units, 72 percent were either two-bedroom units (48 percent) or three-or-more-bedroom units (24 percent). Of *in rem* units, more than three-quarters were larger units, either two-bedroom units (39 percent) or three-or-more-bedroom units (38 percent). Of unregulated rental units, three-fifths were either two-bedroom units (39 percent) or three-or-more-bedroom units (22 percent). Conversely, a greater proportion of units in the rent-stabilized category were smaller units: one in every two rent-stabilized units was a one-bedroom unit (49 percent), while another one in ten was a studio.

Rental Units by Building Size

The preponderant proportion of the rental inventory in the City, 87 percent, is multi-family structures with three or more units. Of all 2,085,000 rental units in the City, close to two-fifths were situated in large buildings with 50 or more units (37 percent), while another fifth were in medium-sized buildings with 20-49 units (21 percent) (Table 4.21). The remaining two-fifths were in small buildings, either those with one or two units (13 percent) or those with 3-19 units (29 percent).

Almost two-thirds of rent-controlled units were situated in buildings with 20 or more units, while the remaining third were in small buildings with fewer than 20 units, with one in seven of these being in buildings with fewer than 6 units. Of rent-stabilized units, also close to three-quarters were in buildings with 20 or more units, while a little more than one-quarter were in small buildings with fewer than 20 units. Conversely, more than four-fifths of unregulated rental units were in small buildings, either those with one or two units (40 percent) or those with 3-19 units (43 percent). However, 85 percent of unregulated units in rental buildings were situated in structures of less than 6 units, while 80 percent of

such units in coop/condos were in buildings with 20 or more units. Public Housing units were mainly in large buildings: two-thirds of such units were either in very large buildings with 100 or more units (46 percent) or large buildings with 50-99 units (20 percent). Another quarter of such units were in medium-sized buildings with 20-49 units. On the other hand, almost all *in rem* units were in buildings with fewer than 50 units: either medium-sized buildings with 20-49 units (48 percent) or small buildings with 3-19 units (47 percent).

Structure Class of Rental Units

New York City is a city of multi-family buildings. Of all 2,085,000 rental units in the City, about 86 percent were located in multi-family buildings, while the remainder were in one- or two-family houses. Of all rental units, four in ten were in either Old-Law tenement buildings (11 percent) or New-Law tenement buildings (30 percent). The largest proportion of rental units in the City, 36 percent, was in buildings built after 1929.

Growth of the Ownership Rate

The 2002 HVS reports that the homeownership rate in New York City increased by 3.7 percentage points in the nine-year period between 1993 and 2002, from 29.0 percent to 32.7 percent. During the nine-year period, the rate grew in every three-year survey period, from 29.0 percent in 1993 to 30.0 percent in 1996, to 31.9 percent in 1999, and to 32.7 percent in 2002. Undoubtedly, the City made a great contribution to such ownership growth. During the nine-year period between July 1993 and January 2002, 13,927 families became owners through HPD's various programs to offer more affordable owner housing units in the City.

The homeownership rates in the most recently developed boroughs of Staten Island and Queens were unparalleledly higher than the overall city-wide rate, while the rates in the other three older boroughs—the Bronx, Brooklyn, and Manhattan—were lower than the city-wide rate. In Staten Island, the rate was 64.6 percent, the highest of any of the boroughs while the rate in Queens was 46.0 percent, the second highest in the City. The rates in the Bronx and Manhattan were 22.5 percent and 22.6 percent respectively, markedly lower than the city-wide rate. The rate in Brooklyn was 28.7 percent, higher than the rates in Manhattan and the Bronx, but still considerably lower than the city-wide rate.

The homeownership rate for each racial and ethnic group varied widely. In 2002, the homeownership rate for white households was 42.6 percent, the highest of any racial and ethnic group and 1.3 times higher than the city-wide rate of 32.7 percent. The rate for Asian households was 36.0 percent, the second highest of all racial and ethnic groups and 3.3 percentage points higher than the city-wide rate. For black households, the rate was 29.2 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the rates were a mere 15.2 percent and 15.3 percent respectively, only about half of the city-wide rate.

Changes in the Composition of Legal Forms of the Owner Inventory

In 2002, owner units in the City consisted of the following four legal types of ownership: conventional (64 percent), private cooperatives (24 percent), Mitchell-Lama cooperatives (5 percent), and condominiums (7 percent).

In the three years from 1999 to 2002, the proportion of conventional owner units increased by 2

percentage points, especially in Queens. In Staten Island the proportion of conventional owner units dropped by 6 percentage points as the proportion of condominiums rose by 5 points. The overall proportion of condominium units also increased, by 1 percentage point, mainly in the Bronx and Manhattan. Consequently, the proportion of cooperative units declined: private cooperatives and Mitchell-Lama cooperatives declined by 2 percentage points and 1 percentage point respectively.

Owner Units by Location

In 2002 in the Bronx, preponderantly more owner units were Mitchell-Lama cooperatives and fewer were private cooperatives and condominiums, compared to the composition of owner units in the City: 39 percent of all Mitchell-Lama owner units in the City were located in the borough.

In Brooklyn, 79 percent of the 256,000 owner units were conventional units, while only 15 percent and 3 percent respectively were private cooperatives and condominiums.

A disproportionately large proportion, 70 percent, of the 167,000 owner units in Manhattan were private cooperatives, while another 18 percent were condominiums. A mere 3 percent of the owner units in this borough were conventionally owned. The composition of owner units by type of ownership in Queens resembled that in Brooklyn, except that somewhat more units in Queens were private cooperatives (19 percent). In Staten Island, nine in ten of the 104,000 units were conventional units, while 10 percent were condominium units.

Size of Owner Units

In 2002, half of all owner units were larger units with three or more bedrooms (50 percent), while the remainder were mostly units with either two bedrooms (29 percent) or one bedroom (18 percent). Almost all of the conventional units in the City (94 percent) were larger units with two or more bedrooms; seven in ten had three or more bedrooms.

Half of the private cooperatives in 2002 were either one-bedroom units (42 percent) or studios (8 percent), while 36 percent of such cooperatives were two-bedroom units in 2002. More than three-fifths of Mitchell-Lama units were either two-bedroom units (46 percent) or three-or-more-bedroom units (17 percent). The condominium category accommodated more larger units than did private cooperatives, but fewer than did Mitchell-Lama cooperatives. Close to three-fifths of condominium units were larger units, either two-bedroom units (37 percent) or three-or-more-bedroom units (21 percent).

In 2002, two-thirds of the studios in the City were concentrated in Manhattan (67 percent), where most owner units were in the non-conventional owner unit categories. Most of the remainder were located in either Brooklyn (16 percent) or Queens (12 percent). On the other hand, close to nine in ten of the one-bedroom units were scattered in three boroughs: Manhattan (37 percent), Queens (28 percent), and Brooklyn (21 percent). The remainder, were mostly located in the Bronx (10 percent). The same three boroughs accommodated more than four-fifths of the two-bedroom units: Queens (36 percent), Brooklyn (27 percent), and Manhattan (20 percent). The remainder were located in either the Bronx (11 percent) or Staten Island (6 percent). Close to three-fifths of the larger units with three or more bedrooms were concentrated in the two most recently developed boroughs: Queens (41 percent) and Staten Island (16 percent). Close to three in ten of such units were located in one of the oldest boroughs, Brooklyn (28 percent).

Housing Units Accessible to Physically Disabled Persons

In 2002, only 454,000 units, or 43 percent of the units in multiple dwellings with elevators in the City, for which complete data were available were determined to be accessible to people with physical disabilities requiring the use of a wheelchair, when all accessibility criteria covered in the 2002 HVS are applied at once.

Of units in multiple dwellings without elevators, in 2002, only 16,000 units, or 1.8 percent, met all three HVS accessibility criteria for buildings without elevators.

Housing Vacancies and Vacancy Rates

The Overall Rental Vacancy Rate in New York City

The 2002 HVS reports a city-wide 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 and, thus, meets the legal definition of a housing emergency in the City, as defined by New York State and City rent-regulation laws, requiring a continuation of both rent-control and rent-stabilization in the City. This rate is down from 3.19 percent during a similar period in 1999. The 2002 rental vacancy rate is the lowest reported by the HVS since 1987 and indicates the substantially tightened stringency of the rental housing market, leaving tenants with fewer choices.

Rental Vacancies and Vacancy Rates by Location

As the city-wide rental vacancy rate dropped from 3.19 percent in 1999 to 2.94 percent in 2002, the rate also declined in all boroughs, except Manhattan. The rental vacancy rate in the Bronx was 3.29 percent in 2002, declining from 5.04 percent in 1999. The Bronx rate stayed at or above 5 percent in two consecutive survey years, 1996 and 1999. But in 2002, the rate in the borough was under 4.00 percent for the first time in eleven years, since 1991.

The rental vacancy rate in Brooklyn was 2.73 percent in 2002, down from 3.26 percent in 1999. In Queens, the rate was 1.78 percent, the lowest rate of all the boroughs in 2002, as it was in 1999, declining slightly from 2.11 percent three years earlier. The number of vacant-available rental units in Staten Island was too small in 2002 to present or to estimate the rental vacancy rate.

In Manhattan, the rate was 3.86 percent, the highest rate of all the boroughs. With a 1.29-percentage-point increase from 1999, Manhattan was the only borough where the rate increased.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2002, the vacancy rate for rent-stabilized units was 2.52 percent; it did not change appreciably from 1999, when it was 2.46 percent. On the other hand, the vacancy rate for unregulated units declined from 4.98 percent to 4.00 percent in the same three years. As in 1999, the 2002 vacancy rate for unregulated rental units in cooperative and condominium buildings was by far the highest and was disproportionately higher than for the other sector of the category-11.23 percent, as opposed to 3.35 percent for unregulated

rental units in rental buildings-and almost four times the city-wide rate of 2.94 percent. As in 1999, vacant rent-stabilized units and vacant unregulated rental units together accounted for 85 percent of all vacant rental units in the City in 2002.

The rental vacancy rate for Public Housing units was 2.01 percent in 2002. However, as the number of vacant Public Housing units based on which the rate was estimated was small, the interpretation of the rates in 1999 and 2002 and of the change in the rates should be done with caution. At the same time, the number of vacant *in rem* units in both 1999 and 2002 was too small to estimate vacancy rates.

Vacancy Rates and Rent Levels

The shrinkage in the availability of rental units had a serious impact on low-rent units and gradually receded as rent levels moved up. In 1999 and 2002, the rental vacancy rate for units with an asking-rent of less than \$400 was extremely low, lower than 1.30 percent. The rental vacancy rate for units with an asking-rent level of \$400 to \$699 declined considerably, from 2.73 percent in 1999 to 1.56 percent in 2002. The vacancy rate for all units with an asking rent of less than \$700 was troublingly low, a mere 1.47 percent in 2002. In 2002, a pervasive shortage of affordable low-rent housing existed in the City. In this low-rent housing sub-market, most households could not exercise the choice of rejecting even the least desirable housing units but had to accept them because the units had rents they could afford.

During the same three years between 1999 and 2002, the rental vacancy rate for units with an asking-rent level of \$700 to \$999 dropped from 4.58 percent to 3.22 percent. On the other hand, the rate for units with rents of \$1,000 to \$1,999 increased substantially from 2.74 percent to 4.48 percent. During the same three-year period, the vacancy rate for units with rents of \$2,000 or more jumped from 6.33 percent to 10.05 percent. In fact, 44 percent of all vacant for rent units rented for \$1,000 or more per month. Taken together, it is apparent that, in the three years, the shortage of renter housing choices was further exacerbated for low-income households, while renter housing choices increased further for high-income households.

The higher vacancy rate at the upper end of the rent spectrum could be explained by the following two factors: first, many units in newly constructed buildings would be found at higher rent levels, which accounted for a significant portion of vacancies simply because of the lead-time required to bring newly constructed multiple-dwelling-unit buildings to full occupancy; and second, the market for higher-rent units was clearly more competitive with existing ownership, as well as with rental units outside the City and with newly constructed rental and owner units.

As the rental vacancy rate for the City declined from 3.19 percent to 2.94 percent between 1999 and 2002, vacancy rates in the second-lowest rent quintile, the middle quintile, and the second-highest quintile declined. The rate for the second-lowest quintile plummeted to 1.31 percent, less than half of the 1999 rate of 2.96 percent. Meanwhile, the rate for the lowest quintile remained virtually the same at 1.54 percent. But the rate for the highest rent quintile increased substantially, reaching almost 6.00 percent in 2002, from 3.63 percent in 1999.

For units with asking rents of less than \$300 and less than \$400, the numbers of vacant units were too small to show and their vacancy rates should be interpreted with caution, since the number of vacant units based on which the rate was estimated was small. Between 1999 and 2002, the rate started to decline for units renting for less than \$500, albeit by very little. The vacancy rates for units renting for less than \$600, less than \$700, and less than \$800, all declined from above 2.00 percent to lower than 2.00 percent.

In 2002, 85 percent of vacant rental units were either rent-stabilized units (42 percent) or unregulated units (43 percent). The rental vacancy rate for all rent-stabilized units was 2.52 percent in 2002. Three-quarters of vacant rent-stabilized units had asking rents of either \$700-\$899 (30 percent), \$900-\$1,249 (26 percent), or \$1,250 and over (21 percent). The rental vacancy rate for such units in the lowest of these three rent levels, \$700-\$899, was the lowest at 2.84 percent, and rose as the rent-level rose: 4.01 percent for units renting for \$900-\$1,249 and 5.03 percent for units renting for the highest level of \$1,250 and over. On the other hand, the numbers of vacant rental units with lower asking-rent levels of less than \$400, \$400-\$599, and \$600-\$699 were too small to estimate their respective vacancy rates.

Nine in ten vacant unregulated rental units had middle or high levels of rent: \$700-\$899 (23 percent), \$900-\$1,249 (27 percent), and \$1,250 and over (41 percent). The rental vacancy rate for all unregulated rental units was 4.00 percent in 2002. However, the rates for such units with higher rent levels were greater than 4.00 percent: 4.40 percent for units with rents of \$900-\$1,249 and 8.06 percent for units with rents of \$1,250 and over. As with rent-stabilized units, the numbers of vacant unregulated rental units with lower asking-rent levels were too small to estimate their respective vacancy rates.

Except for the highest rent levels, there is a very serious shortage of affordable rental housing across the rent spectrum, and rental housing opportunities were extremely limited for most New Yorkers.

Number of Vacant Rental Units Renting at or below Maximum Public Shelter Allowances

In 2002, the number of rental units within the Public Assistance Maximum Shelter Allowance that met the definition of adequate quality housing (excluding units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies) was estimated to be 162,000. For these physically adequate low-rent units, the number of vacant units was so sparse as to make estimating their vacancy rate practically superfluous. This compelling finding reiterates the fact that the shortage of physically adequate vacant housing units that very-low-income households can afford remained acute in the City.

Number of Vacant Rental Units Affordable to Median-Income Renter Households

It is estimated that the number of privately owned vacant rental units (rent-controlled, rent-stabilized, and unregulated) affordable by households with incomes at least equal to the median renter household income of \$31,000 was 14,400 in 2002. At the same time, the number of such privately owned vacant and occupied units together stood at 882,000. Thus, the rental vacancy rate for units that households with incomes at least equal to the median renter household income could afford was extremely low: 1.64 percent. The shortage of rental units that even median-income households in the City could afford was significant.

Number of Vacant Rental Units at Fair Market Rents

Applying Fair Market Rents for Existing Section 8, effective October 2001, it is estimated that 1,373,000 physically adequate units met the Fair Market Rent limits in 2002. Of this number, 31,000 units were vacant and available for rent; the corresponding vacancy rate was 2.24 percent. In other words, in 2002 the availability of vacant units at Fair Market Rents was extremely limited, and even much more limited than in previous survey years. Four-fifths of these vacant units were either one-bedroom units (44 percent) or two-bedroom units (36 percent), while the remainder were mostly three-or-more-bedroom units (16 percent).

Median Asking Rents for Vacant-Available Units by Rent-Regulation Categories

As a result of fewer choices among vacant-available units for most rent levels, inflation-adjusted median asking rents for vacant-available units overall and for units in most rental categories increased during the 1999-2002 period. The real median asking rent for a vacant unit overall rose by 18 percent, from \$763 to \$900 over the three-year period.

Except for units in the "other-regulated" regulatory category, real median asking rents for units in all rental categories increased between 1999 and 2002, although the level of increase varied for different categories. The sharpest asking-rent increase was the 35-percent growth for unregulated units. The asking rents for vacant unregulated rental units in rental buildings increased by the same rate as for all unregulated units, while the asking rent for such units in cooperatives and condominiums increased by 19 percent. The median asking rent for vacant rent-stabilized units as a whole increased by 17 percent, while the rent increases for such units in pre-1947 buildings and post-1947 buildings separately were visibly different: 20 percent and 10 percent respectively.

Median Asking Rents by Borough

Real median asking rents increased most dramatically in Manhattan, by 44 percent, from \$1,144 in 1999 to \$1,647 in 2002. The median asking rent also increased substantially in Brooklyn, from \$719 to \$850, an 18 percent increase, the same as for all asking rents in the City. In the Bronx and Queens, each, the median asking rents went up by 10 percent: in the Bronx from \$708 to \$775 and in Queens from \$817 to \$900. The number of vacant for rent units in Staten Island was too small to support a discussion of change in the asking rent.

Rental Vacancy Rates by Structure Class

Rental vacancy rates for units in all structure classes declined between 1999 and 2002, except for units in Old-Law tenement buildings. Two-fifths of all vacant-available rental units were in either Old-Law tenements (16 percent) or New-Law tenements (23 percent). The rental vacancy rate for Old-Law tenements was 4.13 percent in 2002, a 1.32-percentage-point increase from 1999.

Rental Vacancy Rates by Unit Size

According to the 2002 HVS, the proportion of vacancies was increasingly lower as the number of bedrooms increased. The city-wide rental vacancy rate for units without a bedroom (studios) was 4.24 percent in 2002, 1.30 percentage points higher than the overall rate of 2.94 percent. However, the rate declines progressively as the size of the units increases: 3.15 percent for one-bedroom units, 2.70 percent for two-bedroom units, and 2.17 percent for three-or-more-bedroom units. This pattern of the relationship between the level of the vacancy rate and the size of the rental unit holds true for unregulated rental units as well, except that the number of studio units in this rental category was too small for the vacancy rate to be estimated. The rate for rent-unregulated one-bedroom units was 4.97 percent. After that, the rate declines to 3.79 percent for two-bedroom units and 2.39 percent for three-or-more-bedroom units. The larger the household size, the scarcer the housing opportunities.

Length of Vacancies

In today's rental housing market in the City, a market that is characterized by an acute shortage of affordable units, an increase in vacancies lasting three or more months could mean that these units are probably being rejected by the market as unsuitable for one or more of the following reasons: they are not in a preferred location, in terms of accessibility, public and private services available, and/or other neighborhood characteristics; their rents are too high; they are not of the size wanted; or their housing and/or neighborhood and other conditions are not acceptable. In 2002, 37,000 units, or almost two-thirds of the 56,000 vacant rental units in the City whose vacancy duration was reported, had been available on the market only for a short term (less than three months) at the time of the survey, while the remaining 20,000 vacant rental units had been available for a long term (three months or more).

The conditions of long-term vacant units, particularly the neighborhood conditions, were inferior to those of occupied rental units and of short term vacancies. Specifically, in 2002, 14 percent of long-term vacant rental units were on streets with boarded-up buildings, while only 9 percent of all occupied rental units in the City were on streets with such buildings, as were 9 percent of short term vacancies.

Two-thirds of the 37,000 vacant rental units that were available for a short term were concentrated in Manhattan (38 percent) and Brooklyn (28 percent). The remaining three in ten were in either the Bronx (18 percent) or Queens (14 percent). Similarly, of the 20,000 vacant rental units that had been available for a long term, close to two-thirds were concentrated in either Manhattan (35 percent) or Brooklyn (31 percent).

Of the 37,000 vacant rental units that were available for a short term, close to seven-eighths were either rent-stabilized (44 percent) or rent-unregulated (42 percent), about the same as the 20,000 vacant rental units that were available for a long term. Most vacant rent-stabilized units and unregulated units were on the market for less than three months. A slightly higher proportion of unregulated units were on the market for a long term (38 percent) compared to rent-stabilized units (32 percent).

Vacancies in the Owner Housing Market

As the demand for owner housing units in general was robust during the three-year period between 1999 and 2002, the utilization of owner units increased. Consequently, the owner vacancy rate inched down to 1.52 percent in 2002 from 1.82 percent in 1999. As the city-wide owner vacancy rate declined between 1999 and 2002, the rates in Manhattan and Queens accordingly declined. Eight in ten of the vacant available for sale units were located in Brooklyn, Manhattan and Queens.

Vacancies and Vacancy Rates by Types of Owner Units

In the expanded but relatively tight owner housing market in 2002, more than four-fifths of the units for sale were either conventional units (44 percent) with a vacancy rate of 1.05 percent, or private cooperative units (38 percent) with a vacancy rate of 2.37 percent.

Vacant Units Unavailable for Rent or Sale

As the utilization of housing units, both rental and owner units, increased, the consequent availability of vacant units decreased from 1999 to 2002. Conversely, the proportion of vacant units unavailable for rent or sale, for a variety of reasons, increased from 2.9 percent to 4.0 percent. Of the 127,000 unavailable vacant units in 2002, 43,000 units, or 34 percent, were unavailable because they were held only for occasional, seasonal, or recreational purposes, rather than as a permanent residence. During the three-year period, the proportion of unavailable units in this category increased disproportionately by 15 percentage points. Of units in this category, more than three-fifths were located in Manhattan.

On the other hand, the number of vacant units unavailable because they were either undergoing or awaiting renovation was 40,000, or 32 percent, of the 127,000 unavailable vacant units in 2002, a little less than the comparable proportion of 36 percent in 1999.

The proportion of vacant units unavailable because they were in dilapidated buildings has declined steadily, from 6.0 percent in 1996 to 5.2 percent in 1999 and 4.4 percent in 2002. Nevertheless, in 2002, the proportion of vacant units unavailable because of their poor building conditions was still extremely high, compared to the dilapidation rate of 0.5 percent for all occupied rental and owner units together in the City.

Of the 127,000 unavailable vacant units in the City in 2002, two-fifths were concentrated in Manhattan (41 percent), while another two-fifths were almost evenly distributed in either Brooklyn (23 percent) or Queens (20 percent). The remainder were located in either the Bronx (11 percent) or Staten Island (5 percent).

In 2002, of the 14,000 unavailable vacant units in the Bronx, close to half were either undergoing or awaiting renovation (46 percent). Similarly, in Brooklyn almost one in two of the 29,000 unavailable vacant units was either undergoing or awaiting renovation (48 percent). In these two boroughs, approximately half of the vacant units were unavailable for rent or sale due to work schedules or ongoing extensive work to improve housing and/or building conditions. Therefore, most of such units could be expected to become available for rent or sale as soon as such work was completed.

On the other hand, more than half of the 52,000 unavailable vacant units in Manhattan were being held for occasional, seasonal, or recreational use (52 percent), while almost a quarter were in the process of or awaiting renovation (23 percent) in 2002. In Queens, three-fifths of the 26,000 unavailable vacant units either were being held for occasional, seasonal, recreational use (38 percent) or were undergoing or awaiting renovation (23 percent).

A third of the vacant units unavailable for rent or sale in 2002 were either Old-Law tenements (12 percent) or New-Law tenements (22 percent). This suggests that a considerable proportion of vacant unavailable units were very old and physically obsolete and, even if they were not dilapidated, they might have very severe limitations in terms of present-day needs and amenities.

Compared to all occupied and vacant housing units, the physical condition of vacant units unavailable for rent or sale was extremely inferior. Specifically, the dilapidation rate (the proportion of units in dilapidated buildings) for unavailable vacant units was 4.4 percent, compared to 0.5 percent for all

occupied and vacant-available units in the City in 2002. Also, while 92 percent of all occupied and vacant available units were in buildings with no building defects, only 87 percent of the unavailable vacant units in 2002 were in buildings with no building defects.

Variations in Rent Expenditure in New York City

Rent Expenditures in New York City

In New York City, the median monthly contract rent, which excludes tenant payments for utilities and fuel, was \$706, while the median monthly gross rent, which includes utility and fuel payments, was \$788 in 2002.

From 1999 to 2002, the median contract rent increased by 2.9 percent annually. After adjusting for inflation, there was no increase. In the same three years, the median gross rent increased by 4.0 percent annually, which was an inflation-adjusted increase of 1.1 percent annually.

Patterns of Rent Subsidies

In 2002, 12 percent of renter households in New York City received various rent subsidies from one or more of the following types of government programs: federal (HUD, the Department of Housing and Urban Development) Section 8, other federal programs, SCRIE, and other state and city housing programs.

In 2002, of renter households in the City receiving a subsidy, six in ten received HUD Section 8 subsidies. The remaining subsidized households received either another federal housing program subsidy (10 percent), SCRIE (14 percent), or another state or city housing program subsidy (16 percent).

In 2002, the median contract rent of units occupied by rent-subsidized households was \$613. This was \$93, or 13 percent, lower than the overall median rent of \$706 for all rental units, and \$107, or 15 percent, lower than the median rent of \$720 for units occupied by rent-unsubsidized households. Of the \$613 median rent for units occupied by subsidized households, only a median of \$221, or 36 percent, was paid by the households out of pocket. In other words, of the median rent these subsidized households paid, close to two-thirds (64 percent) was paid by the government rent subsidy the households received. The difference between their median contract rent and out-of-pocket rent was \$392 (\$613-\$221), 1.8 times the households' out-of-pocket rent. This means that, other than the portion of the rent paid out of pocket, the remainder was paid generally by government programs. Many rent-subsidized households, particularly very poor households, could not have afforded the units they occupied without the rent subsidies they received.

Patterns of Rent Expenditures

In 2002, the median contract rent for the lowest twenty percent of renter units in the City was \$313. The rent of one in ten renter units in the City was less than \$313 a month; these units were mostly Public Housing or *in rem* units. The rent for rent-subsidized units in the lowest quintile was appallingly low, only \$186, while the equivalent rent for unsubsidized units was \$349.

The median contract rent for the second-lowest twenty percent of all rental units was \$573 in 2002. For the middle twenty percent of rental units, the overall median rent was \$700. The overall median rent was \$866 for the second-highest twenty percent of rental units. For the highest twenty percent, the overall median rent was \$1,300.

In 2002, 20 percent of all rental units rented for a contract rent between \$1 and \$499 a month. The rents of two-fifths of all rental units (39 percent) were between \$500 and \$799. Close to a fifth (18 percent) of all rental units had a rent level between \$800 and \$999. The proportion of all rental units with contract rents between \$1,000 and \$1,499 was 14 percent. In the top rent level, \$1,500 and over, the proportion was 9 percent.

In the three years between 1999 and 2002, after inflation, the proportion of units with contract rents less than \$800 decreased by 5 percentage points, while the proportion of such units with rents of \$1,000 and over increased by 4 percentage points. This change was a continuation of a long-term trend. During the eleven year period between 1991 and 2002, all rental units with real contract rent of less than \$800 declined by 9.4 percentage points, while the proportion of units with rent of \$1,000 or more increased by 6.3 percentage points.

Locational Variations of Rents

Between 1999 and 2002, the real median contract rent in the City did not increase at all. In 2002, the median rent in Manhattan was \$810, the highest of any of the boroughs and 15 percent higher than the city-wide median of \$706. This was a 2-percent increase after inflation in the three-year period. The real median rent in Queens increased by 5 percent to \$800 in 2002, the second-highest in the City and 13 percent higher than the city-wide median. In Staten Island, the median rent, \$700, did not change over the three years and remained very close to the city-wide median of \$706. The real median rent in Brooklyn increased by 6 percent from three years earlier to \$700. In the Bronx, it increased by 4 percent to \$620, the lowest of any of the boroughs and 12 percent lower than the city-wide median.

Compared to the city-wide pattern and the patterns of other boroughs, more rental units in the Bronx were lower-rent units. In the borough, more than three-quarters of the rental units in 2002 rented for a contract rent between \$1 and \$499 (26 percent) or between \$500 and \$799 (50 percent), compared to 20 percent and 39 percent respectively of all rental units in the City. In the borough, the proportion of low rent units declined substantially, while high rent units increased slightly. Between 1991 and 2002, the proportion of units with rent of less than \$800 declined by 6.6 percentage points, while units with rent of less than \$500 shrank by 16 percentage points. On the other hand, the proportion of units with rent of \$1,000 or more increased by just 2.2 percentage points.

In Brooklyn, there was a high proportion of lower-rent units compared to the City as a whole, although not to the same extent as in the Bronx. Of rental units in Brooklyn, two-thirds (66 percent) rented for less than \$800 in 2002. As in the Bronx, the proportion of low rent units declined and the proportion of high rent units increased slightly in Brooklyn and Queens, between 1991 and 2002.

In 2002, the rent distribution in Manhattan was flatter compared to the city-wide distribution. Rental units in the borough were distributed almost evenly among four rent levels, from bottom to top: 22 percent rented for between \$1 and \$499; 26 percent for \$500-\$799; 28 percent for \$800-\$1,499; and 24 percent for \$1,500 and above, the highest proportion of such high-rent units in the five boroughs. In Manhattan the proportion of low rent units declined sharply, while the proportion of high rent units increased commensurately. In the eleven years between 1991 and 2002, the proportion of low rent units, with rent

of less than \$800, plummeted by 11 percentage points. During the same period, units with rent of \$1,000 or more jumped by 12 percentage points.

In Queens, a higher proportion of units had middle- and upper-level rents in 2002. In the borough, the rents of close to half of all rental units were \$800 to \$1,499 (47 percent), while the proportion of rental units with rents between \$1 and \$499 was only 10 percent, and the proportion of units with rents of \$1,500 or more was only 4.0 percent. In Staten Island, a greater proportion of units had middle-level rents: three-quarters rented for \$500 to \$999, while only 7 percent rented for \$1 to \$499, and 10 percent rented for \$1,000 to \$1,499. The number of units that rented for \$1,500 or more in the borough was too small to report.

Housing Needs of Very-Low-Rent Areas

A fifth of all rental units in the City, or 398,000 units, rented for a monthly contract rent of less than \$500 in 2002. Most of these low-rent units were concentrated heavily in the following four geographically identifiable areas: 1) the South Bronx, 2) Harlem [which includes some middle portions of sub-borough area 7 (Morningside Heights/Hamilton Heights) and some lower portions of sub-borough area 10 (Washington Heights/Inwood)], 3) the Lower East Side in Manhattan, and 4) the northern part of Brooklyn (that includes the southern part of sub-borough area 1, sub-borough area 3, the northern part of sub-borough area 8, and the eastern part of sub-borough area 16). There were unique neighborhood effects and consequent housing requirements in these four areas.

In 2002, in these very-low-rent areas, an overwhelming majority of residents were non-whites. Despite their low incomes, their rent burdens were not very high, since their rents were very low.

Housing units that they currently occupied were very poorly maintained, situated in structurally poor buildings, and/or in physically deteriorated neighborhoods, while city-wide housing, building, and neighborhood physical conditions were the best since the HVS started covering data on such conditions. However, with their very low income and resulting very low level of affordability, they had few housing options in the City, since the rental vacancy rate for units with asking rents of less than \$700, \$200 more than the area's median contract rent, was a mere 1.47 percent in 2002.

Rent by Rent-Regulation Categories

Public Housing and *in rem* units were unquestionably more affordable for the poor than units in other rental categories in the City. In 2002, the median contract rents of Public Housing units and *in rem* units were \$290 and \$302 respectively, the lowest of any of the rental categories and only 41 percent and 43 percent, respectively, of the median rent of \$706 for all rental units in the City in 2002. The rent of rent-controlled units was also very low, \$500, or only 71 percent of the overall median rent.

In 2002, the median contract rent of unregulated units was \$850. The rent of such units in private cooperative and condominium buildings was \$950, which was \$244 or 35 percent higher than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was \$850, which was \$144 or 20 percent higher than the city-wide median rent.

The rent of rent-stabilized units was \$700, not meaningfully different from the city-wide median rent in 2002. However, the rent for rent-stabilized units in buildings built after 1947 ("post-1947 rent-stabilized

units") was much higher than that of such units in buildings built in 1947 or before ("pre-1947 rent-stabilized units"): \$750 compared to \$700.

In 2002, 35 percent of the City's tenants were recent movers (moved into their units between 1999 and 2002). Their median contract rent was \$850, \$200 or 31 percent more than the rent paid by tenants who moved into their current units before 1999. Moreover, the proportion of recent movers grew steadily as the level of rent went up. Specifically, during the three-year period, the proportions of recent movers that moved into units with a contract rent of less than \$400 and between \$400 and \$599 were 20 percent and 18 percent respectively. However, the proportion progressively moved up unambiguously as the rent level increased: 30 percent, to 38 percent, to 47 percent, to 63 percent for units with rents of \$600-\$699, \$700-\$899, \$900-\$1,249, and \$1,250 or more respectively.

In rent-stabilized units, 33 percent of tenants were recent-movers. The median rent these recent-movers paid in 2002 was \$800, \$128 or 19 percent higher than the \$672 rent of long-term tenants. The variance between rents of recent-movers and long-term tenants (those who moved into their units before 1999) was noticeably larger for tenants in pre-1947 rent-stabilized units: \$150 or 23 percent. The variance in rents was even bigger for tenants in unregulated units in cooperative and condominium buildings: \$1,200 versus \$869. The rent of recent-movers was \$331 or 38 percent higher than that of long-term tenants.

After adjusting for inflation, in the three years between 1999 and 2002, the real median contract rent of all rental units did not rise. During the same period, the real rent of rent-controlled units declined by 4 percent, from \$520 to \$500. The real rent of rent-stabilized units declined by 1 percent. The real rent increase for pre-1947 rent-stabilized units was 4 percent, while the real rent of post-1947 rent-stabilized units decreased by 2 percent.

Between 1999 and 2002, the real median contract rent of unregulated rental units in rental buildings rose by 4 percent, from \$817 to \$850, while the real rent of such units in cooperative and condominium buildings increased by 1 percent.

The real median contract rent of Public Housing units, which was disproportionately lower than the rents of other categories, also rose between 1999 and 2002, by 7 percent. During the same period, the real rent of *in rem* units remained virtually the same.

In 2002, of all renter units in the City, 20 percent rented for a contract rent between \$1 and \$499 a month, while 39 percent rented for a rent of \$500 to \$799. In addition, 18 percent had rents of \$800 to \$999, while another 14 percent had rents of \$1,000 to \$1,499. The rents of the remaining 9 percent were \$1,500 or more: 4 percent rented for \$1,500 to \$1,999, and 5 percent rented for \$2,000 or more. Compared to the city-wide distribution of rent, a larger proportion of rent-controlled units were low-rent units. Of all rent-controlled units in the City, almost four-fifths (78 percent) rented for less than \$800; 46 percent rented for between \$1 and \$499 and 32 percent rented for \$500 to \$799.

Of all rent-stabilized units, two-thirds rented for \$500 to \$999; 48 percent for \$500 to \$799; and 18 percent for \$800 to \$999 in 2002. In addition, another fifth rented for \$1,000 or more; 13 percent for \$1,000 to \$1,499; and 6 percent for \$1,500 or more. Of post-1947 rent-stabilized units, seven in ten rented for \$500 to \$999; 46 percent for \$500 to \$799; and 23 percent for \$800 to \$999. Only 10 percent of such units rented for less than \$500.

Compared to the city-wide distribution of all rental units and to the distribution in other rental categories, a substantially larger proportion of unregulated rental units in 2002 rented for higher rents. More than a third of all unregulated rental units rented for a contract rent of \$1,000 or more; 20 percent for \$1,000 to \$1,499; and 16 percent for \$1,500 or more. More than one in ten of unregulated rental units in the City rented for \$2,000 or more.

In 2002, *in rem* and Public Housing units were the least expensive. More than four-fifths of *in rem* units (83 percent) rented for a contract rent between \$1 and \$399, while 39 percent rented for between \$1 and \$299. Almost all Public Housing units rented for between \$1 and \$699, while 82 percent rented for between \$1 and \$499.

Differences in Rent by Unit Size

Rent increases as the size of the unit increases for all sizes of units in the City, except in Manhattan.

In Manhattan, the median contract rent for studios was \$898 in 2002, while the rent for one-bedroom units was virtually the same at \$900; the rents for two-bedroom and three-or-more-bedroom units were \$765 and \$635 respectively. Major reasons for this pattern are as follows: in Manhattan, negligibly few rental studios were in the heavily rent-subsidized very-low rent categories of Public Housing, *in rem*, "other" rent-regulated, and rent-controlled, while relatively larger proportions were in the categories of rent-stabilized or unregulated rental units in rental buildings or in cooperative and condominium buildings, many of which were built in later years and the rents of which were very high. The median contract rent for unregulated rental units in the borough was \$2,200, 2.7 times the borough-wide median rent, and about 7 times the rent for Public Housing (\$327) or *in rem* (\$302) units in the borough. Also, compared to their proportion of all rental units, a larger proportion of rental studios were in rent-stabilized buildings built after 1947, the median rent for which was \$910, about three times the rent for Public Housing or *in rem* units. On the other hand, a large proportion of two-bedroom and three-or-more-bedroom units were very-low-rent Public Housing, other-regulated or rent-controlled units. More than seven in ten of Public Housing units were either two-bedroom units (49 percent) or three-bedroom units (24 percent), while fewer than one in ten rent-stabilized units had three or more bedrooms. Particularly, of rent stabilized units in buildings built after 1947 in Manhattan, only eight percent were three-bedroom units.

Rent and Housing and Neighborhood Conditions

A clearly positive relationship between rents and housing, building, and/or neighborhood conditions exists in the City. The median contract rent of units in buildings that were not dilapidated was \$710, or \$60 higher than that of units in dilapidated buildings. The rent of units in buildings without any building defects was \$716, but the level of rent decreased as the number of defects increased: \$700 for units in buildings with one defect type, and \$650 for units in buildings with two defect types. Then, the rent moved up slightly to \$678 for units in buildings with three or more building defect types.

In 2002, the rent of units without maintenance deficiencies was \$750; it fell to \$700, \$650, and \$642 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies. The rent for units located on a street where there were no boarded-up buildings was \$725, while it was \$650 for units located on a street where boarded-up buildings were present. The rent level was highest, \$870, for units in neighborhoods with residential structures rated "excellent" by survey respondents; the level declined as the neighborhood rating declined: \$725 for units in neighborhoods rated "good," \$650 for units in neighborhoods rated "fair," and \$600 for units in neighborhoods rated "poor."

Rents for Unregulated Rental Units

In 2002, the rents for unregulated rental units as a whole and for separate sub-categories of this rental category—units in rental buildings and units in cooperative or condominium buildings— in Manhattan were the highest of rents in all the boroughs. The rent for all unregulated rental units in the borough was \$2,200, or 2.6 times the rent for such units in the City as a whole. The rent for such units in cooperative or condominium buildings in Manhattan was \$2,000, or 2.1 times the rent for all such units in the City and the highest for such units in any of the other boroughs.

In 2002, more unregulated rental units in the City were in the middle and upper rent ranges. The rent for almost nine in ten unregulated rental units was \$600 or more: 52 percent rented for \$600-\$999, and 36 percent rented for \$1,000 or more. The rent distribution of unregulated rental units in rental buildings was very similar to that of all unregulated rental units. However, of unregulated units in cooperative and condominium buildings, more units had high rents. The rents of 27 percent of such units were \$1,500 or more, and 18 percent rented for \$2,000 or more.

From 1999 to 2002, the proportion of unregulated rental units renting for less than \$600 (inflation-adjusted) declined from 19 percent to 13 percent and the proportion renting between \$600 and \$999 declined from 54 percent to 52 percent. Contrarily, the proportion of such units renting for \$1,000 or more increased considerably from 27 percent to 36 percent.

Of all 67,000 unregulated rental units renting for \$2,000 or more in 2002, 87.6 percent were in rental buildings, while only 12.4 percent were in cooperative or condominium buildings. Between 1999 and 2002, the proportion of such units in rental buildings renting for the highest rent level increased by 8.7 percentage points. This increase does not appear to have resulted merely from increases in the rents of units at the next lower rent level. Instead, much of the increase could consist of units that were rent-stabilized at the highest levels of rent in 1999 and, between 1999 and 2002, became unregulated rental units as their rents rose above the \$2,000 level. In fact, according to the 1999 HVS, of the 29,000 unregulated rental units in rental buildings with six or more units renting for \$2,000 or more in 1999, 20,000 units, or 75.0 percent, had been rent-stabilized in 1996.

Rents of Units in Cooperative and Condominium Buildings

The number of all occupied rental units in cooperative and condominium buildings was 108,000 in 2002. The share of rent-regulated units in such buildings was 55.1 percent in 2002. In 2002, the median contract rent of unregulated rental units in such buildings was \$950, which was \$225 or 31 percent higher than the rent of rent-regulated units in such buildings. The difference was exceptionally large in Manhattan. The rent of unregulated rental units in such buildings in the borough was \$2,000—that is, \$932 or 87 percent higher than the rent of rent-regulated units in such buildings.

Affordability (Rent/Income Ratio) of Rental Housing

The median gross rent/income ratio, or the proportion of income that households spend for the gross rent of the units they occupy, was 28.6 percent in 2002. This was a slight decline from three years earlier in 1999, when it was 29.4 percent, and a consecutive decline from 1996, when the ratio was 30.0 percent.

There is a clear-cut gradient in effect as income level rises, with the gross rent/income ratio progressively moving down. In 2002, the median gross rent/income ratio was 54.4 percent for very poor households

whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2001 (the Median Income of the New York, New York, Primary Metropolitan Statistical Area (PMSA) adjusted for household size by the U.S. Department of Housing and Urban Development). The ratio declined to 41.2 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 21.2 percent for moderate-income households, whose incomes were between 81 percent and 100 percent of the AMI; and to only 15.1 percent for households with incomes greater than the AMI.

The median rent/income ratio for households with incomes between \$10,000 and \$14,999 in 2001 was 65.0 percent. The ratio declined progressively without interruption as household incomes increased. The ratio dropped to 36.9 percent for households with incomes between \$20,000 and \$29,999 and to 27.8 percent for households with incomes between \$30,000 and \$39,999. The ratio continued to go down as household income rose: to 18.3 percent for households with incomes between \$50,000 and \$69,999, to 12.4 percent for households with incomes between \$100,000 and \$124,999, and to a mere 9.3 percent for households with incomes of \$175,000 or more. The basic issue here is whether it is high rents or low incomes that dominate the affordability situation in the City. The situation certainly appears to partake of both. However, for low-income households it is definitely their lower incomes that dominate their appallingly serious rent burden.

The overall median gross rent/income ratio for rent-subsidized households was 60.8 percent in 2002. That is, the overall gross rent of the apartment of a subsidized household was altogether-as a combination of both the household's out-of-pocket rent and the rent subsidy-60.8 percent of the household's income. On the other hand, the out-of-pocket rent/income ratio-that is, the portion of the household's income that was actually spent out of pocket for the rent of the subsidized unit-was only 29.3 percent of the household's income. The difference between the rents landlords received, as a proportion of these households' incomes, and the portion of the rent the households actually paid out of pocket, as a proportion of their household income, was extremely large: 31.5 percentage points (60.8 percent - 29.3 percent). Even applying the standard thirty percent of household income for rent, which is the rent/income ratio HUD uses for determining affordability in the Consolidated Plan and the Section 8 program, the affordability gap here was 30.8 percentage points (60.8 percent - 30.0 percent). Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received. The affordability burden of subsidized households was not appreciably alleviated in the three years between 1999 and 2002.

The median gross rent/income ratio for unsubsidized households was 27.1 percent, 2.2 percentage points lower than the out-of-pocket rent/income ratio for rent-subsidized households. However, these rent/income ratios are quite different in meaning one from the other. Rent-unsubsidized households were able to afford the apartments they occupied by spending less than the affordability standard of 30 percent of their incomes for rent, without any rent subsidies, while the 197,000 rent-subsidized households, or 12 percent of all renter households in the City in 2002, could not have afforded the apartments they occupied without the subsidies they received, since, although the median rent they paid from their own pockets was only 29.3 percent of their income, their total housing cost-that is, the contract rent the landlord received was 60.8 percent of their income.

Affordability for Different Rent-Regulation Categories

In 2002, the median gross rent/income ratio for households in rent-controlled units, most of which were elderly households with very low and fixed incomes, was high: 33.4 percent, the highest of any rent-regulatory category and 4.8 percentage points higher than the ratio of 28.6 percent for all renter

households in 2002. Such a high rent burden was most likely the result of rent-controlled tenants' very low incomes, since the rent of rent-controlled units was the third lowest, after Public Housing units and *in rem* units.

The gross rent/income ratio for subsidized renter households as a whole was 60.8 percent in 2002, while it was 27.1 percent for unsubsidized households. The rent burden for subsidized households was particularly unbearable for those in unregulated rental units. The total rent, as the sum of out-of-pocket rent plus rent subsidy, for rent-subsidized households in unregulated rental units was 80.8 percent of their income in 2002, while the proportion of the total rent paid out of their own pockets was only 27.7 percent. The resulting difference between their overall rent/income ratio and their out-of-pocket rent/income ratio was 53.1 percentage points (80.8 percent-27.7 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 50.8 percentage points. As a result, without subsidies, most of these subsidized unregulated households could not have afforded to rent the units they occupied.

In 2002, a high affordability gap situation also existed for subsidized households in pre-1947 rent-stabilized units. The rent/income ratio for subsidized households in such units was 75.2 percent, with an affordability gap of 45.2 percentage points (75.2 percent-30.0 percent). The affordability gap was so large that these households were in housing poverty and, without rent subsidies, could not have afforded their apartment-even if they had made sacrifices on other necessities-and could, thus, have been at great risk of homelessness.

Affordability by Different Racial and Ethnic Groups

In 2002, the gross rent/income ratio for non-Puerto Rican Hispanic households was 31.7 percent, 3.1 percentage points higher than the rent/income ratio of 28.6 percent for all renter households but 1.5 percentage points lower than it was in 1999. The ratio for Asian households was 31.3 percent, 2.7 percentage points higher than the rate for all renters and 2.6 percentage points higher than it was for the group in 1999. The ratio for Puerto Rican households was 30.1 percent, slightly higher than the overall ratio and not a noticeable change from three years earlier, when it was 30.6 percent. The ratio for black households was 27.9 percent in 2002, down 1.3 percentage points from their ratio in 1999. The ratio for white households was 26.6 percent, lower than the city-wide ratio and down slightly from 1999.

The reason for the high rent/income ratio for non-Puerto Rican Hispanic households was not their high rent level, but rather their low income level. Even though their median gross rent was \$759, which was 96 percent of the city-wide rent in 2002, their median household income was only \$25,640 in 2001, the second-lowest household income of any racial and ethnic group and only 83 percent of the median household income of all renter households.

In 2002, for white rent-subsidized households, the median gross rent/income ratio was 73.7 percent. Using 30.0 percent of household income as the affordability standard, the affordability gap here was 43.7 percent. Without the rent subsidies they received, most white rent-subsidized households could not have afforded the apartments they occupied. The rent/income ratio for rent-subsidized non-Puerto Rican Hispanic households was also extremely high, 65.8 percent, creating an affordability gap of 35.8 percentage points.

Affordability of Rental Housing by Household Type

Single elderly households paid the highest proportion of their income for rent of any household group: an extremely high 51.0 percent in 2002, 22.4 percentage points higher than the average renter household in the City. The affordability gap for these single elderly households was 21.0 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 41.8 percent was 13.2 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 11.8 percentage points. The rent/income ratio for elderly households was 34.6 percent, 6.0 percentage points higher than the city-wide ratio.

Compared to their incomes, the gross rent that the various rent-subsidized household groups had to pay, as a combination of their out-of-pocket rent and their rent subsidy, was extremely high in 2002. Particularly, the median gross rent/income ratio for subsidized single households with minor children was troublingly high: 80.1 percent. If these households had had to pay their total rent without any rent subsidy, they would have had to spend almost all of their household income for rent. But because these households received some kind of rent subsidy, the proportion of rent they actually paid out of pocket was only 26.0 percent of their income. The affordability gap was 50.1 percentage points. Without the subsidy they received, these households, which were in housing poverty, would have been too poor to afford the rent of the units they occupied and would have been at great risk of homelessness or doubling up with other households.

The total median gross rent/income ratios for rent-subsidized single-elderly and single-adult households were also unbearably high: 73.2 percent and 71.0 percent respectively of their household income in 2002, producing affordability gaps of 43.2 and 41.0 percentage points. Again, most of these single-elderly and single-adult households could not have afforded the apartment in which they lived without the rent subsidy they received.

In 2002, the median gross rent/income ratios for other subsidized household types were also lower than the ratio of 60.8 percent for all subsidized households in the City. The affordability gaps for these other subsidized households were also considerably large. Particularly, the rent/income ratio for subsidized elderly households was 51.0 percent, and their affordability gap was 21.0 percentage points.

Again, it is not high median gross rents that create the very high median gross rent/income ratios for subsidized households. Rather, it is because of the very low incomes of subsidized households that their gross rent/income ratios are so high. The median income of all subsidized households was only \$10,512 in 2001, a mere 34 percent of the median household income of all renter households. Subsidized single households with minor children, single elderly households, and single adult households—the household types with higher affordability gaps—were troublingly poor. Their median incomes in 2001 were \$10,400, \$7,724, and \$7,668 respectively, or less than 34 percent of the median income of all renter households.

In 2002, the overall proportion of income that unsubsidized household groups paid for rent was 27.1 percent, unparalelledly smaller than the proportion paid by subsidized households groups. However, unsubsidized single elderly households and single adult households with minor children, in particular, paid disproportionately high proportions of their income for rent: 43.4 percent and 35.9 percent respectively. Again, the dominant cause of this high rent/income ratio for these two unsubsidized

household types was their extremely low income, not their high rent. The median incomes of these two household types were \$10,800 and \$18,000 respectively, only 35 percent and 58 percent of the median income of all renter households in 2001. Many of these unsubsidized single adult households with minor children and single elderly households could benefit from some kind of rent subsidy in order to lower their seriously high rent burdens.

Affordability by Rent/Income Ratio Level

In 2002, 53 percent of renter households paid below the standard affordability measure of 30.0 percent for rent. On the other hand, 21 percent paid between 30.0 and 49.9 percent, and 26 percent paid 50.0 percent or more.

Of rent-subsidized households, 76 percent paid 30.0 percent or more of their income for rent in 2002: 19 percent paid between 30.0 percent and 49.9 percent, and the remaining 57 percent paid 50 percent or more.

The majority of unsubsidized households, 57 percent, had rent/income ratios below 30.0 percent in 2002. Therefore, 22 percent had ratios between 30.0 percent and 49.9 percent, and 21 percent had ratios of 50.0 percent or more.

Affordability by Location

In 2002, rental units in Queens, Manhattan, and Staten Island, with gross rent/income ratios of 27.4 percent, 27.5 percent, and 27.7 percent respectively, were more affordable than units in the Bronx and Brooklyn, where the ratios were 31.0 percent and 29.1 percent respectively. In Manhattan and Queens, 56 percent and 55 percent respectively of renter households paid less than 30.0 percent of their income for rent in 2002. In the Bronx and Brooklyn, 48 percent and 52 percent respectively of renter households paid less than 30.0 percent of their income for rent. In Manhattan and Queens, 24 percent of renter households in each borough paid 50 percent or more of their income for rent, while 31 percent in the Bronx and 26 percent in Brooklyn paid that proportion of their income for rent. In Staten Island, 53 percent of renter households paid less than 30 percent of their income for rent, while 29 percent of renter households paid more than 50 percent of their income for housing.

In 2002, the dominant component of the high rent/income ratios in the Bronx and Brooklyn was the lower household incomes in the two boroughs compared to incomes in Manhattan and Queens. Median renter incomes in Manhattan and Queens were the highest and second-highest of any borough in the City in 2001, while incomes in the Bronx and Brooklyn were the lowest and second-lowest respectively. In the Bronx and Brooklyn, 40 percent and 32 percent of renter households had incomes lower than \$20,000, compared to 26 percent and 21 percent in Manhattan and Queens.

Housing Conditions in New York City

Renter-Occupied Units in Dilapidated Buildings

The dilapidation rate, the proportion of renter-occupied units in dilapidated buildings, was just 0.6 percent

(11,000 units) in 2002, a further improvement over 1999, when the rate was 1.0 percent. The 2002 dilapidation rate was the lowest in the thirty-seven-year period since the first HVS in 1965. Based on the dilapidation rate, it can be said that almost all renter-occupied units in the City were in structurally sound buildings, and overall building conditions in 2002 were the best since the HVS started covering them.

Renter-Occupied Units in Buildings with Structural Defects

The proportion of renter-occupied units in buildings with any of the thirteen building defects covered in the HVS was 10.0 percent in 2002, while it was 10.9 percent in 1999.

Between 1999 and 2002, structural condition improved in the three older boroughs, while it worsened in the other two relatively newer boroughs. In the Bronx and Brooklyn, the proportion of renter-occupied units in buildings with one or more building defects decreased by 2.5 percentage points to 13.3 percent and by 2.6 percentage points to 11.0 percent respectively, while it decreased by 1.0 percentage point to 8.2 percent in Manhattan. Conversely, the incidence of one or more observable building defects in renter-occupied units increased in Queens by 1.1 percentage points to 7.5 percent, and it jumped in Staten Island to 13.0 percent from a much smaller proportion three years earlier. In 2002, the structural condition of buildings in Queens was the best, while the Bronx was the worst. However, when the structural conditions in the City in 1991 and 2002 are compared, it is readily visible that a tremendous improvement in such conditions, even in the Bronx and in Harlem in Manhattan, was achieved in the eleven-year period.

In 2002, of occupied rental units in Old-Law tenement buildings, 18.2 percent were in buildings with one or more building defects, the highest percentage of any building structure class, as in 1999, when it was 21.8 percent, and almost twice the city-wide proportion. Of occupied rental units in New-Law tenement buildings, 15.4 percent were in buildings with one or more building defects. The comparable proportion for units in buildings built after 1929 was only 4.1 percent, less than a fourth of the proportion for Old-Law tenement buildings and less than half of the city-wide proportion.

In 2002, of rent-stabilized units in buildings built in or before 1947, 17 percent were in buildings with one or more building defects, while only 3 percent of such units in buildings built after 1947 were in buildings with such structural conditions. The proportion of rent-controlled units in structurally defective buildings was 8.4 percent, lower than the city-wide proportion of 10.0 percent, after the proportion of rent-controlled units in buildings with such structural conditions decreased markedly by 4.4 percentage points in the three years between 1999 and 2002.

The structural condition of Public Housing in the City was very good. In 2002, only less than one in twenty Public Housing units was in a building with one or more building defects. The proportion of units in *in rem* buildings with such structural conditions decreased tremendously by 22.9 percentage points, from 54.8 percent in 1999 to 31.9 percent in 2002. However, the proportion of *in rem* units in buildings with such structural conditions was still very high: more than three times the city-wide proportion. There are two reasons why the proportion remains high: first, since these *in rem* units are in tax-delinquent buildings that were not properly maintained or repaired by their owners for a long period of time, improvements to the buildings' structural condition after the City takes over also require a long period of time; and, second, HPD returns to responsible private owners the *in rem* buildings that have been upgraded to a better overall condition.

Structural Condition of Owner-Occupied Units

In 2002, the number and proportion of owner-occupied units situated in dilapidated buildings was too small to present. The dilapidation rate for owner units in 1999 was 0.6 percent. In 2002, 4.6 percent of owner-occupied units were in buildings with one or more defects.

Maintenance Deficiencies in Renter-Occupied Units

The proportion of renter-occupied units with no maintenance deficiencies increased from 42.1 percent in 1996 to 45.5 percent in 1999 and to 46.3 percent in 2002.

In the three years between 1999 and 2002, maintenance conditions improved markedly in Brooklyn: the proportion of renter units with no deficiencies climbed 4.3 percentage points, from 41.8 percent to 46.1 percent. In 2002 as in 1999, maintenance conditions in Staten Island were the best of any of the boroughs, but maintenance conditions there declined by 9.3 percentage points during the same three years, wiping out most of the 10.1-percentage-point improvement made in the previous three years. In the Bronx, between 1996 and 1999, the proportion of renter-occupied units with no maintenance deficiencies improved by 6.3 percentage points, from 30.4 percent to 36.7 percent. However, between 1999 and 2002, the proportion declined by 4.8 percentage points to 31.9 percent. Maintenance conditions improved steadily in Queens. The proportion of renter-occupied units with no maintenance deficiencies moved up from 53.2 percent in 1996 to 55.9 percent in 1999 and to 57.8 percent in 2002. In Manhattan, after a substantial 6.8-percentage-point improvement in the three years between 1996 and 1999, the proportion of renter-occupied units with no maintenance deficiencies inched up by 0.8 percentage point in the next three years.

Housing Needs of Areas with a High Concentration of Poorly Maintained Units

Although the improvement in maintenance conditions in the City in all five boroughs between 1991 and 2002 was impressive, conditions in the following three areas were still seriously poor with high concentrations of units with 4 or more maintenance deficiencies: the west and south Bronx; the northern Manhattan area that covers parts of sub-boroughs 7, 8, and 9; and north-central Brooklyn.

In the areas with a high concentration of poorly maintained units, not only maintenance conditions, but also the buildings themselves needed to be repaired. In addition, in the northern Manhattan area and the north-central Brooklyn area, neighborhood physical conditions urgently needed to be improved. Moreover, in the west and south Bronx and the north-central Brooklyn areas, crowding situations needed to be alleviated. However, considering the very low household incomes and high rent burdens, particularly in the west and south Bronx, it is difficult for renters in the areas to improve their housing and neighborhood conditions by choosing better housing units in better neighborhoods because there are very few vacant rental units in the City that low-income people can afford. In 2002, the rental vacancy rate for units with rents of less than \$800 was 1.73 percent. Any efforts to improve the areas' housing and neighborhood quality should begin with an adequate understanding of the residents' level of affordability.

Maintenance Conditions by Structure Class

The proportion of renter units with five or more maintenance deficiencies in Old-Law tenements fell by 6.9 percentage points, from 11.1 percent in 1996 to 6.6 percent in 1999 and to 4.2 percent in 2002. Although the condition in New-Law tenement buildings also improved during the six-year period, the

comparable proportion in such buildings was still considerably higher at 6.8 percent than either the city-wide proportion or the proportion in any other structural category. The comparable proportion for post-1929 multiple dwellings was 3.3 percent, while the proportion for renter units in one- or two-family houses was only 1.4 percent, about a third of the city-wide proportion of 4.0 percent. The level of maintenance condition of renter-occupied units is linked to the structural category of the building where the unit is situated—that is, the older the unit, the higher the likelihood of poorer maintenance conditions.

Maintenance Conditions by Rent Regulation Categories

Measured by units with no maintenance deficiencies, the maintenance condition of unregulated rental units, particularly those in rental buildings, was the best of all categories in 2002, as in 1999. Of unregulated units, 59.7 percent had no maintenance deficiencies. Of unregulated rental units, the condition of those in rental buildings was noticeably better than the condition of those in cooperative or condominium buildings: 60.1 percent, compared to 55.0 percent, had no maintenance deficiencies. The maintenance conditions of Mitchell-Lama rental units were also very good, relatively speaking. Of Mitchell-Lama rental units, 56.7 percent were free of maintenance deficiencies. This represents a substantial improvement of 7.8 percentage points from 1999. The maintenance conditions of post-1947 rent-stabilized units were good: of such units, 49.3 percent had no maintenance deficiencies. However, the condition of post-1947 rent-stabilized units worsened by 4.1 percentage points over the three years.

On the other hand, the maintenance conditions of rent-controlled units, rent-stabilized units in buildings built in or before 1947, and Public Housing units were relatively poor in 2002: 40.3 percent of rent-controlled and 35.4 percent of pre-1947 rent-stabilized units had no maintenance deficiencies. Of Public Housing units, 40.3 percent had no maintenance deficiencies, although this was a 4.2 percentage-point improvement over the three years.

Maintenance Deficiencies in Owner-Occupied Units

Maintenance conditions of owner units were substantially better than those of rental units. In 2002, 70.4 percent of owner units, compared to 46.3 percent of renter units, had no maintenance deficiencies. Of owner units, Mitchell-Lama cooperatives had the best maintenance condition: 73.4 percent had no deficiencies. Conventional owner units were the next best (72.2 percent were maintenance-deficiency free), followed by condominiums (72.0 percent) and private cooperatives (64.3 percent).

Characteristics of Physically Poor Renter-Occupied Units

In 2002, the physical condition of housing units in the City was the best since 1991, when the HVS started collecting data on all conditions covered in the definition of physically poor renter-occupied units. (A physically poor housing unit is a unit that is in a dilapidated building, lacks a complete kitchen and/or bath for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.) There were 196,000 physically poor renter-occupied units, 10 percent of all renter-occupied units, in 2002. Proportionally, this was a 6-percentage-point decline from 1991 to 1999 and almost a 1-percentage-point decline from 1999 to 2002.

The proportion of physically poor renter-occupied units declined noticeably in each of the five

boroughs between 1991 and 2002. The decline in the three older boroughs of the Bronx, Brooklyn, and Manhattan—particularly in the south Bronx, Harlem in Manhattan, and the northern portion of Brooklyn—was clearly visible. The proportion of physically poor units in the Bronx dropped by 6.7 percentage points in the eleven years, from 22.0 percent in 1991 to 15.3 percent in 2002. However, in 2002, the Bronx still had the highest incidence of physically poor housing of any borough. The number of physically poor renter-occupied units in the borough was still 55,000, or 28 percent of the 196,000 such units in the City, while only 18 percent of all renter-occupied units in the City were located in the borough. In Manhattan and Brooklyn, the proportion of physically poor units was cut by about half, from 19 percent to 10 percent and from 18 percent to 10 percent respectively, between 1991 and 2002.

In terms of the proportion of physically poor units, Queens was the best in the City in 2002. From 1991, the proportion of physically poor units in the borough was reduced by 3.3 percentage points to 5.1 percent in 2002, the lowest of all five boroughs. In 2002, of all 196,000 physically poor renter-occupied units in the City, 21,000, or 10.9 percent, were located in Queens, while 20.9 percent of all renter-occupied units in the City were located in the borough.

Physical housing condition is most closely related to the age of the dwelling and building structure type. Of all 196,000 physically poor occupied renter units in 2002, close to six in ten were in either Old-Law tenement buildings (12 percent) or New-Law tenement buildings (44 percent).

Of the physically poor renter-occupied units in the City, 19 percent were units with three or more bedrooms, while only 15 percent of the renter-occupied units in the City as a whole were such large units. This is a very serious finding, since, for the City as a whole, there has been and remains a great shortage of large units compared to the number of large households, particularly large households with low incomes. Specifically, the crowding rates for four-person and five-person renter households were 26.8 percent and 53.8 percent respectively, while the rate for renter households as a whole was 11.1 percent.

Studios also had a higher share of physically poor rental units compared to their overall proportion of renter households in the City: 13 percent versus 8 percent in 2002. Fully 71.1 percent of the physically poor studios were in such condition because they did not have complete kitchens and/or bathrooms for the exclusive use of the tenant. In other words, most physically poor studios were SRO or SRO-type rental units.

Characteristics of Households in Physically Poor Renter Units

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units. In 2002, of households in such units, 14 percent were single adults with minor children, while this household type's share of all renter households in the City was only 9 percent. At the same time, 28 percent of households in physically poor renter units were adults with minor children, while this household type's share of all renter households was 23 percent.

The lower the household income, the more likely it is that a household will be living in a physically poor rental unit. Of households in such units, almost half had incomes of less than \$25,000 in 2001, while about two-fifths of all renter households had incomes at that level. Particularly, of households in physically poor rental units, a markedly high 33.1 percent had incomes below \$15,000.

Neighborhood Conditions of Renter-Occupied Units

In 2002, neighborhood physical conditions in New York City as a whole were maintained as well as they were three years earlier. The proportion of renter-occupied units on the same street as a building with broken or boarded-up windows (boarded-up buildings) declined by 6.9 percentage points (from 15.7 percent to 8.8 percent) between 1991 and 1999, and this eight-year improvement was maintained in the following three years.

In the Bronx and Manhattan, the tremendous improvement in neighborhood physical condition achieved in the 1990s continued in the early 2000s. In the Bronx, the proportion of units on streets with boarded-up buildings declined overall by 9.3 percentage points in the eight years between 1991 and 1999 (from 16.2 percent in 1991, to 9.1 percent in 1993, and 6.9 percent in 1999) and by another 2.2 percentage points to just 4.7 percent by 2002. The greatest improvement was in the Bronx, overall by 11.5 percentage points in eleven years, from 16.2 percent to 4.7 percent. During the eight years between 1991 and 1999, neighborhood physical condition also improved remarkably in Manhattan, by 9.3 percentage points (from 20.6 percent to 11.3 percent). The substantial eight-year neighborhood improvement achieved in Manhattan continued in the following three years through 2002 by another 1.5 percentage points (from 11.3 percent to 9.8 percent). The improvement in the two areas of the two boroughs—the South Bronx and the northern portion of Manhattan—between 1991 and 2002 is apparent.

In Brooklyn and Queens, neighborhood physical condition improved greatly between 1991 and 1999. But that eight-year improvement in these two boroughs did not continue in the following three years. Instead, neighborhood physical condition in those two boroughs declined marginally. In the eleven years between 1991 and 2002, great improvement in neighborhood condition was made in Staten Island, where the proportion of units on streets with boarded-up buildings declined remarkably by 10.2 percentage points, from 17.1 percent to 6.9 percent.

Housing Needs of Areas with Physically Distressed Neighborhoods

Neighborhood conditions in the City improved impressively between 1991 and 2002. As a result, physically distressed areas shrank dramatically during the eleven-year period. However, in two areas, a very high proportion of units were still in distressed neighborhoods: the northern Manhattan area that covers sub-borough areas 7, 8, and 9, and the north-central Brooklyn area. In northern Manhattan one in every two renter units was on a street with boarded-up buildings, as were a similar proportion of renter units in north-central Brooklyn.

In addition, in the two areas, a substantial proportion of renter-occupied units were poorly maintained. Such high geographical concentrations of poor housing and neighborhood conditions are assumed to be having a serious impact on the quality of life in these neighborhoods. Thus, efforts to alleviate the housing and neighborhood quality deficit are urgent. However, considering the areas' median renter incomes and rents, it appears to be difficult for renters in the area to improve their housing and neighborhood conditions by attempting to find better units in better neighborhoods, since vacant rental units available for low rents in the City are extremely scarce. The rental vacancy rate for units with asking rents of less than \$800 was 1.73 percent in 2002.

Residents' Satisfaction with the Physical Condition of Neighborhood Residential Structures

New Yorkers' opinions about the physical condition of neighborhood residential structures supported the Census Bureau's observation of considerable improvement in neighborhood physical conditions in recent years. In 2002, of renter households in the City, 69.0 percent rated the condition of their neighborhoods' residential structures as either "good" (54.3 percent) or "excellent" (14.7 percent). This was consistent with residential satisfaction three years earlier, when the proportion was 68.6 percent..

Between 1991 and 2002, the levels of tenants' ratings of the physical condition of their neighborhoods increased visibly in all five boroughs. Between 1999 and 2002, residents' satisfaction with their neighborhood conditions increased noticeably in Brooklyn and Queens. In 2002, of renter households in the two boroughs, 67.3 percent and 79.0 percent respectively rated their neighborhood condition as either "good" or "excellent," compared to 64.4 percent and 74.6 percent respectively in 1999. Contrarily, residents' satisfaction in the Bronx declined considerably from 58.4 percent to 51.8 percent. Meanwhile, residents' satisfaction in Manhattan and Staten Island did not change appreciably.

Housing and Neighborhood Conditions of Immigrant Renter Households

In 2002, maintenance conditions for immigrant renter households were not noticeably poorer than they were for all renter households. However, building conditions for immigrant renter households were slightly poorer than for all renter households: 11.7 percent of units occupied by immigrant renter households were in buildings with one or more building defect types, compared to 10.0 percent for all renter households and only 8.7 percent for non-immigrant households. At the same time, 65.6 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as "good" or "excellent," compared to 69.0 percent of all renter households and 70.9 percent of non-immigrant households.

Neighborhood Conditions of Owner-Occupied Housing

The physical condition of neighborhoods where owner housing units were located was markedly better than for renters. In 2002, of all owners, the proportion living on a street with a boarded-up building was only 6.3 percent, compared to 8.7 percent for renters. However, the 2002 rate for owners was 2.2 percentage points higher than three years earlier. Owners' ratings of the physical condition of residential structures in their neighborhoods as either "good" or "excellent" were much higher than those of renters: 89.4 percent of owners rated the condition of their neighborhood as "good" (55.0 percent) or "excellent" (34.4 percent), compared to 69.0 percent of renters. The overall rate for owners was 20.4 percentage points higher than the corresponding rate for renters. The 2002 rate for owners who rated the physical condition of their neighborhood as "excellent" was also higher than the 1999 rate by 5.0 percentage points.

Physical Housing and Neighborhood Conditions and City-Sponsored Rehabilitation and New Construction

With concerted and persistent efforts to meet the increased need and demand for affordable housing and to break the cycle of abandonment, the City rehabilitated or newly constructed a total of 24,133 units

through various City-funded housing programs between July 1, 1999, and June 30, 2002, the three-year period between the 1999 HVS and the 2002 HVS. Of these units, 13,423 were moderately rehabilitated and 10,710 were gut-rehabilitated or newly constructed. In addition, the City made another outstanding contribution to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax abatements in the amount of \$348,167,000 for improving the physical conditions of buildings containing 233,573 housing units in the City. Along with remarkable improvements in the quality of life and significant economic growth, the City's housing efforts contributed not only to meeting the increased demand for housing, but also to improving the conditions of existing affordable housing and neighborhoods.

Additionally, the City supported and/or worked with quasi-public agencies (such as HDC, which creates new housing with financial support from the City and private financial institutions) and non-profit and private groups in their efforts to preserve and create affordable new housing.

Crowded Households

In New York City, as population and households continued to increase faster than the number of newly created housing units in the 1990s and in the early 2000s, the proportion of renter households that were crowded (more than one person per room) remained very high at 11.1 percent in 2002. The 2002 crowding rate for renter households was the highest since 1965, when it was also 11.0 percent. At the same time, 3.9 percent of renter households were severely crowded (more than 1.5 persons per room) in 2002, as in 1999, and also the highest since 1960.

In 2002, the crowding rate for renters in Queens was 14.3 percent, virtually the same as in 1999. The borough's 2002 rate was the highest of any borough in the City and 3.2 percentage points higher than the city-wide rate of 11.1 percent. The rates in the Bronx and Brooklyn in 2002 were also high at 13.0 percent and 12.6 percent respectively, a noticeable increase, by 1.0 percentage point and 1.5 percentage points respectively, over the rates three years earlier. In 2002 the crowding rate in Manhattan was 6.1 percent, 2.2 percentage points lower than in 1999, 5.0 percentage points lower than the city-wide rate, and the lowest of any of the boroughs. The crowding rate in Staten Island in 2002 was 7.6 percent, 3.5 percentage points lower than the city-wide rate. The borough's 2002 crowding rate was 1.4 percentage points higher than the rate three years earlier.

Crowding is, in general, a phenomenon of big households: the larger the number of big households, the larger the number of crowded households. In the City as a whole, 8.9 percent of renter households had five or more persons in 2002. Of these large households, 65.9 percent were crowded. Looking at this phenomenon from a different perspective, 52.4 percent of crowded renter households in the City were households with five or more persons.

From this, it becomes apparent that the source of such a high crowding rate in Queens was the relatively high proportion of big households in the borough. In 2002, 10.9 percent of renter households in the borough sheltered five or more persons, compared to the city-wide proportion of 8.9 percent. Of these big renter households in Queens, 67.5 percent were crowded. Of all crowded renter households in the borough, 51.4 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also relatively high, 32.1 percent, compared to 27.6 percent city-wide. Of these households with three to four persons in Queens, 17.2 percent were crowded; and 38.6 percent of the crowded renter households in the borough were households with three to four persons.

The source of the high crowding rate in the Bronx appears also to be the high proportion of big households. Of renter households there, 11.7 percent, the highest of any borough, housed five or more persons. The crowding rate for these big households was 63.3 percent, and 56.7 percent of crowded households in the borough were such big households.

On the other hand, the lower crowding rate in Manhattan appears to be the result of its extremely high proportion, 51.5 percent, of one person households and its disproportionately low proportion of big households: a mere 3.9 percent of all renter households in the borough in 2002.

The crowding rate for rent-stabilized units as a whole was 13.3 percent, considerably higher than the city-wide rate of 11.1 percent. The higher crowding rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 14.1 percent, compared to 10.8 percent for the category's post-1947 units in 2002. Crowding did not exist in rent-controlled units. The crowding rate in Public Housing units was very low at 7.5 percent. The rate in other-regulated units-which includes Mitchell-Lama rentals and Article 4, HUD, and Loft Board rent-regulated units-was also very low: 8.0 percent.

In 2002 as in 1999, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households. The crowding rates for non-Puerto Rican Hispanic renters and Asian renters-whose populations have increased markedly in recent years-were extraordinarily high: 21.3 percent and 21.0 percent respectively. Again, the source of these high crowding rates appears to be large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.28 and 3.18 respectively, considerably larger than the city-wide average of 2.56. The crowding rate for white renters was only 5.4 percent, half the city-wide rate of 11.1 percent. The rate for black renter households was 10.9 percent, very close to the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 8.2 percent, the second lowest after whites.

Adult households with minor children had a crowding rate of 33.8 percent, three times higher than the city-wide average of 11.1 percent in 2002: almost one in every three households of this type was crowded. The source of this extremely high crowding rate was the household type's relatively large mean household size of 4.56, compared to 2.56 for renter households overall.

Crowding is a phenomenon of big households. The distribution of the crowding rate by household size vividly confirms this relationship. For renter households in 2002, the crowding rate for two-person households was only 3.9 percent, and the rate for three-person households was 6.6 percent. However, the rate for four-person households was 26.8 percent, more than twice the city-wide rate. The rate climbed further as household size increased, jumping to 53.8 percent for five-person households and 76.9 percent for six-person households. The rate for households with seven or more persons was an incredibly high 95.7 percent. Almost all such large renter households were crowded.

A disproportionately larger proportion of immigrant renter households were crowded: 20.0 percent, almost two times the proportion of all renter households. Again, this is attributable to the larger mean household size of 3.15 for immigrant households.

In general, owner households were not crowded. In 2002, the crowding rate for all owner households in the City was a mere 3.5 percent. However, even owner households were crowded if they were big households. The rate for six-person owner households was 26.9 percent, and it was 55.3 percent for owner households with seven or more persons. More than half of such large owner households were crowded. In short, crowding is a phenomenon of larger households, whether or not the households are renter or owner households.



Overview of the 2002 Housing and Vacancy Survey (HVS) and the *Housing New York City, 2002 Report*

Statutory Basis of the New York City Housing and Vacancy Survey

Continuation of rent control and rent stabilization presupposes the existence of a housing emergency in New York City, according to the following State and City rent-regulation laws: the Local Emergency Housing Rent Control Act of 1962,¹ the subsequent Local Rent Stabilization Law of 1962,² and the Emergency Tenant Protection Act of 1973.³ The City Council's determination as to whether a housing emergency continues to exist depends on an analysis of data collected in a comprehensive housing market survey on the rental vacancy rate, the supply of housing accommodations, the condition of such accommodations, and the need for continuing the regulation and control of residential rents and evictions in the City. This survey must be taken at least once every three years, as required by the State and City rent-regulation laws. To fulfill this responsibility, the City has regularly retained the U.S. Bureau of the Census to carry out this survey of the City's housing market. The survey, known as the New York City Housing and Vacancy Survey (HVS), has been carried out on twelve separate occasions over the 37-year period from 1965 to 2002 and has formed the basis of the report on the City's housing situation, with two exceptions: the 1964 report was based on a survey which differed from the HVS in both content and procedures and relied on special tabulations from the 1960 decennial census; also, the 1973 report was based on special tabulations from the 1970 decennial census.

Content, Design, and Sample Size of the 2002 HVS

As for all previous HVSs, the 2002 HVS, as a comprehensive housing market survey, was designed to collect information on the major elements of the demand for and supply of housing units, interventions of government, and the dynamic interactions of all these forces in the City's housing market. For the 2002 HVS, as for all previous HVSs, the demand elements cover the number and characteristics of persons and households in occupied units, while the supply elements include the number and characteristics of the occupied and vacant housing stock, vacancies and vacancy rates, and the condition of the housing inventory and neighborhoods. The elements of government interventions include rent-regulation status; housing units owned, developed, and/or managed through major types of government programs; and rent subsidies.⁴ The interactions of all major forces in the market include, among other things, affordability, as measured by the rent/income ratio.

1 Section 1(3) of the Local Emergency Housing Rent Control Act, Section 8603 of the Unconsolidated Laws.

2 Section 26-501 of the Administrative Code of the City of New York.

3 Section 3 of the Emergency Tenant Protection Act, Section 8623 of the Unconsolidated Laws.

4 For detailed information on the content of the survey, see Appendix E, "New York City Housing and Vacancy Survey Questionnaire, 2002."

The HVS is a sample survey of occupied and vacant housing units. Approximately 18,000 housing units throughout the City were selected as a representative sample of housing in the five boroughs of the City. Because of the critical importance of the reliability of the HVS data, particularly as regards the rental vacancy rate as a principal determinant of the continuation of rent control and rent stabilization for more than a million rental units in the City, the 2002 HVS and previous HVSs were designed so that the standard error of estimate, the measure of sampling variance, would not exceed 0.25 percent if the rental vacancy rate in the City were 3 percent. Since the HVS is a sample survey, obviously each of the estimated figures in the survey has its own specific degree of reliability.⁵ As has been the case for all previous HVSs, the 2002 HVS data are available for the City and for each of the five boroughs and, since 1991, for each of the 55 sub-borough areas.

Sample units for the 2002 HVS came from two primary sources: units selected from the Census 2000 address file for the 2002 HVS, and a sample of addresses resulting from certificates of occupancy for newly constructed units and gut-rehabilitated units, issued from April 2000 through October 2001 for each borough. In addition, a list of previously non-residential addresses that had been converted to residential housing units since the 2000 census and a list of in rem units were also used to select sample cases.

Uses of the HVS Data

As a comprehensive housing market survey of one of the largest and most complex housing markets in metropolitan cities in the world, the HVS is the source of a massive amount of data on population, households, housing units, and neighborhoods in New York City. Proper use of the data requires an adequate understanding of the content of the HVS and the methods and techniques used for collecting and organizing the data. For this reason, the report presents detailed information on the survey design and estimation procedures, as well as the survey's accuracy statement and the complete questionnaire for the 2002 HVS.⁶

Of course, the most significant use of the HVS data is to justify the extension of rent protection legislation. However, the HVS data have also been used extensively by all sides, both public and private, on housing and housing-related issues in developing, analyzing, assessing, and evaluating policies, programs, and projects. Also, HVS data are often used by public and private agencies and individuals to prepare applications for funds.

Relationship of the 2002 HVS Data to Previous HVS Data

A precise understanding of the similarities and differences in the meaning and organization of the data among the HVSs in different survey years is an important prerequisite for the proper presentation and interpretation of the HVS data.

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

5 Detailed tables of the various standard errors and other technical information on the survey design are presented in Appendix D of this report.

6 Information on the sample, survey method and procedures, and the accuracy statement are presented in Appendix D of this report. The questionnaire is presented in Appendix E.

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.⁷ The 1999 HVS sample was selected from the 1990 census, with updating for newly constructed units and converted units that received Certificates of Occupancy.

The weighting for the 2002 HVS sample used estimates based on the Census 2000 and, thus, reflected 370,000 units provided by the City to the Census Bureau. On the other hand, the weighting for the 1999 HVS used estimates based on the 1990 census; thus, any of the units at the 370,000 addresses that were missed in the 1990 census were not reflected in the 1999 HVS. As a result of the confluence of the different samples and weights used for the two HVSs, the difference between the numbers of persons and housing units the 2002 HVS counts and those that the 1999 HVS counts is substantially more than the increase in the numbers of persons and housing units that could normally be expected to have occurred in the three years between the two HVSs.

Therefore, it is difficult to compare the data from the 2002 HVS with data from the 1999 and previous HVSs. For this reason, the Census Bureau recommended reweighting the data from the 1999 and previous HVSs in order to make them comparable with the 2002 HVS data, as it had reweighted data from other Census Bureau surveys, such as the Current Population Survey (CPS) and American Housing Survey (AHS), conducted before the 2000 census. Without such reweighting work, we would permanently lose a massive amount of valuable historical data from previous HVSs that could be compared with data from the 2002 and future HVSs.

After the 2002 HVS was finished, the Census Bureau started to work on the reweighting project. At the same time, the Census Bureau had to complete the 2005 HVS on schedule and provide HPD with the 2005 HVS data in a timely manner, so that HPD would be able to prepare and submit the report on the 2005 HVS to the City Council by the legally mandated due date. Under these circumstances, the Census Bureau discontinued the reweighting work in late 2004 and concentrated instead on the 2005 HVS. The Census Bureau will resume the reweighting work after the 2005 HVS is completed.

In the meantime, the Census Bureau recommends that users of the HVS data not compare absolute numbers of persons (population), households, and housing units from the 2002 HVS with those from the 1999 and previous HVSs. Instead, comparisons should be made based on percents, medians, and means in a scientifically disciplined manner. Therefore, the report focuses on the presentation and analysis of patterns of population and household characteristics in 2002. Analysis of historical trends will be discussed mostly based on percents, medians, and/or means only.

Presentation and Interpretation of the HVS Data in the 2002 Report

Almost all the findings of this report are based on data from the HVS, which is a sample survey; they are, thus, subject to sampling and non-sampling errors. For this reason, it is generally appropriate to qualify such findings by noting that they are "estimates" of the true values of the variables, which are unknown. For example, we should refer to the rental vacancy rate as the "estimated rental vacancy rate" and to median household income as "estimated median household income." However, it would not be practical to do so in this report, since tens of thousands of figures from the 2002 and previous

7 Joseph Salvo, Wendy Smith, Drew Minter, and A. Peter Lobo, New York City Department of City Planning, LUCA98 Case Study, New York, NY.

HVSs are covered here, and repeated use of the word "estimated" for these many figures would make this data-intensive report unreasonably cumbersome.

Ideally, since the HVS is a sample survey, the reader of this report should be provided with the standard errors of estimated values, as measures of statistical reliability. This has, for the most part, not been done in this or previous reports, since such a practice would have more than doubled the already extremely large number of statistics presented and would, thus, have made the report more difficult for readers to use and understand. It would also have reduced the scope of the report's use in everyday policy-making and analysis work. Consequently, standard errors have been provided only for critically important findings. For example, because of its statutory importance, the standard error and confidence interval of the 2002 net rental vacancy rate are presented, as they have been in previous reports. But in regard to other data, as has been done in the last several reports, the practice of limiting the use of numbers and percentages that are very small has again been adopted in this report. Figures, such as the number of housing units or households, that are less than 4,000 are not reported in either the tables or the text; and numbers between 4,000 and 4,999 are qualified by warning the reader to interpret the numbers with caution. Dollar figures, such as rents and incomes, based on a small number of cases are treated following the same guidelines. Similarly, percentages in which the numerator is less than 3,000 are not reported, and percentages in which the numerator is between 3,000 and 3,999 are qualified by warning the reader to interpret them with caution. Moreover, no conclusive or definitive statements based on such small numbers, even those that are somewhat larger than 4,000, have been made anywhere in this report.

The data covered in this report on rental units by rent-regulation status were generated based on the rent-regulation status classification system that the Census Bureau has been using for the 2002 and previous HVSs. This classification system categorizes some rent-stabilized units as units whose rents were regulated by the U.S. Department of Housing and Urban Development (HUD) if they also received HUD assistance and their rents were regulated by HUD.

Content and Organization of the Report

There are six substantive chapters in this report, covering the major structural and functional components of New York City's housing market. These six chapters cover all major issues legally mandated by rent-regulation laws: residential population and households, incomes, inventory, vacancies, rents, and housing conditions. In addition, there are five appendices covering 2002 HVS data for sub-borough areas, the technical specifications, and the questionnaire, which covers the content of the 2002 HVS.

Chapter 2 provides, first, a description of the number and characteristics of the population in 2002 and a review of the historical population trends in the City and, second, a discussion of the number and composition of households and the changes in them over time. Both population and households are covered by location, tenure, rent-regulation status, and type of ownership. The situation of doubled-up households is also discussed in this chapter. Compared to previous reports, discussions of the following issues have been either newly included or expanded in this chapter. First, in the absence of comparable HVS data on population between 2002 and previous years, the population growth analysis has been carried out by comparing data from the 1990 and the 2000 censuses, data from the Census 2000 and the 2002 HVS, and the Census Bureau's population estimates for 2000 and 2002. Second, presentations on and discussions of immigrant households and their housing

situations have been greatly expanded. Third, for the first time, the number and characteristics of households with previously homeless individuals are presented and analyzed.

In Chapter 3, all major issues covered in the HVS that are relevant to determining the capabilities of households to pay housing costs are discussed. The chapter covers changes in and patterns of household income by tenure, location, rent-regulation status or ownership categories, race and ethnicity, and other variables. As a part of the income distribution analysis, the chapter presents and discusses the distribution by the U.S. Department of Housing and Urban Development's Section 8 program income limits. Then, the chapter discusses households with incomes below various income levels that are policy-important in assessing changes in the magnitude of housing demands and needs. In this context, the chapter also analyzes changes in the number of households with incomes below the federal poverty level and in the number of households receiving public assistance. The chapter also analyzes employment characteristics of households-such as the labor-force participation rate, unemployment, and occupational and industrial patterns-which largely determine household incomes. Finally, for the first time, the report identifies areas of high concentrations of poor households and analyzes their housing needs.

Chapter 4 first covers the number and composition of housing units, in terms of tenure, occupancy, location, building characteristics, building size, and unit size. It then analyzes the growth of the inventory. However, since the samples and weights for the 1999 HVS and the 2002 HVS are different, the 2002 HVS does not provide data on the components of inventory change, such as returning losses and gross losses. Thus, this chapter does not discuss the components of inventory change. Next, the chapter presents and analyzes the marginal variations of the housing inventory in recent patterns and trends important to housing requirements in the City. Since absolute numbers of housing units from the 1999 and previous HVSs that are comparable with the 2002 HVS data are unavailable, the trend analysis has been done using percents. The rental housing inventory is analyzed by rent-regulation status. Also, data on the rental housing inventory and changes in rental housing in cooperatives and condominiums are analyzed. In addition, the owner housing inventory, including the ownership rate, is discussed. Finally, the chapter discusses housing units that are accessible to physically disabled persons.

In the first part of Chapter 5, overall rental vacancies and vacancy rates for the City as a whole are presented and discussed. Then, data on the following characteristics of vacant available units that the HVS provides are analyzed separately for renter and owner units: location, rent-regulation status, owner categories, rent or price levels, affordability, building and unit characteristics, housing and neighborhood conditions, and lengths of vacancy and turnovers. In the final part of the chapter, the number and characteristics of vacant units unavailable for rent or sale, including reasons for unavailability, are presented and discussed.

Chapter 6 covers most issues relating to rent as a housing cost that tenants pay for the housing units they occupy. The chapter first presents and discusses changes in and patterns of rent levels; then, the following issues are discussed: the nature and depth of rent subsidies for subsidized households, rents and housing condition, rents in the unregulated rental market, and rents in cooperative and condominium buildings. In addition, for the first time, the chapter discusses the housing needs of very-low-rent areas. Very-low-rent units were concentrated in several geographically identifiable areas in the City. The chapter reveals the areas' unique neighborhood effects and consequent housing requirements in the areas. The final section of this chapter analyzes the affordability (the rent/income ratio) of rental housing.

In Chapter 7, data that the HVS provides on major housing and neighborhood conditions in 2002 and changes since 1991 are covered. At the beginning of the chapter, the structural condition of buildings where residential units are situated is discussed. The second part of the chapter analyzes a set of data on maintenance and equipment deficiencies. The third part of the chapter deals with neighborhood conditions, while the fourth part presents and analyzes data on the aggregate number and characteristics of physically poor rental units and the characteristics of households residing in them. For the first time, the report identifies areas with very high concentrations of poorly maintained units and areas with physically distressed neighborhoods. The chapter portrays these geographical areas, shows the problems of neighborhood effects from the concentration of poor-quality housing, and reveals the areas' housing needs. At the end of the analysis of physical housing conditions, the impact of City-sponsored new construction, rehabilitation, and other efforts to improve housing conditions in the City is reviewed. The final part of the chapter discusses the crowding situation in the City.

The report opens with the report summary. In each substantive chapter, more graphs and maps than in previous reports have been presented to help visualize or geographically identify important findings of major issues covered in the report.

2

Residential Population and Households

Introduction

Public interventions and private decisions on investments that affect the structure and function of the City's housing market should, in the final analysis, be assessed in terms of the level to which they provide opportunities and/or limits for the population and households. In other words, public and private policies and programs that impact current and future housing supplies, needs, demands, and conditions should be measured with respect to the level to which they fulfill the needs and preferences of the population and households in the City. Therefore, it is prudent and necessary to analyze the population and households as housing consumers. Such is the main purpose of this chapter.

Population and households determine the requirements for housing. Thus, this chapter begins with a review of population growth, followed by discussions of the current population in 2002 and characteristics of the population, such as race and ethnicity, age and gender, and educational attainment.

A household is all the persons occupying a housing unit, whether they be a family, unrelated individuals, or a single person. As a result, households equate to occupied housing units. Therefore, this chapter also covers the number and characteristics of households, including household size and household composition.

In recent years, a growing number of immigrant households have moved into the City. Thus, this chapter analyzes in detail policy-important issues of foreign-born households, immigrant households, and recently-moved households, as well as their housing situations and needs.

At times, a single person, or two or more unrelated individuals, or a family live in a housing unit with a primary family or individual. These sub-families or secondary individuals are, in fact, "hidden" households. For this reason, in order to assess housing requirements, the number and characteristics of persons and the number and composition of households should be analyzed in depth. In this context, the number of doubled-up households, sub-families, and secondary individuals and their household and housing unit characteristics that have a significant bearing on housing need are discussed near the end of the chapter.

Population and households with certain characteristics that may determine housing needs or opportunities are not always scattered evenly across the City. They are often clustered in geographically identifiable locations. Analytic efforts have been made to geographically define neighborhoods (smaller than sub-borough areas) with high concentrations of such populations and households—for example, foreign-born households. Specifically, using census-tract-based maps produced by the Census Bureau, we can identify neighborhoods (sub-housing markets) with high concentrations of such populations and households.

Major household characteristics—such as household composition and size, household income, age, race and ethnicity—determine or modify housing demands. Household income is a leading determinant of the housing units households can actually rent or buy. Other household characteristics modify household

income as a housing demand indicator. Thus, in the context of housing need and demand, all major household characteristics other than household income are covered in this chapter, while household income and related household characteristics will be covered in the next chapter, "Household Incomes in New York City."

Both population and households are covered by location, tenure, rent-regulation status, and type of ownership.

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 was updated. The 1999 HVS sample was selected from the 1990 census, with updating for newly constructed units and converted units that received Certificates of Occupancy. The weighting for the 2002 HVS sample used estimates based on the Census 2000. On the other hand, the weighting for the 1999 HVS used estimates based on the 1990 census. Therefore, it is difficult to compare the data from the 2002 HVS with data from the 1999 and previous HVSs. For this reason, after the 2002 HVS was finished, the Census Bureau started to work on reweighting the data from the 1999 and previous HVSs in order to make them comparable with the 2002 HVS data. The Census Bureau's reweighting of HVS data will be finished after the processing for the 2005 HVS is completed. In the meantime, the Census Bureau recommends that users of the HVS data not compare absolute numbers of persons (population), households, and housing units from the 2002 HVS with those from the 1999 and previous HVSs. Instead, comparisons should be made based on percents, medians, and means in a scientifically disciplined manner. Therefore, this chapter focuses on the presentation and analysis of patterns of population and household characteristics in 2002. Analysis of historical trends will be discussed mostly based on percents, medians, and/or means.

Household Population

This section discusses the household population—that is, the population in residential units—in terms of the characteristics that have the most bearing on housing needs and demands and the ability to fulfill these needs and demands in the City's housing market.

Population Growth

New York City is the largest and one of the fastest-growing cities in the United States, according to the Census 2000. The City's population grew by 686,000, or 9.4 percent, between 1990 and 2000, while other cities—such as Buffalo, Rochester, and Syracuse in New York state and Philadelphia, Detroit, and Baltimore in the middle-Atlantic and the mid-west—lost sizeable amounts of population.¹

From the mid-1990s to 2002, the crime rate in the City declined significantly and housing and neighborhood conditions in the city improved visibly. At the same time, the City's economy grew steadily and job opportunities expanded, except for the eight-month period of recession in the U.S. economy that lasted through November 2001.² Specifically, according to the 1993 and 2002 HVSs, the labor-force participation rate increased by 4.9 percentage points to 64.2 percent in 2002. During the same nine-year period (between June 1993 and June 2002), the number of employed persons increased by 488,000, or by

1 Data on population change between 1990 and 2000 are from the Census Bureau's 1990 census and Census 2000.

2 Business Cycle Dating Committee, National Bureau of Economic Research, "The NBER's Business Cycle Dating Procedure," October 12, 2003, pages 1-2.

16.6 percent, according to the Bureau of Labor Statistics' *Status of the Civilian Labor Force in New York City*. This labor market growth was greatly helped by the City's determined and effective efforts to make the City a better place in which to live, work, and invest.

At the same time, the total number of crimes in the seven major felony categories plunged by 62 percent, from 407,141 in fiscal year 1994 to 156,559 in fiscal year 2002.³ In addition, according to the 2002 HVS, people in New York City were significantly better educated in 2002 than they were nine years previously. In 2002, 78 percent of individuals 18 years old or older in all households had finished at least high school, an increase of 3 percentage points over 1993. Significantly, the percentage of those who had graduated at least from college increased by 6.1 percentage points to 30.4 percent. In addition, the 2002 HVS reports that housing conditions in the City were the best since the HVS started covering them. Of all renter occupied units, 0.6 percent were in dilapidated buildings, the lowest dilapidation rate in the 37-year period since 1965. The proportion of renter households near buildings with broken or boarded up windows on the same street was 8.7 percent in 2002, down by 5 percentage points over the nine years since 1993. Moreover, the proportion of renter households that rated the quality of their neighborhood residential structures as "good" or "excellent" increased by 7.2 percentage points to 69 percent in 2002.⁴ With the remarkable improvement in quality of life, significant economic growth, and better educational attainment, the number of New Yorkers grew accordingly, as the City became a much better place to live and work and, thus, attracted more people than other areas.

According to the 2002 HVS, the population in New York City stood at 7,944,577 (Table 2.1), while the Census 2000 reported that there were 8,008,000 people in the City.⁵ The population the HVS reports is the household population because the HVS counts only people living in residential units and excludes those living in group quarters—such as prisons, nursing homes, dormitories, and emergency shelters—as well as people and housing units in other types of special places—such as transient hotels.⁶ On the other hand, the census counts all people, including those living on the street. According to the Census 2000, 182,000 people lived in group quarters. These people were not counted in the 2002 HVS. To make the Census 2000 population count comparable with the 2002 HVS count, at least 182,000 people should be excluded from the City's Census 2000 count. In addition, people who lived in housing units in special places and people on the street should be excluded; but there is no method or technique we can use to estimate and exclude them. Therefore, an estimate of the household population from the Census 2000 could be approximately 7,826,000—that is, the total population of 8,008,000 minus 182,000 people. As a result, it is logical to say that the household population in the City could have increased roughly by some 119,000 between 2000 and 2002, according to the Census 2000 and the 2002 HVS.

3 The City of New York, Mayor's Office of Operations, The Mayor's Management Reports, Fiscal 1994 and 2002. The seven major felony categories are murder, robbery, rape first-degree and attempts, felonious assault, burglary, grand larceny, and grand larceny motor vehicle. Data on crime, education, employment and incomes are from chapter 3, "Household Incomes in New York City." Data on Population change between 1990 and 2000 are from the U.S. Bureau of the Census, 1990 and 2000 Censuses.

4 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

5 U.S. Census Bureau, Redistricting Data Summary Data File.

6 For a complete definition of a housing unit, see Appendix B, "2002 New York City Housing and Vacancy Survey Glossary." For information on living quarters excluded from the 2002 and previous HVSs, see Appendix D, "2002 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement, and Topcoding."

Table 2.1
Number of Individuals by Borough and Race/Ethnicity
New York City, 2002

Race/Ethnicity^a	All	Bronx^e	Brooklyn	Manhattan^e	Queens	Staten Island
All ^b	7,944,577	1,313,014	2,452,478	1,511,478	2,219,003	448,605
White (non-Hispanic) ^c	2,926,866	199,647	932,845	729,773	750,078	314,524
Black/African American (non-Hispanic) ^c	1,974,837	428,060	830,743	225,940	449,630	40,464
Puerto Rican	742,342	293,318	202,798	119,613	94,326	32,287
Non-Puerto Rican Hispanic	1,345,154	327,919	267,295	262,280	455,380	32,280
Asian (non-Hispanic) ^c	902,640	52,555	207,924	158,973	457,769	25,419
Other ^d	52,738	11,514	10,873	14,899	11,821	*

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

Notes:

- a The respondent identified the race and ethnicity of each household member individually. The race of individuals reporting no race was imputed.
- b Estimates of the size and characteristics of the population reported from the HVS cover only individuals residing in housing units. For a complete definition of housing, see Appendix B, "2002 New York City Housing and Vacancy Survey Glossary." For information on living quarters excluded from the 2002 HVS, see Appendix D, "2002 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement, and Topcoding."
- c Throughout this report, white non-Hispanics, black/African-American non-Hispanics, and Asian non-Hispanics will be referred to as "white," "black/African-American," and "Asian" respectively.
- d In 2002 "Other" includes American Indian or Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.
- e Marble Hill in the Bronx.
- * Too few to report.

However, in interpreting this estimated population increase, the following, among other things, should be recognized: (1) as pointed out above, people living in special places and those living on the street are difficult to estimate; and (2) the following differences in survey methods and procedures used by the Census 2000 and the 2002 HVS could make the counts of persons from the Census 2000 and the 2002 HVS disparate—that is, more than the two-years' difference in time between the two surveys would account for. First, for the HVS, data were collected by survey interviewers, while, for the Census 2000, data were primarily gathered by mail, although the Census Bureau also sent interviewers to households that did not return the questionnaire to the Census Bureau. (In general, the interviewer method is considered better than the mail method in terms of response rate.) Second, the HVS is a sample survey—that is, only households in the selected sample were interviewed—while the census is a complete count of all people and housing units, although even the census may undercount people in hard-to-count neighborhoods. Therefore, the actual increase in the City's population between 2000 and 2002 could be somewhat higher or lower than 119,000, due to the use of different methods and procedures.

The Census Bureau makes population estimates every year for New York City and other cities in the country. The Census Bureau's estimate for New York City on July 1, 2000 was 8,018,000, and equivalent estimates at the same time in 2001 and 2002 were 8,068,000 and 8,091,000 respectively. The Census

Bureau's estimates were based on its census in April 2000.⁷ These estimates are not directly comparable with the number of persons from the 2002 HVS. However, the estimates for 2000, 2001, and 2002 are directly comparable and clearly confirm the continuous population increase in the City between 2000 and 2002. In short, the City was not only the largest city in the country in 2000, but it was also still growing steadily.⁸

According to the Census 2000, the population grew markedly in every borough in the City between 1990 and 2000. It increased by more than 10 percent in each of the following three boroughs during the ten-year period: 17 percent in Staten Island, 14 percent in Queens, and 11 percent in the Bronx. In Brooklyn and Manhattan, the population also increased considerably, by 7.2 percent and 3.3 percent respectively.⁹

Spatial Variation of the Population

While population characteristics define one dimension of housing demand, an important corollary is the effect of location. Each borough exhibits localized variations in terms of the spatial and geographic distribution of the population in the City.

In 2002, Brooklyn had the largest share of the City's population, followed by Queens, Manhattan, the Bronx, and Staten Island. The order of each borough's population size has held constant for almost four decades since 1965, when the first HVS provided population counts. In Brooklyn, 2.5 million, or three in ten of the people in the City, were housed, while Queens captured 2.2 million, close to another three in ten of the City's population (Tables 2.1 and 2.2). Almost two in ten of the City's population, or 1.5 million people, resided in Manhattan. In the Bronx, 1.3 million people resided, about one in six of the City's population. In Staten Island, the least populous borough in the City, one in twenty people in the City, or 449,000 people, were housed (Figure 2.1).

Racial and Ethnic Variation of the Household Population

New York City is not only the largest city in the country and still fast-growing; it is also racially and ethnically one of the most diverse in the United States. The 2002 HVS reports that the white non-Hispanic population (hereafter referred to as the "white" population) was 2,927,000, or 37 percent of the total population in the City (Tables 2.1 and 2.3). The Hispanic population—Puerto Rican and non-Puerto Rican Hispanics together—captured the second-largest share of the City's population, 2,087,000 or 26 percent, with Puerto Ricans numbering 742,000 (9 percent) and non-Puerto Rican Hispanics numbering 1,345,000 (17 percent). The number of the black/African American non-Hispanic population (hereafter referred to as the "black" population) was 1,975,000, accounting for 25 percent of the population in the City. The Asian population was 903,000 or 11 percent of the City's population in 2002 (Figure 2.2).

In 2002, the white population still constituted the largest racial and ethnic group in the City. However, when the percent distribution of the City's population is disaggregated by race and ethnicity for the last eleven years, a new trend is borne out: the racial and ethnic diversification in the City widened over the years (Table 2.3). The proportions of whites, blacks, and Puerto Ricans continued to drift

7 U.S. Census Bureau, Population Division.

8 U.S. Census Bureau, Population Division.

9 U.S. Census Bureau, Redistricting Data Summary Data File.

Table 2.2
Percent Distribution of Individuals by Borough
New York City, Selected Years 1991 - 2002

Borough	1991	1993	1996	1999	2002
All	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^a	16.3%	16.0%	16.0%	15.7%	16.5%
Brooklyn	31.8%	31.5%	30.4%	30.5%	30.9%
Manhattan ^a	19.8%	20.2%	20.8%	21.3%	19.0%
Queens	27.0%	27.0%	27.3%	26.9%	27.9%
Staten Island	5.2%	5.4%	5.5%	5.5%	5.6%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

A Marble Hill in the Bronx.

Table 2.3
Distribution of Individuals by Race/Ethnicity
New York City, Selected Years 1991-2002

Race/Ethnicity^a	Year				
	1991	1993	1996	1999	2002
All	100.0%	100.0%	100.0%	100.0%	100.0%
White ^b	41.1%	40.6%	39.1%	38.1%	36.8%
Black/African American ^b	27.2%	27.8%	26.5%	25.7%	24.9%
Puerto Rican	11.3%	10.7%	10.8%	10.3%	9.3%
Non-Puerto Rican Hispanic	11.9%	12.9%	14.2%	16.4%	16.9%
Asian ^b	6.7%	7.8%	8.9%	9.1%	11.4%
Other ^c	1.7%	0.2%	0.4%	0.4%	0.7%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, and 2002 New York City Housing and Vacancy Surveys.

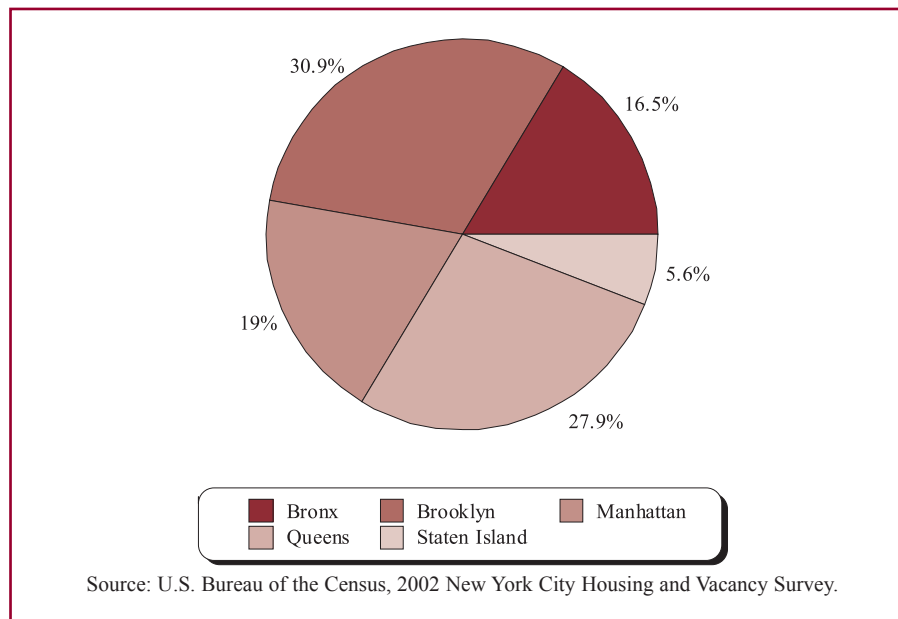
Notes:

a The respondent identified the race and ethnicity of each household member individually.

b Throughout this report, white non-Hispanics, black/African-American non-Hispanics, and Asian non-Hispanics will be referred to as “white,” “black/African American,” and “Asian” respectively.

c In 1991 “Other” included American Indians, Aleuts, Eskimos, and all others identified as “Other race.” For 1993, 1996 and 1999, “Other” includes only American Indians, Aleuts, and Eskimos. In 2002, “Other” includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race. For 1993 and later surveys, individuals identified as “Other race” and those for whom no race was reported were allocated among the race categories. See chapter 1 for further information.

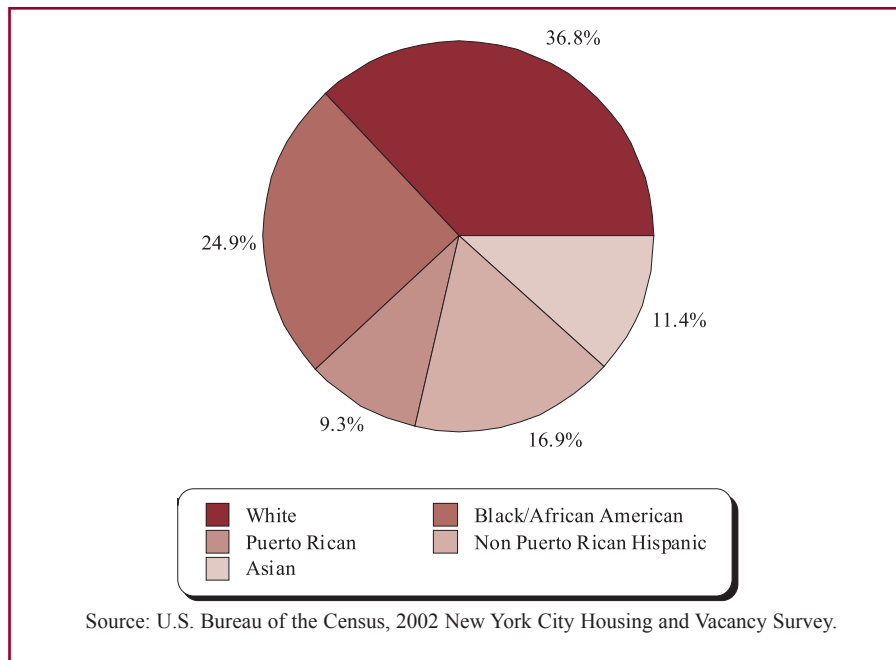
Figure 2.1
Distribution of Individuals by Borough
New York City 2002



downward, while the proportions of non-Puerto Rican Hispanics and Asians drifted upward. The proportion of the white population has progressively descended from 41 percent in 1991 to 38 percent in 1999 and to 37 percent in 2002 (Table 2.3). The corresponding proportion of blacks also declined appreciably from 27 percent to 26 percent and 25 percent respectively in the same three survey years. The proportion of Puerto Ricans also experienced a noticeable decrease: from 11 percent to 10 percent to 9 percent respectively (Figure 2.3).

On the other hand, non-Puerto Rican Hispanics' and Asians' shares of the City's population have progressively surged substantially over the last eleven years. Non-Puerto Rican Hispanics' share has kept going up, from 12 percent in 1991 to 14 percent in 1996 and to 17 percent in 2002 (Table 2.3). This pushed Hispanics' (including Puerto Ricans') share of the City's population past blacks' since 1999, despite the continuous downward drift of Puerto Ricans' share. Asians have also been capturing a growing share of the City's population, going from 7 percent to 9 percent to 11 percent respectively. As the residential movement of a growing number of immigrants from countries in the Caribbean, Latin America, and Asia to the City continues, as will be seen later in this chapter, it seems reasonable to expect that the upward trend of non-Puerto Rican Hispanics' and Asians' shares of the City's population will continue, while the resulting shares of the remaining racial and ethnic groups-whites, blacks, and Puerto Ricans-will maintain their downward trends. As a result, the racial and ethnic diversity in the City is expected to further accelerate in the coming years. The pronounced surge in non-Puerto Rican Hispanics' and Asians' shares of the City's population is expected to have a profound impact not only on population characteristics, but also on household characteristics that have a great bearing on housing requirements in the City in general and in the neighborhoods where these racial and ethnic groups tend to reside.

Figure 2.2
Distribution of Individuals by Race/Ethnicity
New York City 2002



Spatial Variation of Racial and Ethnic Groups by Borough

Reviewing the residential location of New Yorkers by geographical stratification by borough and by sub-borough areas in each of the City's five boroughs, two underlying patterns of spatial variation begin to take shape. First, each racial and ethnic group had uniquely different patterns of residential location within the City. Thus, each borough's proportional share of certain racial and ethnic groups is significantly more than what might be called their expected random share. Instead, certain racial and ethnic groups tended to cluster in certain boroughs, while others clustered in other boroughs, with varying degrees of clustering. And second, in each borough, each racial and ethnic group was geographically concentrated in certain sub-borough areas in varying degrees of concentration, rather than being scattered randomly throughout each borough. The spatial variation in each borough is discussed in the next section.

The 2002 HVS showed that almost one-third of whites in the City lived in Brooklyn, resembling the borough's share of the City's overall population (Table 2.4). In Brooklyn, whites were concentrated in sub-boroughs 1 (Williamsburg/Greenpoint), 2 (Brooklyn Heights/Fort Greene), 6 (Park Slope/Carroll Gardens), 10 (Bay Ridge), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), and 15 (Sheepshead Bay/Gravesend) (Map 2.1). A quarter of the City's whites each lived in Queens and Manhattan. In Manhattan, most of whites clustered in the following sub-borough areas in the bottom half of the borough: 1 (Greenwich Village/Financial District), 3 (Chelsea/Clinton/Midtown),

Figure 2.3
Population of Individuals in Households by Race/Ethnicity
New York City, Selected Years 1993 - 2002

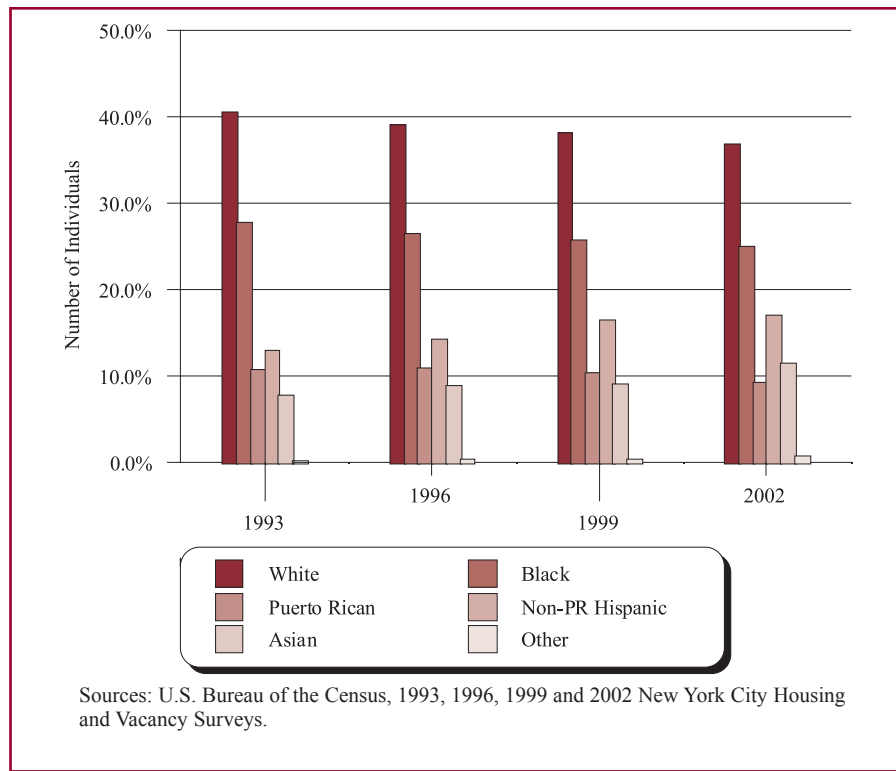


Table 2.4
Distribution of Individuals by Borough and by Race/Ethnicity
New York City 2002

Race/Ethnicity	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All	100.0%	16.5%	30.9%	19.0%	27.9%	5.6%
White	100.0%	6.8%	31.9%	24.9%	25.6%	10.7%
Black/African American	100.0%	21.7%	42.1%	11.4%	22.8%	2.0%
Puerto Rican	100.0%	39.8%	27.3%	16.1%	12.7%	4.3%
Non-Puerto Rican Hispanic	100.0%	24.4%	19.9%	19.5%	33.9%	2.4%
Asian	100.0%	5.8%	23.0%	17.6%	50.7%	2.8%
Other	100.0%	21.8%	20.6%	28.3%	22.4%	6.9%*

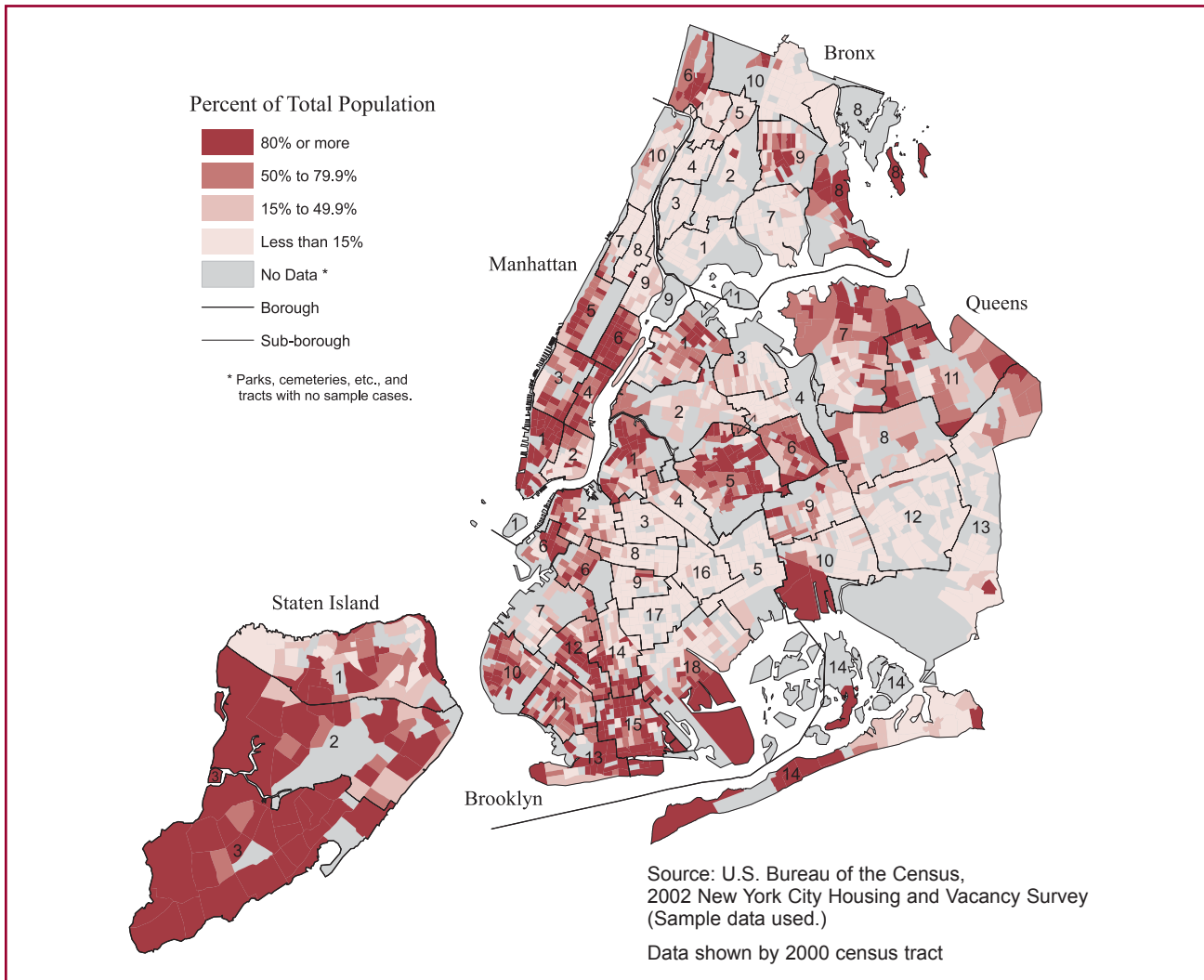
Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.

Notes:

^a Marble Hill in the Bronx.

* Since the number is small, interpret with caution.

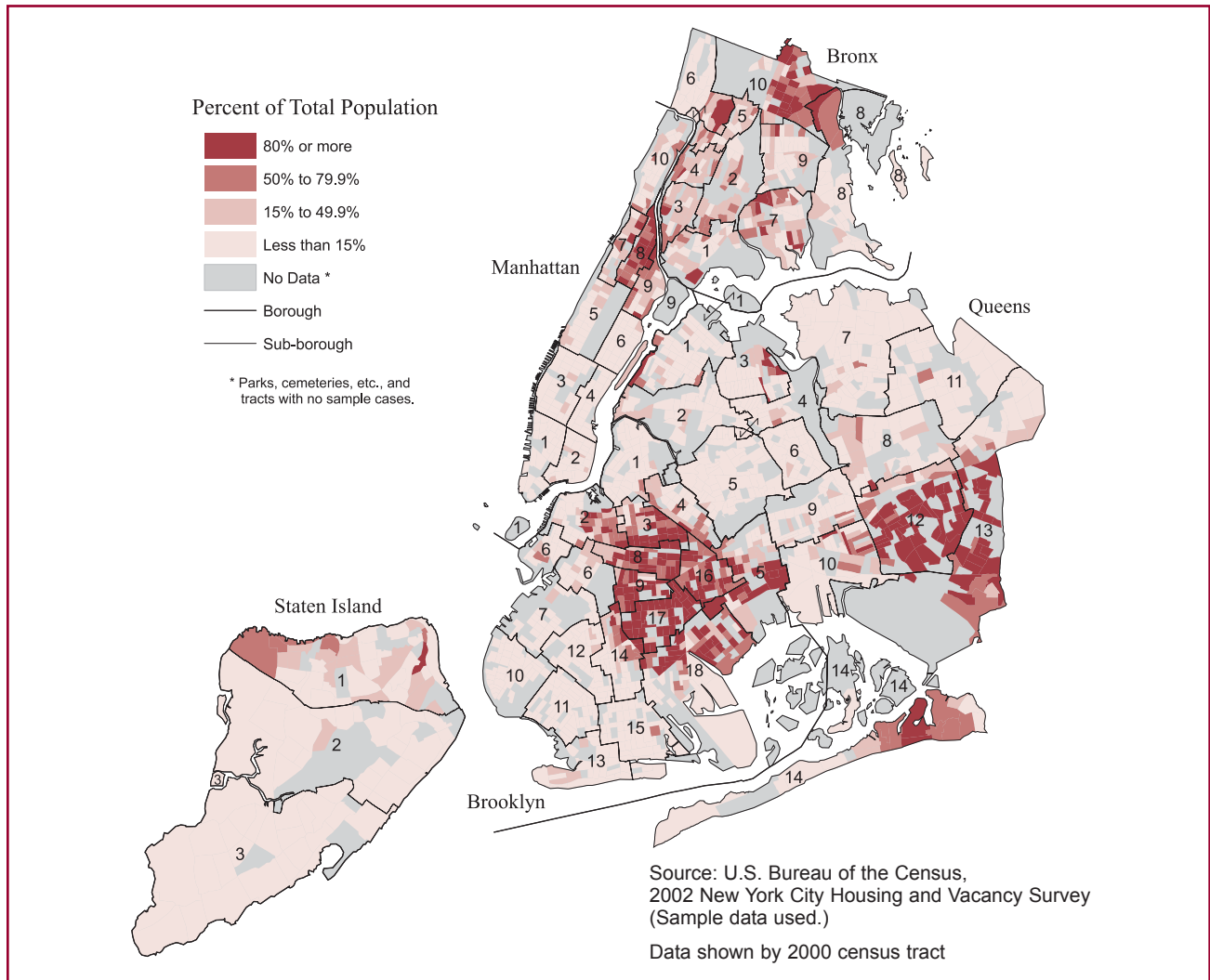
Map 2.1
White Population Density as a Percentage of Total Population
New York City 2002



4 (Stuyvesant Town/Turtle Bay), 5 (Upper West Side), and 6 (Upper East Side). Whites in Queens were scattered in certain parts of many sub-borough areas, especially the following: 1 (Astoria), 5 (Middle Village/Ridgewood), 6 (Forest Hills/Rego Park), 7 (Flushing/Whitestone), and 11 (Bayside/Little Neck). The proportion of whites in Staten Island constituted twice the proportion of the total population in the borough: where only one in twenty of the City's total population lived, one in ten of the white population lived there. Whites were scattered throughout all three sub-borough areas in the borough. The proportion of whites in the Bronx was disproportionately small, compared to the proportion of the City's population in the borough: one in fifteen versus one in six persons.

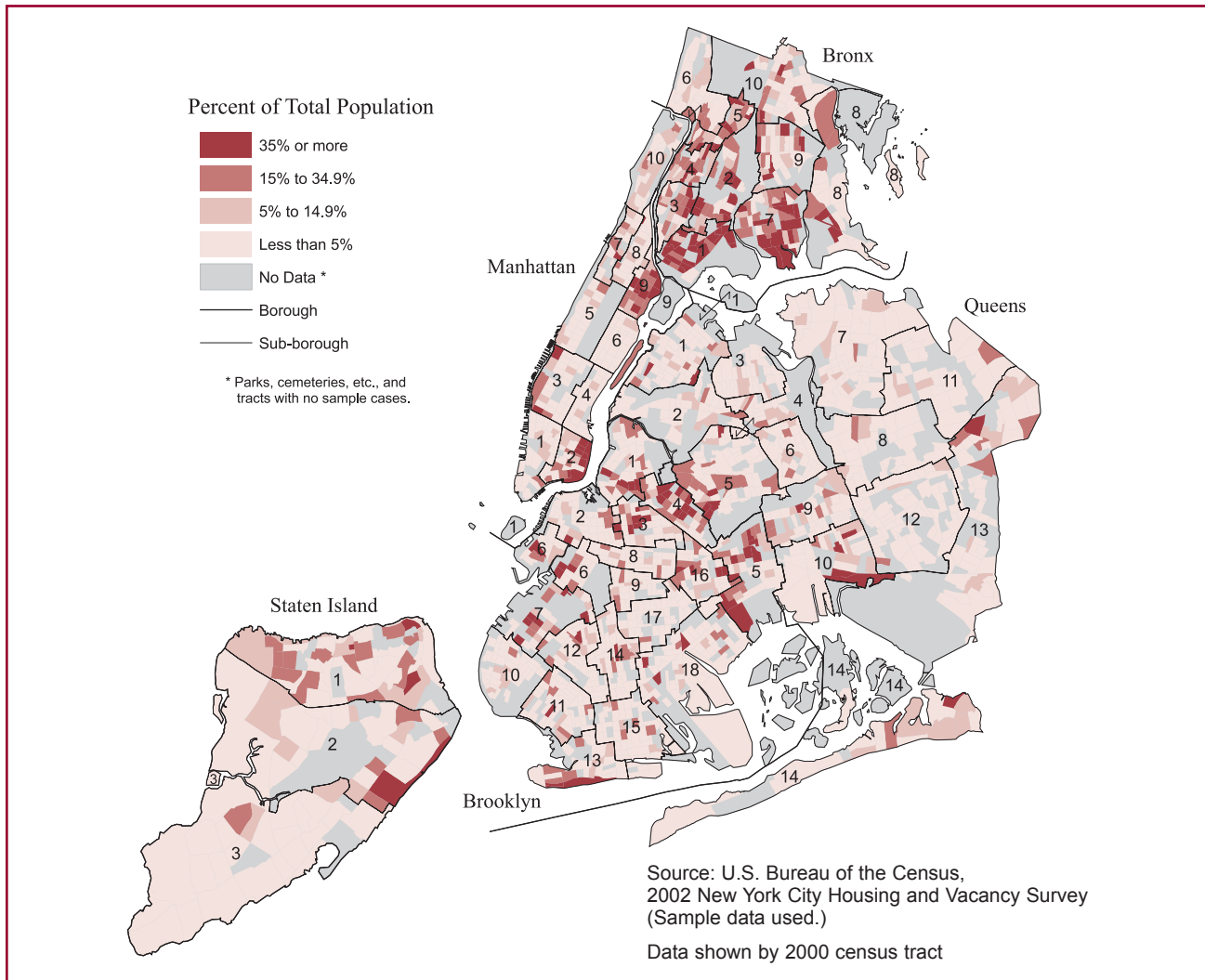
Disproportionately large numbers of blacks, more than two-fifths, lived in Brooklyn in 2002, outnumbering the proportion of the City's population living in the borough by a ratio of 4:3 (Table

Map 2.2
Black Population Density as a Percentage of Total Population
New York City 2002



2.4). Blacks clustered in the central part of the borough that includes sub-boroughs 3 (Bedford Stuyvesant), 5 (East New York/Starrett City), 8 (North Crown Heights/Prospect Heights), 9 (South Crown Heights), 16 (Brownsville/Ocean Hill), and 17 (East Flatbush) (Map 2.2). Two-fifths of blacks in the City lived in either Queens (23 percent) or the Bronx (22 percent). The Bronx's one-in-five share of blacks in the City was more than the borough's share of the City's population, while Queens' 23 percent share of blacks was lower than the borough's share of the City's population. In two sub-boroughs in Queens, 12 (Jamaica) and 13 (Bellerose/Rosedale), a majority of the population was black: more than seven in ten in Jamaica and three-fifths in Bellerose/Rosedale were black. In the Bronx, blacks were scattered throughout the borough but most noticeably concentrated in sub-borough 10, Williamsbridge/Baychester. Manhattan's share of blacks was only a little more than one in ten. However, they were preponderantly frequent in two sub-borough areas in the northern part of the borough: sub-borough areas 8 (Central Harlem) and 9 (East Harlem)

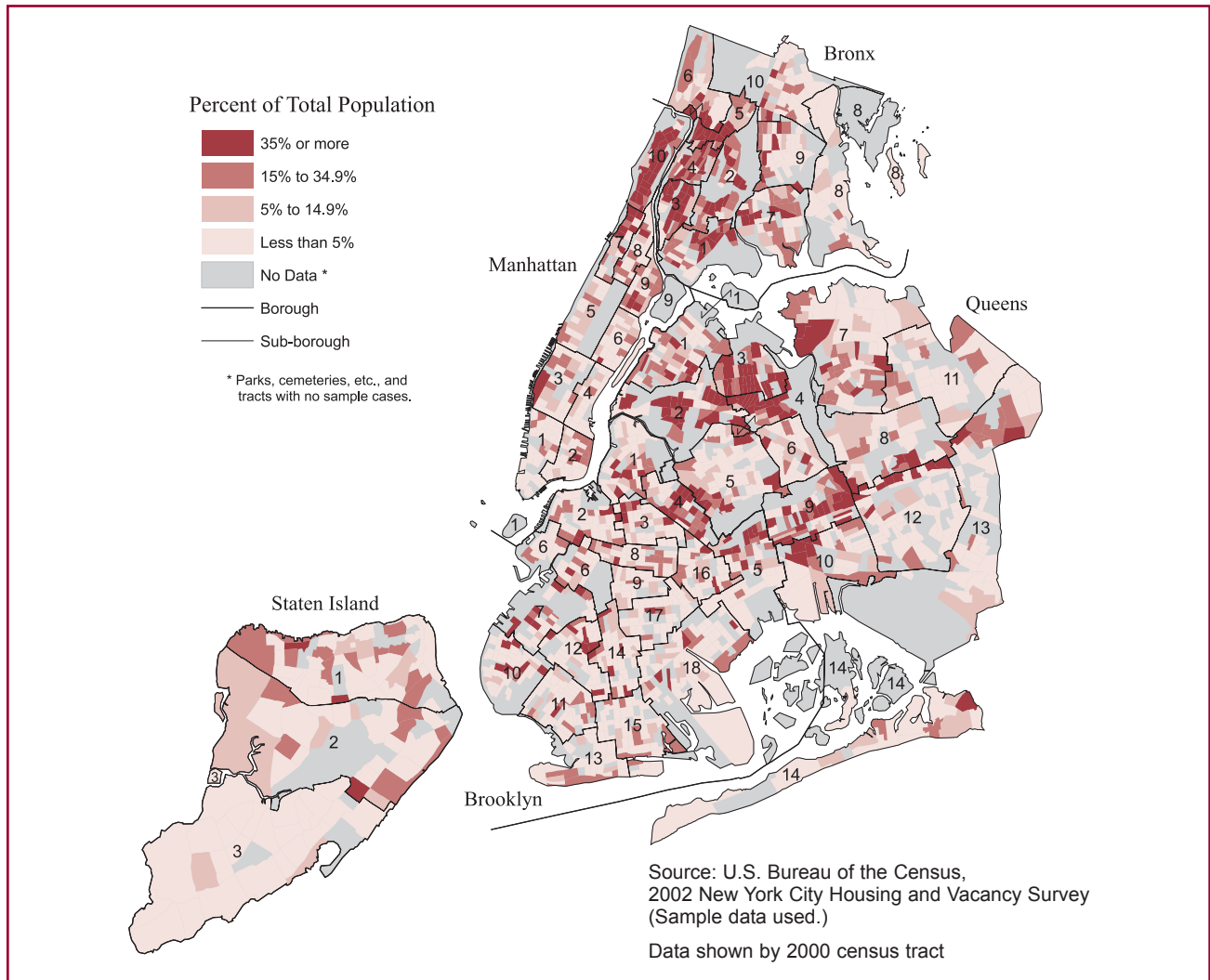
Map 2.3
Puerto Rican Hispanic Population Density as a Percentage of Total Population
New York City 2002



(Map 2.2). Staten Islands' share of blacks was only one in fifty, less than half of the borough's share of the City's population (Map 2.2).

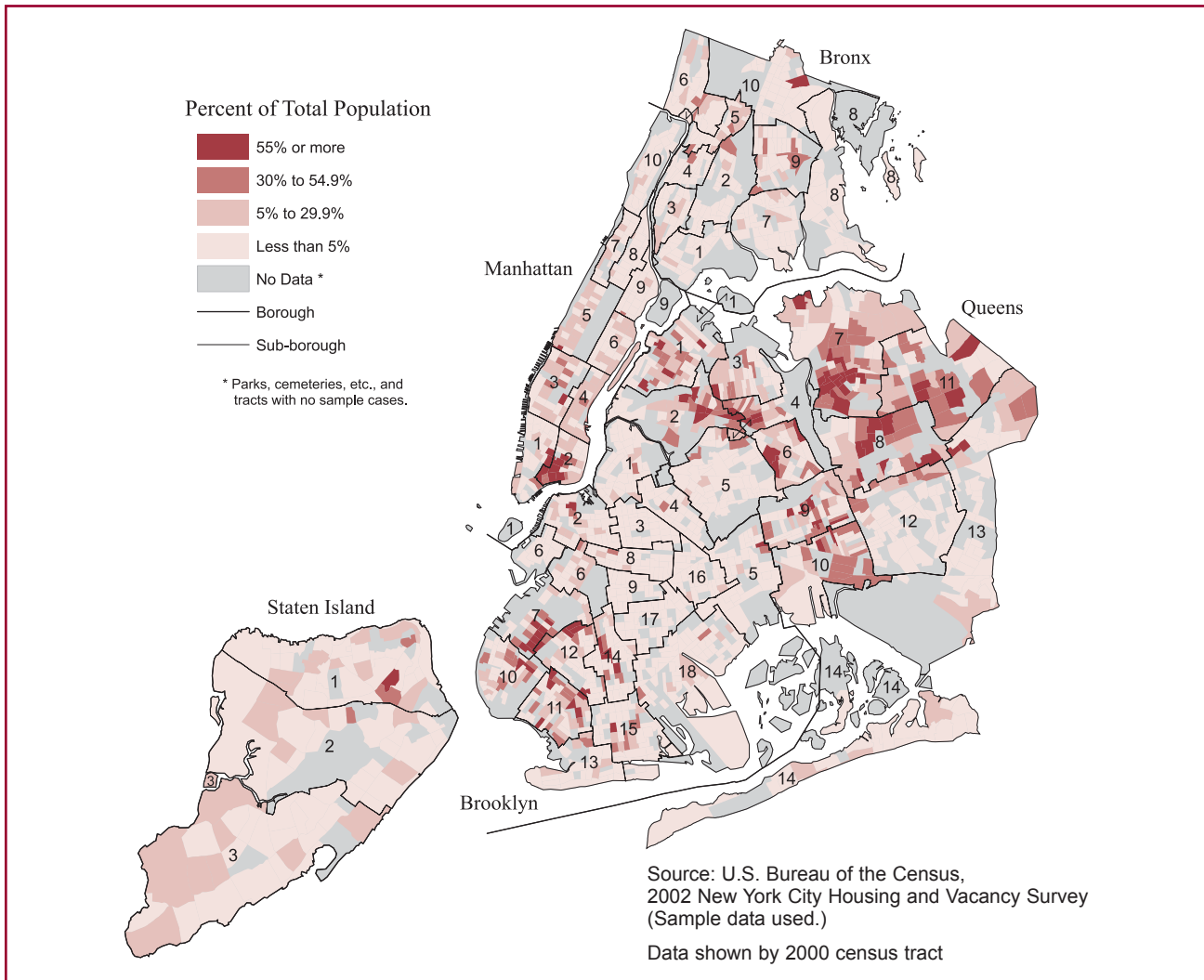
In 2002, Puerto Ricans were disproportionately over-represented in the Bronx. Puerto Ricans' share of the borough's population outnumbered the borough's share of the City's population by over two to one (Table 2.4). Puerto Ricans were highly concentrated in the southern and western parts of the borough that cover the following sub-borough areas: 1 (Mott Haven/Hunts Point), 2 (Morrisania/East Tremont), 3 (Highbridge/South Concourse), 4 (University Heights/Fordham), 5 (Kingsbridge Heights/Mosholu), and 7 (Soundview/Parkchester) (Map 2.3). In contrast to Puerto Ricans' dominant concentration in the Bronx, they were under-represented in the balance of the boroughs, compared to their share of the City's population. This was particularly true in Queens: 13 percent versus 28 percent.

Map 2.4
Non-Puerto Rican Hispanic Population Density as a Percentage of Total Population
New York City 2002



Non-Puerto Rican Hispanics were greatly over-represented in two boroughs: the Bronx and Queens in 2002 (Table 2.4). The two boroughs captured almost three-fifths of the non-Puerto Rican Hispanics in the City. A quarter of them lived in the Bronx, where one in six of the City's population resided. In Queens, where fewer than three in ten of the City's population resided, more than three in ten non-Puerto Rican Hispanics lived. In the Bronx, non-Puerto Rican Hispanics were most densely concentrated in the same area where Puerto Ricans were clustered, as described above. In Queens, non-Puerto Rican Hispanics were highly prevalent in the northern part of the borough that covers the following two sub-borough areas: 3 (Jackson Heights) and 4 (Elmhurst/Corona) (Map 2.4). In Manhattan, non-Puerto Rican Hispanics were as frequent as the City's population in the borough: approximately one in five. In the borough, non-Puerto Rican Hispanics were highly concentrated in sub-borough area 10 (Washington Heights/Inwood) (Map 2.4).

Map 2.5
Asian and Pacific Islander Population Density as a Percentage of Total Population
New York City 2002



The great preponderance of Asians, half of those in the City, clustered in Queens, where less than three in ten of the City's population resided in 2002. Consequently, Asians were greatly underrepresented in the rest of the boroughs (Table 2.4). In Queens, Asians were visibly frequent in the following eight sub-borough areas: 1 (Astoria), 2 (Sunnyside/Woodside), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), 8 (Hillcrest/Fresh Meadows), 9 (Kew Gardens/Woodhaven), 10 (Howard Beach/S. Ozone Park), and 11 (Bayside/Little Neck) (Map 2.5). Two-fifths of Asians in the City lived in Brooklyn (23 percent) and Manhattan (18 percent). The proportions of Asians in the Bronx and Staten Island were disproportionately small: a little more than one in twenty and one in fifty respectively.

Spatial Variation of Racial and Ethnic Groups within Boroughs

The racial and ethnic distribution of the population within each borough and sub-borough discussed above further illustrates the heterogeneity of the racial and ethnic composition in the City and its spatially uneven variation throughout the City and within each borough that emerged in the above review of racial and ethnic distribution in the City. Certain racial and ethnic groups might be restrained in one way or another from dispersing themselves randomly throughout the five boroughs and within each borough. This distributional effect of the very localized concentration of each racial and ethnic group is further corroborated by the following examination of each racial and ethnic group's share of the population in each borough. Close to four in ten people in the City were whites in 2002 (Table 2.5). But in the Bronx, whites were disproportionately under-represented: only less than one in six. On the other hand, in Staten Island and Manhattan, they were over-represented: seven in ten and almost one in two respectively. In Brooklyn, whites' share resembled their share in the City, while in Queens their share was a little less than their share in the City (Figure 2.4).

In 2002, blacks' share of the population in both the Bronx and Brooklyn, one in three, outnumbered their share of the population in the City, one in four (Table 2.5). In each of the other three boroughs, particularly in Manhattan and Staten Island, blacks' share was substantially lower than their share of the population in the City: one in five in Queens, one in seven in Manhattan, and less than one in ten in Staten Island (Figure 2.4).

Fewer than one in ten persons in the City was Puerto Rican in 2002. However, in the Bronx, Puerto Ricans were disproportionately over-represented: more than one in five (Table 2.5). Puerto Ricans' shares in the other boroughs were consequently lower than their share of the City's population. As was the case for Puerto Ricans, non-Puerto Rican Hispanics' share in the Bronx outnumbered their share of the City's population: one in four to one in six. Also, a considerably large proportion of persons living in Queens and Manhattan were non-Puerto Rican Hispanics: one in five and a little more than one in six respectively. As a consequence of the high concentration of non-Puerto Rican Hispanics in those three boroughs, their shares in Staten Island and Brooklyn were smaller than their corresponding shares of the City's population (Figure 2.4).

In 2002, a little more than one in ten people in the City were Asians (Table 2.5). But the proportion of Asians in Queens was almost double their proportion of the population in the City. The proportion of Asians in Manhattan and Brooklyn was approximately one in ten. However, in Staten Island and the Bronx, Asians' share in each borough was approximately one in twenty, about a half of their city-wide share (Figure 2.4).

The protracted surge in non-Puerto Rican Hispanics and Asians in the City and the geographically differentiated pattern of their residential location preferences generate unique housing and housing-related situations in the boroughs where the people in these two racial and ethnic groups live. Moreover, their high concentrations in certain sub-borough areas in the boroughs create neighborhood effects. The impacts of these situations-in terms of problems, needs, and/or potentials-will be discussed further in the discussion of household characteristics below.

Figure 2.4
Population of Individuals by Race/Ethnicity within Borough
New York City 2002

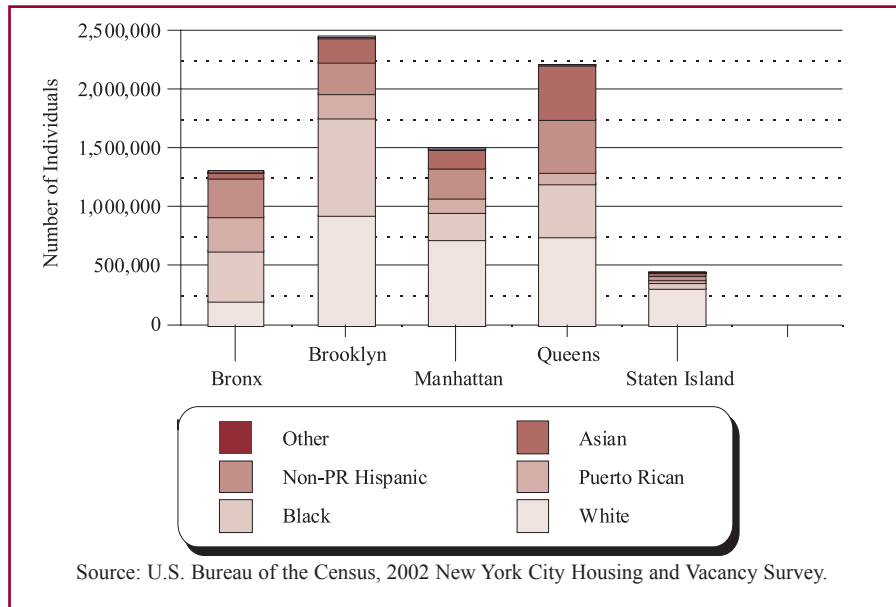


Table 2.5
Distribution of Individuals by Race/Ethnicity within Borough
New York City 2002

Race/Ethnicity	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	36.8%	15.2%	38.0%	48.3%	33.8%	70.1%
Black/African American	24.9%	32.6%	33.9%	14.9%	20.3%	9.0%
Puerto Rican	9.3%	22.3%	8.3%	7.9%	4.3%	7.2%
Non-Puerto Rican Hispanic	16.9%	25.0%	10.9%	17.4%	20.5%	7.2%
Asian	11.4%	4.0%	8.5%	10.5%	20.6%	5.7%
Other	0.7%	0.9%	0.4%	1.0%	0.5%	0.8%*

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

Notes:

^a Marble Hill in the Bronx.

* Since the number is small, interpret with caution.

Age and Gender Distribution of the Household Population

There are significant variations in the configuration of the household population by age and gender that have great influence on the housing supply, demand, and need for various groups in the City. Therefore, an understanding of the age and gender of the City's population serves to gauge the unique housing circumstances under which the population in different age groups and/or genders lives.

For the City as a whole, the average age of individuals was 35 in 2002, holding virtually the same since 1991 (Table 2.6). The average age of all individuals for the United States as a whole was also 35 in 2000, according to the Census 2000. However, this city-wide average obscures very substantial variations in the average age of each racial and ethnic group. With an average age of 40, whites were the oldest among the major racial and ethnic groups in the City in 2002. However, their average age has dwindled slowly from 42 in 1991 to 41 in 1999 and to 40 in 2002. Conversely, among the major racial and ethnic groups in the City, non-Puerto Rican Hispanics, whose share of the City's population recently surged, as discussed above, were the youngest, with an average age of 30 in 2002. On average, they were ten years younger than whites. The average ages of blacks and Puerto Ricans were 7 to 8 years younger than whites in 2002, but their ages had increased since 1991. For blacks, it was 31 in 1991, 32 in 1999, and 33 in 2002; for Puerto Ricans, it was 29 in 1991, 30 in 1996, and 32 in 2002. The average age of Asians was 34 in 2002, increasing slightly since 1991, when it was 33.

As their average age suggests, whites were under-represented in the youngest age group and over-represented in the oldest age group, according to the 2002 HVS. Their share in the age group of less than 18 years old was 18 percent, while the City's population in this age group was 24 percent (Table 2.7). At the other end of the age-group scale, 65 or older, their share was 17 percent, while the City's population in this age group was only 11 percent.

The share of non-Puerto Rican Hispanics who were under 18 was 30 percent, higher than the overall population's share in this age group. Their share in the older age group, 65 or older, was a little more than one in twenty, lower than the overall population's and other groups' share in this age group. Both underlie this group's lowest mean age.

Asians' share of the economically active age group of 18-54 was 61 percent, higher than the equivalent share of other racial and ethnic groups. The age distributions of blacks and Puerto Ricans generally approximated that of all individuals in the City, except that their shares of the youngest age group, those under 18, were larger than the equivalent share of all individuals, while their shares of the oldest age group, those 65 or older, were smaller than that of all individuals. Puerto Ricans still have the highest proportion under 18 of any group, at 32 percent.

The concomitant impacts of a proportional increase in non-Puerto Rican Hispanics and Asians, whose share in the economically active age group of 18-54 was bigger than the other groups' shares, and a decrease in whites, blacks, and Puerto Ricans held the average age of the City's population constant since 1991.¹⁰ However, the growth in non-Puerto Rican Hispanics and Asians means a consequential increase in their housing needs and demands.

As the average age of persons in the City has been steady since 1991, the average age of persons in each of the individual boroughs has also remained virtually constant, except for Staten Island. In the borough,

10 U.S. Census Bureau, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Table 2.6
Mean Age of Individuals by Race/Ethnicity
New York City, Selected Years 1991- 2002

Race/Ethnicity^a	1991	1993	1996	1999	2002
All	35.2	35.1	35.0	35.6	35.2
White	41.5	41.4	41.0	41.4	40.0
Black/African American	31.1	31.1	31.4	32.4	33.2
Puerto Rican	28.8	29.7	30.3	31.7	32.1
Non-Puerto Rican Hispanic	29.9	30.0	30.2	30.3	30.1
Asian	33.4	33.0	32.9	33.9	34.3
Other	30.5	30.4	32.4	38.0	32.1
Non-Report	36.9	--	--	--	--

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

- a In 1991 "Other" included American Indians, Aleuts, Eskimos, and all others identified as "Other race." For 1993, 1996, and 1999, "Other" includes only American Indians, Aleuts, and Eskimos. In 2002 "Other" includes American Indian or Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race. For 1993-2002 individuals identified as "Other race" and those for whom race was not reported were allocated among the race categories.

Table 2.7
Distribution of Individuals by Age Group and Mean Age within Race/Ethnicity Categories
New York City 2002

Race/Ethnicity	All	Age Group					Mean Age in Years
		<18	18-34	35-54	55-64	65+	
All	100.0%	24.4%	26.5%	29.6%	8.4%	11.2%	35.2
White	100.0%	17.5%	25.4%	30.2%	10.1%	16.8%	40.0
Black/African American	100.0%	28.8%	24.6%	29.8%	7.8%	9.1%	33.2
Puerto Rican	100.0%	31.6%	24.6%	27.0%	8.4%	8.4%	32.1
Non-Puerto Rican Hispanic	100.0%	29.7%	31.3%	27.1%	6.2%	5.7%	30.1
Asian	100.0%	22.9%	28.4%	32.9%	7.5%	8.3%	34.3
Other	100.0%	26.5%	30.7%	28.9%	6.2%*	7.6%	32.1

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

where non-Puerto Rican Hispanics' and Asians' shares of the borough's population were very small, while whites' share was an unparalleled seven in every ten individuals, the average age of persons gradually increased from 34 in 1991 to 35 in 1996 and to 36 in 2002 (Tables 2.6 and 2.8).

Table 2.8
Mean Age of Individuals by Borough
New York City, Selected Years 1991 - 2002

Borough	1991	1993	1996	1999	2002
All	35.2	35.1	35.0	35.6	35.2
Bronx ^a	32.6	32.9	32.5	32.9	32.5
Brooklyn	34.1	33.9	34.1	34.3	34.1
Manhattan ^a	37.3	37.2	36.8	37.4	37.4
Queens	36.6	36.5	36.1	37.0	36.3
Staten Island	34.3	34.7	35.4	35.9	36.3

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

Table 2.9
Distribution of Individuals by Gender and by Age Group
New York City 2002

Age Group	Gender			
	Number	Both	Male	Female
All Persons	7,944,577	100.0%	47.5%	52.5%
Less Than 18 Years	1,935,746	100.0%	51.0%	49.0%
18-64 Years	5,121,780	100.0%	47.7%	52.3%
65 Years and Older	887,051	100.0%	39.0%	61.0%

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

As has been the case in previous HVSSs, according to the 2002 HVS more persons in the City, 53 percent, were female (Table 2.9). The comparable percentage for the U.S. as a whole was 51 percent, according to the Census 2000. However, among persons younger than 18, males were slightly more prevalent: 51 percent. Among persons between 18 and 64 years old, the gender distribution resembled that of all persons in the City. But, among persons 65 or older, the proportion of females was disproportionately large: 61 percent.

Educational Attainment of the Population

An individual's level of educational attainment has a pronounced association with his or her employability and resulting ability to work in certain industries and to have certain types of jobs. Depending on the types of jobs individuals hold, their levels of earnings, benefits, and job security can be largely determined. Thus, the concatenation of the effects of individuals' educational-attainment levels, types of jobs they can perform, and their commensurate earnings and benefits determines how much individuals could potentially afford for housing. Consequently, it is compelling and significant to analyze data on educational attainment among individuals aged 18 and older.

According to recent HVSs, the level of educational attainment in the City has improved considerably. Between 1993 and 2002, the proportion of individuals who had at least graduated from high school increased over the nine-year period, from 75 percent in 1993 to 78 percent in 2002 (Table 2.10). The improvement was experienced by every major racial and ethnic group, except for Asians.

When educational attainment is measured by the percentage of individuals who have graduated from college, again New Yorkers became better educated over the nine-year period. They made a substantial improvement from 24 percent in 1993 to 30 percent in 2002 (Table 2.10). With such an excellent improvement in educational attainment, it is reasonable to expect to observe a commensurate surge in household incomes in the City during the same period. This will be discussed in Chapter 3, "Household Incomes in New York City."

In 2002, whites were the best educated: 89 percent had finished at least high school and 47 percent had graduated at least from college (Table 2.10). Applying the measure of "at least a high school graduate," blacks' educational attainment was second; applying the measure of "at least a college graduate," Asians' educational attainment was second, although their attainment did not improve during the nine-year period. The proportions of individuals with at least high school and college degrees were 77 percent and 20 percent for blacks and 74 percent and 33 percent for Asians.

Applying both the lower and higher educational attainment measures, both Puerto Ricans' and non-Puerto Rican Hispanics' educational attainment improved during the nine-year period between 1993 and 2002 (Table 2.10). However, in 2002, Puerto Ricans and non-Puerto Rican Hispanics still had much lower educational attainments compared to those in the other major racial and ethnic groups: 61 percent of each had at least graduated from high school, and 9 percent and 13 percent respectively had at least graduated from college.

The 2002 HVS reports that individuals in owner households had substantially higher educational attainments than those in renter households. Of individuals in owner households, 84 percent had finished at least high school and 35 percent had graduated at least from college. On the other hand, the corresponding educational attainments among individuals in renter households were 74 percent and 28 percent respectively (Tables 2.11 and 2.12). Aside from whites, this differentiated educational attainment pattern by tenure holds true for all major racial and ethnic groups. For whites the difference in the proportions of individuals who had at least graduated from high school in owner households and those in renter households is too subtle to note. Moreover, unexpectedly, among whites the proportion of individuals who had at least graduated from college was higher in renter households than in owner households: 51 percent versus 43 percent respectively (Figures 2.5 and 2.6).

Even among those in owner households, Puerto Ricans' and non-Puerto Rican Hispanics' educational

Table 2.10
Distribution of Educational Attainment among Individuals Aged 18 or Over
in All Households by Race/Ethnicity
New York City Selected Years 1993 - 2002

Race/Ethnicity	Year	Educational Attainment				
		All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	2002	100.0%	22.4%	27.3%	19.9%	30.4%
	1999		22.6%	28.5%	19.7%	29.2%
	1996		24.7%	29.7%	20.0%	25.7%
	1993		25.6%	31.0%	19.2%	24.3%
White	2002	100.0%	10.8%	24.4%	17.9%	47.0%
	1999		11.7%	27.7%	16.6%	44.0%
	1996		14.9%	29.0%	18.5%	37.6%
	1993		16.8%	29.7%	18.0%	35.4%
Black/African American	2002	100.0%	23.3%	31.4%	25.7%	19.6%
	1999		21.7%	33.0%	27.8%	17.5%
	1996		25.2%	32.8%	25.1%	16.8%
	1993		25.9%	36.6%	23.9%	13.6%
Puerto Rican	2002	100.0%	39.5%	31.7%	20.2%	9.1%
	1999		41.3%	27.7%	21.1%	10.0%
	1996		42.7%	30.0%	19.0%	8.3%
	1993		45.6%	27.7%	18.9%	7.8%
Non-Puerto Rican Hispanic	2002	100.0%	39.5%	27.8%	19.6%	13.2%
	1999		41.8%	26.5%	17.8%	13.8%
	1996		43.3%	28.1%	17.5%	11.1%
	1993		43.4%	29.9%	16.2%	10.5%
Asian	2002	100.0%	25.9%	25.5%	15.3%	33.3%
	1999		23.4%	24.9%	15.1%	36.6%
	1996		23.0%	25.9%	17.8%	33.2%
	1993		23.7%	26.0%	15.3%	35.0%
Other	2002	100.0%	12.3%	27.4%	27.0%	33.2%
	1999		14.8%*	38.7%	22.7%	23.8%
	1996		28.4%	33.8%	21.4%	16.4%*
	1993		30.7%*	29.6%*	**	**

Sources: U.S. Bureau of the Census, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

Table 2.11
Distribution of Educational Attainment Among Individuals Aged 18 or Over
in Owner Households by Race/Ethnicity
New York City 2002

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	15.5%	27.8%	21.2%	35.4%
White	100.0%	11.6%	26.9%	19.0%	42.6%
Black/African American	100.0%	16.8%	29.9%	27.7%	25.6%
Puerto Rican	100.0%	24.2%	33.9%	28.2%	13.6%
Non-Puerto Rican Hispanic	100.0%	25.3%	30.0%	22.2%	22.4%
Asian	100.0%	20.7%	24.5%	15.5%	39.3%
Other	100.0%	**	29.1%	33.7%	26.8%*

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

Note:

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

Table 2.12
Distribution of Educational Attainment among Individuals Aged 18 or Over
in Renter Households by Race/Ethnicity
New York City 2002

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	26.2%	27.0%	19.2%	27.6%
White	100.0%	10.1%	22.1%	17.0%	50.8%
Black/African American	100.0%	26.7%	32.1%	24.7%	16.4%
Puerto Rican	100.0%	42.5%	31.1%	18.3%	8.1%
Non-Puerto Rican Hispanic	100.0%	42.5%	27.3%	19.0%	11.2%
Asian	100.0%	29.4%	26.2%	15.1%	29.3%
Other	100.0%	13.5%*	26.3%	23.1%	37.1%

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

Note:

* Since the number of individuals is small, interpret with caution.

Figure 2.5
Level of Educational Attainment by Race/Ethnicity
of Individuals Aged 18 or Over in Renter Households
New York City 2002

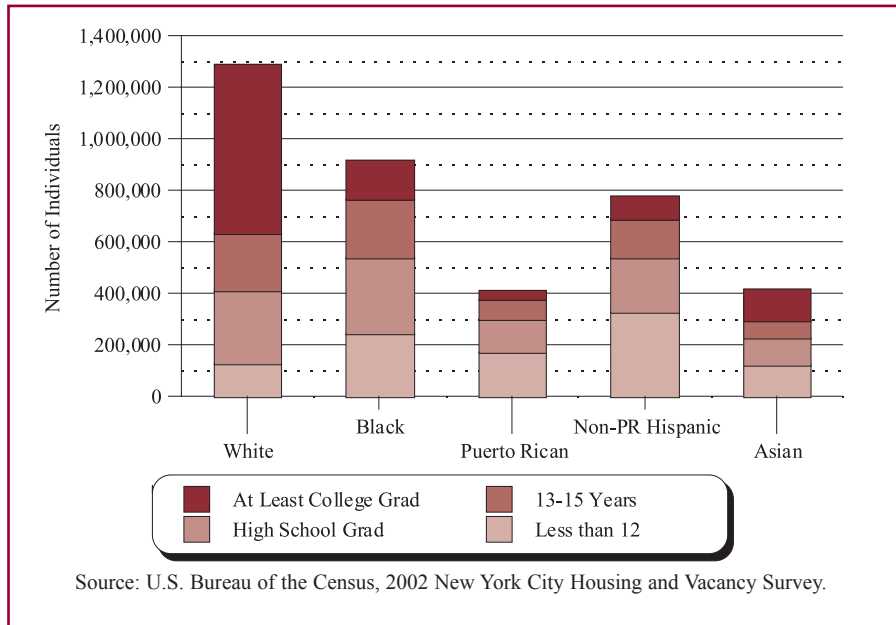
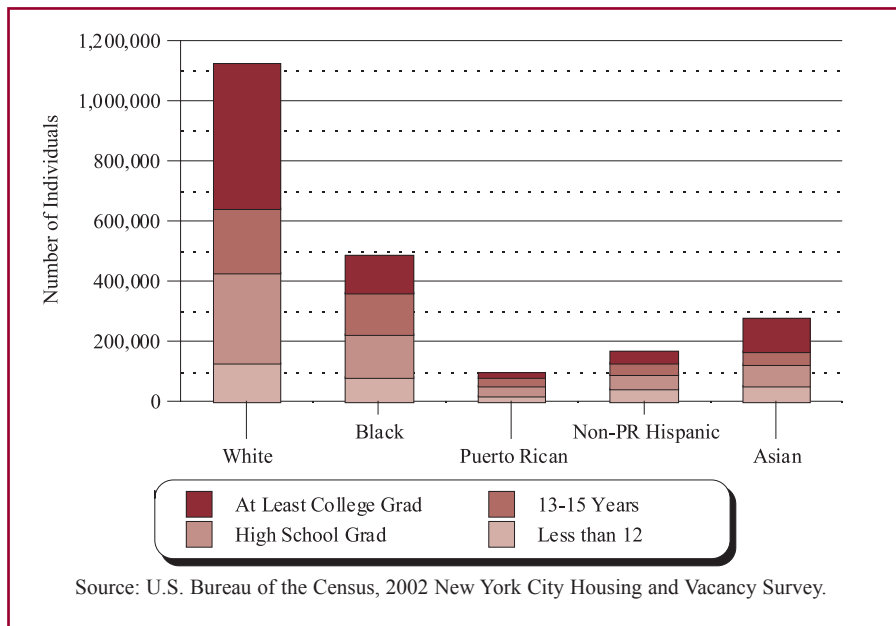


Figure 2.6
Level of Educational Attainment by Race/Ethnicity
of Individuals Aged 18 or Over in Owner Households
New York City 2002



attainment levels, measured by the lower and higher attainment levels, were substantially lower than those in the other major racial and ethnic groups. Specifically, 76 percent of Puerto Ricans and 75 percent of non-Puerto Rican Hispanics in owner households had at least graduated from high school, and 14 percent and 22 percent respectively had at least graduated from college (Table 2.11). The corresponding levels of lower and higher educational attainment were 89 percent and 43 percent for whites, 83 percent and 26 percent for blacks, and 79 percent and 39 percent for Asians. The effects of the various educational levels attained by different racial and ethnic groups on income will be discussed in the next chapter, "Household Incomes in New York City" (Figure 2.6).

In terms of the proportion of individuals who had at least graduated from high school as a measure of educational attainment, Staten Island, where 88 percent had done so, was the first according to the 2002 HVS (Table 2.13). However, if the proportion of individuals who had at least graduated from college is applied to measure educational attainment, then Manhattan was first, with 53 percent. Among those in the remaining three boroughs, individuals in Queens had higher levels of both the lower and higher educational attainment than those in the other two boroughs: 80 percent and 28 percent respectively, followed by Brooklyn with 75 percent and 26 percent and the Bronx with 68 percent and 16 percent respectively (Figure 2.7 and Map 2.6).

Educational attainment can be very usefully compared with other population characteristics—such as labor and employment characteristics—to illuminate the pronounced effects of changes in such characteristics on income and the commensurate affordability of housing. In this context, the level of educational attainment will be presented and further discussed in association with income, employment, and labor issues in Chapter 3, "Household Incomes in New York City."

Households

Spatial Variations of Households

According to the 2002 HVS, the number of households in the City was 3,005,000.¹¹ (Table 2.14) The geographical distribution of households in the City by borough very closely resembled that of the population, as has been the case in the past. As the population count suggests, Brooklyn was the largest borough, capturing the largest share of the City's households: 880,000 households or 29 percent of all households in the City. Queens, where 784,000 households or 26 percent of the City's households resided, was the second largest borough. Manhattan was third largest with 720,000 households or 24 percent of the City's households. In the Bronx, 463,000 households, or 15 percent of the City's households, resided, which amounts to a little more than half of the households in Brooklyn. Staten Island, which is the least populous borough in the City, captured 159,000 households, or five percent of the households in the City.

Racial and Ethnic Variations of Households

According to the 2002 HVS, as the proportion of the white population has decreased in recent years, their corresponding share of all households has consequently declined from 46 percent in 1999 to 44

11 The Census Bureau recommends that the comparison of 2002 HVS data with data from previous HVSs be limited to percents, means, and medians. Thus, we do not compare here the number of households from the 2002 HVS with the number from any previous HVSs.

Table 2.13
Distribution of Educational Attainment among Individuals
Aged 18 or Over by Borough
New York City 2002

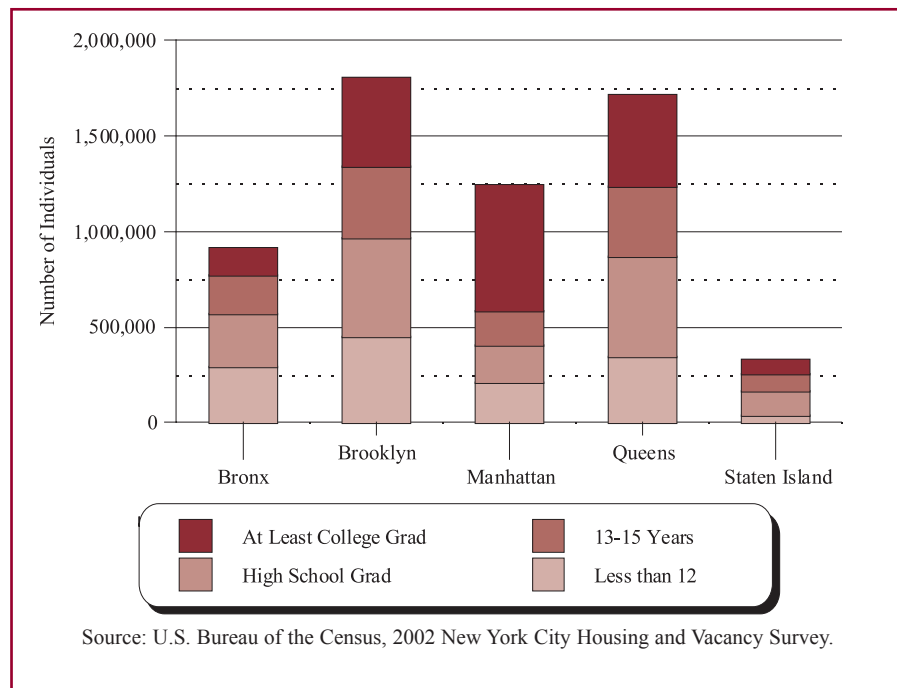
Borough	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	22.4%	27.3%	19.9%	30.4%
Bronx ^a	100.0%	32.0%	30.9%	21.7%	15.5%
Brooklyn	100.0%	25.1%	28.7%	20.5%	25.7%
Manhattan ^a	100.0%	17.0%	15.7%	14.3%	53.0%
Queens	100.0%	20.2%	30.6%	21.3%	28.0%
Staten Island	100.0%	12.5%	36.8%	26.5%	24.2%

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

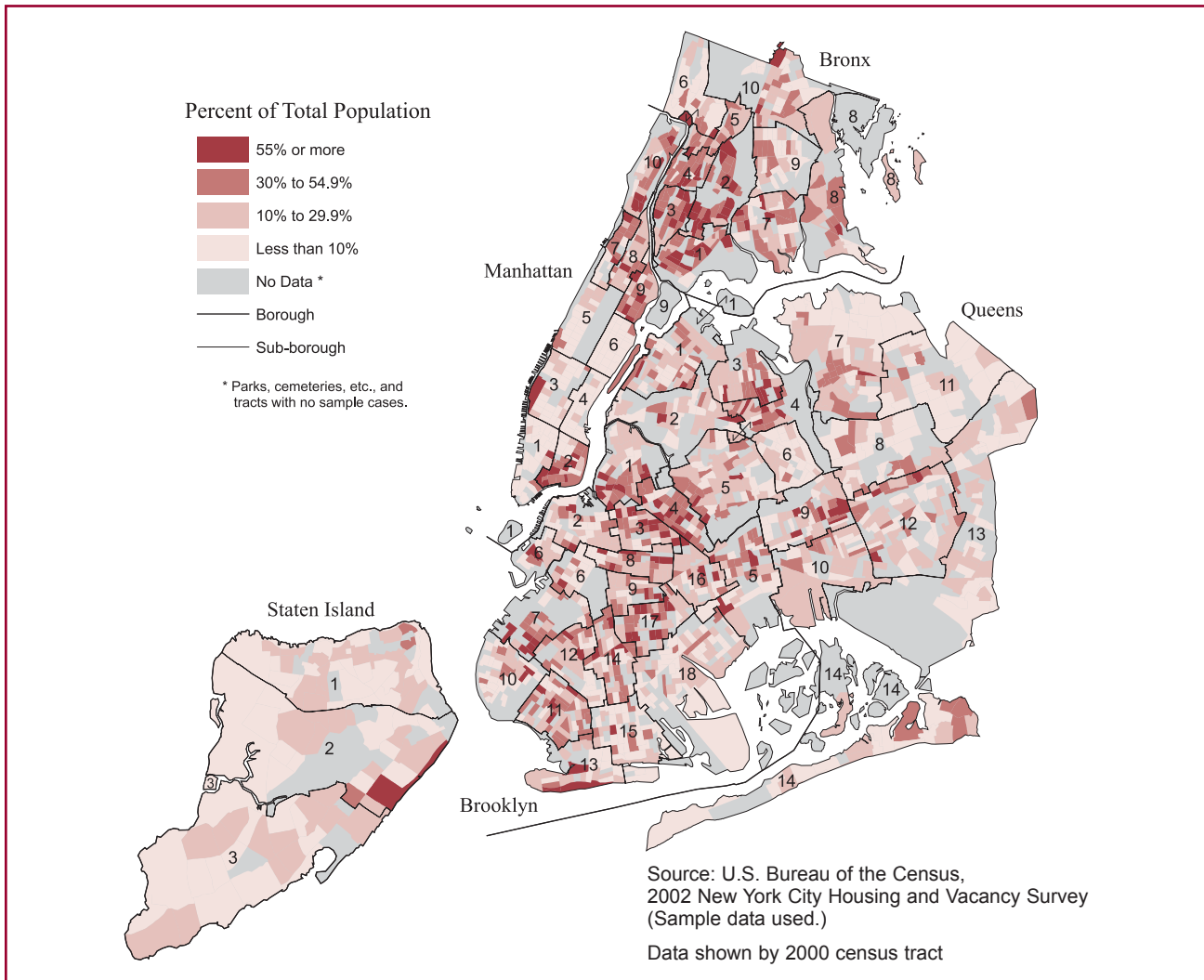
Note:

a Marble Hill in the Bronx.

Figure 2.7
Level of Educational Attainment of Individuals Aged 18 or Over by Borough
New York City 2002



Map 2.6
Percentage of Population Age 18 and Over with Less than 12 Years of Education
New York City 2002



percent in 2002 (Tables 2.3 and 2.15). However, compared to their proportion of the City's population, whites, whose household size was smaller than the average household size in the City, still captured a much higher proportion of households compared to their proportion of the population: 44 percent of households versus 37 percent of population. Contrarily, during the same three-year period, when the non-Puerto Rican Hispanic and Asian population increased, their proportions of the City's population accordingly grew substantially. However, they captured a smaller proportion of households, since their household sizes were substantially larger than the average household size: 13 percent of households versus 17 percent of population for non-Puerto Rican Hispanics and 9 percent of households versus 11 percent of population for Asians.

Table 2.14
Number and Distribution of Households by Borough and Tenure
New York City 2002

Borough	Tenure		
	All	Owners	Renters
All	3,005,318	981,814	2,023,504
Bronx ^a	462,878	103,993	358,885
Brooklyn	879,557	252,021	627,536
Manhattan ^a	720,071	162,580	557,491
Queens	783,735	360,529	423,206
Staten Island	159,078	102,692	56,386
Within Tenure			
All	100.0%	100.0%	100.0%
Bronx ^a	15.4	10.6	17.7
Brooklyn	29.3	25.7	31.0
Manhattan ^a	24.0	16.6	27.6
Queens	26.1	36.7	20.9
Staten Island	5.3	10.5	2.8
Within Borough			
All	100.0%	32.7	67.3
Bronx ^a	100.0%	22.5	77.5
Brooklyn	100.0%	28.7	71.3
Manhattan ^a	100.0%	22.6	77.4
Queens	100.0%	46.0	54.0
Staten Island	100.0%	64.6	35.4

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

Note: a Marble Hill in the Bronx.

Table 2.15
Distribution of All Households by Race/Ethnicity of Householder
New York City 1999 and 2002

Race/Ethnicity	1999	2002
	Percent	Percent
All	100.0%	100.0%
White	46.2%	44.4%
Black/African American	23.3%	23.9%
Puerto Rican	9.8%	8.9%
Non-Puerto Rican Hispanic	12.6%	13.4%
Asian	7.6%	8.8%
Other	0.4%	0.6%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Table 2.16
Percent of Households by Tenure
New York City, Selected Years 1991-2002

Tenure	Year				
	1991	1993	1996	1999	2002
Percent Renter	70.2%	71.0%	70.0%	68.1%	67.3%
Percent Owner (Homeownership Rate)	29.8%	29.0%	30.0%	31.9%	32.7%

Sources: U.S. Bureau of Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Variation of Households by Tenure

New York City is still predominantly a city of renters. Renter households' proportional share in the City has been slowly but steadily declining from 71.0 percent in 1993 to 68.1 percent in 1999 and to 67.3 percent in 2002 (Table 2.16). However, the overwhelming majority of households in the City, about two-thirds, were still renters. On the other hand, the consequent owner households' relative proportion of all households, a useful descriptor of the ownership rate, has been climbing progressively during the nine-year period, as a growing number of households in the City, as well as in the country, consider housing as an investment as well as shelter and a bundle of neighborhood services: from 29.0 percent in 1993 to 31.9 percent in 1999, and 32.7 percent in 2002.

Spatial Variation of Households by Tenure

The geographical pattern of renter households by borough approximates that of all households because of the dominance of renter households in the City (Table 2.14). However, the pattern of owner households is not parallel to that of all households: close to two-fifths of owner households in the City were located in Queens, while only one-fifth of renters were there in 2002. As a result of the great preponderance of owner households in Queens, the proportions of owner households in the balance of the boroughs were accordingly under-represented compared to the respective boroughs' share of all households, except for Staten Island. Specifically, in Brooklyn, which captured the largest share of the City's households, three in ten, the proportion of owner households there was only one in four. In Manhattan, where almost one in four households resided, only one in six were owner households. The Bronx, with more than one in seven of all households in the City, had only one in ten of its owner households. On the other hand, Staten Island captured one in ten owner households, while it only had one in twenty of the households in the City.

Table 2.17
Distribution of Households by Tenure within Race/Ethnic Group of Householder
New York City 2002

Race/Ethnicity	Total	Renter	Owner
All	100.0%	67.3%	32.7%
White	100.0%	57.4%	42.6%
Black/African American	100.0%	70.8%	29.2%
Puerto Rican	100.0%	84.8%	15.2%
Non-Puerto Rican Hispanic	100.0%	84.7%	15.3%
Asian	100.0%	64.0%	36.0%
Other	100.0%	63.8%	36.2%

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

Variation of Households by Tenure and Race and Ethnicity (Ownership Rates by Race and Ethnicity)

In 2002, 32.7 percent of households in the City were owner households, and the remaining about two-thirds were renter households, as discussed above (Table 2.17). However, the proportion of owner households, the ownership rate, was far from uniform for every racial and ethnic group. The rate varied from one racial and ethnic group to another. White households had the highest ownership rate, 42.6 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest homeownership rates among the major racial and ethnic households in the City: about 15 percent each, less than half of the city-wide rate. Asian households had the second-highest homeownership rate, 36.0 percent. Black households' homeownership rate was 29.2 percent.

Recalling that whites' share of all households in the City was 44 percent, while the shares of blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians were 24 percent, 9 percent, 13 percent, and 9 percent respectively, the distributional pattern of each racial and ethnic group's share of renter households approximated that of all households, with Puerto Ricans and non-Puerto Rican Hispanics having a little larger share, and whites having a smaller share. However, each racial and ethnic group's share of owner households was markedly different. Unlike all households and renter households, the majority of owner households were whites: close to three-fifths. Whites' equivalent proportions among all households and among renter households were a little more than and a little less than two-fifths respectively (Table 2.18). Blacks' share of renter households was a quarter. Their share of owner households was a fifth. One in six renter households was non-Puerto Rican Hispanic, while their share of owner households was noticeably small, only a little more than one in twenty. Puerto Ricans' share of renter households was a little more than one in ten, while their share of owner households was a little less than one in twenty. Asians' share of renter households was a little less than one in ten; their share of owner households was one in ten.

Variation of Households by Rent-Regulation Status

New York City's rental housing market is preponderantly regulated. This regulated rental housing market protects the overwhelming majority of renters in the City. The 2002 HVS reports that, of the 2,024,000 renter households in the City, a predominantly large number, 1,385,000 or seven in ten, resided in units whose rent was rent-controlled or rent-regulated by some form of federal, State, or City law or regulation (Table 2.19). The rent-controlled and regulated categories by which HVS data on rental units are classified include the following: rent-controlled units, stabilized units (in buildings built before 1947 and in those built in 1947 or later), Mitchell-Lama units, Public Housing units, *in rem* units, and other-regulated units (HUD-regulated units, Loft Board units, Article 4 units, and Municipal Loan Program units). The remaining residential rental units that are not covered in any of the above categories are classified as rent-unregulated units, which are in either rental buildings or private cooperative or condominium buildings.¹²

Of all renter households, 988,000 or almost half were in rent-stabilized units, while 59,000 or 3 percent were in rent controlled units (Table 2.19). Another 337,000 renter households, or one in six, resided in public housing (9 percent), Mitchell-Lama (3 percent), *in rem* (0.6 percent), or other regulated units (4 percent) (Figure 2.8).

12 "Controlled" units have their rents regulated under the provisions of the Local Emergency Rent Control Law of 1962. "Stabilized" units have their rents regulated under the provisions of the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974. "Mitchell-Lama rental" units are in buildings constructed under the provisions of Article 2 of the PHFL. Rents of these units are directly regulated; adjustments are based on changes in operating costs, debt structure, and profitability in the particular project and must be approved by the appropriate state or City agency. "Other-regulated" units are regulated outside the rent-control and rent-stabilization systems and are primarily units in buildings which have received subsidies through federal, state, or local low-income housing programs, such as HUD's Section 8 New Construction and Substantial Rehabilitation and 221(d)3 Programs, the Article 4 Program, the rents of which are regulated under the provisions of these programs, the Municipal Loan Program. This category also includes some unsubsidized, but rent-regulated, loft units. "Unregulated" units have either never been subject to rent regulation or were at one time rent-regulated but subsequently have become unregulated. "Public housing" units are owned and operated by the New York City Housing Authority. "*In rem*" units are in buildings which are owned by the City of New York as a result of an *in rem* proceeding against the previous owner for failure to pay real estate taxes or other City charges. More extensive definitions of these six regulatory categories, together with descriptions of the procedures used to categorize sample units, are provided in Appendix C, "Definitions of Rent Regulation Status."

Table 2.18
Distribution of Households by Race/Ethnicity of Householder within Tenure Group
New York City 2002

Race/Ethnicity	Total	Owner	Renter
All	100.0%	100.0%	100.0%
White	44.4%	57.9%	37.9%
Black/African American	23.9%	21.3%	25.1%
Puerto Rican	8.9%	4.2%	11.2%
Non-Puerto Rican Hispanic	13.4%	6.3%	16.9%
Asian	8.8%	9.7%	8.4%
Other	0.6%	0.6%	0.5%

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

Figure 2.8
Distribution of Households by Rent Regulation Status
New York City 2002

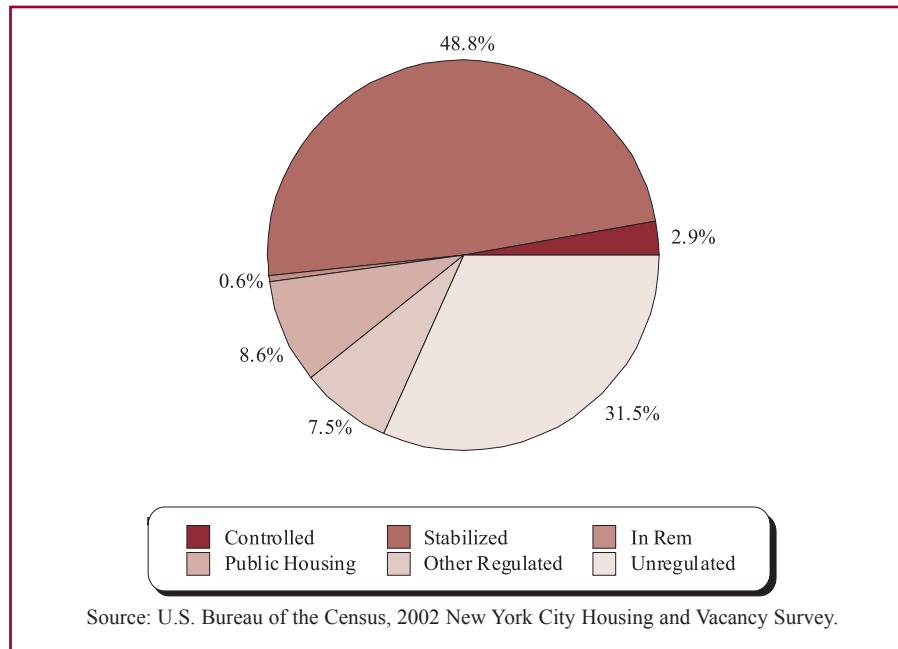


Table 2.19
Number and Distribution of Renter Households by Regulatory Status
New York City 2002

Regulatory Status	Number	Percent
All	2,023,504	100.0%
Controlled	59,324	2.9%
Stabilized	988,393	48.8%
Pre-1947	752,130	37.2%
Post-1947	236,263	11.7%
Mitchell-Lama Rental	63,818	3.2%
<i>In Rem</i>	11,408	0.6%
Public Housing	174,490	8.6%
Other Regulated	87,703	4.3%
Unregulated	638,368	31.5%
In Rental Buildings	589,719	29.1%
In Coops/Condos	48,649	2.4%

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

Figure 2.9
Households by Rent Regulation Status within Borough
New York City 2002

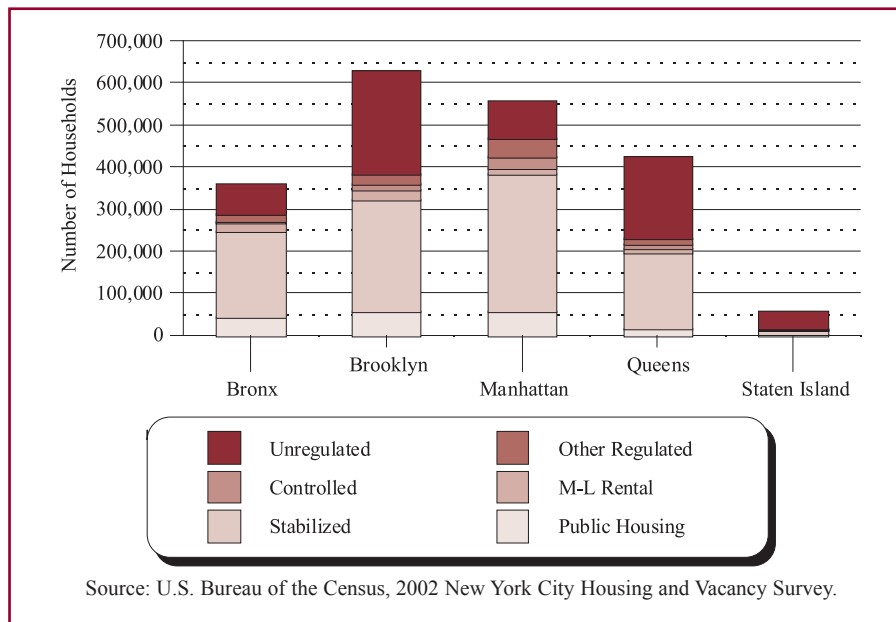


Table 2.20
Distribution of Renter Households by Regulatory Status within Boroughs
New York City 2002

Regulatory Status	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
Number	2,023,504	358,885	627,536	557,491	423,206	56,386
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.9%	1.5%	2.5%	4.9%	2.4%	**
Stabilized	48.8%	57.1%	42.3%	58.9%	42.8%	15.4%
Pre-1947	37.2%	46.9%	33.2%	49.2%	23.4%	**
Post-1947	11.7%	10.1%	9.0%	9.8%	19.4%	11.6%
Mitchell-Lama Rental	3.2%	5.3%	3.4%	2.6%	1.9%	**
<i>In Rem</i>	0.6%	**	**	1.5%	**	**
Public Housing	8.6%	11.9%	9.2%	9.8%	3.8%	5.4%*
Other Regulated ^b	4.3%	3.8%	3.3%	6.1%	3.8%	5.9%
Unregulated	31.5%	20.2%	39.0%	16.1%	45.3%	70.5%
In Rental Buildings	29.1%	18.4%	37.6%	13.3%	41.6%	66.6%
In Coops/Condos	2.4%	1.8%	1.4%	2.8%	3.7%	**

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

Notes:

a Marble Hill in the Bronx.

b Other regulated includes HUD, Article 4 and Loft Board regulated units.

* Since the number of households is small, interpret with caution.

** Too few households to report.

On the other hand, 638,000 renter households, or 32 percent of all renter households, resided in units whose rents were unregulated by government laws or regulations. Their rents were basically determined by various economic and housing market forces (Table 2.19).

The rental housing market in Manhattan is synonymous with the regulated market. In the borough, a great preponderance of renter households, over eight in ten, resided in rent-controlled, rent-stabilized, or various other rent-regulated units (Table 2.20). In the borough, close to two-thirds of renter households resided in either rent-stabilized units (59 percent) or rent-controlled units (5 percent). Only one in six households in the borough resided in units whose rents were determined largely by economic and housing market forces. The Bronx also had a large majority of rent-controlled and regulated units: eight in ten. In the borough, as in Manhattan, a disproportionately large number of renter households, almost three-fifths resided in rent-stabilized units (57 percent) or rent-controlled units (1.5 percent). About one-fifth of renter households in the Bronx resided in the following other types of rent-regulated units: public housing (12 percent), Mitchell-Lama units (5 percent), and other rent-regulated units (4 percent) (Figure 2.9).

Table 2.21
Distribution of Renter Households by Rent Regulation Status
within Race/Ethnicity of Householder
New York City 2002

Regulatory Status	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.9%	5.2%	1.7%	1.7%*	1.5%	**	**
Stabilized	48.8%	49.9%	42.2%	46.3%	60.9%	43.2%	48.6%
Pre-1947	37.2%	35.4%	32.0%	38.7%	49.9%	33.0%	36.3%*
Post-1947	11.7%	14.5%	10.2%	7.6%	11.0%	10.2%	**
Mitchell Lama Rental	3.2%	2.4%	5.5%	3.1%	1.6%	2.6%	**
<i>In Rem</i>	0.6%	**	1.2%	**	**	**	**
Public Housing	8.6%	1.8%	16.9%	22.1%	5.7%	2.7%	**
Other Regulated	4.3%	4.4%	4.1%	6.4%	3.5%	3.7%	**
Unregulated	31.5%	36.2%	28.4%	19.6%	25.9%	46.9%	38.8%
In Rental Buildings	29.1%	32.5%	26.8%	18.7%	24.4%	44.1%	35.0%*
In Coops/Condos	2.4%	3.7%	1.6%	**	1.5%	2.7%	**

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

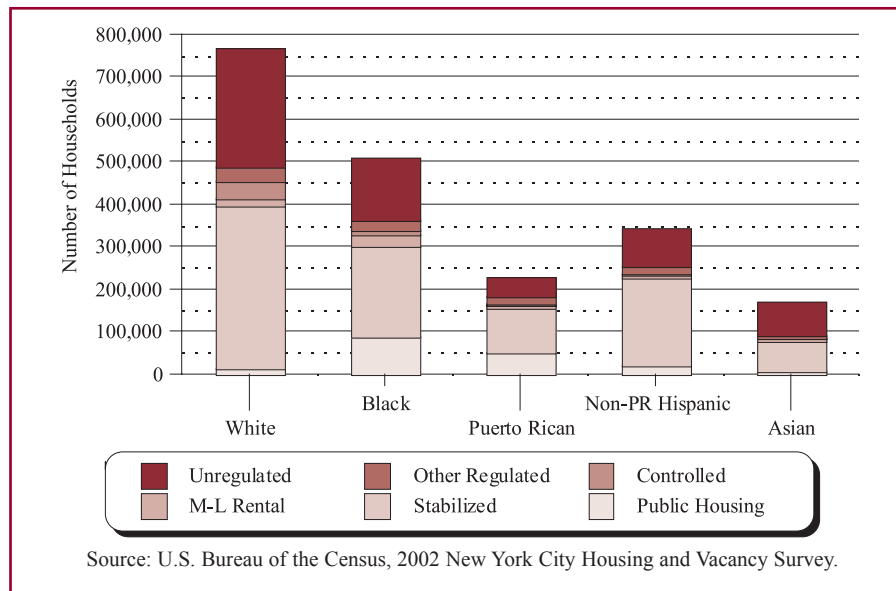
Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

Compared to the city-wide distribution of households in rent-stabilized units, in Brooklyn the proportion of households in such units was smaller and the consequent proportion in unregulated units was larger: 42 percent and 39 percent respectively (Table 2.20). The borough's distribution for other types of rent-regulated units very much mirrored the city-wide distribution. In Queens the proportion of households in rent-controlled and stabilized units was about the same as Brooklyn. In Staten Island, which was developed later than the balance of the boroughs, seven in ten renter households were in market rate units. Most of the other renter households in the borough were dispersed among other types of rental units: rent-stabilized units (15 percent), public housing units (5 percent), and other rent-regulated units (6 percent). In Queens, 45 percent of households each resided in market-rate units or rent-stabilized and controlled units (Table 2.20).

Figure 2.10
Households by Rent Regulation Status by Race/Ethnicity
New York City 2002



Racial and Ethnic Variation of Households by Rent-Regulation Status

In 2002 about seven in ten households lived in units regulated by federal, state, or City laws and regulations, while the remaining households lived in units whose rents were unregulated. However, when the distribution of households by rent-regulation status within each racial and ethnic group is reviewed, the city-wide pattern for all renter households by rent-regulation status does not always hold. White households' distribution by rent-regulation status approximated that of all renter households, except that their proportion was noticeably smaller in public housing units and larger in unregulated units and rent-controlled units (Table 2.21). For Puerto Rican households, eight in ten lived in rent-controlled or rent-regulated units, while the remaining two in ten lived in unregulated units, the lowest proportion among all major racial and ethnic groups and unparalleledly lower than Asian households, with almost one in two in this category. Black households' and Puerto Rican households' distributions by rent regulation status are similar, except that considerably more black households lived in unregulated units, while somewhat fewer black households lived in rent stabilized units and public housing units. More than a fifth of Puerto Rican households lived in Public Housing units, the highest proportion among all major racial and ethnic groups, and almost three times the proportion of all households that lived in this rental category. A disproportionately large proportion of non-Puerto Rican Hispanic households, three-fifths, lived in rent-stabilized units, while a much smaller proportion lived in other types of regulated units, such as Mitchell-Lama units, *in rem* units, public housing units, and other-regulated units. Close to half of Asian households in the City lived in unregulated units in 2002. Most other Asians, more than two-fifths, lived in rent-stabilized units (Figure 2.10).

Table 2.22
Distribution of Renter Households by Race/Ethnicity of Householder
within Rent Regulation Categories
New York City 2002

Regulatory Status	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	37.9%	25.1%	11.2%	16.9%	8.4%	0.5%
Controlled	100.0%	67.4%	14.6%	6.5%*	8.9%	**	**
Stabilized	100.0%	38.7%	21.7%	10.6%	21.1%	7.4%	0.5%
Pre-1947	100.0%	36.1%	21.6%	11.7%	22.7%	7.5%	0.5%*
Post-1947	100.0%	46.9%	22.0%	7.3%	15.9%	7.4%	**
Mitchell-Lama Rental	100.0%	29.2%	43.5%	11.2%	8.4%	6.8%	**
<i>In Rem</i>	100.0%	**	53.2%	**a	**a	**	**
Public Housing	100.0%	7.7%	49.3%	28.7%	11.2%	2.7%	**
Other Regulated	100.0%	38.7%	24.0%	16.6%	13.6%	7.2%	**
Unregulated	100.0%	43.5%	22.6%	7.0%	13.8%	12.5%	0.7%
In Rental Buildings	100.0%	42.3%	23.1%	7.2%	14.1%	12.7%	0.7%*
In Coops/Condos	100.0%	57.9%	16.9%	**	10.5%	9.5%	**

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

Notes:

* Since the number of householders is small, interpret with caution.

** Too few households to report.

a All Hispanic households are 42.9 percent of *in rem* households.

Reviewing the data on racial and ethnic households within each rent-regulation category further corroborates which units served which groups. Rent-controlled units mostly serve white households. Two-thirds of householders in the 59,000 rent-controlled units in the City were white, while about one in seven were black (Tables 2.19 and 2.22). More than three-fifths of householders in these units were female. The median age of householders in rent-controlled units was 68, with three-fifths of them being 65 years old or older and three-fifths being single-person households (Table 2.23). In short, most householders in rent-controlled units were single elderly women.

At the same time, almost two-fifths of households in the 988,000 rent-stabilized units were white, while another two-fifths were almost evenly divided into either black or non-Puerto Rican Hispanic households (Tables 2.19 and 2.22). The pattern of racial and ethnic distribution for the 752,000 households in such units in buildings built in 1947 or earlier resembles that for households in all rent-stabilized units, since the majority of rent-stabilized units were in such old buildings. However, the pattern for households in

Table 2.23
Characteristics of Householders in Rent Controlled Units
New York City 2002

Characteristics	Number or Percent
Number	59,324
Male	21,987 (37.1%)
Female	37,336 (62.9%)
Age Distribution	
Under 45	13.6%
45 – 54	7.9%
55 – 64	18.9%
65 – 74	22.3%
75 +	37.3%
Median Age ^a	68
Race/Ethnicity	100.0%
White	67.4%
Black/African-American	14.6%
Puerto Rican	6.5%*
Non-Puerto Rican Hispanic	8.9%
Asian	**
Number of Persons in Household (Mean)	1.74
One	61.0%
Two	27.0%
Three +	11.9%
Median Income (2001 dollars)	\$20,400

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

Note:

a Among whites, 43.7% are age 75 or older, a considerably larger proportion than in any other ethnic group.

* Since the number of householders is small, interpret with caution.

** Too few householders to report.

the 236,000 rent-stabilized units in buildings built after 1947 was noticeably different: close to half of the households in newly built rent-stabilized units were white.

The 11,000 *in rem*, 174,000 public housing, and 64,000 Mitchell-Lama units in the City predominantly served black households in 2002. About half of the households in *in rem* and Public Housing units and more than two-fifths of the households in Mitchell-Lama units were black (Tables 2.19 and 2.22). Public Housing and *in rem* units also served a great number of Hispanic households: more than two-fifths of the households in *in rem* units were Hispanic and in Public Housing two fifths also were Hispanic: Puerto Rican (29 percent) and non-Puerto Rican Hispanic (11 percent). Mitchell-Lama units also served other racial and ethnic groups: white (29 percent), Puerto Rican (11 percent), non-Puerto Rican Hispanic (8 percent), and Asian (7 percent). Other-regulated units served all major racial and ethnic groups, roughly in accordance with their proportions in all rental housing units. More than three-fifths of households in other-regulated units were either white (39 percent) or black (24 percent); the remainder were Puerto Rican (17 percent), non-Puerto Rican Hispanic (14 percent), and Asian (7 percent).

Table 2.24
Number and Distribution of Owner Households by Form of Ownership
New York City 2002

Form of Ownership	Number	Percent
All	981,814	100.0%
Conventional	632,921	64.5%
Cooperative	235,165	24.0%
Condominium	63,477	6.5%
Mitchell-Lama Coop	50,252	5.1%

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

Table 2.25
Distribution of Owner Households by Form of Ownership by Borough
New York City 2002

Form of Ownership	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
Number	981,814	103,993	252,021	162,580	360,529	102,692
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	64.5%	61.3%	79.4%	2.6%	75.7%	89.2%
Cooperative	24.0%	15.2%	15.1%	70.5%	18.3%	*
Condominium	6.5%	5.0%	2.6%	18.0%	3.4%	9.9%
Mitchell-Lama Coop	5.1%	18.6%	2.8%	8.8%	2.6%	*

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

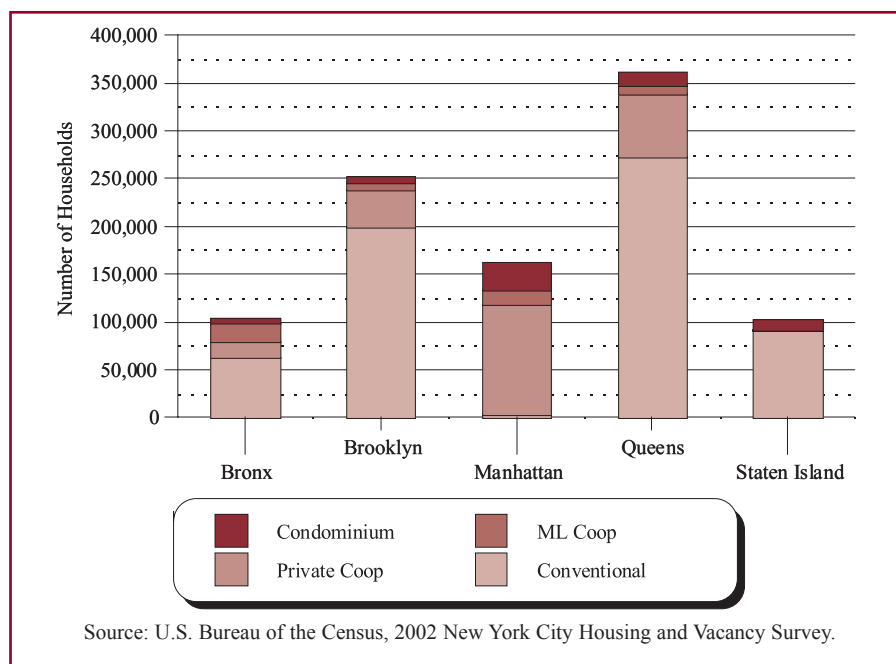
Notes:

a Marble Hill in the Bronx.

* Too few households to report.

Households in the 638,000 unregulated units were mostly white or black. More than two-fifths and one-fifth of households in such units were white and black respectively. Another quarter were largely either non-Puerto Rican Hispanic or Asian (Tables 2.19 and 2.22). The racial and ethnic distribution of households in unregulated units in rental buildings is very similar to that for all unregulated units, since most unregulated units were in this category. But for unregulated units in cooperative and condominium buildings, the pattern further magnified the dominance of white households in this rental category. Close to three-fifths of households in such unregulated units were white. The proportion of whites in this category outnumbered whites' proportion in all renter households by about 6 to 4.

Figure 2.11
Households by Form of Ownership within Borough
New York City 2002



Households by Type of Ownership

As described above, owners' proportion of all households, the ownership rate in the City, was still relatively small. However, the rate has been growing noticeably in recent years, and owners nevertheless represent in absolute numbers a very large group of properties. Thus, owner households are of great relevance in understanding housing supply and demand in the City.

According to the 2002 HVS, of the 982,000 owner households in the City, 633,000, almost two-thirds, resided in conventional owner units, which include mostly traditional one- or two-family housing units. The remaining owner households resided in 235,000 private cooperative units (24 percent), 63,000 condominium units (7 percent), or 50,000 Mitchell-Lama cooperative units (5 percent) (Table 2.24).

In Queens, where 361,000 owner households, or 37 percent of the City's owner households, resided, three-quarters lived in conventional units, while the remaining quarter lived mostly in private cooperative units (18 percent) (Table 2.25). In Brooklyn, which housed 252,000 or 26 percent of the City's owner households, four-fifths of such households lived in conventional units, while the most of the remainder lived in private cooperative units (15 percent). In Manhattan, which housed 163,000 or one in six of the owner households in the City, nine in ten resided in either private cooperative (71 percent) or condominium (18 percent) units, while the remainder lived mostly in Mitchell-Lama cooperative units (9 percent). In Staten Island, where 103,000 or one in ten owner households in the City resided, nine in ten resided in conventional units. The remainder mostly resided in condominiums (Figure 2.11).

Table 2.26
Distribution of Owner Households by Type of Ownership within Race/Ethnicity
New York City 2002

Race/Ethnicity	All	Conventional	Cooperative	Condominium	Mitchell-Lama Coop
All	100.0%	64.5%	24.0%	6.5%	5.1%
White	100.0%	58.7%	30.8%	7.6%	2.9%
Black/African American	100.0%	77.3%	9.4%	2.5%	10.7%
Puerto Rican	100.0%	61.5%	16.7%	**	17.3%
Non-Puerto Rican Hispanic	100.0%	69.5%	20.0%	6.8%	**
Asian	100.0%	68.1%	21.5%	8.8%	**
Other	100.0%	66.4%	**	**	**

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

Notes:

** Too few households to report.

Figure 2.12
Households by Form of Ownership by Race/Ethnicity
New York City 2002

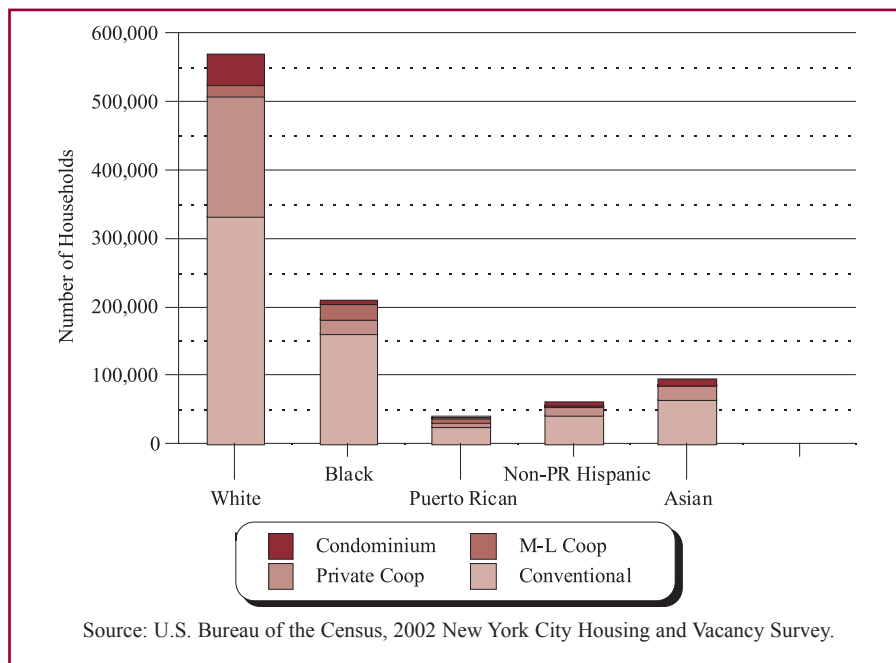


Table 2.27
Distribution of the Number of Persons per Household and Mean Household Size by Tenure
New York City Selected Years 1993 - 2002

All Households	1993	1996	1999	2002
Number of Persons	100.0%	100.0%	100.0%	100.0%
1	33.4%	33.2%	33.2%	33.0%
2	28.2%	27.7%	27.9%	28.3%
3	16.4%	16.8%	16.2%	16.0%
4 or more	22.0%	22.3%	22.7%	22.7%
Mean Household Size^a	2.57	2.60	2.53	2.64

Renter Households	1993	1996	1999	2002
Number of Persons	100.0%	100.0%	100.0%	100.0%
1	36.6%	35.8%	35.9%	35.9%
2	27.2%	26.6%	26.7%	27.6%
3	15.9%	16.9%	16.2%	15.8%
4 or more	20.3%	20.6%	21.2%	20.7%
Mean Household Size^a	2.48	2.54	2.48	2.56

Owner Households	1993	1996	1999	2002
Number of Persons	100.0%	100.0%	100.0%	100.0%
1	25.6%	27.0%	27.4%	26.9%
2	30.7%	30.3%	30.7%	29.9%
3	17.5%	16.3%	16.2%	16.5%
4 or more	26.2%	26.4%	25.7%	26.7%
Mean Household Size^a	2.77	2.75	2.63	2.82

Sources: U.S. Bureau of the Census, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

- a Mean household size (number of persons) was computed by dividing the total number of individuals in a group by the total number of households in the same group.

Racial and Ethnic Variation of Households by Type of Ownership

The 2002 HVS reports that different racial and ethnic groups own different types of owner units. About six in ten white owner households owned conventional units, while another three in ten owned private cooperative units (Table 2.26). On the other hand, close to eight in ten of black owner households owned conventional units, while a tenth each owned either Mitchell Lama cooperative units or private cooperative units (Figure 2.12).

Among Puerto Rican owner households, six in ten owned conventional units, while about one in six each owned either Mitchell-Lama cooperative units or private cooperative units (Table 2.26). For non-Puerto

Table 2.28
Distribution of the Number of Persons in Household by Tenure by Borough
New York City 2002

All Households	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	33.0%	30.4%	27.8%	50.7%	25.7%	24.6%
2	28.3%	24.9%	28.5%	29.7%	28.9%	28.7%
3	16.0%	18.7%	18.1%	9.5%	17.6%	17.6%
4 or more	22.6%	26.0%	25.7%	10.1%	27.7%	29.1%

Renter Households						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	35.9%	30.1%	29.6%	51.5%	29.1%	41.0%
2	27.6%	24.3%	28.6%	28.5%	27.9%	25.0%
3	15.8%	19.1%	18.1%	9.5%	17.9%	15.0%
4 or more	20.7%	26.6%	23.6%	10.5%	25.2%	19.0%

Owner Households						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	26.9%	31.6%	23.3%	47.7%	21.8%	15.6%
2	29.9%	27.1%	28.1%	33.8%	30.1%	30.7%
3	16.5%	17.3%	18.1%	9.7%	17.4%	19.0%
4 or more	26.8%	23.9%	30.5%	8.7%	30.8%	34.6%

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

a Marble Hill in the Bronx.

Rican Hispanic households and Asian households, the patterns of their shares of each type of ownership were almost the same. Seven in ten of non-Puerto Rican Hispanic households and close to that proportion of Asian households owned conventional units, and a fifth each owned private cooperative units.

Household Size (Number of Persons per Household)

Household size is one of the most important measures of housing need because of its direct relationship to the size of the unit. In other words, it is the best single descriptor of the amount of indoor space required for healthy living. Thus, household size serves as a determinant of the need and demand for housing of different sizes, as well as a measure comparing the differentiated needs of various types of households. It also bears a binding relationship with crowding and doubling-up situations in the City.

The 2002 HVS reports that the mean household size for all households in the City—that is, the average number of persons per household—was 2.64, which is 0.11 higher than three years earlier in 1999, when

Table 2.29
Mean Household Size^a by Tenure by Borough
New York City 2002

Borough	All	Renter	Owner
All	2.64	2.56	2.82
Bronx ^b	2.84	2.85	2.80
Brooklyn	2.79	2.69	3.03
Manhattan ^b	2.10	2.13	1.98
Queens	2.83	2.71	2.97
Staten Island	2.82	2.35	3.08

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

Notes:

a Mean household size was computed by dividing the total number of individuals in a group by the total number of households in the same group

b Marble Hill in the Bronx.

it was 2.53 persons (Table 2.27). The surge in the number of owner households whose household size is larger than that of renter households appears to underlie the increase in average household size. During the same three-year period, the average owner household size increased by 0.19 persons, from 2.63 in 1999 to 2.82 in 2002, while the average renter household size increased slightly from 2.48 to 2.56.

Looking at changes in the average household size in the City over the years, it is apparent that there is no discernable trend, either upward or downward, except that the average size has fluctuated between years at inappreciable degrees, regardless of tenure (Table 2.27). However, the following two patterns taking place over the years in the City are worth noting. In 2002, one in three of all households (a little more than one in three of renter households and a little more than one in four of owner households) was a one-person household. Conversely, a little more than one in five of all households and of renter households and one in four of owner households were large households with four or more persons. Thus, generally, the size of households in the City is small. However, this generalization needs modification to reflect the growing number of owner households of larger sizes. Consequently, on balance, New York is a city of all sizes of households and, thus, needs to preserve and develop all sizes of units.

Variation of Household Size by Borough

The distribution of the number of persons in households by tenure within each borough discloses that, in Staten Island, where about two-thirds of the households were owner households overall, three in ten were large households with four or more persons. The proportion of such large households among owner households in the borough was more than a third (Tables 2.14 and 2.28). Compared to the distribution of household size in the City as a whole, in the Bronx, the proportion of large households among both all households and renter households was bigger, while the proportion of one-person households was smaller.

Contrary to the pattern in the City and in the other boroughs, household size in Brooklyn and Queens was diverse, regardless of tenure. Of all households in the two boroughs, about a quarter were larger

households (Table 2.28). Another little more than one in six were households with three persons. On the other hand, a quarter of households in Queens and a little more than a quarter of households in Brooklyn were one-person households.

Manhattan is the small-household borough. In the borough, half of the households were one-person households. Even among owner households, almost half were single-person households, while only one in ten households in the borough was a large household with four or more persons (Table 2.28).

Variation of Average Household Size by Borough

The pattern of the number of persons in households by tenure within each borough is further elaborated on when the average household size by tenure in each borough is examined. In the Bronx, the average size of renter households resembled that of all households and was only slightly different from that of owner households: it was 2.84 for all households, while it was 2.85 for renter households and 2.80 for owner households (Table 2.29). In Brooklyn, the household size of owner households was substantially higher than for renter households: 3.03 versus 2.69. Consequently, the average size of all households was larger than that of renter households: 2.79 versus 2.69. The average household size in Manhattan was the smallest of those in all five boroughs, regardless of tenure. Even the size of owner households in the borough was considerably lower than the size of renter households in other boroughs. It was 2.10 for all households, 2.13 for renters, and 1.98 for owners. In Queens, the average household size of owner households was 2.97, larger than that of renter households. As a result, the average size of all households was larger than that of renter households: 2.83 versus 2.71. In Staten Island, the average household size of owner households was 3.08, or 0.73 larger than the average size of 2.35 for renter households. This contributed to making the average size of all households larger than that of renter households in the borough: 2.82 versus 2.35.

Variation of Average Household Size by Race and Ethnicity

The proportional share of households by each racial and ethnic group was considerably inconsistent with the proportional share of the population by the same racial and ethnic groups, due to various sizes of households for different racial and ethnic groups, as discussed earlier. In 2002, the average sizes of Asian households and non-Puerto Rican Hispanic households were 3.39 and 3.31 respectively, substantially larger than the average size of all households and other racial and ethnic households (Table 2.30). Consequently, the proportional shares of all households by Asian and non-Puerto Rican Hispanic groups were smaller than their respective populations' shares: 8.8 percent versus 11.3 percent and 13.4 percent versus 16.8 percent respectively. Still, the continuous growth of non-Puerto Rican Hispanic and Asian households with larger household sizes generates pressure on the needs and demands for larger units in the boroughs and neighborhoods where these two racial and ethnic households tend to live. On the other hand, the average household size of white households was the smallest among all racial and ethnic groups. As a result, their proportional share of households was higher than their proportional share of the population: 44.4 percent versus 37.2 percent. The average household sizes of black and Puerto Rican households did not vary much from that of all households. Because of this, black and Puerto Rican households' proportions closely mirrored their population proportion (Figures 2.13 and 2.14).

Table 2.30
Number and Percentage of Individuals and Households
and Mean Household Size by Race/Ethnicity of the Householder
New York City 2002

Race/Ethnicity	Individuals		Households		Mean Household Size ^a
	Number	Percent	Number	Percent	
All	7,944,577	100.0%	3,005,318	100.0%	2.64
White	2,955,445	37.2%	1,334,138	44.4%	2.22
Black/African American	1,973,315	24.8%	717,576	23.9%	2.75
Puerto Rican	737,792	9.3%	267,973	8.9%	2.75
Non-Puerto Rican Hispanic	1,334,239	16.8%	403,023	13.4%	3.31
Asian	899,998	11.3%	265,392	8.8%	3.39
Other	43,788	0.6%	17,216	0.6%	2.54

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

Note:

- a Mean household size was computed by dividing the total number of individuals in a group by the total number of households in the same group. For this table, in calculating mean household size, race/ethnicity of all individuals in a household was assumed to be that of the householder.

Figure 2.13
Number of Individuals and of Households by Race/Ethnicity
New York City 2002

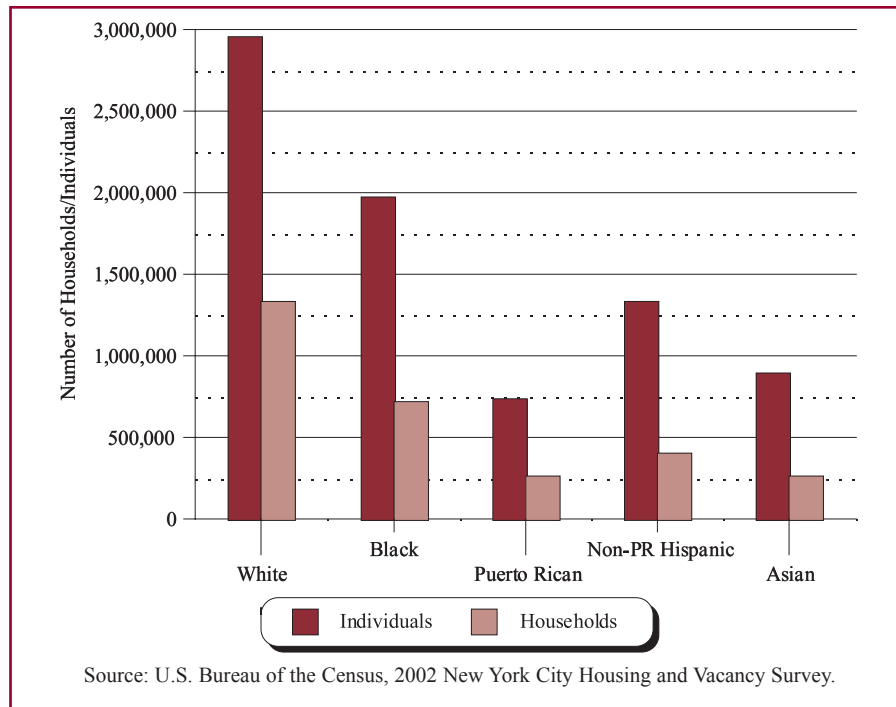
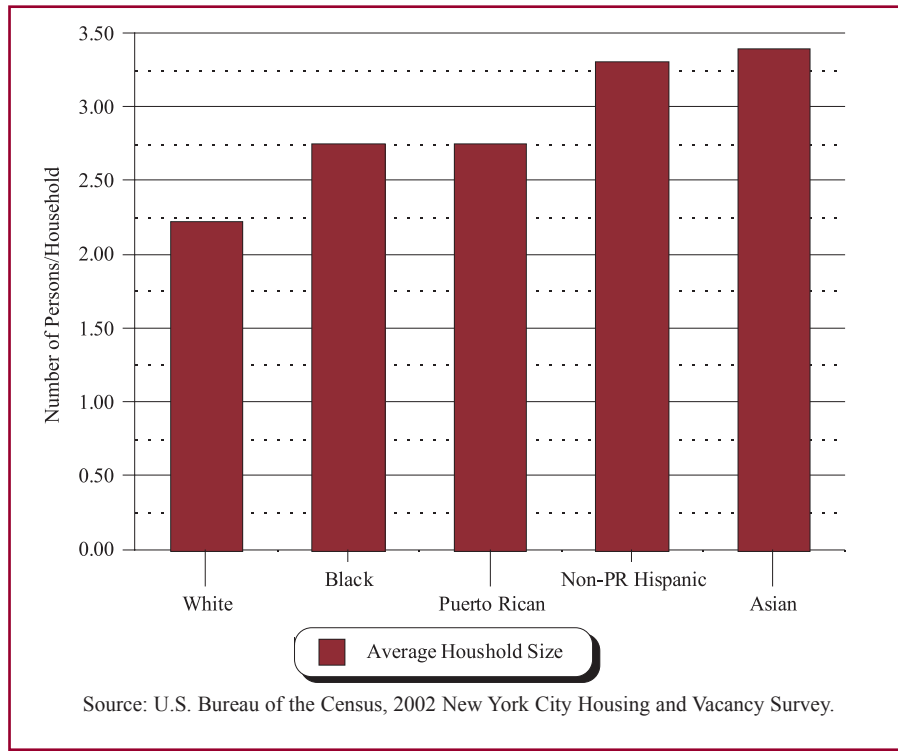


Figure 2.14
Average Household Size by Race/Ethnicity
New York City 2002



Variation of Average Household Size by Rent-Regulation Status and Type of Ownership

The size of renter households in the City was 2.56 in 2002 (Table 2.31). Of all households residing in the various categories of rental units, households in *in rem* units were the largest: 2.96. The size of households in *in rem* units was even larger than that of households in unregulated units in renter buildings, 2.86, which was about the same size as the City's owner households, 2.82 (Table 2.32). The size of households in Public Housing units was also larger than the City-wide renter household size. Contrarily, the size of households in rent-controlled units was 1.74, the smallest among those in any type of rental unit in the City. Most of the households in rent-controlled units were single elderly females, as discussed earlier. The size of households residing in rent-stabilized units built after 1947 was also small: 2.24, smaller than the average size of all renter households. The primary reason for the smaller size of households in this type of rental units was that many recently built rent-stabilized units in the City were small units: studios or one-bedroom units. Close to two-thirds of post-1947 rent-stabilized units were either studios or one-bedroom units.¹³ The sizes of households in Mitchell-Lama units and other-regulated units were also smaller than the City-wide average renter household size.

In general, the size of households in the City is small, as discussed above. The average size of households in conventional units was 3.22, the largest size among all types of owner units in the City

13 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 2.31
Number of Renter Households, Individuals and Mean Household Size by Regulatory Status
New York City 2002

Regulatory Status	Households	Individuals	Mean Household Size ^a
All Renters	2,023,504	5,180,549	2.56
Controlled	59,324	102,976	1.74
Stabilized	988,393	2,440,479	2.47
Pre-1947	752,130	1,911,473	2.54
Post-1947	236,263	529,006	2.24
Mitchell Lama Rental	63,818	157,285	2.46
Public Housing	174,490	463,646	2.66
<i>In Rem</i>	11,408	33,817	2.96
Other Regulated	87,703	186,104	2.12
Unregulated	638,368	1,796,242	2.81
In Rental Buildings	589,719	1,688,247	2.86
In Coops/Condos	48,649	107,996	2.22

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

Note:

- a Mean household size was computed by dividing the total number of individuals in a group by the total number of households in the same group.

Table 2.32
Number of Owner Households, Individuals and Mean Household Size by Form of Ownership
New York City 2002

Form of Ownership	Households	Individuals	Mean Household Size ^a
All	981,814	2,764,028	2.82
Conventional	632,921	2,039,418	3.22
Cooperative	235,165	473,793	2.01
Condominium	63,477	146,960	2.32
Mitchell Lama Coop	50,252	103,856	2.07

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

Note:

- a Mean household size was computed by dividing the total number of individuals in a group by the total number of households in the same group.

(Table 2.32). The average sizes of households in private cooperative units and in Mitchell-Lama cooperative units were very small, 2.01 and 2.07 respectively, smaller than the average size of households in all types of rental units, except for rent-controlled units. The size of households in condominium units, 2.32, was also smaller than the overall household size in all rental units.

Household Composition: Household Types

How a given population organizes itself with households and the configuration those individual households compose heavily influences the differentiated need and demand for housing. Moreover, the housing situations of various types of households are uniquely different. For this reason, in this section the major characteristics of various types of households that bear interactive effects on the City's housing market and housing policies will be analyzed in depth. In this effort, all HVS reports since 1987 have presented and analyzed HVS data on household composition by dividing all households in the City into the following six mutually exclusive categories designed to reveal the unique composition of each and their resulting housing situations and requirements:

Single elderly household: a household consisting of one adult 62 years old or older

Elderly household: a household consisting of two or more adults, and the householder is 62 years old or older

Single adult household: a household consisting of one person aged 18-61.

Single adult with child(ren) household: a household consisting of one adult aged 18-61 and one or more minor children.

Adult household: a household consisting of two or more adults, no minor children, and the householder is 18-61.

Adult with child(ren) household: a household consisting of two or more adults, and at least one minor child; the householder is aged 18-61. (The few householders or spouses who report being less than 18 years old are considered to be adults.)

According to the 2002 HVS, the single adult household's share and the adult household's share of the City's households progressively increased over the eleven-year period between 1991 and 2002. The single adult household's share increased from 19.7 percent to 21.4 percent, while the adult household's share increased from 23.8 percent to 25.5 percent (Table 2.33). It is worth noting that, among renter households, both single adult households' and adult households' shares increased much more than they did for all households (Figure 2.15).

Conversely, the shares of single elderly households and elderly households decreased progressively from 12.7 percent in 1991 to 11.6 percent in 2002 and from 11.5 percent to 9.9 percent respectively (Table 2.33). The decrease in the single elderly households' and elderly households' shares also occurred among renter households, while only the share of elderly households decreased among owner households, quite dramatically, from 20.5 percent to 16.8 percent.

In the meantime, the change in the share of the remaining two household types, single households with children and adult households with children, appeared to be much too subtle to be discussed. The effects

Table 2.33
Distribution of Households by Household Type by Tenure
New York City, Selected Years 1991- 2002

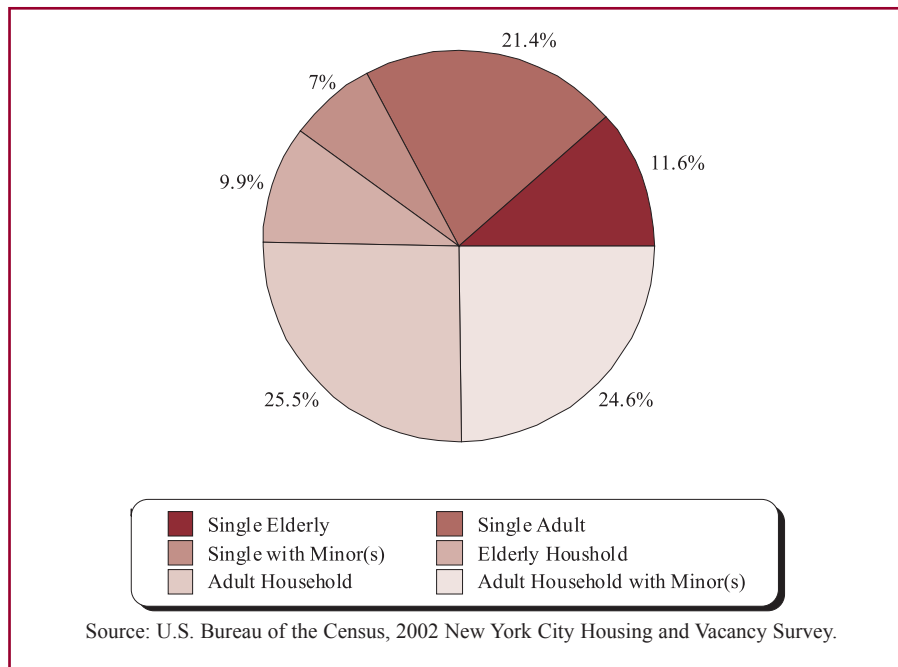
Household Type^a	1991	1993	1996	1999	2002	Change 1991-2002
All Households						
All	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	12.7%	12.6%	12.5%	12.6%	11.6%	-1.1%
Single Adult	19.7%	20.8%	20.7%	20.6%	21.4%	+1.7%
Single with Minor Child(ren)	7.8%	8.3%	8.5%	7.9%	7.0%	-0.8%
Elderly Household	11.5%	10.9%	9.9%	9.8%	9.9%	-1.6%
Adult Household	23.8%	23.5%	24.0%	23.3%	25.5%	+1.7%
Adult Household with Minor Child(ren)	24.4%	23.8%	24.4%	25.8%	24.6%	+0.2%
Renters						
Household Type	1991	1993	1996	1999	2002	
Total	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	13.0%	12.8%	12.2%	12.2%	11.0%	-2.0%
Single Adult	22.5%	23.8%	23.6%	23.7%	24.9%	+2.4%
Single with Minor Child(ren)	10.4%	10.9%	11.1%	10.2%	9.0%	-1.4%
Elderly Household	7.7%	7.3%	6.5%	6.5%	6.5%	-1.2%
Adult Household	23.3%	22.8%	23.3%	22.8%	25.4%	+2.1%
Adult Household with Minor Child(ren)	23.0%	22.4%	23.2%	24.6%	23.1%	+0.1%
Owners						
Household Type	1991	1993	1996	1999	2002	
Total	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	12.0%	11.9%	13.2%	13.5%	12.7%	+0.7%
Single Adult	12.9%	13.7%	13.8%	14.0%	14.1%	+1.2%
Single with Minor Child(ren)	1.8%	2.0%	2.3%	3.0%	2.7%	+0.9%
Elderly Household	20.5%	19.7%	17.9%	16.7%	16.8%	-3.7%
Adult Household	25.1%	25.3%	25.5%	24.5%	25.8%	+0.7%
Adult Household with Minor Child(ren)	27.7%	27.4%	27.3%	28.3%	27.7%	0.0%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Household types are defined in the text and in Table 2.35.

Figure 2.15
Distribution of Households by Household Type
New York City 2002



of the change in the share of various household types, in the context of residential requirements, deserve to be further discussed below, where other characteristics of each household type are analyzed.

Racial and Ethnic Variation of Household Types

The distribution of persons by age group within the racial and ethnic categories, reviewed earlier, found that one in six of whites in the City was 65 years old or older in 2002 (Table 2.7). The racial and ethnic distribution within each type of household shows that the great preponderance of people in the two elderly household types—single elderly households and elderly households—were white. About three-fifths of single elderly and elderly households each were white (Table 2.34). Another fifth of these households each were black. The racial and ethnic composition of single adult households was also approximately consistent with that of single elderly households and of elderly households, except that single adult households' share of whites was a little smaller than each of the two elderly households' share of whites. The composition of adult households mirrored that of all households: two-thirds of these households were either white (46 percent) or black (21 percent), while about a fifth were either non-Puerto Rican Hispanic (14 percent) or Puerto Rican (8 percent) and 11 percent were Asian. Contrary to the pattern of the four household groups reviewed above, adult households with minor children were racially and ethnically much more widely diverse. Three-quarters of these households were either white (31 percent), black (25 percent), or non-Puerto Rican Hispanic (20 percent). The remaining one-quarter were either Asian (14 percent) or Puerto Rican (10 percent). The racial and ethnic pattern of single households with minor children was profoundly

Table 2.34
Distribution of All Households by Race/Ethnicity by Household Type
New York City 2002

Household Type ^a	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	44.4%	23.9%	8.9%	13.4%	8.8%	0.6%
Single Elderly	100.0%	58.8%	20.6%	8.4%	7.8%	3.9%	**
Single Adult	100.0%	53.9%	22.9%	7.8%	8.5%	6.0%	0.8%
Single with Minor Child(ren)	100.0%	12.6%	48.0%	16.4%	20.4%	2.3%	**
Elderly Household	100.0%	59.0%	19.4%	6.4%	8.0%	6.7%	**
Adult Household	100.0%	46.1%	20.7%	7.8%	13.7%	11.0%	0.7%
Adult Household with Minor Child(ren)	100.0%	30.6%	24.5%	10.1%	20.2%	14.1%	0.4%*

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

Notes:

a Household types are classified as follows: **Single Elderly** - one adult, age 62 or older; **Single Adult** - one adult, less than age 62; **Single with Minor Child(ren)** - one adult less than age 62, and one or more dependents less than age 18; **Elderly Household** - two or more adults and the householder is age 62 or over; **Adult Household** - two or more adults, no minors, and householder is less than age 62; **Adult Household with Minor Child(ren)** - two or more adults and at least one minor; householder is less than age 62. A householder or spouse less than age 18 is considered an adult.

* Since the number of households is small, interpret with caution.

** Too few households to report.

different from that of the balance of households and from all households in the City. Almost half of these households were black (48 percent). The remainder were either non-Puerto Rican Hispanics (20 percent), Puerto Ricans (16 percent), or white (13 percent).

Major patterns revealed by the distribution of household types within each racial and ethnic group closely correspond to the patterns of racial and ethnic distribution within each type of household. Among white households, there was a higher proportion of single elderly households, elderly households, and single adult households (Table 2.35). Black households' distribution roughly resembled the distribution of all households, except that more black households were single adult households with minor children. The distribution for Puerto Rican households also roughly approximated that of all households, except that more of them were single adult households with minor children and adult households with minor children. In contrast, the distribution of household types among non-Puerto Rican Hispanic households and Asian households displays uniquely different patterns: compared to all households, an unparalleled large proportion of non-Puerto Rican Hispanic and Asian households were adult households with children: 37 percent and 39 percent respectively versus 25 percent for all households and just 17 percent of white households. In addition, of non-Puerto Rican Hispanic households, the proportion of single adult households was smaller than that of all households: 14 percent versus 21 percent. The proportion of adult

Table 2.35
Distribution of All Households by Household Type by Race/Ethnicity
New York City 2002

Household Type ^a	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.6%	15.3%	9.9%	10.9%	6.7%	5.1%	**
Single Adult	21.4%	26.0%	20.6%	18.7%	13.6%	14.6%	31.0%
Single with Minor Child(ren)	7.0%	2.0%	14.0%	12.8%	10.6%	1.8%	**
Elderly Household	9.9%	13.2%	8.0%	7.1%	5.9%	7.6%	**
Adult Household	25.5%	26.5%	22.2%	22.4%	26.0%	31.8%	30.1%
Adult Household with Minor Child(ren)	24.6%	17.0%	25.3%	28.0%	37.2%	39.2%	17.4%*

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

Notes:

a Household types are classified as follows: **Single Elderly** - one adult, age 62 or older; **Single Adult** - one adult, less than age 62; **Single with Minor Child(ren)** - one adult less than age 62, and one or more dependents less than age 18; **Elderly Household** - two or more adults and the householder is age 62 or over; **Adult Household** - two or more adults, no minors, and householder is less than age 62; **Adult Household with Minor Child(ren)** - two or more adults and at least one minor; householder is less than age 62. A householder or spouse less than age 18 is considered an adult.

* Since the number of households is small, interpret with caution.

** Too few households to report.

households among Asian households was substantially larger than that of all households: 32 percent versus 26 percent (Figure 2.16).

Rent-Regulatory Distribution by Household Types

The distribution of household types within each rent-regulation category reveals that each rent-regulation category serves distinctly differentiated combinations of household types. In 2002, of households residing in rent-controlled units in the City, almost two-thirds were either single elderly households (44 percent) or elderly households (20 percent), while the remaining households were either single adult households (17 percent) or adult households (11 percent) households (Table 2.36). On the other hand, three-quarters of the households rent-stabilized units served were the three adult household groups: single adult households (29 percent), adult households (25 percent), and adult households with minor children (22 percent). Those remaining were dispersed among the other three household groups. The distribution of households in rent-stabilized units in buildings built in 1947 or before mirrored the distribution of households in all rent-stabilized units, due to the predominant proportion of such households among all rent-stabilized households. However, the distribution of households in rent-stabilized units built after 1947 was considerably disparate. These units served more single elderly

Figure 2.16
Household Type by Race/Ethnicity
New York City 2002

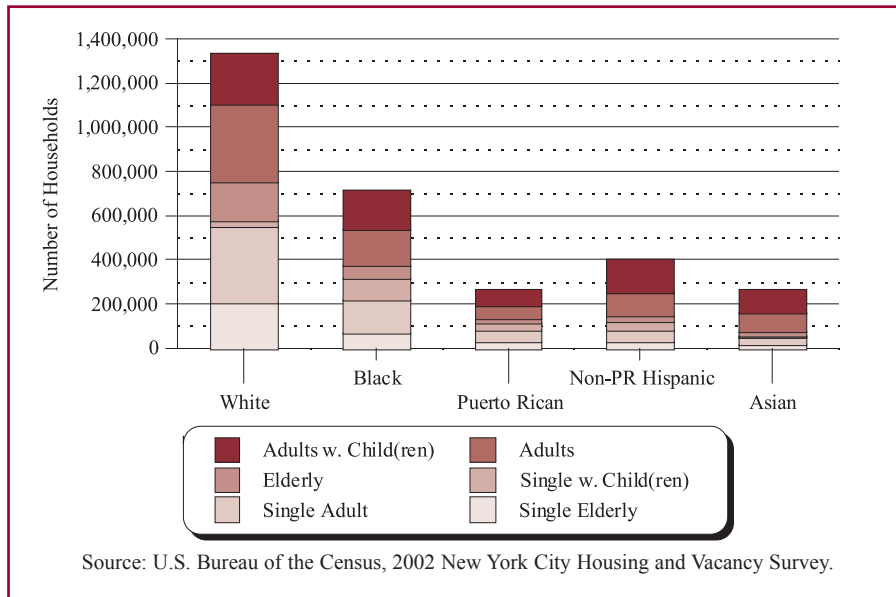


Figure 2.17
Households by Household Type within Rent Regulation Status
New York City 2002

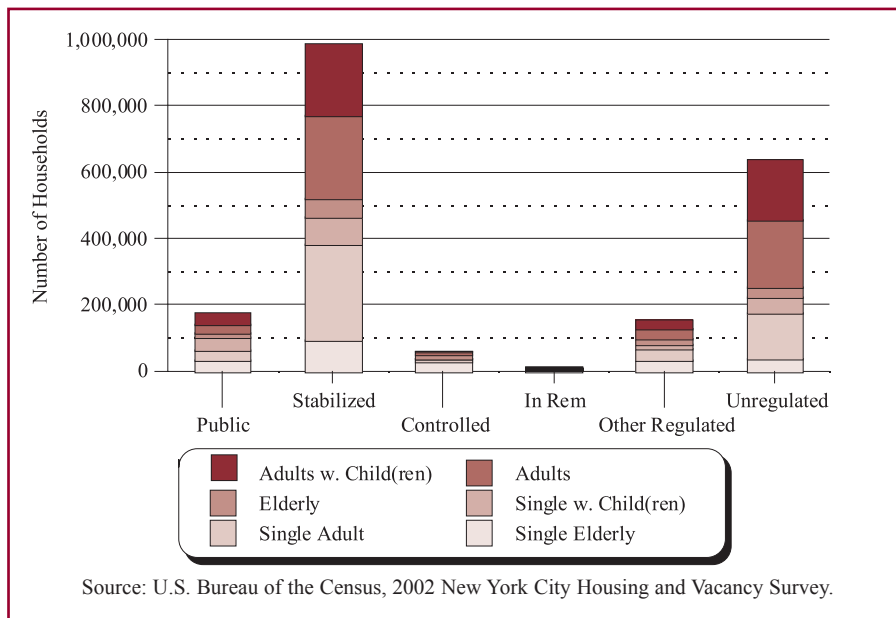


Table 2.36
Distribution of Renter Households by Household Type by Regulatory Status
New York City 2002

Regulatory Status	Household Type ^a						
	All	Single Elderly	Single Adult	Single with Child(ren)	Elderly	Adults	Adults with Child(ren)
All	100.0%	11.0%	24.9%	9.0%	6.5%	25.4%	23.1%
Controlled	100.0%	43.8%	17.2%	**	20.1%	11.2%	**
Stabilized	100.0%	9.4%	29.1%	8.4%	5.8%	25.2%	22.1%
Pre-1947	100.0%	7.3%	30.5%	8.9%	4.8%	25.7%	22.8%
Post-1947	100.0%	16.0%	24.9%	6.5%	9.3%	23.7%	19.7%
Mitchell-Lama Rental	100.0%	17.0%	25.0%	8.2%	11.3%	18.1%	20.3%
<i>In Rem</i> ^b	100.0%	**	**	**	**	**	**
Public Housing	100.0%	18.8%	16.7%	21.7%	8.5%	14.1%	20.2%
Other Regulated	100.0%	26.3%	20.9%	8.7%	9.3%	19.7%	15.1%
Unregulated	100.0%	5.5%	22.2%	7.2%	4.9%	31.6%	28.6%
In Rental Buildings	100.0%	5.3%	21.2%	7.2%	5.0%	31.8%	29.5%
In Coops/Condos	100.0%	7.7%*	34.2%	7.4%*	**	28.2%	18.9%

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

Note:

a Household types are defined in the text and in Table 2.35.

b Among *in rem* households, 20.9% are elderly or single elderly; 28.0% are headed by single adults (with or without children); 51.2% are headed by a couple (with or without children).

* Since the number of households is small, interpret with caution.

** Too few households to report.

households and elderly households, while they served fewer single adult households and adult households with children (Figure 2.17).

The occupancy patterns by various types of households in the other regulated categories—such as Mitchell-Lama units, Public Housing units, and other-regulated units—demonstrate that these units serve all types of households but in varying degrees. Almost two-thirds of the households in Mitchell-Lama units were the three adult household types: single adult households (25 percent), adult households (18 percent), and adult households with minor children (20 percent) (Table 2.36). Mitchell-Lama is serving proportionately more elderly and single elderly than their general occurrence. The remaining households were single elderly households (17 percent), elderly households (11 percent), and single adult households with children (8 percent). Of the households that Public Housing units served, two-fifths were the two household types with minor children: single households with minor children (22 percent) and adult households with minor children (20 percent). Another three in ten households were the two adult household types: single adult households (17 percent) and adult households (14 percent). The remaining households were somewhat disproportionately the two elderly household types: single elderly households (19 percent) and elderly households (9 percent). Two-thirds of the households in

Table 2.37
Number and Percent Distribution of Households by Tenure
(Homeownership Rate) by Household Type
New York City 2002

Household Type ^a	Number	All	Owners	Renters
All	3,005,318	100.0%	32.7%	67.3%
Single Elderly	347,279	100.0%	36.0%	64.0%
Single Adult	643,698	100.0%	21.6%	78.4%
Single with Minor Child(ren)	209,254	100.0%	12.8%	87.2%
Elderly Household	297,130	100.0%	55.7%	44.3%
Adult Household	767,570	100.0%	33.0%	67.0%
Adult Household with Minor Child(ren)	740,387	100.0%	36.8%	63.2%

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

Note:

a Household types are defined in the text and in Table 2.35.

Table 2.38
Distribution of Owner Households by Household Type by Form of Ownership
New York City 2002

Household Type ^a	Form of Ownership				
	All	Conventional	Cooperative	Condominium	Mitchell-Lama Cooperative
All	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	12.7%	10.9%	15.5%	11.6%	24.9%
Single Adult	14.1%	6.1%	30.1%	28.9%	21.6%
Single with Minor Child(ren)	2.7%	2.7%	2.6%	**	**
Elderly Household	16.8%	19.7%	11.0%	12.5%	14.1%
Adult Household	25.8%	26.6%	25.9%	23.5%	18.8%
Adult Household with Minor Child(ren)	27.7%	34.1%	14.9%	21.5%	15.5%

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

Note:

a Household types are defined in the text and in Table 2.35.

** Too few households to report.

other-regulated units were either single elderly households (26 percent), single adult households (21 percent), or adult households (20 percent). The remaining households were divided into the other three groups: adult households with minor children (15 percent), elderly households (9 percent), or single adult households with minor children (9 percent). *In rem* units serve all household types, with very small numbers for each.

Four-fifths of households unregulated units served were three adult household types: adult households (32 percent), adult households with children (29 percent), and single adult households (22 percent).

Form of Ownership by Household Types

Of all households in the City, 32.7 percent were homeowners (the homeownership rate) in 2002. The equivalent rate for adult households was 33.0 percent. However, the rate for elderly households was 55.7 percent, a disproportionate 23 percentage points higher than the city-wide rate (Table 2.37). The rates for adult households with children and single elderly households were 36.8 percent and 36.0 percent respectively, also considerably higher than the city-wide rate. Conversely, the rates for the remaining two household types, single adult and single adult households with minor children, were extremely low: 21.6 percent and 12.8 percent respectively. With such an unparalleled lower homeownership rate, almost nine in ten of single adult households with minor children and four-fifths of single adult households were renters in 2002.

The distribution of household types in each of the four categories of owner units illustrates which household types each owner housing category housed. Three-fifths of households in conventional units were adult households with minor children (34 percent) or adult households (27 percent) (Table 2.38). Most of the remainder were the two elderly household types: elderly households (20 percent) and single elderly households (11 percent). Three in ten households in private cooperative units were single adult households, while a quarter were adult households. The remaining two-fifths of households were mostly either single elderly households (16 percent), adult households with minor children (15 percent), or elderly households (11 percent). Condominium units housed a combination of household types similar to that of private cooperative units, except that condominium units housed more adult households with minor children and fewer single elderly households than private cooperative units did. Mitchell-Lama cooperative units served all household types, except for single adult households with minor children. Two-thirds of the households in such units were either single elderly households (25 percent), at twice their overall proportion, single adult households (22 percent), or adult households (19 percent). The remaining about three in ten were either adult households with minor children (16 percent) or elderly households (14 percent).

Foreign-Born Households (Determined by the Birthplace of the Householder)

The 2002 HVS provides data on foreign-born and immigrant households. Until 1999, the HVS provided only data on the birthplace of the householder, not on immigrant households. Thus, in 1996 and before, data on the birthplace of the householder was used as surrogate data on immigrants, although foreign-born householders are not necessarily all immigrants. Some may be foreign students, diplomats, or foreigners involved in business activities. Also, householders born outside the United States, whether immigrants or not, are not only those who recently came to this country.

Table 2.39
Distribution of Households by Birth Region of Householder by Tenure
New York City, Selected Years 1991-2002

All Households					
Birth Region	1991	1993	1996	1999	2002
All	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	59.3%	57.5%	54.8%	54.3%	51.5%
Abroad	40.7%	42.5%	45.2%	45.7%	48.5%
Puerto Rico	7.0%	6.8%	6.9%	5.8%	5.5%
Caribbean	10.6%	11.0%	12.5%	12.5%	13.5%
Latin America	5.5%	6.2%	6.0%	7.3%	7.6%
Europe ^a	9.8%	10.1%	10.3%	10.0%	10.3%
Asia	5.4%	5.8%	6.5%	7.1%	8.5%
Africa	0.6%	0.8%	1.0%	1.1%	1.4%
Other	1.8%	1.7%	2.0%	1.9%	1.6%

Renters					
Birth Region	1991	1993	1996	1999	2002
All	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	56.3%	54.4%	51.4%	50.6%	48.9%
Abroad	43.7%	45.6%	48.6%	49.4%	51.1%
Puerto Rico	8.7%	8.4%	8.6%	7.2%	6.9%
Caribbean	12.1%	12.5%	14.1%	14.2%	14.8%
Latin America	6.4%	7.3%	7.0%	8.4%	8.7%
Europe ^a	8.5%	9.1%	9.7%	9.3%	9.1%
Asia	5.3%	5.7%	6.4%	7.0%	8.2%
Africa	0.7%	0.9%	1.2%	1.4%	1.7%
Other	1.8%	1.7%	1.7%	1.9%	1.7%

Owners					
Birth Region	1991	1993	1996	1999	2002
All	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	66.2%	65.4%	63.0%	62.0%	57.2%
Abroad	33.8%	34.6%	37.0%	38.0%	42.8%
Puerto Rico	2.8%	2.9%	2.7%	2.8%	2.6%
Caribbean	7.1%	7.3%	8.5%	8.9%	10.8%
Latin America	3.2%	3.6%	3.8%	5.0%	5.2%
Europe ^a	12.9%	12.6%	11.9%	11.3%	12.8%
Asia	5.7%	6.0%	6.8%	7.4%	9.0%
Africa	**	0.4%*	0.6%	0.7%	0.9%
Other	1.9%	1.8%	2.6%	1.8%	1.6%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

^a Includes Russia and former Soviet states.

Table 2.40
Distribution of Households by Birth Region of Householder by Tenure
New York City 2002

Within Tenure				
Birth Region	Tenure			
	Both	Renter	Owner	
Number ^a	3,005,318	2,023,504	981,814	
All	100.0%	100.0%	100.0%	
U.S.A.	51.5%	48.9%	57.2%	
Abroad	48.5%	51.1%	42.8%	
Puerto Rico	5.5%	6.9%	2.6%	
Caribbean	13.5%	14.8%	10.8%	
Latin America	7.6%	8.7%	5.2%	
Europe/former Soviet states	10.3%	9.1%	12.8%	
Asia	8.5%	8.2%	9.0%	
Africa	1.4%	1.7%	0.9%	
Other	1.6%	1.7%	1.6%	

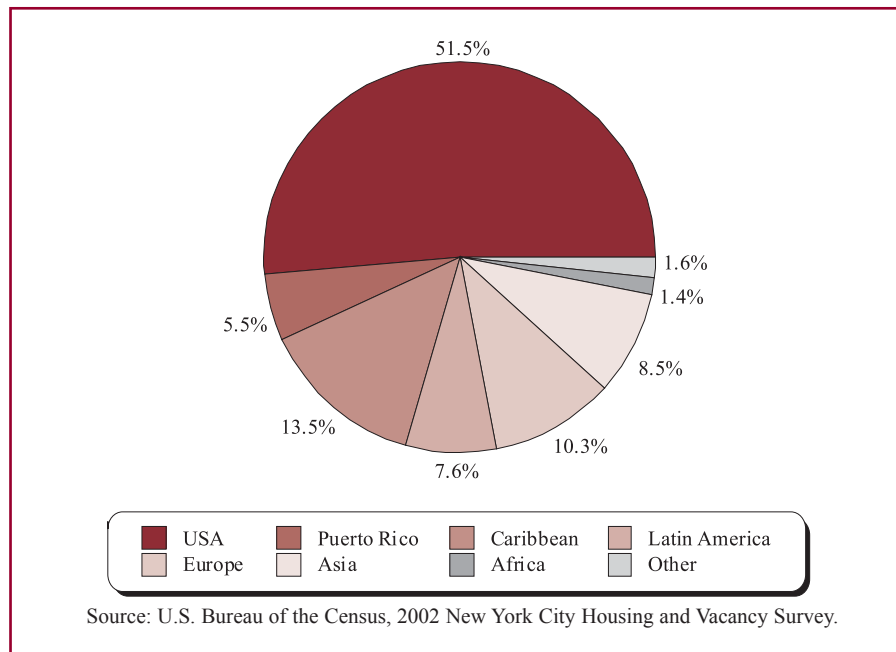
Within Birth Region				
Birth Region	Number	Tenure		
		Both	Renter	Owner
All ^a	3,005,318	100.0%	67.3%	32.7%
U.S.A.	1,357,877	100.0%	64.2%	35.8%
Abroad	1,276,694	100.0%	71.5%	28.5%
Puerto Rico	144,462	100.0%	84.6%	15.4%
Caribbean	356,579	100.0%	74.2%	25.8%
Latin America	199,978	100.0%	77.9%	22.1%
Europe/former Soviet states	271,818	100.0%	60.0%	40.0%
Asia	223,536	100.0%	65.6%	34.4%
Africa	37,198	100.0%	80.5%	19.5%
Other	43,123	100.0%	69.0%	31.0%
Not Reported	370,748	100.0%	64.7%	35.3%

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

Note:

a Total includes those not reporting birth region.

Figure 2.18
Distribution of Households by Birth Region of Head of Household
New York City 2002



The HVS data on foreign-born householders cover all householders born in Puerto Rico or outside the United States, including even those who were born or immigrated before World War II. For the first time, the 1999 HVS provided data on immigrant householders, as well as data on households by the birth region of the householder. Thus, in this section, data on the number and characteristics of foreign-born householders will be presented and discussed briefly. Then, in the next section, data on immigrant households will be presented and discussed in detail, in the context of their current housing situations and consequent housing requirements.

The 2002 HVS reports that, in 2002, New York City was a city of foreign-born householders. The proportion of householders in the City who were born outside the United States (including householders born in Puerto Rico) was 49 percent (1,277,000 households) (Tables 2.39 and 2.40). In other words, almost one in every two householders in the City was born outside the United States or in Puerto Rico. This number is an undercount since, of the total number of 3,005,000 households in the City, 371,000 households, or 12 percent, did not answer the birthplace question. Of householders in the City, the proportion of householders born in Puerto Rico has progressively decreased, while the proportions of foreign-born householders-particularly those born in countries in the Caribbean, Latin America, Europe, Asia, and Africa-all have grown appreciably and have more than compensated for the decrease in Puerto Rican householders during the eleven-year period between 1991 and 2002 (Figure 2.18).

Table 2.41
Distribution of Households by Borough by Birth Region of Householder
New York City 2002

Birth Region	Borough					
	All	Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
All	100.0%	15.4%	29.3%	24.0%	26.1%	5.3%
U.S.A	100.0%	13.5%	26.7%	29.3%	22.6%	8.0%
Abroad	100.0%	17.2%	32.5%	17.1%	30.7%	2.5%
Puerto Rico	100.0%	43.7%	26.4%	19.8%	8.2%	**
Caribbean	100.0%	21.8%	39.5%	16.5%	21.4%	0.8%*
Latin America	100.0%	15.2%	23.8%	10.3%	48.2%	2.4%
Europe & former Soviet states	100.0%	7.5%	42.2%	15.2%	31.0%	4.1%
Asia	100.0%	5.1%	23.2%	21.3%	47.6%	2.8%
Africa	100.0%	31.0%	18.1%	19.9%	23.9%	**
Other	100.0%	12.3%	34.8%	31.6%	17.3%	**

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

Notes:

a Marble Hill in the Bronx.

* Since the number of households is small, interpret with caution.

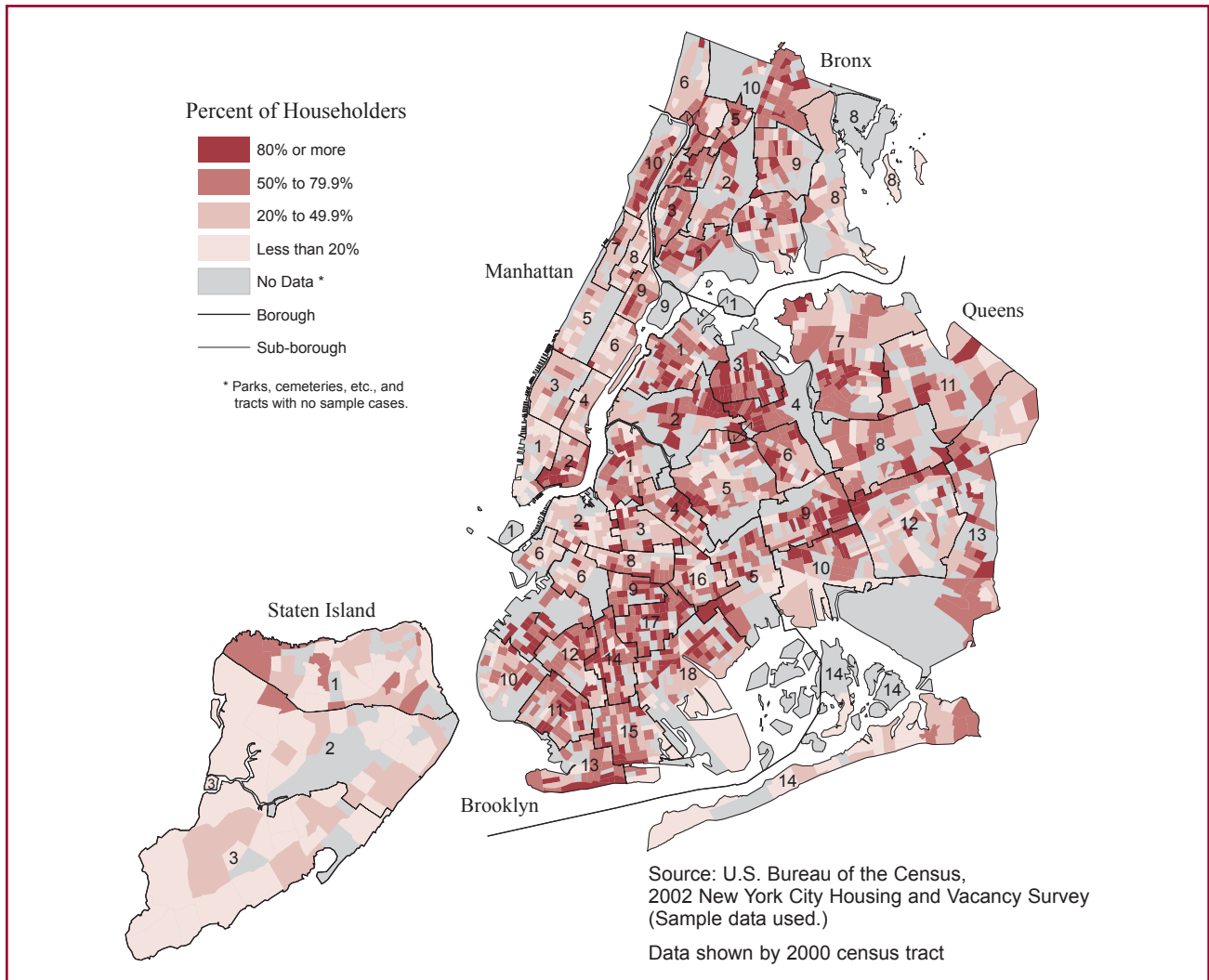
** Too few households to report.

Spatial Variation of Foreign-Born Households

In 2002, almost two-thirds of foreign-born householders in the City lived in either Brooklyn (33 percent) or Queens (31 percent) (Table 2.41). Most of the other third lived in either the Bronx or Manhattan. The residential location of foreign-born householders varied according to their birth region. Seven in ten householders born in Puerto Rico lived in either the Bronx (44 percent) or Brooklyn (26 percent), while another two in ten lived in Manhattan. A vast majority of householders born in the Caribbean region, four-fifths, were dispersed in the following three boroughs: Brooklyn (40 percent), the Bronx (22 percent), and Queens (21 percent). Almost all of the remaining one in six lived in Manhattan. A preponderance of householders from Latin America, almost one in two, was concentrated in Queens; the remainder lived mostly in either Brooklyn (24 percent), the Bronx (15 percent), or Manhattan (10 percent) (Map 2.7).

Householders born in Europe tended to live in Brooklyn (42 percent) or Queens (31 percent), while most of the remainder lived in Manhattan (Table 2.41). As with householders born in Latin America, almost one in two householders born in Asia selected Queens as their residential location; another two-fifths selected either Brooklyn (23 percent) or Manhattan (21 percent) as their place to live. Except for Staten Island, householders born in Africa were scattered across the boroughs, living in the Bronx (31 percent), Queens (24 percent), Manhattan (20 percent), and Brooklyn (18 percent).

Map 2.7
Percentage of Householders Born in Puerto Rico or Outside the United States
New York City 2002



A review of foreign-born householders in each of the five boroughs by their birth region further discloses their differentiated residential location preferences. Queens, the Bronx, and Brooklyn are truly boroughs of foreign-born households. In those boroughs, more than one in two householders were foreign born: 56 percent in Queens, 55 percent in the Bronx, and 53 percent in Brooklyn (Table 2.42). Conversely, in the other two boroughs, Manhattan and Staten Island, and particularly in Staten Island, the proportions of foreign-born householders were substantially smaller: 35 percent and 23 percent respectively.

In the Bronx, more than one-third of householders were born in either Puerto Rico or countries in the Caribbean (Table 2.42). In Brooklyn, one-third of householders were born in countries either in the Caribbean or Europe. On the other hand, about half of the householders in Queens were born in four regions on three different continents: the Caribbean (11 percent), Latin America (14 percent), Europe (12 percent), or Asia (15 percent). In Manhattan and Staten Island, where proportionally fewer foreign-born

Table 2.42
Distribution of Households by Birth Region of Householder by Borough
New York City 2002

Birth Region	Borough					
	All	Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A	51.5%	45.4%	46.6%	64.6%	43.9%	77.0%
Abroad	48.5%	54.6%	53.4%	35.4%	56.1%	23.0%
Puerto Rico	5.5%	15.7%	4.9%	4.7%	1.7%	**
Caribbean	13.5%	19.3%	18.1%	9.6%	10.9%	2.1%*
Latin America	7.6%	7.6%	6.1%	3.3%	13.8%	3.4%
Europe & former Soviet	10.3%	5.1%	14.8%	6.7%	12.1%	7.9%
Asia	8.5%	2.8%	6.7%	7.7%	15.2%	4.5%
Africa	1.4%	2.9%	0.9%	1.2%	1.3%	**
Other	1.6%	1.3%	1.9%	2.2%	1.1%	**

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

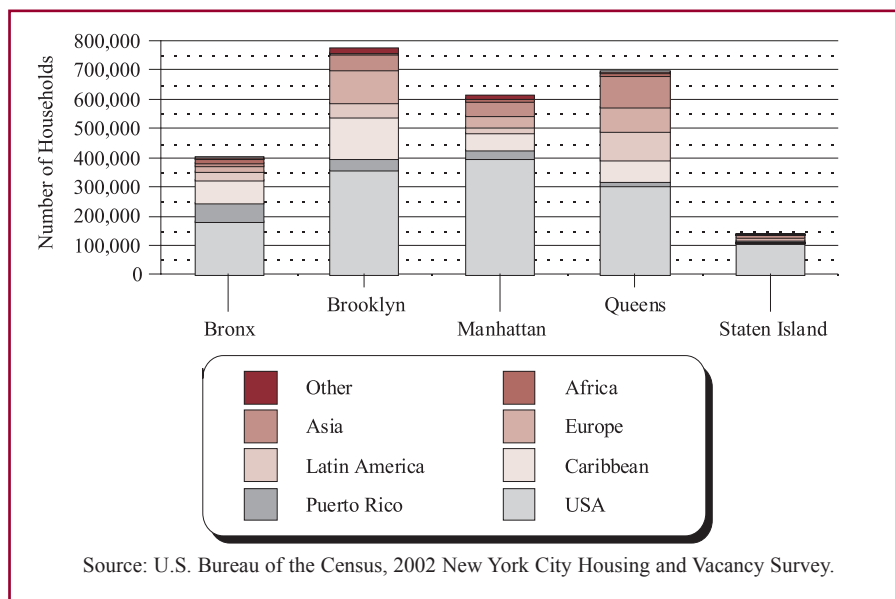
Notes:

a Marble Hill in the Bronx.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Figure 2.19
Birth Region of Head of Household within Borough
New York City 2002



householders lived than in the City as a whole, foreign-born householders came from widely various countries in all regions on all continents (Figure 2.19).

Within each borough, foreign-born householders overwhelmingly clustered in certain areas. In the Bronx, Brooklyn, and Queens, such householders were densely concentrated in the following sub-borough areas where more than six in ten householders were born in Puerto Rico or outside the U.S.: in the Bronx, 1 (Mott Haven/Hunts Point), 3 (Highbridge/South Concourse), 4 (University Heights/Fordham), 5 (Kingsbridge Heights/Mosholu), and 10 (Williamsbridge/Baychester); in Brooklyn, 4 (Bushwick), 7 (Sunset Park), 9 (South Crown Heights), 11 (Bensonhurst), 13 (Coney Island), 14 (Flatbush), and 17 (East Flatbush). In the East Flatbush sub-borough area, more than seven in ten householders were foreign born. In Queens, such householders were concentrated in sub-borough areas 1 (Astoria), 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), and 9 (Kew Gardens/Woodhaven). Among the above sub-borough areas in Queens, in Sunnyside/Woodside, Jackson Heights, and Elmhurst/Corona in the northern part of the borough, more than seven in ten householders were born abroad.¹⁴

Foreign-Born Householders by Rent-Regulation Status

Looking at foreign-born householders in each birth region by the rent regulation categories, we see that, compared to the distribution for all renter householders, a considerably larger proportion of householders born in Puerto Rico, 28 percent, lived in Public Housing units, while fewer lived in unregulated units (Tables 2.43 and 2.44). Of householders born in countries in the Caribbean, Latin America, Europe, and Africa, more than half lived in rent-stabilized units. On the other hand, of householders born in the above four birth regions, close to two-fifths of those born in Latin America lived in unregulated units, while three, or less than three in ten, of those born in countries in the other three regions lived in such units. Of householders born in countries in Asia, about nine in ten lived in either rent-stabilized units or unregulated units. The distribution of householders by birth region within each rent-regulation category supports the general patterns found here (Table 2.44).

Homeownership Rates of Foreign-Born Households

In 2002, the homeownership rate in the City as a whole in 2002 was 32.7 percent, as discussed earlier. In other words, of all households in the City, 32.7 percent were owner households (Table 2.40). The homeownership rate for householders born in this country was 35.8 percent, while the rate for foreign-born householders was just 28.5 percent, markedly lower than the city-wide overall rate and the rate for householders born in this country. For householders born in Puerto Rico, it was disproportionately low, only 15.4 percent. The rates for householders born in countries in Latin America and Africa were also very low: 22.1 percent and 19.5 percent respectively (Table 2.40). In contrast, the rate for householders born in Europe was 40.0 percent, higher than the city-wide rate and the highest of householders born in any region.

Foreign-Born Households by Form of Ownership

Compared to the distribution of type of owner units for all owner householders or owner householders born in the United States, the distribution for householders born in certain regions outside the United

14 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 2.43
Distribution of Households
by Rent Regulation Status by Birth Region of Householder
New York City 2002

Regulatory Status	Birth Region									
	All	U.S.A.	All Abroad	Puerto Rico	Caribbean	Latin America	Europe ^a	Asia	Africa	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.9%	4.0%	1.8%	**	1.5%*	**	3.7%	**	**	**
Stabilized	48.8%	45.8%	51.9%	44.2%	56.8%	53.5%	54.6%	43.7%	54.9%	54.5%
Pre-1947	37.2%	33.7%	40.6%	38.7%	47.8%	41.9%	35.4%	32.4%	42.0%	45.0%
Post-1947	11.7%	12.1%	11.3%	5.5%	9.0%	11.7%	19.2%	11.2%	12.9%*	**
Mitchell-Lama Rental	3.2%	3.5%	2.6%	**	2.3%	**	4.2%	2.2%*	**	**
<i>In Rem</i>	0.6%	0.7%	0.5%	**	**	**	**	**	**	**
Public Housing	8.6%	10.7%	7.4%	28.1%	6.3%	3.5%	2.9%	3.4%	**	**
Other Regulated	4.3%	4.4%	4.2%	7.9%	3.3%	3.6%	3.8%	4.4%	**	**
Unregulated	31.5%	30.8%	31.6%	15.0%	28.8%	37.1%	30.7%	45.3%	26.6%	38.9%
In Rental Building	29.1%	28.1%	29.7%	14.1%	27.5%	35.8%	27.8%	42.6%	22.4%	34.1%
In Coops/Condos	2.4%	2.7%	1.9%	**	1.2%*	**	2.9%	2.6%*	**	**

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

^a Includes Russia and former Soviet states.

Table 2.44
Distribution of Households by Birth Region of Householder
by Rent Regulation Status
New York City 2002

Regulatory Status	Birth Region									
	All	U.S.A.	All Abroad	Puerto Rico	Caribbean	Latin America	Europe ^a	Asia	Africa	Other
All	100.0%	48.9%	51.1%	6.9%	14.8%	8.7%	9.1%	8.2%	1.7%	1.7%
Controlled	100.0%	68.6%	31.4%	**	7.8%*	**	11.9%	**	**	**
Stabilized	100.0%	45.7%	54.3%	6.2%	17.2%	9.6%	10.2%	7.3%	1.9%	1.9%
Pre-1947	100.0%	44.2%	55.8%	7.1%	19.1%	9.8%	8.7%	7.2%	1.9%	2.0%
Post-1947	100.0%	50.6%	49.4%	3.2%	11.4%	8.7%	15.0%	7.9%	1.9%*	**
Mitchell-Lama Rental	100.0%	56.8%	43.2%	**	11.4%	**	12.7%	6.0%*	**	**
In Rem	100.0%	58.7%	41.3%	**	**	**	**	**	**	**
Public Housing	100.0%	57.9%	42.1%	21.3%	10.4%	3.4%	2.9%	3.1%	**	**
Other Regulated	100.0%	49.8%	50.2%	12.4%	11.2%	7.4%	8.1%	8.4%	**	**
Unregulated	100.0%	48.2%	51.8%	3.3%	13.7%	10.4%	9.0%	11.9%	1.4%	2.1%
In Rental Building	100.0%	47.5%	52.5%	3.3%	14.1%	10.8%	8.8%	12.1%	1.3%	2.0%
In Coops/Condos	100.0%	57.2%	42.8%	**	7.9%*	**	11.5%	9.3%*	**	**

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report. In *in rem* housing 39.7 percent of householders were born in Puerto Rico, the Caribbean or Latin America.

a Includes Russia and former Soviet states.

States displayed considerable variation. Overall, of all owner households in the City, almost two-thirds lived in conventional units, while almost a quarter lived in private cooperative units (Table 2.45). The remaining one in ten were divided into the two remaining types of owner units: condominiums and Mitchell-Lama cooperatives. On the other hand, more than seven in ten foreign-born householders lived in conventional owner housing units, while one in six lived in private cooperative units. The remaining one in ten lived in either condominium units or Mitchell-Lama cooperative units. Almost nine in ten owner householders born in countries in the Caribbean and eight in ten of those born in countries in Latin America lived in conventional units. Of householders born in Puerto Rico, a relatively larger proportion, almost three in ten, lived either in private cooperatives or in Mitchell-Lama cooperatives. The patterns for owner householders born in countries in Europe and Asia roughly resembled that for all owner householders. About two-thirds of the householders born in the two regions each lived in conventional units, while a little more than a fifth each lived in private cooperative units.

Table 2.45
Distribution of Owner Households by Form of Ownership by Birth Region
New York City 2002

Birth Region	Form of Ownership				
	All	Conventional	Cooperative	Condominium	Mitchell-Lama Cooperative
All	100.0%	64.5%	24.0%	6.5%	5.1%
U.S.A.	100.0%	60.4%	27.8%	5.8%	6.0%
Abroad	100.0%	73.2%	17.3%	5.9%	3.6%
Puerto Rico	100.0%	66.3%	14.9%*	**	14.3%*
Caribbean	100.0%	88.7%	7.3%	**	**
Latin America	100.0%	78.6%	14.9%	**	**
Europe	100.0%	66.5%	22.3%	7.1%	4.0%
Asia	100.0%	65.8%	23.1%	9.7%	**
Africa	100.0%	63.8%	**	**	**
Other	100.0%	61.5%	**	**	**

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

Immigrant Households

In the last several decades, a growing number of immigrants have come to this country, moving into many large central cities in metropolitan areas in almost all regions of the country. The number of immigrants in New York City has increased considerably. Accordingly, the numbers of persons and households in the City have increased markedly, and the consequent need and demand for housing has grown tremendously. Moreover, these immigrants tend to cluster in certain neighborhoods in the City. Thus, the housing and other related situations of immigrant householders in the City, in general and particularly in those neighborhoods, have been of great concern to policy-makers and planners in the City.

Table 2.46
Number and Rate of Households Responding
to Questions Regarding Birthplace of Householder and Immigration by Tenure
New York City 2002

	Response to Birthplace of Householder		
	Total	Owner Households	Renter Households
All Households	3,005,318	981,814	2,023,504
Responded	2,634,571	851,096	1,783,475
No Response	370,748	130,718	240,029
All Households	100.0%	100.0%	100.0%
Responded	87.7	86.7	88.1
No Response	12.3	13.3	11.9
All Households	100.0%	32.7	67.3
Responded	100.0%	32.3	67.7
No Response	100.0%	35.3	64.7
	Response to Immigration Question		
	Total	Owner Households	Renter Households
Householders Born Abroad ^a	1,132,232	342,203	790,028
Responded to Immigration Question			
Immigrant	983,355	303,531	679,824
Not immigrant	107,137	24,553	82,584
No Response	41,740	14,120	27,620
Born Abroad ^a	100.0%	100.0%	100.0%
Responded			
Immigrant	86.9%	88.7%	86.1%
Not Immigrant	9.5%	7.2%	10.5%
No Response	3.7%	4.1%	3.5%
Born Abroad ^a	100.0%	30.2%	69.8%
Responded			
Immigrant	100.0%	30.9%	69.1%
Not Immigrant	100.0%	22.9%	77.1%
No Response	100.0%	33.8%	66.2%

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

Note: ^a Not including householders born in Puerto Rico, who are already U.S. Citizens, thus not considered immigrants.

Of the 3,005,000 households in the City in 2002, 983,000 or 38 percent of those responding, were immigrant households (Table 2.46). However, 371,000 households did not answer the birthplace question, and another 42,000 households did not provide answers to the immigrant questions. Thus, the number of 983,000 immigrant households that the 2002 HVS reports is an underestimate.

Table 2.47
Distribution of Immigrant Households within New York City
by Borough and within Borough by Tenure
New York City 2002

Borough	Number by Tenure			
	Percent by Borough	All Immigrant Households^b	Renters	Owners
All	100.0%	983,355	679,824	303,531
Bronx ^a	14.0%	137,964	112,149	25,815
Brooklyn	34.8%	342,663	247,959	94,704
Manhattan ^a	14.3%	140,627	118,306	22,321
Queens	34.3%	337,487	192,314	145,173
Staten Island	2.5%	24,614	9,096	15,518

	Percent Immigrants	Percent by Tenure		
All	37.9%	100.0%	69.1%	30.9%
Bronx ^a	34.8%	100.0%	81.3%	18.7%
Brooklyn	44.9%	100.0%	72.4%	27.6%
Manhattan ^a	23.2%	100.0%	84.1%	15.9%
Queens	49.2%	100.0%	57.0%	43.0%
Staten Island	17.6%	100.0%	37.0%	63.0%

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

Notes:

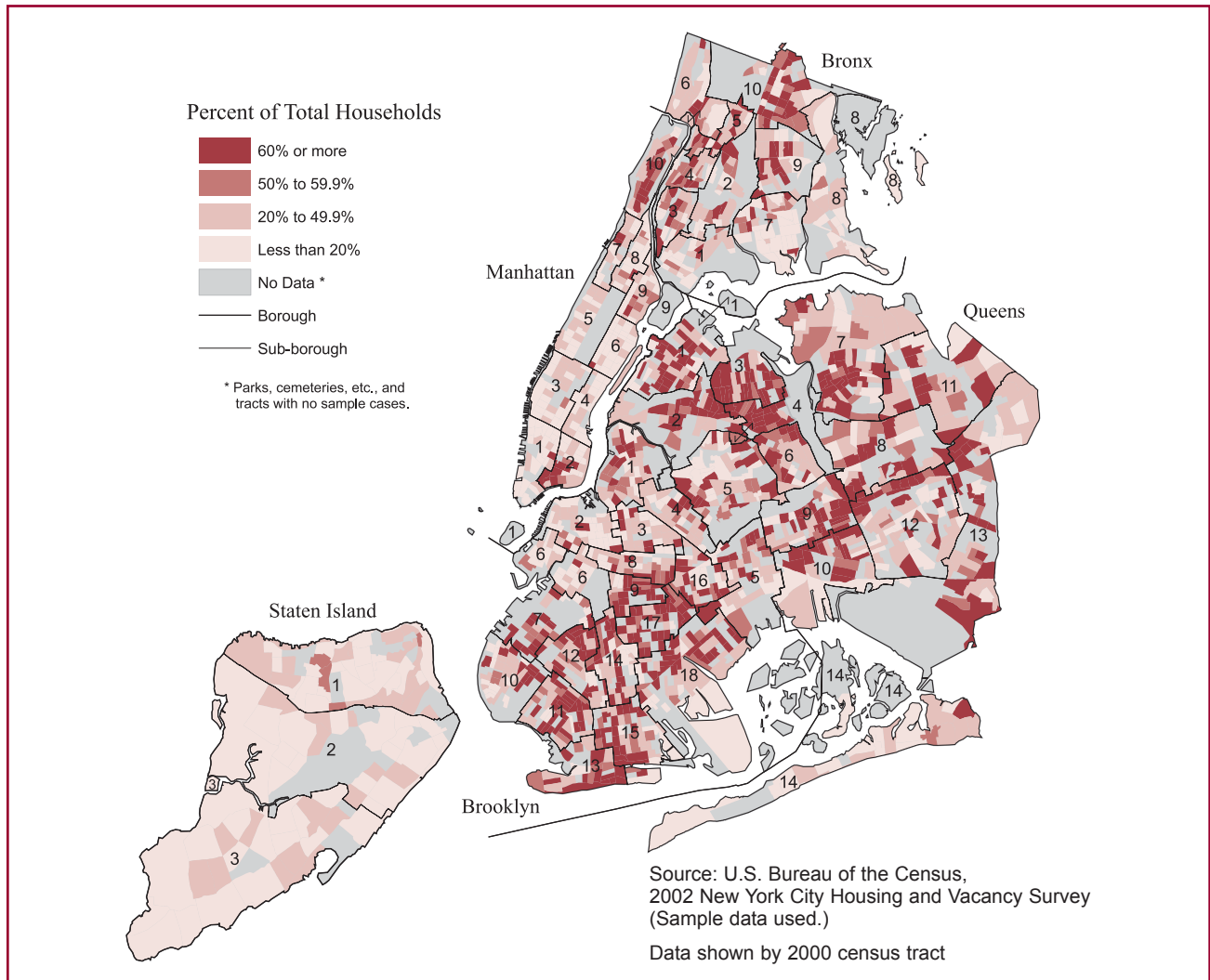
a Marble Hill in the Bronx.

b Householder born outside U.S./Puerto Rico and came to U.S. as an immigrant. Householders born in Puerto Rico are already U.S. Citizens, thus not considered immigrants.

Spatial Variations of Immigrant Households

Similar to foreign-born householders, the overwhelming majority of immigrant households selected Brooklyn or Queens as their residential location. Seven in ten of the 983,000 immigrant households in the City lived in either Brooklyn (343,000 households or 35 percent of the total number of immigrant households) or Queens (337,000 households or 34 percent) (Table 2.47). The remaining 303,000 immigrant households were scattered in Manhattan (141,000 households or 14 percent), the Bronx (138,000 households or 14 percent), or Staten Island (25,000 households or 3 percent) (Map 2.8).

Map 2.8
Percentage Immigrant Householders
New York City 2002



The 2002 HVS reports that, in Queens, more than two-fifths of households (43 percent) were immigrant households (Tables 2.14 and 2.47). More than six in ten households were immigrant households in each of the following three sub-borough areas in the borough: 2 (Sunnyside/Woodside), 3 (Jackson Heights), and 4 (Elmhurst/Corona). In Brooklyn, 45 percent of households were immigrant households. In the following two sub-borough areas in the borough, 13 (Coney Island) and 17 (East Flatbush), more than six in ten households were immigrant households in 2002.¹⁵

15 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 2.48
Percent Distribution of Immigrant Households
by Race/Ethnicity of Householder by Tenure
New York City 2002

Race/Ethnicity	All	Renters	Owners
All	100.0%	100.0%	100.0%
White	28.2%	24.5%	36.4%
Black/African American	22.7%	21.2%	26.0%
Puerto Rican ^a	**	**	**
Non-Puerto Rican Hispanic	28.9%	35.8%	13.3%
Asian	19.7%	17.9%	23.8%
Other	0.4%*	**	**

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

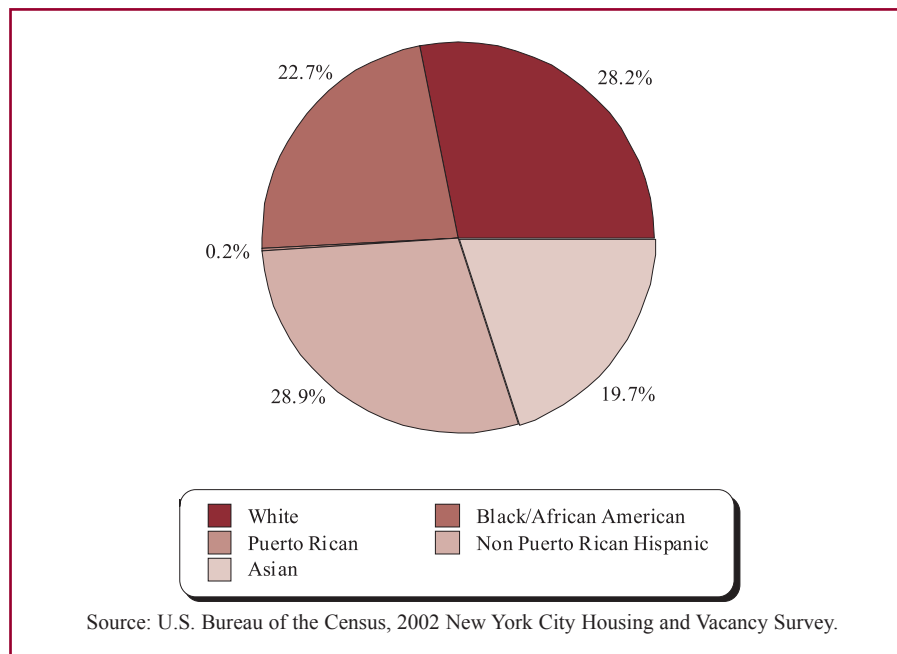
Note:

* Since the number of households is small, interpret with caution.

** Too few households to report.

a Householders born in Puerto Rico not considered immigrants.

Figure 2.20
Distribution of Immigrant Households by Race/Ethnicity of Head of Household
New York City 2002



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

Racial and Ethnic Variations of Immigrant Households

Racially and ethnically, New York City is already very diverse, as discussed earlier in this chapter. However, immigrant households were even more diverse than all households in the City.¹⁶

Of the 983,000 immigrant households, close to three-fifths were either white or non-Puerto Rican Hispanic, while the remainder were mostly either black (23 percent) or Asian (20 percent) (Table 2.48). Because immigrant households are mostly renter households, the racial and ethnic variation of immigrant renter households approximated that of all immigrant households, except that more renters were non-Puerto Rican Hispanics and fewer were whites. However, the variation among owners was different from that of all or renter immigrant households. Among immigrant owners, the proportion of non-Puerto Rican Hispanics was relatively small, only 13 percent. Conversely, close to nine in ten of immigrant owner households were either white (36 percent), black (26 percent), or Asian (24 percent) (Figure 2.20).

Immigrant Renter Households by Rent-Regulation Status

The distribution of immigrant renter households by rent-regulation categories approached that of all renter households and foreign-born renter householders in the City. However, the distributions in each borough varied markedly. In Manhattan, nine in ten of immigrant renter households lived in units whose rents were controlled or regulated. More than seven in ten immigrant renter households in the borough lived in either rent-stabilized (67 percent) or rent-controlled (6 percent) units. Consequently, only less than one in ten lived in unregulated units (Table 2.49). The distribution in the Bronx roughly mirrored that in Manhattan, except that, in the Bronx, there were fewer immigrant households in rent-controlled, Public Housing, and other-regulated units, and more than twice such households in unregulated units than in Manhattan.

On the other hand, only three-fifths of immigrant renter households in Brooklyn lived in rent-controlled or rent-regulated units (Table 2.49). Fewer than one in two lived in rent-stabilized units. As a result, two-fifths of immigrant renter households in the borough lived in unregulated units. The distribution in Queens resembled that in Brooklyn, except that, in Queens, there were fewer such households in Public Housing and Mitchell-Lama units and consequently more such households in unregulated units. Almost one in two of the immigrant renter households in the borough lived in unregulated units.

Unlike any other borough in the City, three-fifths of the 9,000 immigrant renter households in Staten Island lived in unregulated units. This resembled the percentage of unregulated units for all renter households in Staten Island (Tables 2.20 and 2.49). The remaining immigrant households in the borough were dispersed among various rent-regulated units in a small portion.

Homeownership of Immigrant Households

Of the 983,000 immigrant households in the City in 2002, 304,000 were owner households (Table 2.47). Thus, the homeownership rate for immigrant households was 30.9 percent, lower than the homeownership rate of 32.7 percent for all households in the City, but higher than the 28.5-percent rate for foreign-born householders (Table 2.40). However, the homeownership rates for immigrant households in Staten Island and Queens were tremendously higher than the city-wide rate, mirroring closely the rates for all households in the two boroughs: 63 percent and 43 percent respectively

16 Puerto Ricans who moved to the City are not treated as immigrants, since they are United States citizens.

Table 2.49
Percent Distribution of All Renter Households and Immigrant Renter Households by Rent Regulation Status within New York City and within Boroughs
New York City 2002

Regulatory Status	All Renter Households	Immigrant Renter Households ^b					
		All	Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
Total	2,023,504	679,824	112,149	247,959	118,306	192,314	9,096
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.9%	1.8%	**	**	5.6%	**	**
Stabilized	48.8%	52.7%	66.6%	47.0%	66.5%	45.2%	**
Pre-1947	37.2%	40.8%	56.9%	37.5%	59.6%	25.9%	**
Post-1947	11.7%	11.9%	9.7%	9.5%	6.9%	19.3%	**
Mitchell-Lama Rental	3.2%	2.9%	4.1%	3.7%	3.2%*	**	**
<i>In Rem</i>	0.6%	**	**	**	**	**	**
Public Housing	8.6%	4.3%	5.5%	4.6%	7.9%	**	**
Other Regulated	4.3%	3.7%	2.9%*	2.7%	6.1%	3.6%	**
Unregulated	31.5%	34.2%	19.5%	41.0%	8.7%	48.5%	60.8%

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

Notes:

a Marble Hill in the Bronx.

b Householder born outside U.S./Puerto Rico and came to U.S. as an immigrant. Householders born in Puerto Rico are already U.S. Citizens, thus not considered immigrants.

* Since the number of households is small, interpret with caution.

** Too few households to report.

(Tables 2.14 and 2.47). Conversely, in the Bronx and Manhattan, the rates were extremely lower than the city-wide rate: 18.7 percent and 15.9 percent respectively. These rates were even lower than the rates for all households in the two boroughs, which were 22.5 percent and 22.6 percent respectively. The rate in Brooklyn was 27.6 percent, also substantially lower than the city-wide rate for immigrant households and the rate for all households in the borough, which was 28.7 percent.

Immigrant Households' Homeownership Rates by Race and Ethnicity

Similar to the rates for the major racial and ethnic groups for all households, the degrees of variation in homeownership rates for different racial and ethnic immigrant groups was wide (Table 2.50). The rates for white, Asian, and black immigrant households were higher than the rate for all immigrant households: 40 percent, 37 percent, and 35 percent respectively. On the other hand, the rate for non-Puerto Rican Hispanic immigrant households was a mere 14 percent, a 16-percentage-point variation from that for all immigrant households.

Table 2.50
Percent Distribution of Immigrant Households
by Tenure by Race/Ethnicity
New York City 2002

Race/Ethnicity	All	Renters	Owners
All	100.0%	69.1%	30.9%
White	100.0%	60.1%	39.9%
Black/African American	100.0%	64.6%	35.4%
Puerto Rican ^a	*	*	*
Non-Puerto Rican Hispanic	100.0%	85.8%	14.2%
Asian	100.0%	62.7%	37.3%
Other	100.0%	*	*

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

Note: * Too few households to report.

a Householders born in Puerto Rico not considered immigrants.

Distribution of Immigrant Owner Households by Type of Owner Unit

In 2002, the pattern of what types of owner units immigrant households lived in was very similar to that for foreign-born householders. However, a larger proportion of immigrant owner households lived in conventional units than the corresponding proportion of foreign-born households in the City. With the exception of Manhattan, where more than four-fifths of immigrant owner households lived in cooperative or condominium units, this general pattern held for the balance of the boroughs (Table 2.51). Three-fourths of immigrant owner households in the City lived in conventional units, while most of the remaining lived in private cooperatives or condominium units. In Staten Island, conventional units housed more than nine in ten immigrant owner households.

Educational Attainment of Immigrant Households

Immigrant householders, particularly those that had moved into their current residence in the City over five years ago (before 1997), were substantially less educated than all householders in the City in 2002. Of all householders in the City, 79 percent had finished at least high school, while 34 percent had graduated at least from college (Table 2.52). Of immigrant householders that had moved into their current units in the City before 1997, 68 percent had finished at least high school and 25 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (between 1997 and 2002), were noticeably better educated than those that had moved in before 1997. These recent immigrants' comparable educational attainment levels were 75 percent and 30 percent respectively.

Table 2.51
Percent Distribution of Immigrant Owner Households^b by Type of Ownership
within New York City and within Borough
New York City 2002

Type of Ownership	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
Total	303,531	25,815	94,704	22,321	145,173	15,518
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	75.6%	77.7%	82.1%	**	79.8%	93.3%
Coop	15.9%	**	12.2%	58.4%	14.5%	**
Condo	5.4%	**	**	26.3%	4.4%	**
Mitchell-Lama Coop	3.0%	**	3.2%*	**	**	**

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

Notes:

a Marble Hill in the Bronx.

b Householder born outside U.S./Puerto Rico and came to U.S. as an immigrant. Householders born in Puerto Rico are already U.S. Citizens, thus not considered immigrants.

* Since the number of households is small, interpret with caution.

** Too few households to report. In the Bronx, 13.7% of immigrant owner households were in coops/condos.

Table 2.52
Distribution of All Householders and Immigrant Householders by Educational Attainment
by Time Since Moved into Current Unit
New York City 2002

Educational Attainment	All Householders	Immigrant Householders^a		
		Both	Moved within Last 5 Years	Moved Over 5 Years Ago
All	100.0%	100.0%	100.0%	100.0%
Less Than 12 Years	21.5	29.4	25.0	32.2
High School Graduate	25.7	26.9	26.4	27.2
13-15 Years	18.8	17.0	18.7	15.8
College Degree or more	34.0	26.8	29.9	24.7

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

Notes: a Householders with householder born outside the U.S./Puerto Rico who answered "yes" to the question: "Did (householder) move to the United States as an immigrant?" Persons born in Puerto Rico not considered immigrants.

Table 2.53
Household and Housing Characteristics of All Immigrant and
Non-Immigrant Households
New York City 2002

Household Characteristics	All Households	Immigrant Households ^a	Non-Immigrant Households
Number	3,005,318	983,355	1,609,476
Race/Ethnicity of Householder	100.0%	100.0%	100.0%
White	44.4%	28.2%	52.0%
Black	23.9%	22.7%	24.8%
Puerto Rican	8.9%	**	15.3%
Non-Puerto Rican Hispanic	13.4%	28.9%	4.5%
Asian	8.8%	19.7%	2.6%
Other	0.6%	0.4%*	0.8%
Median Household Income	\$39,000	\$35,000	\$40,000
Median Contract Rent	\$706	\$700	\$700
Median Gross Rent-Income Ratio	28.6%	30.2%	27.6%
Percent of Occupied Units in Dilapidated Buildings	0.5%	0.4%*	0.5%
Occupied Units in Buildings with One or More Building Defect Types	8.3%	9.6%	7.3%
Occupied Units with Five or More Maintenance Deficiencies	2.8%	3.3%	2.6%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	7.9%	7.4%	8.5%
Household Opinion of Good/Excellent Neighborhood Quality	75.6%	72.2%	77.4%
Percent Containing:			
Subfamily	4.0%	7.1%	2.7%
Secondary Individual	4.5%	4.2%	4.8%
Crowded Households (more than 1 person per room)	8.6%	15.7%	5.2%
Severely Crowded Households (more than 1.5 persons per room)	3.0%	5.5%	1.6%

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

Notes:

a Households with householders born outside the U.S./Puerto Rico who answered "yes" to the question: "Did (householder) move to the United States as an immigrant?" Persons born in Puerto Rico not considered immigrants.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 2.54
Household and Housing Characteristics of Immigrant and
Non-Immigrant Renter Households
New York City 2002

Household Characteristics	All Renter Households	Immigrant Renter Households ^a	Non-Immigrant Renter Households
Number	2,023,504	679,824	1,076,030
Race/Ethnicity of Householder			
White	37.9%	24.5%	43.7%
Black	25.1%	21.2%	27.9%
Puerto Rican	11.2%	**	19.4%
Non-Puerto Rican Hispanic	16.9%	35.8%	5.7%
Asian	8.4%	17.9%	2.6%
Other	0.5%	**	0.7%
Median Household Income	\$31,000	\$29,200	\$32,000
Contract Rent	\$706	\$700	\$700
Median Gross Rent-Income Ratio	28.6%	30.2%	27.6%
Percent of Occupied Units in Dilapidated Buildings	0.6%	0.5%*	0.6%
Occupied Units in Buildings with One or More Building Defect Types	10.0%	11.7%	8.7%
Occupied Units with Five or More Maintenance Deficiencies	4.0%	4.7%	3.7%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	8.7%	7.7%	9.6%
Household Opinion of Good/Excellent Neighborhood Quality	69.1%	65.6%	70.9%
Percent Containing:			
Subfamily	3.7%	6.5%	2.4%
Secondary Individual	5.8%	5.3%	6.3%
Crowded Households (more than 1 person per room)	11.1%	20.0%	6.6%
Severely Crowded Households (more than 1.5 persons per room)	3.9%	7.4%	2.0%

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

Notes:

a Households with householder born outside the U.S./Puerto Rico who answered “yes” to the question: “Did (householder) move to the United States as an immigrant?” Persons born in Puerto Rico not considered immigrants.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 2.55
Percent Distribution of All Households and Immigrant Households
by Number of Persons in the Household and Mean Household Size
New York City 2002

Number of Persons in Household	All Households	Immigrant Households ^a
All	100.0%	100.0%
1	33.0%	20.7%
2	28.3%	24.6%
3	16.0%	20.0%
4 or more	22.7%	34.7%
Mean Household Size	2.64	3.21

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

Note: a Householders born in Puerto Rico not considered immigrants.

Incomes of Immigrant Households

The income of immigrant households was considerably lower than the income of non-immigrants, while housing costs, rents, were about the same. Consequently, the proportion of immigrant households' income that went to housing costs was higher than that of non-immigrant households. In 2001, the median income of immigrant renter households was \$29,200, or 91 percent of the median income of non-immigrant renter households (Table 2.53 and 2.54). At the same time, their median contract rent was \$700, the same as that of non-immigrant households. As a result, their median gross rent/income ratio was 30.2 percent, or 2.6 percentage points higher than that of non-immigrant households (Table 2.54).

Household Size of Immigrant Households

One-third of all households in the City were one-person households, while 28 percent were two-person households, 16 percent were three-person households, and 23 percent were four-or-more-person households in 2002 (Table 2.55). Compared to this City-wide pattern, the pattern for immigrant household size was reversed. For immigrant households, only a fifth were one-person households, while more than a third were four-or-more-person households. Consequently, the average size of immigrant households was considerably larger than that of all households: 3.21 versus 2.64. In short, immigrant households were larger households and experienced consequential housing problems typical of larger households, particularly crowding.

Housing and Neighborhood Conditions for Immigrant Households

Housing and building conditions, as well as neighborhood conditions, for immigrant households were slightly poorer than they were for all renter households (Table 2.54). Of rental units occupied by immigrant households, 11.7 percent were in buildings with one or more building defects and 4.7 percent

had five or more maintenance deficiencies, compared to 10.0 percent and 4.0 percent respectively for all renter units. At the same time, 65.6 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as good or excellent, while 69.1 percent of all renter households did.

Crowding Situations and Doubled-Up Households with Sub-Families and Secondary Individuals for Immigrant Households

The crowding situation for immigrant households was critical. The incidence of crowding for immigrant renter households was about double that of all renter households in the City: 20.0 percent of immigrant households were crowded, and 7.4 percent were severely crowded, compared to 11.1 percent and 3.9 percent respectively for renter households as a whole (Table 2.54). Immigrant renter households' higher crowding rate than all renter households was mostly a consequence of immigrant households' larger household size than all households, as discussed above, since crowding is a typical phenomenon of larger households.

Of immigrant renter households, 44,000, or 6.5 percent, were doubled up with sub-families and 36,000, or 5.3 percent, with secondary individuals (Table 2.54). Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 3.7 percent and 5.8 percent respectively.¹⁷ (Table 2.54) In summary, more immigrant renter households were crowded and doubled-up with sub-families.

Recently Moved Households

New York City is a new housing market place. The housing market in the City in recent years has been significantly transformed from what it had been in the 1970s and 1980s, in terms not only of its fundamental structure but also of its functions in regard to the demand for and supply of housing and the dynamic interactions between the two. The 2002 HVS reports that the City's total inventory of residential units was 3,209,000, the largest housing stock since the first HVS was conducted in 1965 (Table 4.1). The HVS also reports that housing conditions, particularly building conditions, in the City were the best they had been since the HVS started to collect data on them, as discussed in Chapter 7, "Housing Conditions in New York City." Neighborhoods have been revitalized and communities renewed. The 2002 HVS reports that the proportion of renter households that rated the condition of their neighborhoods' residential structures as "Good" or "Excellent" was the highest since the HVS started to collect such data, as discussed in Chapter 7, "Housing Conditions in New York City." However, the City faces problems of a serious housing shortage, affordability, and overcrowding because the City has attracted additional households at a faster rate than that of the growth of an affordable housing supply in recent years. Under these market circumstances, characteristics of recently-moved households into the City that have an overriding influence on forming households' residential requirements cannot be assumed to be consistent with those of households that have stayed in the City for many years. Moreover, the housing requirements of households that have recently moved into their current residences in the City from different places—such as from outside the country, or from other places in the country, or from other places within the City—could be markedly different. Therefore, an analysis of data on the various housing and

17 For definitions of doubled-up households, sub-families, and secondary individuals, see the "Doubled-Up Households (Sub-Family and Secondary Individual Households)" section of this chapter.

Table 2.56
Distribution by Race/Ethnicity of All Householders and of Householders
Who Moved into Residence
within Previous 5 Years by Origin of Move and Householders Who Moved in Over 5 Years Ago
New York City 2002

Race/Ethnicity	All ^a	Moved into Current Residence Within Last 5 Years			Moved into Current Residence Over 5 Years Ago
		From Outside USA ^b	From USA Excluding NYC	Within NYC	
Number	3,005,318	103,906	153,081	700,125	1,913,251
All	100.0%	100.0%	100.0%	100.0%	100.0%
White	44.4%	33.6%	72.8%	35.4%	45.4%
Black/African American	23.9%	13.4%	8.6%	26.3%	25.0%
Puerto Rican	8.9%	3.5%*	3.8%	11.1%	9.1%
Non-Puerto Rican Hispanic	13.4%	22.2%	5.5%	16.7%	12.4%
Asian	8.8%	27.1%	8.2%	10.0%	7.5%
Other	0.6%	**	**	0.5%*	0.6%

Race/Ethnicity	All Households	Moved into Current Residence Within Last 5 Years				
		Number ^a	All	From Outside USA ^b	From USA Excluding NYC	Within New York City
All	3,005,318	1,092,067	100.0%	10.9%	16.0%	73.1%
White	1,334,138	466,111	100.0%	8.9%	28.3%	62.9%
Black/African American	717,576	238,476	100.0%	6.6%	6.2%	87.2%
Puerto Rican	267,973	94,599	100.0%	4.2%*	6.7%	89.1%
Non-Puerto Rican Hispanic	403,023	164,974	100.0%	15.6%	5.7%	78.7%
Asian	265,392	122,467	100.0%	25.4%	11.3%	63.3%
Other	17,216	5,440	100.0%	**	**	65.3%*

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

Notes:

- a Total includes those not reporting origin of move.
- b Including Puerto Rico.
- * Since the number of households is small, interpret with caution.
- ** Too few households to report.

Figure 2.21
Race/Ethnicity of Householders Who Moved into Residence within Previous 5 Years
by Origin of Move and Who Moved 5 Years Ago or More
New York City 2002

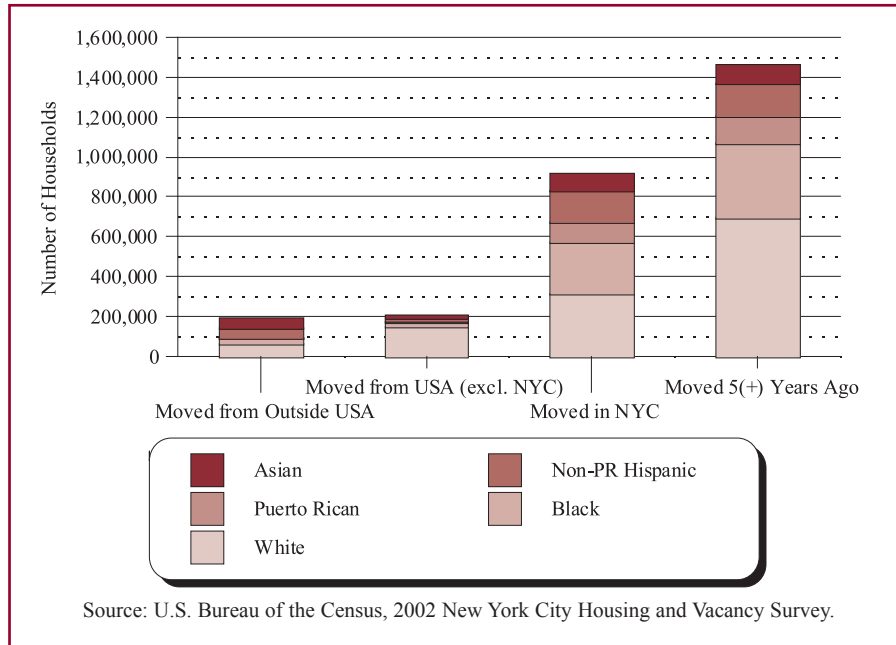


Table 2.57
Reasons for Moving of Households Who Moved into Residence
within the Last 5 Years by Origin of Move
New York City 2002

Reason for Moving	Moved into Current Residence Within Last 5 Years			
	All	From Outside USA ^a	From USA Excluding NYC	Within NYC
Total	1,092,067	103,906	153,081	700,125
	100.0%	100.0%	100.0%	100.0%
Job	17.3%	31.0%	45.3%	7.8%
Family	31.1%	30.8%	16.3%	34.9%
Neighborhood	10.2%	6.1%	9.9%	10.9%
Housing	28.1%	17.0%	16.0%	33.3%
Other	13.2%	15.1%	12.5%	13.1%

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

Note:

a Includes Puerto Rico.

household characteristics of recently-moved households could provide additional analytical insights for housing policy-makers and planners, as even a rough proxy of households that are moving into or are soon to move into the City.

The 2002 HVS reports that the major characteristics of householders that moved into their current housing units in the City over five years ago—that is, in 1997 or earlier—closely resembled those of all householders in the City (Table 2.56). However, the major characteristics of householders that had moved into their current residence in the City within the five years between 1998 and 2002, particularly those recent movers from other parts of the United States outside New York City, differed substantially from those of all householders and those of householders who had moved into their current residences in the City in 1997 or before. Almost three-fourths of householders that had recently moved into the City from other parts of the country outside New York City were white, while a little more than two-fifths of all householders in the City were white in 2002 (Figure 2.21).

Most recent movers in the City were from other places in the City. Of all recently moved householders, almost three-fourths were those who had moved into their current residence from within the City (Table 2.56). About nine in ten of recently-moved black and Puerto Rican householders and eight in ten of non-Puerto Rican Hispanics had moved within the City. On the other hand, of whites and Asians, a little more than three-fifths had moved into their current residences from within the City.

Major reasons for moving are distinctively different for recent-movers from different places. Three-fifths of recent-movers from abroad reported that they had moved for job- or family-related reasons, while close to a quarter said that they had moved for housing- (17 percent) or neighborhood-related (6 percent) reasons (Table 2.57). On the other hand, close to one in two of recent movers from within the U.S., excluding the City, reported that they had moved for job-related reasons (45 percent), while a quarter cited housing (16 percent) or neighborhood (10 percent) as the reason for their moves. However, of recent movers within the City, more than two-fifths said that they had moved for housing- (33 percent) or neighborhood-related (11 percent) reasons, while a little more than a third said that they had moved for family-related reasons.

Spatial Variations of Recent Movers

The residential location of recent movers from outside the United States resembled that of all households in the City. More than eight in ten of recent movers from outside the USA moved either into Brooklyn (31 percent), Queens (28 percent), or Manhattan (25 percent), while most of the remainder lived in the Bronx (13 percent) (Table 2.58). They were concentrated in the western and southern parts of Brooklyn, the northwestern part of Queens, and the lower and middle parts of Manhattan. However, the pattern of recent movers from other places in the USA, excluding the City, was disparate: one in two of these recent movers moved to Manhattan, while a little more than a third moved into either Brooklyn (22 percent) or Queens (15 percent). They were heavily concentrated in the lower and middle parts of Manhattan and the western and southern parts of Brooklyn.¹⁸ On the other hand, the pattern of recent movers from other places within the City approximated that of all households in the City, except that a larger proportion of such recent movers moved into Brooklyn and the Bronx, while a smaller proportion moved into Manhattan.

18 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 2.58
Characteristics of All Households and of Households Who Moved into Residence
within the Last 5 Years by Origin of Move
New York City 2002

Household Characteristics	All Households	Moved into Current Residence Within Last 5 Years			
		All Who Moved	From Outside USA ^a	From USA Excluding NYC	Within NYC
Number	3,005,318	1,092,067	103,906	153,081	700,125
Renters	67.3%	79.9%	94.6%	87.2%	76.6%
Owners (Homeownership Rate)	32.7%	20.1%	5.4%	12.8%	23.4%
Borough	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.4%	16.0%	13.3%	6.3%	18.4%
Brooklyn	29.3%	30.8%	31.0%	21.6%	33.1%
Manhattan	24.0%	23.7%	24.7%	50.9%	16.8%
Queens	26.1%	24.3%	27.6%	15.4%	26.0%
Staten Island	5.3%	5.2%	3.5%	5.7%	5.6%
Median Household Income	\$39,000	\$42,000	\$36,000	\$58,000	\$40,000
Renters	\$31,000	\$36,010	\$35,100	\$52,488	\$33,000
Owners	\$60,000	\$69,000	\$87,000	\$85,000	\$67,000
Income Distribution					
0 – \$24,999	34.5%	29.2%	35.8%	18.2%	30.9%
\$25,000 – 49,999	25.2%	28.1%	28.7%	24.4%	29.3%
\$50,00 – \$79,999	19.3%	20.6%	16.1%	22.0%	20.1%
\$80,000 +	21.0%	22.1%	19.5%	35.0%	19.7%
Median Contract Rent	\$706	\$825	\$850	\$1,200	\$780
Median Gross Rent/Income Ratio	28.6	28.5	31.0	26.9	28.9
Educational Attainment					
Less than High School	21.5%	17.8%	21.2%	5.2%	20.8%
High School Graduate	25.7%	22.3%	21.3%	11.0%	24.7%
Greater than High School	52.7%	59.9%	57.5%	83.8%	54.5%
Unemployed	7.7%	7.8%	9.9%	7.5%	8.0%
Not In Labor Force	31.7%	18.6%	19.7%	15.5%	19.5%
Household Types	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.6%	3.7%	**	3.2%	4.3%
Single Adult	21.4%	27.2%	19.0%	41.0%	22.9%
Single w/ Child(ren)	7.0%	7.8%	3.5%*	2.4%*	9.9%
Elderly Household	9.9%	3.2%	**	**	3.8%
Adult Household	25.5%	30.1%	41.9%	40.1%	26.0%
Adults with Child(ren)	24.6%	28.0%	33.0%	11.6%	33.2%
Crowded Renter Households (more than 1 person per room)	11.1%	12.2%	22.3%	4.6%	13.6%

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

Notes:

a Includes Puerto Rico.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Homeownership of Recent Movers

In 2002, about two-thirds of the households in the City were renter and one third owner (Table 2.58). Contrary to this occupancy pattern by tenure of all households, the overwhelming preponderance of recent movers were renters: 95 percent of recent movers from outside the USA, 87 percent of recent movers from other places in the USA, and 77 percent of those from other places within the City were renters. As a result, compared to the City-wide ownership rate of 32.7 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 5.4 percent, 12.8 percent, and 23.4 percent respectively.

Variations of Educational Attainment of Recent Movers

Of householders who were recent movers, those who moved into their current residences from other parts of the United States outside the City were the best educated: seven in ten of them had graduated at least from college (Table 2.59). In terms of this higher educational attainment, householders who had moved into their current residences from within the City had the lowest level: only one-third had graduated at least from college (Figure 2.22).

Economic Variations of Recent Movers

Among recent-mover groups, those from other parts of the United States, excluding the City, had the highest incomes. Their median income was \$58,000—that is, \$19,000, or almost 50 percent, more than the median income of all households in the City (Table 2.58). However, among recently-moved owner groups, those from outside the United States had the highest income: \$87,000.

The labor-force-participation rate for all recent-mover groups as a whole was very high compared to all individuals in the City. In 2002, 81.4 percent of the individuals in recently-moved households participated in the labor force, compared to the city-wide overall rate of 68.3 percent (Table 2.58). Particularly, for those who had recently moved into their current residences from other parts of the United States (excluding the City), who were the best educated, the rate was remarkably high: 84.5 percent, or 16.2 percentage points higher than the city-wide rate.

The unemployment rate for those from outside the USA was noticeably higher than the rate for all households in the City. In 2002, the unemployment rate for all householders in the City was 7.7 percent, while the rate for recent-movers from outside the USA was 9.9 percent (Table 2.58). The proportions of households that were not in the labor-force for all three recent-mover groups were remarkably low compared to the rate for all households in the City: 19.7 percent, 15.5 percent, and 19.5 percent respectively versus 31.7 percent.

Recent-Movers by Household Types

The examination of recent-movers by household types reveals the uniquely varied household composition of each of the recent-mover groups. Approximately three-quarters of all households in the City were distributed among the following three adult household types: adult households (26 percent), adult households with children (25 percent), and single adult households (21 percent); the remaining households were divided into the following three types: single elderly households (12

Table 2.59
Distribution by Educational Attainment of Householders Who Moved into Residence within the
Previous 5 Years by Origin of Move
and of Householders Who Moved into Residence Over 5 Years Ago
New York City 2002

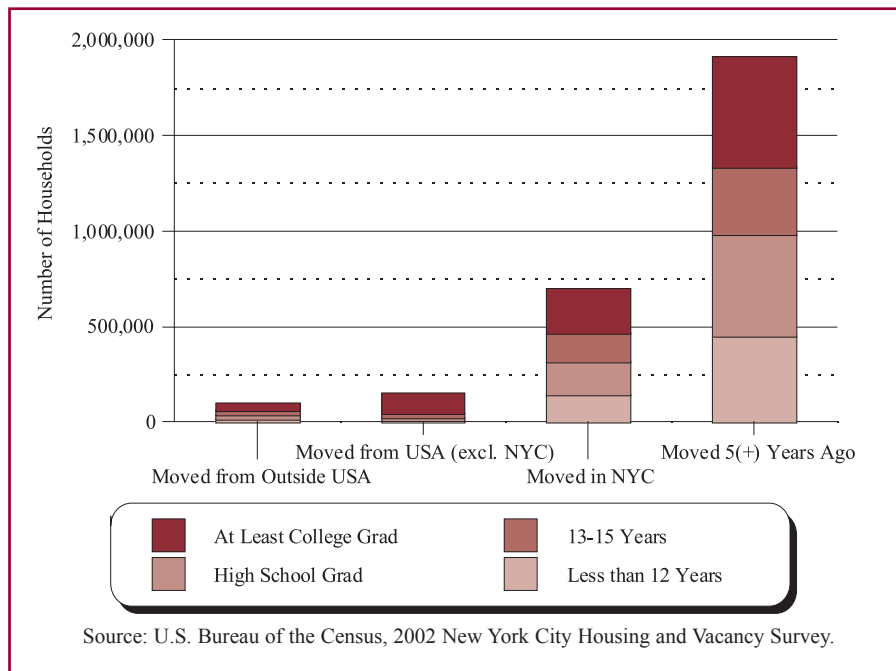
Educational Attainment	All	Moved into Current Residence Within Last 5 Years			Moved into Current Residence Over 5 Years Ago
		From Outside USA ^a	From USA Excluding NYC	Within NYC	
All	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 12 Years	21.5%	21.2%	5.2%	20.8%	23.7%
High School Graduate	25.7%	21.3%	11.0%	24.7%	27.7%
13-15 Years	18.8%	15.3%	14.4%	21.5%	18.3%
At Least College Graduate	33.9%	42.2%	69.5%	33.0%	30.3%

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

Note:

a Including Puerto Rico.

Figure 2.22
Educational Attainment of Householders Who Moved into Residence within Previous 5 Years
by Origin of Move and Who Moved 5 Years Ago or More
New York City 2002



percent), elderly households (10 percent), and single households with children (7 percent) (Table 2.58). Compared to this pattern of households overall, the dominant proportion of households that had recently moved into the City from outside the USA was one of the two adult household types: adult households (42 percent) and adult households with children (33 percent). On the other hand, four-fifths of recent movers from other places within the USA were either single adult households (41 percent) or adult households (40 percent). The household composition pattern of recent-movers from other places within the City approximated that of all households, with the following exceptions: a higher proportion of adult households with children and a lower proportion of elderly households and single elderly households.

Doubled-Up Households (Sub-Family and Secondary Individual Households)

The crowding rate in the City has risen progressively since 1978, when the rate was 6.5 percent, the lowest since the first HVS was conducted in 1965. The rate was 7.7 percent in 1984, 10.3 percent in 1993, and 11.0 percent in 1999. In 2002, this high rate of 11.0 percent held constant (Table 7.42). In the meantime, the population in the City has increased remarkably since 1990, as discussed earlier in this chapter. Thus, it is pertinent to analyze doubled-up households to unearth the magnitude of hidden households and their potential housing requirements.

As in the 1999 and previous HVS reports, the presentation and analysis of the City's doubled-up situations are undertaken applying the same definitions of the following types of households and families:

Primary family household-All members of the household are related to the household head; no members form sub-families, and no secondary individuals are present.

Primary individual household-A single-person household (one person living alone).

Sub-family household-The household contains at least one sub-family living with a "host" primary family or primary individual. A sub-family can be either a parent and child(ren) or a couple with or without children. These doubled-up sub-families may be either related or unrelated to the householder, although the majority are related to the householder. Examples of sub-families are a single mother, age 17, and her baby, who live with the single mother's 42-year-old mother; or a married couple living with the husband's parents; or a parent and child rooming with an unrelated primary family.

Secondary individual household-The household contains unrelated individual(s) living with a "host" primary family or primary individual. Secondary individuals are unrelated roommates, boarders, or roomers. (Although unmarried partners technically are also unrelated individuals, for the purpose of the 2002 HVS family and household analyses, they were not coded as secondary individuals but were treated as a type of domestic partner, similar to a spouse.) If a household contains both a sub-family and a secondary individual, it is categorized as a sub-family type of household.

Number and Characteristics of Doubled-Up Households

The 2002 HVS reports that 120,000 households, or 4.0 percent of all households in the City, contained a

sub-family (Table 2.60). The equivalent proportion in 1999 was 3.6 percent.¹⁹ In addition, 134,000 households, or 4.5 percent of all households, contained a secondary individual. The proportion in 1999 was 4.1 percent. Together there were 254,000 doubled-up households in the City in 2002.

Of the heads of doubled-up households containing sub-families, almost three-quarters were either black (27 percent), non-Puerto Rican Hispanics (25 percent) or Asians (20 percent) (Table 2.60). The remaining quarter were either whites (15 percent) or Puerto Ricans (11 percent).

The racial and ethnic patterns of heads of households containing secondary individuals were distinctly different from that of households containing sub-families. More than half of the heads of households containing secondary individuals were whites, while the remainder were mostly either non-Puerto Rican Hispanics (17 percent), blacks (16 percent), or Asians (10 percent) (Table 2.60).

Of the 120,000 doubled-up households containing sub-families, 75,000 households, or 62 percent, were renters (Table 2.60). With a crowding rate (more than one person per room) of 43.7 percent, the housing conditions for these doubled-up renter households are alarming in terms of space limitations inside a house that may cause serious physical, psychological, and/or mental health as well as social problems. This was four times the crowding rate for all renter households in the City. Of doubled-up renter households, 15.5 percent were severely crowded (more than 1.5 persons per room). This was also four times the comparable proportion for all renter households.

Of the 134,000 doubled-up households containing secondary individuals, 118,000 households, or 88 percent, were renters (Table 2.60).

Of the heads of households containing sub-families, three-fifths were immigrant householders, while, of the heads of households containing secondary individuals, more than a third were immigrant householders (Table 2.60). Thus, it is clear that doubled-up households, particularly those containing sub-families, are typical of immigrant households. In other words, many immigrant households hosted hidden households. Almost two-thirds of renter households containing sub-families were immigrant households, while close to two-fifths of households containing secondary individuals were headed by an immigrant householder. Again, sub-families and secondary individuals were a typical phenomenon of immigrant households.

Number and Characteristics of Sub-Families and Secondary Individuals

In 2002, altogether there were 436,000 hidden households in the City: 170,000 sub-families and 266,000 secondary individuals (Table 2.61). Of these, 86 percent were in either Manhattan (133,000), Brooklyn (124,000), or Queens (115,000). In each of all the ten sub-borough areas in Manhattan—except for sub-borough areas 8 (Central Harlem) and 9 (East Harlem)—there were more than 10,000 sub-families and secondary individuals. In Brooklyn, in both Williamsburg/Greenpoint (sub-borough area 1) and North Crown Heights/Prospect Heights (sub-borough area 8), there were also more than 10,000 sub-families and secondary individuals. The number of sub-families and secondary individuals

19 Moon Wha Lee, *Housing New York City 1999*, page 131. Data on the number of households containing sub-families from the 1999 or previous HVSs that are comparable with the equivalent number from the 2002 HVS are not available, as mentioned at the beginning of this chapter.

Table 2.60
Selected Characteristics of Doubled-up Households Containing Sub-Families or Secondary
Individuals by Tenure of the Householder
New York City 2002

Characteristic	Tenure of the Householder		
	All	Renter	Owner
Total Households	3,005,318	2,023,504	981,814
Total Doubled-up Households	254,071	192,595	61,476
Doubled-up households containing at least one Sub-Family (percent) ^a	120,167 (4.0%)	74,891 (3.7%)	45,276 (4.6%)
Median Income (in 2001)	\$51,000	\$36,949	\$79,800
Crowded ^(b)	42,159 (35.1%)	32,726 (43.7%)	9,433 (20.8%)
Severely Crowded ^(b)	12,925 (10.8%)	11,594 (15.5%)	**
Immigrant householder	69,373 (61.1%)	44,436 (63.1%)	24,937 (57.7%)
Race/Ethnicity of householder			
White	18,298 (15.2%)	6,696 (8.9%)	11,602 (25.6%)
Black	32,870 (27.4%)	18,447 (24.6%)	14,423 (31.9%)
Puerto Rican	13,124 (10.9%)	11,519 (15.4%)	**
Non-Puerto Rican Hispanic	30,307 (25.2%)	24,558 (32.8%)	5,749 (12.7%)
Asian	24,322 (20.2%)	13,010 (17.4%)	11,312 (25.0%)
Other	**	**	**
Doubled-up households containing Secondary Individual (percent)	133,904 (4.5%)	117,704 (5.8%)	16,200 (1.7%)
Median income (in 2001)	\$64,000	\$61,000	\$90,000
Crowded ^(b)	13,695 (10.2%)	12,572 (10.7%)	**
Severely Crowded ^(b)	6,477 (4.8%)	6,241 (5.3%)	**
Immigrant householder	41,687 (35.3%)	36,171 (35.0%)	5,516 (37.4%)
Race/Ethnicity of householder			
White	70,190 (52.4%)	62,147 (52.8%)	8,043 (49.6%)
Black	21,597 (16.1%)	16,555 (14.1%)	5,042 (31.1%)
Puerto Rican	4,342* (3.2%)	** (3.0%*)	**
Non-Puerto Rican Hispanic	22,933 (17.1%)	21,231 (18.0%)	**
Asian	13,710 (10.2%)	13,143 (11.2%)	**
Other	**	**	**

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

Notes:

- a There can be more than one sub-family and/or secondary individual in doubled-up households.
- b Crowded = 1.01 or more persons per room. Severely crowded = 1.51 or more persons per room.
- * Since the number represented is small, interpret with caution.
- ** Too few households to report

Table 2.61
Selected Characteristics of Sub-Families and Secondary Individuals
by Tenure of Householder
New York City 2002

Characteristic	Tenure of Householder		
	All	Renter	Owner
Sub-families	170,008	106,073	63,935
Median income (2001)	\$15,000	\$12,000	\$24,800
Incomes below \$20,000	97,328 (57.2%)	69,922 (65.9%)	27,406 (42.9%)
Crowded ^(b)	64,118 (37.7%)	49,926 (47.1%)	14,191 (22.2%)
Incomes below \$20,000	44,301	36,605	7,696
Severely crowded ^(b)	20,369 (12.0%)	18,192 (17.2%)	**
Incomes below \$20,000	15,779	14,385	**
Immigrant householder	100,636 (62.4%)	65,406 (65.3%)	35,230 (57.6%)
Race/Ethnicity			
White	26,163 (15.4%)	9,862 (9.3%)	16,301 (25.5%)
Black	44,551 (26.2%)	24,644 (23.2%)	19,907 (31.1%)
Puerto Rican	17,028 (10.0%)	15,104 (14.2%)	**
Non-Puerto Rican Hispanic	42,823 (25.2%)	34,618 (32.6%)	8,204 (12.7%)
Asian	36,369 (21.4%)	19,938 (18.8%)	16,431 (25.7%)
Other	** (1.8%)*	**	**
Secondary Individuals	265,554	236,258	29,296
Median income (in 2001)	\$22,000	\$22,000	\$20,000
Incomes less than \$20,000	117,263 (44.2%)	103,842 (44.0%)	13,421 (45.8%)
Crowded ^(b)	37,425 (14.1%)	35,012 (14.8%)	**
Incomes below \$20,000	25,578	24,079	**
Severely crowded ^(b)	18,831 (7.1%)	18,151 (7.7%)	**
Incomes below \$20,000	11,393	11,103	**
Immigrant householder	87,924 (38.1%)	78,167 (38.3%)	9,756 (36.5%)
Race/Ethnicity			
White	121,926 (45.9%)	110,152 (46.6%)	11,774 (40.2%)
Black	47,752 (18.0%)	38,154 (16.1%)	9,598 (32.8%)
Puerto Rican	6,164 (2.3%)	5,025 (2.1%)	**
Non-Puerto Rican Hispanic	52,716 (19.9%)	47,339 (20.0%)	5,377 (18.4%)
Asian	33,576 (12.6%)	32,488 (13.8%)	**
Other	** (1.3%)*	** (1.3%)*	**

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

Notes:

a There can be more than one sub-family and/or secondary individual in doubled-up households.

b Crowded = 1.01 or more persons per room. Severely crowded = 1.51 or more persons per room.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 2.62
Selected Characteristics of Sub-families with Incomes Less than \$20,000
in Crowded Renter Households^a
New York City 2002

Characteristics	2002
Number	36,605
Family composition	
Single parent	20,322 (55.5%)
Female single parent	18,879 (51.6%)
Couple (with or without children)	16,284 (44.5%)
Median Income (2001 dollars)	\$5,000
Median income by source	
None	\$0
Earnings	10,839
Public assistance	5,000
Primary income source	36,605 (100.0%)
No income	9,313 (25.4%)
Earnings	20,180 (55.1%)
Public assistance	4,658 (12.7%)
Percent receiving Public Assistance	39.0%
Single w/ Child	48.6%
Couple-headed	27.0%
Worked last week (family head)	16,531 (45.2%)
Not in labor force (family head) ^b	14,493 (39.6%)
Main reason not in labor force	
Family/Child care	35.8%
School	11.9%
Health	19.5%
Retired	27.3%
Median gross rent-income ratio of household	29.3%
Median share of household income	
By primary income source	18.0%
None	0%
Earnings	30%
Public assistance	22%
Receive less than 20% of household income	19,083 (52.1%)
Receive 40% or more of household income	8,467 (23.1%)
Mean number of children under 18	1.1
Mean number of persons in household	5.83
Median age of sub-family head	31 years
Female single parent	26 years
Education of sub-family head	
Less than high school	54.6%
High school diploma or more	45.4%

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

Notes:

a Percents based on sub-families with incomes less than \$20,000 in crowded renter households after excluding individuals with missing data.

b Not in labor force means did not work last week, not temporarily absent or on layoff, and not looking for work.

in the following five sub-borough areas in Queens was also as large: 1 (Astoria), 3 (Jackson Heights), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), and 12 (Jamaica).²⁰

The racial and ethnic composition of the heads of sub-families and of secondary individuals closely mirrored that of the heads of their hosting doubled-up households (Table 2.61).

Of the 170,000 sub-families in 2002, 106,000, or 62 percent, were in renter households. The median income of these sub-families in renter households was only \$12,000, which was just 39 percent of the median income of all renter households in the City in 2001 (Tables 3.1 and 2.61). Of renter sub-families, 69,922, or 66 percent, had incomes below \$20,000 in 2001.

Crowding was an extremely serious housing problem for renter sub-families: almost half of the 106,000 renter sub-families (47.1 percent or 50,000) were crowded. Renter sub-families were also very poor. Of crowded renter sub-families, more than seven in ten (37,000) had incomes below \$20,000 in 2001 (Table 2.61). Of renter sub-families, 18,000, or 17 percent, were severely crowded. Of severely crowded renter sub-families, eight in ten (14,000) had incomes below \$20,000 in 2001.

Almost nine in ten of the 265,554 secondary individuals, or 236,000, in 2002 lived in renter households (Tables 2.61 and 3.1). The median income of these secondary individuals in renter households was \$22,000, or 71.0 percent of the median income of all renter households in the City. Of these secondary individuals in renter households, 104,000, or 44 percent, had incomes below \$20,000.

Of all 236,000 secondary individuals in renter households, 14.8 percent were crowded, while 7.7 percent were severely crowded (Table 2.61). Secondary individuals in crowded renter households were poor: almost seven in ten of them had incomes of less than \$20,000 in 2001, while, of all such individuals in severely crowded renter households, six in ten had such low incomes in 2001.

Number and Characteristics of Poor Sub-Families and Secondary Individuals in Crowded Renter Households

According to the 2002 HVS, 37,000 sub-families in renter households had incomes below \$20,000 in 2001 and were crowded (Table 2.62). The median income of these sub-families was a mere \$5,000, a negligibly low 16 percent of the median income of all renter households in the City in 2001. Of these 37,000 sub-families, 39 percent received public assistance, and an overwhelming two-fifths were not in the labor force. Major reasons for their not being in the labor force included family/childcare (36 percent), retired (27 percent), poor health (20 percent), and school (12 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 5.8. Of these poor sub-families in crowded renter households, more than half were single-female-parent sub-families and also more than half of the heads of these sub-families did not finish high school.

At the same time, the 2002 HVS reports that there were 24,000 secondary individuals with incomes less than \$20,000 in 2001 living in crowded renter households (Table 2.63). More than a fifth of them were not in the labor force, and almost two-thirds had not finished high school. The median income of these single individuals was an extremely low \$7,200 in 2001. Their median share of the hosting household's income was 11 percent. But the average size of the hosting household was 5.3 persons. Since, although these individuals' incomes and their shares of the hosting households' incomes were low, there might be

20 Appendix A, 2002 HVS Data for Sub-Borough Areas, Table A.10.

Table 2.63
Selected Characteristics of Secondary Individuals with Incomes Less than \$20,000
in Crowded Renter Households
New York City 2002

Characteristics	Number or Percent^a
	2002
Number	24,079
Males (median age)	16,155 (29)
Females (median age)	7,924 (24)
Median income (2001 dollars)	\$7,200
Males	\$10,000
Females	\$5,000
Receiving less than 20% of household income	15,690 (65.2%)
Median share of household's income	11%
Primary income source	
None	26.1%
Earnings	68.8%
Percent receiving public assistance	17.7%
Not in labor force ^b	22.9%
Worked last week	65.3%
Education	
Less than high school	65.1%
High school diploma or more	34.9%
Median gross rent/income ratio of household	22.9%
Mean size of household	5.3 persons

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

Notes:

- a Percents based on secondary individuals with incomes less than \$20,000 in crowded renter households after excluding individuals with missing data. Crowded = 1.01 or more persons per room.
- b Not in labor force means did not work last week, not temporarily absent or on layoff, and not looking for work.

other individuals who could also contribute to the households' incomes, as the average household size suggests, the rent/income ratio of the hosting households was relatively low: 22.9 percent.

Of the 37,000 poor sub-families in crowded renter households discussed above, 8,000 were hidden in very poor and crowded renter households with very high rent burdens, paying more than 50 percent of their incomes for rent (Table 2.64). The median income of these sub-families was appallingly low, \$4,800; and the rent/income ratio of the doubled-up households containing these sub-families was 70.1 percent. Judging from the extremely low incomes of the host households and sub-families and the already extremely serious rent burdens the host households bear, it is obviously very hard for host households and sub-families to continuously spend such an unbearably high proportion of their income for rent. At the same time, each of these very poor host households and sub-families alone apparently cannot afford their own housing units. Thus, without substantial financial assistance from either public or private entities, not only these sub-families but also the host households are households at risk of homelessness if any situations force them to become separated.

Previously Homeless Households

The collection of reliable data on homeless individuals and families and their characteristics is extremely rare since, among other things, it is hard to locate the homeless. The main causes of homelessness have been various and changing over the years. In recent years, the lack of a household's income that can be allotted for housing has been considered a leading cause of homelessness in the City's inflationary housing market, as it has been in many central cities in large metropolitan regions.

According to the 2002 HVS, 41,000 people in 32,000 households told the Census Bureau that they had come from a homeless situation within the past five years where they were homeless because they could not afford their own housing (Tables 2.65 and 2.66). The median age of these individuals was 23. More than nine in ten of these people were either black (39 percent), Puerto Rican (34 percent), or non-Puerto Rican Hispanic (21 percent). Four-fifths of them were primary families or individuals. In other words, the vast majority lived in their own units: they were not sub-families or secondary individuals in another household. This is a very encouraging finding.

However, the median income of these previously homeless individuals was extremely low, a mere \$7,600, only 25 percent of the median income of renter households in 2001 (Table 2.65). Only 53 percent of them had finished at least high school, and 32 percent of them were unemployed, while 78 percent of individuals in the City as a whole had that level of educational attainment and only 8.7 percent were unemployed in 2002.

Even with such a low income, two-thirds of them contributed their incomes to the incomes of their households. However, even with such contributions, the households' median income was just \$12,000, only 31 percent of the median income of all households in the City in 2001 (Table 2.66). Almost nine in ten of such households were renters, and these renters paid 46 percent of their incomes for gross rent, compared to 28.6 percent for all renter households in the City in 2002. More than a half of these households received some type of rent subsidies.²¹ Despite paying such a high proportion of their income for rent, 18.2 percent of such households were crowded, compared to 11.1 percent for all renter households in the City. Their housing and neighborhood conditions were unparalleledly poor compared to the overall conditions of housing units and neighborhoods where average New Yorkers lived.

21 For further information on specific rent subsidy programs, see Chapter 6, "Variations in Rent Expenditure in New York City".

Table 2.64
Selected Characteristics of Sub-Families with Incomes Less than \$20,000
in Crowded Renter Households with Very High Rent Burden
New York City 2002

Characteristics	Number or Percent^a
	2002
Number	7,916
Median income (2001 dollars)	\$4,800
Median income by source	
None	0
Earnings	\$7,600*
Public Assistance	**
Primary income source:	
No income	28.2%*
Earnings	49.2%*
Public assistance	**
Worked last week (family head)	46.6%*
Not in labor force ^b (family head)	43.9%*
Receive less than 20% of household income	**
Receive 40% or more of household income	39.5%*
Median share of household income	26%
Family composition:	
Single parent	** (43.2%*)
Female single parent	** (43.2%*)
Couple	4,500*(56.8%)
Median age of female, single parent sub-family head	24
Education of sub-family head	
Less than high school	56.6%
High school diploma or more	43.4%*
Median gross rent/income ratio of household	70.1
Median total household income	\$14,220

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

Notes:

- a Percents based on sub-families with incomes less than \$20,000 in crowded renter households with very high rent burden after excluding individuals with missing data. Crowded = 1.01 or more persons per room. Very high rent burden is 50% or more of income.
- b Not in labor force means did not work last week, not temporarily absent or on layoff, and not looking for work.
- * Since the number of sub-families is small, interpret with caution.
- ** Too few sub-families to report.

Table 2.65
Selected Characteristics of Individuals who Came from Homeless Situation
Who Were Homeless Mainly Because They Could Not Afford Own Housing
New York City 2002

Characteristics	Number or Percent
Number	41,388
Male	21,902 (52.9%)
Female	19,486 (47.1%)
Median age	23
Under 18	37.3%
18 – 24	14.2%
25 – 34	12.0%
35 – 44	18.1%
45 – 54	10.9%
55+	7.5%
Race/Ethnicity	100.0%
White	**
Black/African-American	38.7%
Puerto Rican	33.8%
Non-Puerto Rican Hispanic	21.4%
Family Type	100.0%
Primary family	65.1%
Primary individual	15.4%
Secondary individual or sub-family	19.6%
Median Income (2001 dollars)	\$7,620
Males	\$8,000
Females	\$6,648
Income Distribution (age 18+)	100.0%
Less than \$5,000/Loss/None	35.8%
\$5,000 – 9,999	19.6%
\$10,000 – 19,999	20.0%
\$20,000 – 29,999	13.1%*
\$30,000+	11.4%*
Primary income source (age 18+)	
None	22.6%
Earnings	50.8%
Public assistance	17.7%
Share of Household's Income (age 18+)	
0 – 19%	34.2%
20 – 39%	16.2%
40%+	49.6%
Unemployed	32.3%
Not in Labor Force ^a	29.7%
Education	
Less than high school	46.9%
High school diploma or more	53.1%

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

Notes:

a Not in labor force means did not work last week, not temporarily absent or on layoff, and not looking for work.

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

Table 2.66
Selected Characteristics of Households Containing Individuals who
Came from Homeless Situation^a
New York City 2002

Characteristics	Number or Percent
Number	32,383
Renter	28,399 (87.7%)
Owner	3,985* (12.3%)
Type of Household	
Single adult (with or without child)	25.8%
Adult couple (with or without children)	69.4%
Median age of householder	41.0
Percent male	38.7%
Percent female	61.3%
Race/Ethnicity of householder	
White	17.7%
Black/African-American	39.7%
Puerto Rican	21.0%
Non-Puerto Rican Hispanic	19.4%
Rent regulatory status (renters)	
Stabilized	57.6%
Unregulated	21.4%
Public	13.4%*
Receives Rent Subsidy	51.7%
Section 8	38.7%
SCRIE/Federal/NY	13.0%*
Receives Public Assistance	58.5%
Formerly homeless person is related to householder as:	
Householder or spouse	36.3%
Child of householder	36.0%
Other relative of householder	16.9%
Non-relative	10.7%
Median Household Income	\$12,000
Median Gross Rent	\$663
Median Gross Rent/Income Ratio	45.6
Education of Householder	
Less than high school	39.9%
High school graduate	30.2%
More than high school	29.9%
Unemployed	22.9%
Not in the Labor Force	40.1%
Mean size of household	3.02 persons
Renters	2.87 persons
Owners	4.16 persons
Percent Crowded	18.2%

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

Notes:

* Since the number of households is small, interpret with caution.

^a Homeless because could not afford own housing.

Table 2.67
Housing and Neighborhood Characteristics of Households Containing Individuals who Came
from Homeless Situation^a and of All Households
New York City 2002

Characteristics	Households Containing Formerly Homeless	All Households
Number	32,383	3,005,318
Physically Poor	25.1%	6.9%
With Five or More Maintenance Deficiencies	11.7%*	2.8%
Crowded	18.2%	8.6%
With One or More Housing Defect Types	17.1%	8.3%
Building with Broken/Boarded Up Windows on Street	16.2%	7.9%
Rating Neighborhood Residential Structures Good/Excellent	52.1%	75.6%

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

Notes:

* Since the number of households is small, interpret with caution.

a Homeless because could not afford own housing.

A quarter of these households lived in physically poor housing units, compared to 7 percent of all households (Table 2.67). Sixteen percent of these households lived in units on streets with boarded-up buildings, while only 8 percent of all households lived in such units. Moreover, only half of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while three-quarters of all households in the City gave their neighborhood conditions such a rating.

In short, most previously homeless individuals were very poor, the rents their households paid were unbearably high compared to their household incomes, and yet many of them lived in crowded and physically poor units located in physically distressed neighborhoods. Thus, they were in situations with a serious proclivity that could make them homeless again.

3

Household Incomes in New York City

Introduction

Housing requirements are basically determined by the number and characteristics of households. Of household characteristics, the most critical single descriptor for housing demand is the amount of income available to the household to be housed. The amount of household income that can be allotted to housing costs principally determines the specific segment of the housing inventory—in terms of tenure, type and size, condition, and neighborhood—where appropriate housing units can be chosen by households. Thus, this chapter begins with an analysis of the changes in and the distribution of household incomes.

However, household income is not the sole descriptor for housing demand, since, in the City's housing market, as in many other housing markets in large metropolitan areas in the country, public policies—such as rent control and rent stabilization, public housing, and publicly-assisted housing—intervene in how demand is formed and functions and in the intersection of demand and supply. Also, as in large housing markets in other metropolitan areas, residential racial segregation or discrimination in a city's housing market can negate income as a leading variable determining in what housing units and neighborhoods households can actually live. For this reason, the chapter looks at household income by rent-regulation status and by race and ethnicity.

Other household characteristics, as suggested in the previous chapter, also serve as modifiers to household income as the critical housing-demand indicator. Therefore, the chapter also covers an analysis of household incomes by other household characteristics, such as household size and household types.

This chapter also covers changes in the proportion of households with incomes below the federal poverty level and in the proportion of households receiving cash Public Assistance. Finally, the formation of household income and changes in household income are closely related to employment experience. Consequently, changes in New York City's employment base have both short- and long-term implications for the City's housing market, particularly the demand for housing in the City. Thus, the chapter analyzes employment characteristics of individuals, such as labor-force participation, unemployment, and occupational and industrial patterns, which largely determine household incomes.

The 2002 HVS, which was administered between February and June 2002, collected information on household income for calendar year 2001. The comparisons of household income between the 1999 and 2002 HVSs are, therefore, comparisons between annual income in calendar year 1998 and annual income in calendar year 2001.

Household Incomes

Changes in the real household incomes of New Yorkers between 1992 and 2001 are analyzed in the context of the longer-term trend. Changes in household incomes affect all aspects of the City's rental and owner housing markets. Increases in household incomes have spurring effects on the demand for housing,

on rent levels, and on the sale prices of owner units. These effects will, in turn, often lead to the enhanced willingness of private owners to invest in and maintain their properties. In addition, the changing distribution of income in the City over the last three years between 1998 and 2001 is also discussed. The trend of discontinuity between incomes of the affluent and incomes of the poor, which had widened throughout the growth years of the mid- and late-1990s, continued to be accentuated in the last three years. An increasing inequality in the distribution of household incomes will also tend to create a growing affordability hardship for the most vulnerable. The consequences of these changes are examined for different racial and ethnic groups, different household types, different forms of tenure, and different parts of the City. While long-term economic forces were at work over this period, this chapter also chronicles the experience of the recession in 2001 for New York City residents between 1999 and 2002.

Growth of Household Incomes

The 2002 HVS reports that the incomes of New Yorkers increased remarkably over the three years from 1998 to 2001, despite the negative economic impacts of the national tragedy that occurred at the World Trade Center on September 11, 2001. For all households, renters and owners together, the median household income in current dollars grew by 18.2 percent, from \$33,000 to \$39,000, or by an annual compound rate of 5.7 percent (Table 3.1). The growth rate of household income outpaced the inflation rate of 7.8 percent during the three-year period. Consequently, real household income, after adjusting for inflation, grew by 9.7 percent, or by an annual compound rate of 3.1 percent. This is back-to-back growth in real income for New Yorkers. The real growth rate in this three-year period was much higher than the equivalent rates in the previous two periods, the 1992-1995 period and the 1995-1998 period, and was more than double the growth rate in the 1995-1998 period, according to the 2002 and previous three HVSs (Table 3.2).

The recent income growth deserves to be elaborated on. First, considering the magnitude of the impacts of the 9/11 tragedy on the City's economy, New Yorkers' income growth over the three years that include 2001 was exceptional. Second, this three-year period also included the eight-month recession in the U.S. economy that started in March and lasted through November 2001. Real personal income in the country fell in early 2001 and reached its low point in October 2001. Employment reached a peak in February 2001 and declined through July 2002.¹ Despite the recession that had been at work over this period, the City's resilient economy maintained its long-term income growth spurt that started in the mid-1990s.

The back-to-back growth in household income that started in the 1992-1995 period and continued through the 1998-2001 period (Table 3.2) was a consequence of the solid and sustained economic growth in the City during the period. According to the 1993 and 2002 HVSs, the labor-force participation rate increased by 4.9 percentage points, from 59.3 percent in 1993 to 64.2 percent in 2002. During the nine-year period between June 1993 and June 2002, the number of employed persons increased by 488,000, or by 16.6 percent.² This labor-market growth was greatly spurred as the City became a better place in which to live, work, and invest. From 1999 to 2002, the total number of crimes in the seven major felony categories plunged dramatically. New Yorkers were

1 Business Cycle Dating Committee, National Bureau of Economic Research, "The NBER's Business Cycle Dating Procedure," October 21, 2003, pages 1-2.

2 U.S. Department of Labor, Bureau of Labor Statistics, Status of the Civilian Labor Force, New York City, seasonally adjusted, 1984-current.

Table 3.1
Median Household Income in Constant and Current Dollars by Tenure
New York City 1998 and 2001

Tenure			Percent Change	Average Annual Compound Rate of Change
	1998	2001	1998-2001	1998-2001
Constant (2001) Dollars				
Both	\$35,566	\$39,000	9.7%	3.12%
Owner	\$57,122	\$60,000	5.0%	1.65%
Renter	\$28,022	\$31,000	10.6%	3.42%
Current Dollars				
Both	\$33,000	\$39,000	18.2%	5.73%
Owner	\$53,000	\$60,000	13.2%	4.22%
Renter	\$26,000	\$31,000	19.2%	6.04%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

- a In the Income chapter, current 1998 dollars are multiplied by the following fraction to produce constant 2001 dollars: Consumer Price Index for all Urban Consumers (CPI-U) for New York-Northern N.J.-Long Island, All Items, average monthly value in 2001 divided by the average monthly value in 1998 (187.1/173.6).
- b Unless otherwise noted, 1998 and 2001 income data include imputed values where they were not reported.

Table 3.2
Median Household Income in Constant and Current Dollars by Tenure
New York City, Selected Years 1992-2001^a

Tenure					Average Annual Compound Rate of Change
	1992	1995	1998	2001	1992-2001
Constant (2001) Dollars					
Both	\$31,962	\$34,144	\$35,566	\$39,000	2.2%
Owner	\$54,883	\$56,017	\$57,122	\$60,000	1.0%
Renter	\$25,945	\$27,560	\$28,022	\$31,000	2.0%
Current Dollars					
Both	\$25,624	\$29,600	\$33,000	\$39,000	4.8%
Owner	\$44,000	\$48,562	\$53,000	\$60,000	3.5%
Renter	\$20,800	\$23,892	\$26,000	\$31,000	4.5%

Sources: U.S. Bureau of the Census, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

- a In the 1991 and subsequent surveys, household income data were based on the respondent's report of the annual income of each household member age 15 or over in seven income categories. In 1993 and subsequent surveys, missing income was completed by imputation.

significantly better educated, and housing and neighborhood conditions improved substantially, as discussed in Chapter 2, "Residential Population and Households," and Chapter 7, "Housing Conditions in New York City."

Changes in Household Incomes by Tenure

The growth of median income for renters and owners each also exceeded the inflation rate during the same three-year period between 1998 and 2001, although owners' income growth was at a lower rate than that of renters. Renters' income increased by \$5,000, or by 19.2 percent (Table 3.1). In constant dollars—that is, income after adjusting for inflation—renters' incomes grew by an annual compound rate of 3.4 percent. During the same period, paralleling the increase in the income of renters, owners' income increased by \$7,000, or by 13.2 percent. After adjusting for inflation, owner income grew by an annual compound rate of 1.7 percent.

The aggregate data on the city-wide median income disguise very substantial internal variations in different income levels. Judging from data on median household income disaggregated by income quintile (in each quintile, there are approximately 600,000 households), using 2001 dollars, it is apparent that New Yorkers' incomes improved substantially for all levels, mirroring the city-wide increase, except for the very bottom one. The growth rates for the top, the middle, and the second-lowest income quintiles were all about equivalent to the overall city-wide growth rate of 9.7 percent in constant dollars in 2001, while the rate for the second-highest income quintile grew by 7.2 percent (Table 3.3). Contrarily, the growth for the lowest quintile was inappreciably small, a mere 2.3 percent. This points out that there was a more serious income squeeze at the bottom of the income ladder, which would further restrict poor households from improving their housing by moving up the affordability ladder in the City's inflationary housing market during the three-year period.

Table 3.3
Median Household Income by Household Income Quintile in 2001 Dollars
New York City 1998 and 2001

Household Income Quintile	1998	2001	Percent Change 1998-2001
Highest 20%	\$107,776	\$118,000	+9.5%
2nd Highest 20%	\$58,318	\$62,500	+7.2%
Middle 20%	\$34,704	\$38,000	+9.5%
2nd Lowest 20%	\$18,619	\$20,400	+9.6%
Lowest 20%	\$7,329	\$7,500	+2.3%
All Households	\$35,566	\$39,000	+9.7%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note: In 2001 the upper range of each quintile was: first- \$13,140; second- \$29,952; third- \$49,906; fourth- \$80,600; fifth- \$1,595,608.

An analysis of the data on households by income quintile also reveals that a large number of households in the City are poor and that the disparity in household income between the rich and the poor in the City is enormous. In 2001, the median income of the 600,000 households in the lowest income quintile was troublingly low: only \$7,500, or only 6 percent of the median income of \$118,000 for households in the highest income quintile (Tables 3.3 and 3.4). The paucity of absolute dollars available to poor households and its concomitant impact on their ability to afford decent housing need little elaboration.

The disparity gradually descended as the level of income ascended, but still remained substantial, even at the middle quintile. The median income of the 600,000 households in the second-lowest quintile was

Table 3.4
Households Distributed into Income Quintiles
by Number of Workers in the Household
New York City 2001

Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	3,005,318	601,062	589,116	602,624	611,397	601,119
None	648,819	422,004	158,120	38,703	20,539	9,453
One	1,275,296	163,018	320,666	348,581	272,504	170,527
Two	851,043	14,622	97,558	178,830	254,631	305,403
Three or More	230,159	**	12,772	36,509	63,724	115,736

Distribution within Quintile						
Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	21.6%	70.2%	26.8%	6.4%	3.4%	1.6%
One	42.4%	27.1%	54.4%	57.8%	44.6%	28.4%
Two	28.3%	2.4%	16.6%	29.7%	41.6%	50.8%
Three or More	7.7%	**	2.2%	6.1%	10.4%	19.3%

Distribution within Number of Workers						
Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	100.0%	20.0%	19.6%	20.1%	20.3%	20.0%
None	100.0%	65.0%	24.4%	6.0%	3.2%	1.5%
One	100.0%	12.8%	25.1%	27.3%	21.4%	13.4%
Two	100.0%	1.7%	11.5%	21.0%	29.9%	35.9%
Three or More	100.0%	**	5.5%	15.9%	27.7%	50.3%

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

Notes:

** Too few households to report.

\$20,400, which was still a mere 17 percent of the median household income of households in the highest quintile (Table 3.3). The median income of the 600,000 households in the middle quintile was \$38,000, which was more than five times the median income of \$7,500 for households in the lowest income quintile but still only about a third of the median household income of households in the highest quintile. The median income of the 600,000 households in the second-highest quintile was \$62,500, which was more than eight times the median household income of the lowest quintile but only a little more than half of the median household income of the households in the highest quintile. The income gap between the poor and the rich was more seriously exacerbated in 2001 than three years earlier in 1998, since the income of the rich increased by 10 percent, while the income of the poor increased by a mere 2 percent. This raises the following question: Why didn't the income of poor households grow at a rate similar to the rate of rich New Yorkers?

An analysis of the disaggregated data on households by the number of workers in the household in each quintile reveals that, in 2001, seven in ten households in the lowest income quintile did not have any workers, compared to about a fifth of all households in the City with no workers (Table 3.4). On the other hand, almost no households in the top quintile and less than one in twenty households in the second-highest quintile had no workers. Instead, almost a fifth of households in the top quintile had three or more workers, while almost no households with such a large number of workers were in the lowest group. This means that, in general, earnings were the principal source of household income; and the more workers in a household, the higher the household income. Similar patterns were found in 1998 (Table 3.5). The sources and determinants of income will be further discussed later in this chapter.

In addition, an analysis of changes in the number of workers in households in each income quintile between 1998 and 2001 discloses that there was a noticeable increase in the number of workers for households in the two lowest income quintile groups, particularly the second-lowest quintile. Between 1999 and 2002, the proportion of households in the City with no workers was reduced by 4 percentage points to 22 percent (Tables 3.4 and 3.5). The reduction in households with no workers in the second-lowest income quintile was 10 percentage points, down to 27 percent. The decrease in households with no workers undoubtedly made a considerable contribution to the increase in income of low-income households, particularly to the income of those in the second-lowest income quintile, during the period.

Distribution of Household Income

Median income data for quintiles are useful for capsulizing a broad band of income information for each quintile, but they tend to disguise substantial internal variations. Thus, in the following, income distribution by income intervals will be examined to magnify any unique income patterns previous analyses hinted at. The analysis of household income distribution supports the findings of the previous analysis of median incomes of households in income quintiles: on the one hand, as three years earlier in 1998, a preponderant number of households in the City were very poor, while, on the other, a relatively smaller but still significant number were rich. Specifically, 852,000 households, or close to three in ten of all households in the City, had incomes below \$20,000 in 2001, while 429,000 households, or one in seven of all households in the City, had incomes of \$100,000 or more (Table 3.6). This pattern, which is borne out when income data are disaggregated in detailed income intervals, is hidden beneath the overall median, since the number of rich households counterbalances the number of poor ones in the city-wide overall median income. The city-wide pattern was repeated, although amplified, in the distribution for renters, since renters were the predominant group among all households. Among owners, the pattern was inverted: one in six owner households were low-

Table 3.5
Households Distributed into Income Quintiles
by Number of Workers in the Household
New York City 1998

Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	2,868,415	572,781	559,918	572,790	588,729	574,197
None	733,260	432,389	204,405	61,702	23,193	11,571
One	1,154,969	127,247	283,817	344,577	265,074	134,254
Two	786,930	12,016	63,390	139,864	253,284	318,375
Three or More	193,255	*	8,306	26,646	47,178	109,996
Distribution within Quintile						
Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	25.6%	75.5%	36.5%	10.8%	3.9%	2.0%
One	40.3%	22.2%	50.7%	60.2%	45.0%	23.4%
Two	27.4%	2.1%	11.3%	24.4%	43.0%	55.4%
Three or More	6.7%	*	1.5%	4.7%	8.0%	19.2%
Distribution within Number of Workers						
Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	100.0%	20.0%	19.5%	20.0%	20.5%	20.0%
None	100.0%	59.0%	27.9%	8.4%	3.2%	1.6%
One	100.0%	11.0%	24.6%	29.8%	23.0%	11.6%
Two	100.0%	1.5%	8.1%	17.8%	32.2%	40.5%
Three or More	100.0%	*	4.3%	13.8%	24.4%	56.9%

Source: U.S. Bureau of the Census, 1999 New York City Housing and Vacancy Survey.

Note:

* Too few households to report.

income households with incomes less than \$20,000, while a quarter were high-income households with incomes of \$100,000 or more (Figures 3.1, 3.2, and 3.3).

Moreover, this growing pattern of decreasing low-income households and increasing middle- and upper-income households became more distinctive in 2001 than in 1998, as the proportion of rich households with incomes of \$100,000 or more increased by 2.4 percentage points to 14.3 percent, while the proportion of poor households with incomes below \$20,000 decreased by 3.2 percentage points (Table 3.6).

Table 3.6
Distribution of Household Income in 2001 Dollars by Tenure
New York City 1998 and 2001

Household Income	Both		Renters		Owners	
	1998	2001	1998	2001	1998	2001
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$5,000	6.5%	5.8%	8.4%	6.9%	2.4%	3.4%
\$5,000 - \$9,999	9.7%	8.9%	12.3%	11.6%	4.1%	3.4%
\$10,000 - \$14,999	8.1%	7.3%	9.7%	8.5%	4.9%	5.0%
\$15,000 - \$19,999	7.2%	6.3%	8.0%	7.4%	5.6%	4.2%
\$20,000 - \$29,999	12.0%	11.2%	13.6%	12.7%	8.5%	8.2%
\$30,000 - \$39,999	11.1%	10.9%	12.1%	12.2%	9.0%	8.2%
\$40,000 - \$49,999	8.9%	9.2%	8.7%	9.4%	9.3%	8.6%
\$50,000 - \$69,999	12.9%	14.0%	11.7%	12.8%	15.3%	16.5%
\$70,000 - \$99,999	11.8%	12.1%	8.8%	9.6%	18.4%	17.1%
\$100,000 - \$124,999	5.2%	5.4%	3.1%	3.6%	9.5%	9.0%
\$125,000 - \$149,999	2.5%	2.8%	1.4%	1.5%	4.8%	5.3%
\$150,000 - \$174,999	1.3%	2.0%	0.8%	1.2%	2.5%	3.6%
\$175,000 and over	2.9%	4.1%	1.6%	2.5%	5.7%	7.5%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

The change in the distribution of all household incomes between 1998 and 2001 was mirrored in renter and owner households. In 2001, more than a third of renter households had incomes of less than \$20,000 a year (Table 3.6). Such households could only afford \$555 a month for rent, if paying no more than a third of household income for a housing unit is used as a reasonable measure of affordability. In 2002, only units in the following three categories, the rent of which were controlled or regulated with heavy public subsidies, had median contract rents of less than \$555: rent-controlled units, Public Housing units, and *in rem* units.³

Distribution of Household Incomes by HUD Income Classification

Another useful way of examining New Yorkers' income distribution from another perspective is to present and discuss the City's household incomes by applying the U.S. Department of Housing and Urban Development's (HUD's) income limits for the Section 8 program. In recent years, HUD has required that local governments receiving HUD's Community Development Block Grant (CDBG) and other grants submit to HUD a Consolidated Plan. In the Consolidated Plan, the local government is

³ See Table 6.13 in Chapter Six, "Variations in Rent Expenditures in New York City."

Figure 3.1
Renter and Owner Households by Income Group
New York City 2001

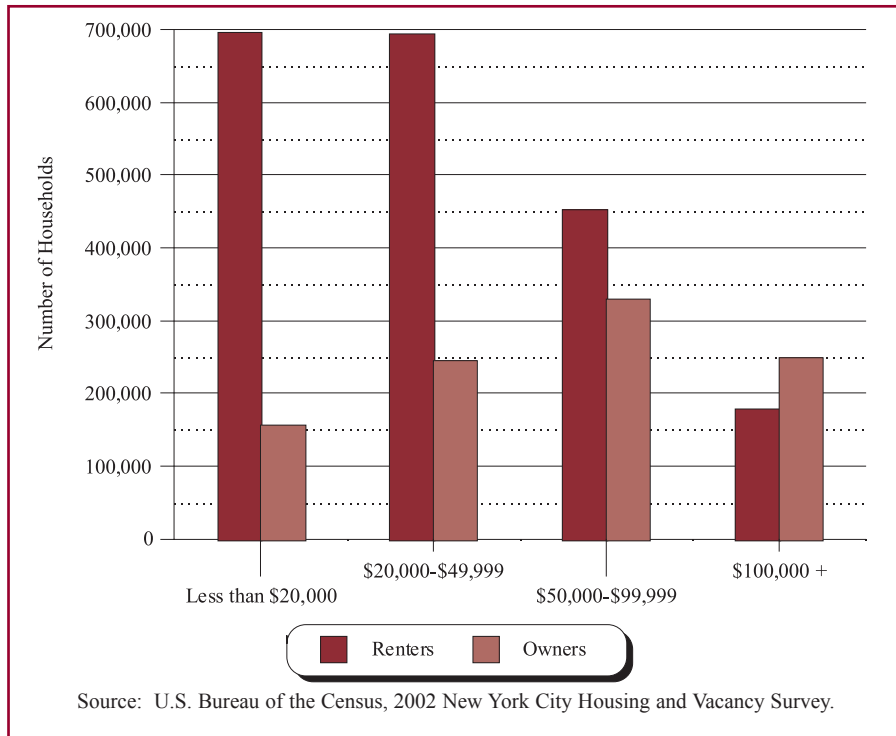


Figure 3.2
Distribution of Renter Households by Income Level
New York City 2001

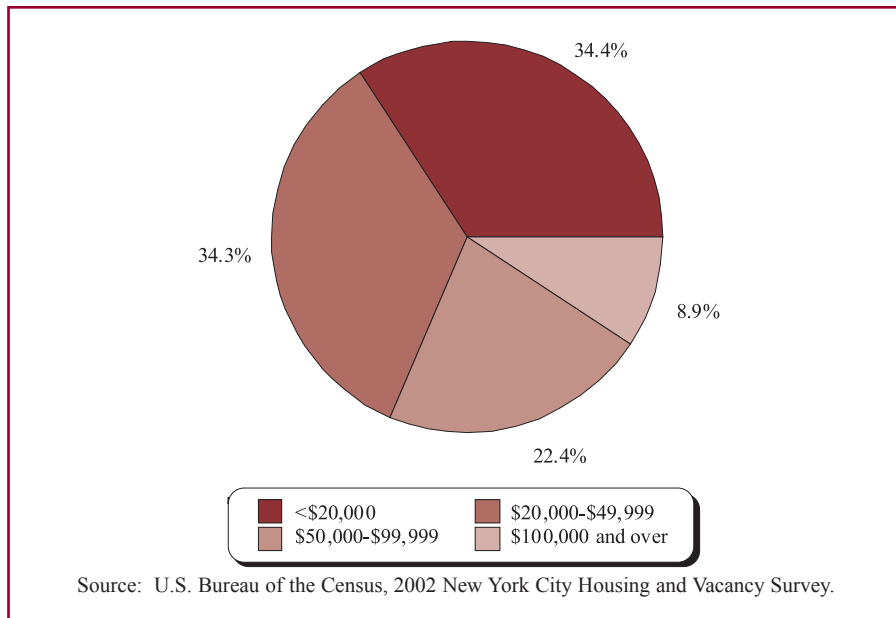
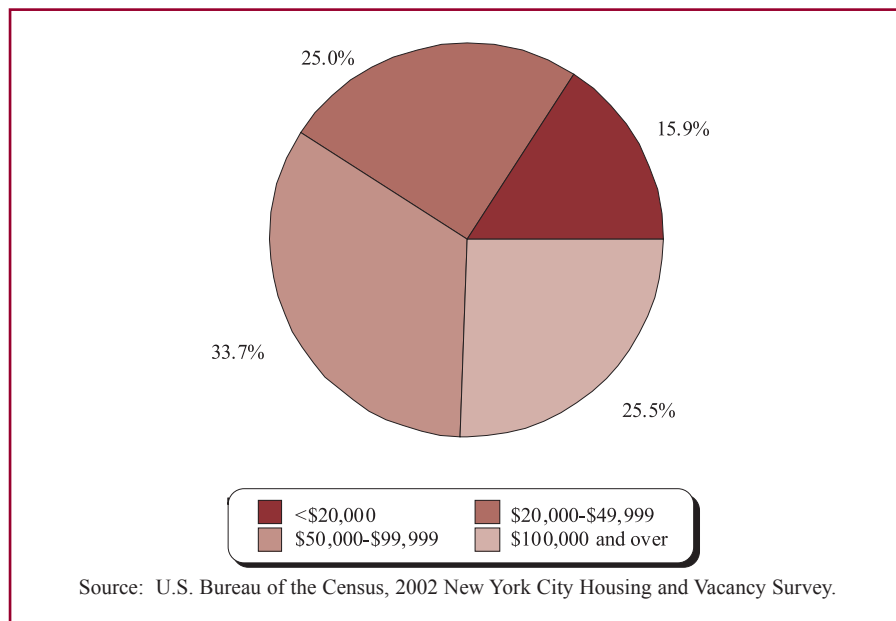


Figure 3.3
Distribution of Owner Households by Income Level
New York City 2001



required to present and describe data on income, affordability, and physical housing condition to justify the housing assistance needs of low- and moderate-income households. As the Consolidated Plan definition points out, HUD adjusts the income limits for the Section 8 program based on household size and local market conditions. Given these adjustments, the income level equivalent to the four-person median family income (MFI) for the New York, NY, Primary Metropolitan Statistical Area (PMSA) was \$62,800 for a family of four. The HUD Section 8 income limits have also been widely used in the City by planners and policy makers in the public and private sectors in developing new policies and programs. HUD has required not only local government agencies but private groups as well to use these definitions in their applications to HUD for CDBG, Home, and other grant funds. For this reason, there has been a great demand for presentation and analysis of HVS data on income distribution classified using the HUD income definitions.

The income limits for a family of four for each level effective for January 2002 were as follows:

30% of MFI	\$18,850
50% of MFI	\$31,400
80% of MFI	\$50,250
95% of MFI	\$59,650

All income limits are adjusted up or down from these levels according to household size.

Applying these income limits, households in different income levels are defined as follows:

- Extremely-low-income households: households with incomes at or below \$18,850, which is 30 percent of the four-person median family income of \$62,800 in the PMSA, or the equivalent level adjusted for household size.

Table 3.7
Distribution of Household Income by HUD Consolidated Plan Income Categories by Tenure
New York City 2001

Household Income	Both		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent
All	3,005,318	100.0%	2,023,504	100.0%	981,814	100.0%
Very Low Income (0-50% of MFI)	1,102,118	36.7	891,889	44.1	210,229	21.4
Extremely Low Income (0-30% of MFI)	702,217	23.4	586,095	29.0	116,122	11.8
Other Very Low Income (31-50% of MFI)	399,901	13.3	305,794	15.1	94,107	9.6
Other Low Income (51-80% of MFI)	527,891	17.6	380,367	18.8	147,524	15.0
Moderate Income (81-95% MFI)	197,981	6.6	133,884	6.6	64,096	6.5
Middle and Other Income (96% of MFI and over)	1,177,328	39.2	617,363	30.5	559,965	57.0

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

Note: The median family income (MFI) for the New York, NY Primary Metropolitan Statistical Area (PMSA) for FFY2002 was \$62,800 for a family of four. HUD adjusts the limits for the Section 8 program based on household size and local market conditions. The income limits for a family of four for each level, effective January 2002 were as follows:

30% of median family income (MFI)	\$18,850
50% of MFI	\$31,400
80% of MFI	\$50,250
95% of MFI	\$59,650

For further information on HUD's estimation of the area Median Family Income and Section 8 Income Limits, see *HUD FY 2002 Income Limits Briefing Material*, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, December 2001.

- Very-low-income households: households with incomes at or below \$31,400, which is 50 percent of the four-person median family income in the area, or the equivalent adjusted level.
- Other low-income households: households with incomes between 51 and 80 percent of the median family income in the area (over \$31,400 to \$50,250 for a four-person household).
- Moderate-income households: households with incomes between 81 and 95 percent of the median family income in the area (over \$50,250 to \$59,650 for a four-person household).

The income distribution by HUD income limits for each income level in January 2002 confirms that a preponderance of households in the City were poor. Of the total number of 3,005,000 households in 2002 (renter and owner households together), 1,102,000 households, or 37 percent, were very-low-income households with 2001 incomes that were less than \$31,400, which is 50 percent of the four-person median family income in the PMSA (Table 3.7) or the appropriate adjusted income level applied to other household sizes. Included in this number were 702,000 households, or 23 percent of all households, that were extremely-low-income households with incomes below \$18,850, or 30 percent of the PMSA income for a family of four. Another 528,000 households, or 18 percent of all households, were other low-income

households with incomes greater than \$31,400 up to \$50,250, or between 51 and 80 percent of the PMSA income. In short, according to the HUD income definitions, more than one in every two households in the City was a low-income household.

In addition, 198,000 households, or 7 percent of all households, were moderate-income households with incomes greater than \$50,250 up to \$59,650 or between 81 and 95 percent of the PMSA income (Table 3.7) for a family of four.

Housing Needs of Low-Income Areas

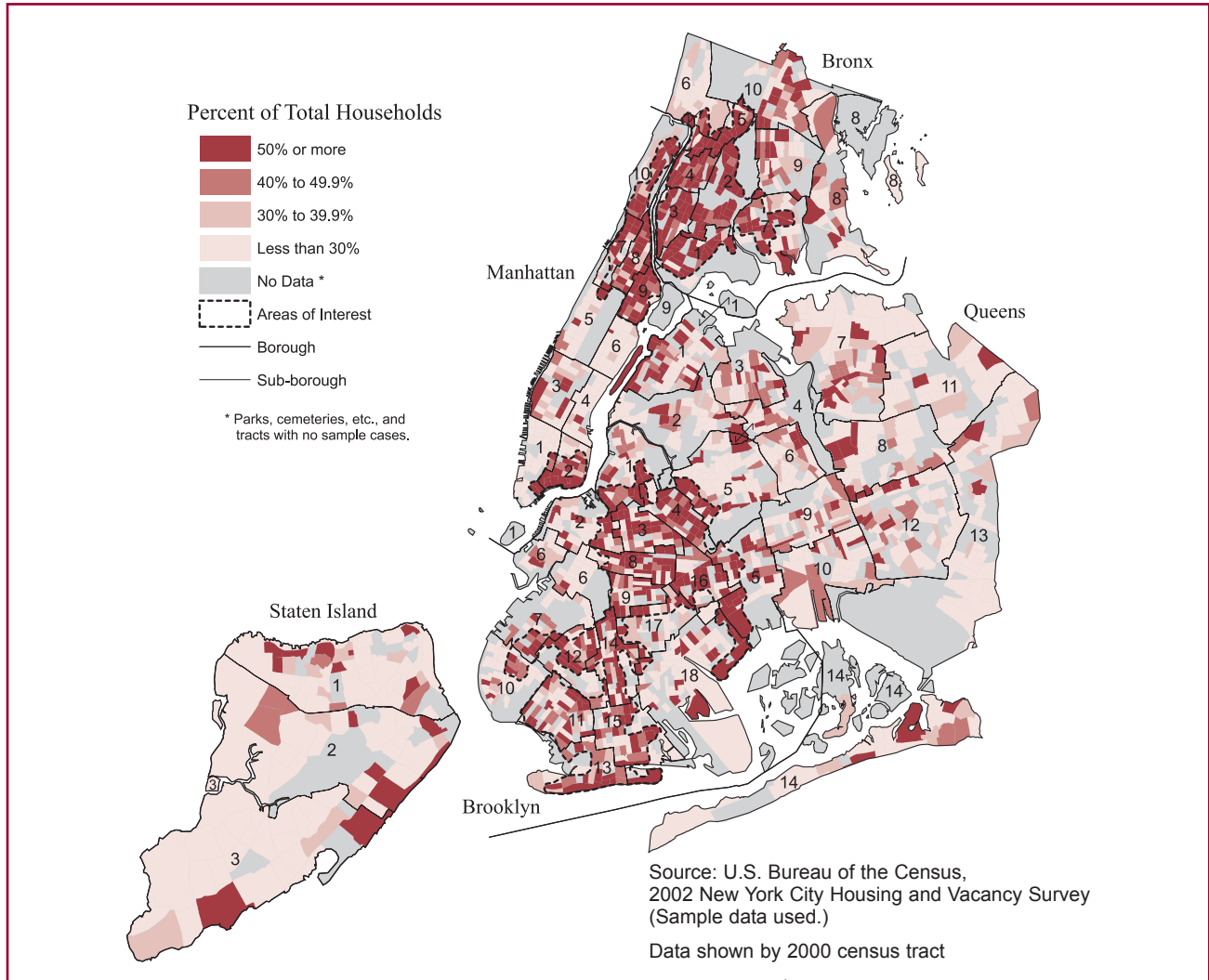
Poor households with incomes less than or equal to 50 percent of the HUD median family income for the PMSA, as defined above, were not scattered around the City. Instead, they were concentrated in certain geographically identifiable neighborhoods. The geographical concentration of such poor households and related unique household and housing unit situations create a set of neighborhood effects with serious impacts on housing and related needs of residents in the neighborhoods. The Census Bureau has provided a map showing four areas of census tracts with high concentrations of poor households in the City (Map 3.1) and a table showing data on selected major household and housing characteristics (Table 3.8). We can examine unique characteristics of such neighborhoods with a higher concentration of the poor and deduce the consequential problems, needs, and opportunities of such neighborhood effects and their policy implications.

The four poor areas are (1) the South Bronx area that covers whole or significant portions of sub-borough areas 1, 2, 3, 4, 5 and 7; (2) the northern Manhattan area that covers sub-borough areas 7, 8, 9, and 10; (3) the lower eastern Manhattan area that covers Chinatown; and (4) the central Brooklyn area that includes whole or significant portions of sub-borough areas 1, 3, 4, 8, 9, 11, 12, 13, 14, 15, and 16. In geographically defining the area of a high concentration of the poor by using census tracts, the Census Bureau had to include some census tracts that did not have a high concentration of the poor. Thus, in using the map showing the four poor areas and the tables containing data on characteristics of households and housing units in the areas, visual and numerical information on the areas should be interpreted as aggregate and approximate analytic efforts.

Nine in ten households in the South Bronx area were either black (29 percent), Puerto Rican (31 percent), or non-Puerto Rican Hispanic (31 percent) (Table 3.8 and Map 3.1). Nine in ten units in the area were rental units. The area's median renter household income was \$17,500, only 56 percent of the city-wide median renter income of \$31,000, while the median contract rent was \$583 in 2002. While their rent was 83 percent of the city-wide median rent, their incomes were disproportionately lower than the city-wide renter income and, thus, the area's rent burden was high, with a rent/income ratio of 34.3 percent, 5.7 percentage points higher than the city-wide ratio. Even though they bore a high rent burden, substantially higher proportions of housing units in the area were poorly maintained and situated in structurally defective buildings. Of all occupied rental housing units in the area, 16 percent were in buildings with one or more defects, and 19 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 10 percent and 9 percent respectively. In addition, 15.1 percent of the area's renter households were crowded, while 11.1 percent of renter households in the City were crowded.

In the northern Manhattan area more than seven in ten households were either black (43 percent) or non-Puerto Rican Hispanic (30 percent). The remainder were mostly Puerto Rican or white (Table 3.8 and Map 3.1). Of all housing units in the area, 85 percent were rentals. The area's median renter household income was \$20,000, only 65 percent of the city-wide median renter income in 2001. The median contract

Map 3.1
Household Income Less than or Equal to 50%
of the HUD Median Family Income for the Area
New York City 2002



rent was \$550, 78 percent of the city-wide median rent. Although their rent was low, their income was comparatively much lower, and their median rent/income ratio was higher than the city-wide median: 30.3 percent versus 28.6 percent. Proportionately, many more housing units in the area than in the City overall were poorly maintained and located in physically distressed neighborhoods. Of all renter-occupied units in the area, 14 percent had four or more maintenance deficiencies, and 22 percent were on the same street as a building with broken or boarded-up windows (a "boarded-up building"). Comparable proportions for the City were 9.1 percent and 8.7 percent respectively (Table 3.8 and Map 3.1).

Two-fifths of the households in the lower eastern Manhattan area were Asian, while the remainder were either Puerto Rican (24 percent) or white (21 percent). Almost nine in ten housing units in the area were rentals. The area's median renter household income was \$16,800, only 54 percent of the city-wide median

Table 3.8
Characteristics of Areas with High Percentage of Households with Income Less Than/Equal to
50% of HUD Median Family Income for the Area^b
New York City 2002

Characteristics of the Area	All			Bronx			Manhattan			Brooklyn		
	NYC	All	Group 1	All	Group 2	Group 3	All	Group 2	Group 3	All	Group 4	
Race/Ethnicity of Householder ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
White	44.4	19.5	5.8	58.6	11.1	21.3	41.9	11.1	21.3	41.9	35.1	
Black	23.9	32.0	28.9	13.8	42.7	**	34.9	42.7	**	34.9	39.7	
Puerto Rican	8.9	23.4	30.9	6.8	12.7	24.1	8.1	12.7	24.1	8.1	9.3	
Non-PR Hispanic	13.4	21.5	30.8	12.6	30.3	7.5*	8.5	30.3	7.5*	8.5	8.8	
Asian	8.8	2.8	3.0	7.4	2.3	40.8	6.4	2.3	40.8	6.4	6.7	
Other	0.6	0.8*	**	0.7	**	**	0.3	**	**	0.3	**	
Immigrant Householder ^a	37.9%	34.8%	35.7%	23.2%	33.8%	49.9%	44.9%	33.8%	49.9%	44.9%	46.1%	
Median Household Income ^a	\$39,000	\$26,000	\$18,500	\$48,400	\$21,162	\$18,000	\$33,800	\$21,162	\$18,000	\$33,800	\$25,000	
Median Household Income (Renters)	\$31,000	\$22,000	\$17,500	\$40,000	\$20,000	\$16,800	\$29,000	\$20,000	\$16,800	\$29,000	\$22,000	
Household Income ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
<\$20,000	28.4	40.3	52.0	26.2	47.1	53.4	31.8	47.1	53.4	31.8	41.8	
\$20,000 - \$49,999	31.3	34.6	33.7	24.1	30.8	26.2	33.7	30.8	26.2	33.7	33.6	
\$50,000+	40.3	25.2	14.4	49.7	22.1	20.5	34.5	22.1	20.5	34.5	24.6	
Median Contract Rent	\$706	\$620	\$583	\$810	\$550	\$488	\$700	\$550	\$488	\$700	\$645	
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
<\$500	20.1	26.3	32.2	22.3	41.0	50.9	22.3	41.0	50.9	22.3	26.9	
\$500 - \$799	39.0	50.3	50.6	25.6	39.7	31.9	43.6	39.7	31.9	43.6	46.1	
\$800 - \$999	18.2	15.1	10.1	10.5	11.3	**	19.2	11.3	**	19.2	17.6	
\$1,000+	22.7	8.3	7.1	41.7	8.0	12.7	15.0	8.0	12.7	15.0	9.4	
Median Gross Rent/Income Ratio	28.6	31.0	34.3	27.5	30.3	29.6	29.1	30.3	29.6	29.1	31.5	
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Owner Occupied & For Sale	31.1	21.6	6.8	20.9	10.0	9.7	27.5	10.0	9.7	27.5	20.7	
Renter Occupied & For Rent	65.0	75.6	89.7	72.6	84.7	88.0	69.4	84.7	88.0	69.4	75.8	
Vacant Not Available	4.0	2.8	3.5	6.5	5.3	**	3.1	5.3	**	3.1	3.4	
One+ Building Defects (All)	8.3%	11.1%	15.6%	6.8%	7.0%	18.0%	9.3%	7.0%	18.0%	9.3%	10.7%	
One+ Building Defects (Renters)	10.0%	13.3%	16.2%	8.2%	7.7%	19.6%	11.0%	7.7%	19.6%	11.0%	11.9%	
Four+ Maintenance Deficiencies (All)	6.4%	13.2%	18.1%	6.9%	12.4%	10.7%	7.1%	12.4%	10.7%	7.1%	9.3%	
Four+ Maintenance Deficiencies (Renters)	9.1%	16.4%	19.2%	8.5%	13.5%	11.7%	9.4%	13.5%	11.7%	9.4%	11.1%	
Crowded Units (All)	8.6%	11.1%	14.3%	5.4%	7.1%	15.3%	10.3%	7.1%	15.3%	10.3%	11.6%	
Crowded Units (Renters)	11.1%	13.0%	15.1%	6.1%	7.5%	16.2%	12.6%	7.5%	16.2%	12.6%	13.4%	
Boarded Up Windows on Street (All)	7.9%	4.8%	6.9%	8.3%	21.3%	**	13.1%	21.3%	**	13.1%	16.3%	
Boarded Up Windows on Street (Renters)	8.7%	4.7%	6.5%	9.8%	22.0%	**	13.7%	22.0%	**	13.7%	16.5%	

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

Notes: a All occupied units.

b As adjusted by HUD for household size.

* Since the number is small, interpret with caution.

**Too few to report.

in 2001, while the median contract rent was very low at \$488, only 69 percent of the city-wide median rent. The area's rent/income ratio was 29.6 percent, just slightly higher than the city-wide ratio of 28.6 percent. However, compared to city-wide situations, many more of the area's housing units were situated in structurally defective buildings and were poorly maintained. In addition, more of the households in the area were crowded. In 2002, 20 percent of renter-occupied units in the area were situated in buildings with one or more building defects, and 12 percent had four or more maintenance deficiencies, while 10 percent and 9 percent of renter-occupied units in the City respectively had such defects and deficiencies. Moreover, 16.2 percent of renter households in the area were crowded, compared to 11.1 percent of renter households in the City.

In the central Brooklyn area, three-quarters of the householders were either black (40 percent) or white (35 percent) (Table 3.8 and Map 3.1). Three-quarters of the housing units in the area were rentals. The median renter household income was \$22,000, or 71 percent of the city-wide median renter household income, while the area's median contract rent was \$645, or 91 percent of the city-wide rent. As a result of relatively higher rent and lower income, compared to city-wide rent and income, the area's rent/income ratio was 31.5 percent, or 2.9 percentage points higher than the city-wide ratio. Despite the higher rent burden, more of the renter housing units in the area were poorly maintained and situated in structurally defective buildings. Moreover, considerably larger proportions of households in the area were crowded and larger proportions of housing units were located in physically distressed neighborhoods. Of renter households in the area, 13 percent were crowded, and 17 percent of renter units in the area were in physically distressed places. The comparable proportions for the City were 11.1 percent and 8.7 percent.

In short, urgent housing needs in these four low-income areas in the City warrant efforts to improve the conditions of housing, buildings (the South Bronx area and the lower eastern Manhattan area), and neighborhoods (the northern Manhattan area and central Brooklyn area). In addition, the areas' crowding situations should also be alleviated. However, since incomes of households in the areas are very low, it is extremely difficult for households to find better or larger housing units in better neighborhoods in the City, since vacant available rental units that poor households could afford were extremely scarce. The rental vacancy rate for units with asking rents of less than \$700 was a mere 1.47 percent. Consequently any prudent efforts to meet the area's housing and related needs should begin with adequate understanding of the area residents' affordability issues.

Changes in Median Household Income by Borough

The median household income in the City as a whole was not mirrored in each of the five boroughs of the City. Instead, household income varied from borough to borough. Also, changes in incomes for each tenure type in each borough between 1998 and 2001 did not resemble uniformly the overall changes in the City. In the Bronx, as in the City, the median household income for all households increased by 9.7 percent, from \$23,700 to \$26,000 (Table 3.9). However, this aggregate median income increase oversimplifies the distinctively differentiated rates of change for renters and owners in the borough. Renters' income increased overwhelmingly by 16.8 percent to \$22,000, while owners' 2001 income was \$45,500 and did not change appreciably from 1998. In Brooklyn, the rate of income growth for all households was 8.9 percent to \$33,800. But the growth rate for renters was extremely high, as in the Bronx, 16.0 percent to \$29,000, while the rate for owners was 7.4 percent to \$56,700. In both the Bronx and Brooklyn, the income growth rate for renters was not only substantially higher than the rate for all households in each of the two boroughs, it also outpaced the equivalent rate for renters in the City as a whole (Figure 3.4).

Table 3.9
Median Household Incomes in 2001 Dollars of Renters and Owners by Borough
New York City 1998 and 2001

Borough and Tenure	1998	2001	Percent Change 1998-2001
All Boroughs			
Both	\$35,566	\$39,000	+9.7%
Renters	\$28,022	\$31,000	+10.6%
Owners	\$57,122	\$60,000	+5.0%
Bronx^a			
Both	\$23,711	\$26,000	+9.7%
Renters	\$18,831	\$22,000	+16.8%
Owners	\$45,828	\$45,500	-0.7%
Brooklyn			
Both	\$31,040	\$33,800	+8.9%
Renters	\$25,004	\$29,000	+16.0%
Owners	\$52,810	\$56,700	+7.4%
Manhattan^a			
Both	\$43,111	\$48,400	+12.3%
Renters	\$36,795	\$40,000	+8.7%
Owners	\$80,401	\$86,000	+7.0%
Queens			
Both	\$40,955	\$44,000	+7.4%
Renters	\$32,333	\$35,650	+10.3%
Owners	\$53,888	\$57,000	+5.8%
Staten Island			
Both	\$53,888	\$53,000	-1.6%
Renters	\$34,488	\$32,000	-7.2%
Owners	\$69,947	\$69,700	-0.4%

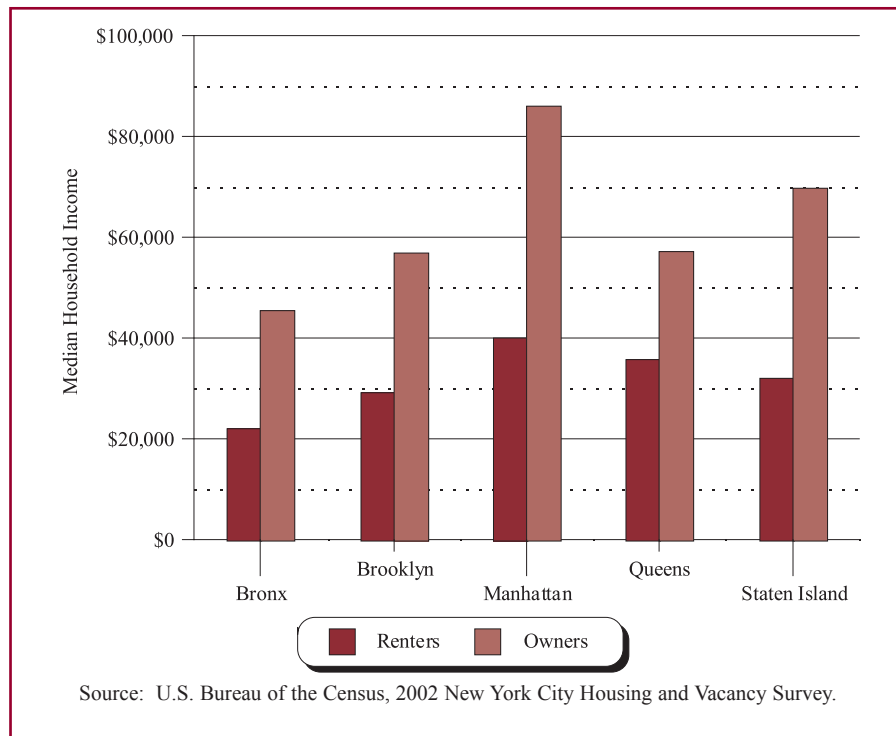
Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

In Manhattan, where the median incomes for renters and owners were higher than the City's and each of the other four boroughs' equivalent incomes, the growth rate of the income of all households was 12.3 percent, considerably higher than the City's equivalent rate between 1998 and 2001 (Table 3.9). However, the growth rates for renters and owners were each considerably lower, 8.7 percent and 7.0 percent, to \$40,000 and \$86,000 respectively, than the borough's overall rate. Unlike in the Bronx and Brooklyn, Manhattan's rate for renters was lower than the City's overall rate for renters.

Figure 3.4
Median Household Incomes of Renters and Owners by Borough
New York City 2001



In Queens, the rates of income growth for renters and owners separately were similar to those of the City, while the growth rate of all household incomes in the borough was 7.4 percent, considerably lower than the corresponding rate for the City as a whole. Household income in Staten Island declined slightly. In the borough, where the income of all households was the highest of the five boroughs, the median income declined by 1.6 percent to \$53,000 during the three years. During the same period, renters' income decreased by 7.2 percent to \$32,000, while owners' income, \$69,700 in 2001, remained virtually the same as it was three years earlier.

Variations in median household incomes in each borough, regardless of tenure, obscure the differentiated composition of income distribution in each borough. The disaggregated income distribution in narrow intervals in each borough discloses a unique pattern that pictures the limits and potentials of households for achieving housing improvements.

Distribution of Household Incomes by Borough

In the City, close to three in ten households had extremely low incomes (below \$20,000) in 2001. Another three in ten had low incomes at or above \$20,000 but below \$50,000 (Table 3.10). At the same time, a little more than a quarter had moderate and middle incomes between \$50,000 and \$99,000. The remaining one in seven households (14.3 percent) had high incomes of \$100,000 or more. Of these households at the top of the income scale, 4.1 percent had incomes of \$175,000 or more in 2001.

Table 3.10
Distribution of Household Income by Borough
New York City 2001

Household Income	All	Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$5,000	5.8%	7.7%	6.3%	6.4%	3.7%	4.4%
\$5,000 - \$9,999	8.9%	13.7%	10.4%	9.0%	5.2%	4.7%
\$10,000 - \$14,999	7.3%	10.1%	8.1%	6.5%	6.3%	4.4%
\$15,000 - \$19,999	6.3%	8.8%	7.0%	4.3%	6.1%	6.1%
\$20,000 - \$29,999	11.2%	14.0%	12.2%	8.5%	11.5%	9.1%
\$30,000 - \$39,999	10.9%	12.2%	11.8%	8.4%	12.1%	7.9%
\$40,000 - \$49,999	9.2%	8.3%	9.7%	7.3%	10.8%	9.1%
\$50,000 - \$69,999	14.0%	11.7%	13.9%	11.5%	17.3%	16.0%
\$70,000 - \$99,999	12.1%	8.1%	11.3%	12.1%	14.3%	17.2%
\$100,000 - \$124,999	5.4%	2.6%	4.7%	6.5%	6.2%	7.9%
\$125,000 - \$149,999	2.8%	1.3%	1.9%	4.0%	2.9%	5.8%
\$150,000 - \$174,999	2.0%	0.7%*	1.1%	4.0%	1.8%	2.7%
\$175,000 and over	4.1%	0.9%*	1.5%	11.7%	1.9%	4.8%

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

Notes:

a Marble Hill in the Bronx.

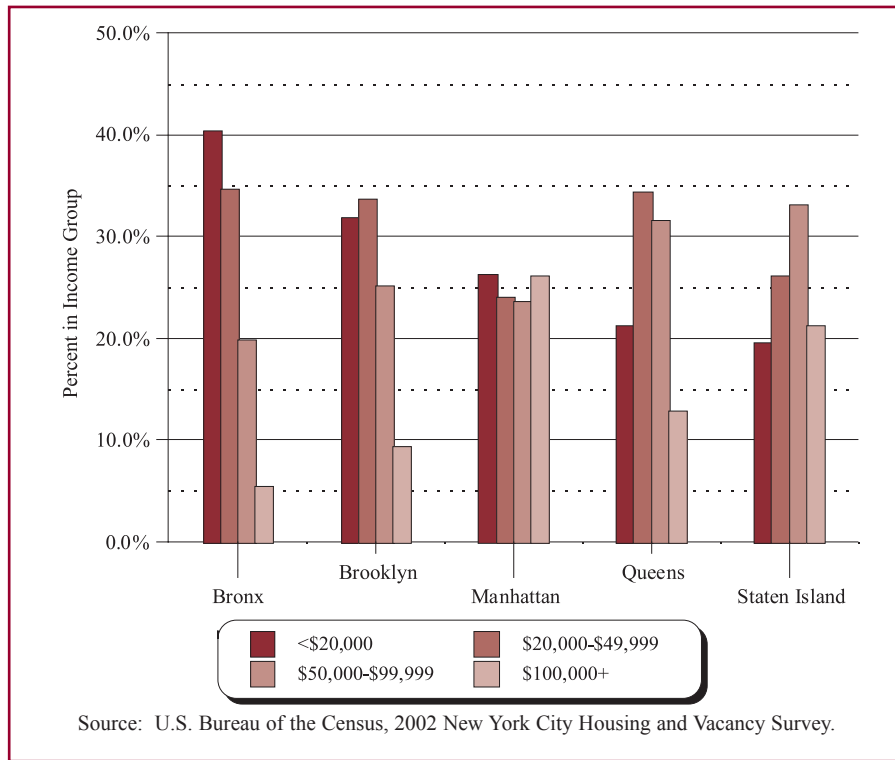
* Since the number of households is small, interpret with caution.

The pattern of household income distribution in Brooklyn was close to that of the City as a whole, except that there were more extremely-low- and low-income households and fewer high-income households in Brooklyn. But the patterns in the balance of the boroughs varied significantly from one to another. Each borough had distinctively different gradations of proportional income distribution (Figure 3.5).

In the Bronx, where the median household incomes were the lowest among the boroughs in the City, not only in 1998 and 2001 but in many years in the 1980s and 1990s as well, the preponderant proportion of households, four in ten in 2001, were extremely poor, with incomes below \$20,000 (Table 3.10). In addition, a little more than a third had low incomes, at or above \$20,000 but below \$50,000. Conversely, a substantially small proportion of households, a fifth, had moderate and middle incomes between \$50,000 and \$99,999. Extremely few, only one in twenty, had a high income of \$100,000 or more. In short, in the Bronx the income distribution skewed sharply towards the low-income household groups (Figure 3.5).

The South Bronx was the poorest area in New York City. In 2001, the median household incomes in sub-borough areas 1 (Mott Haven/Hunts Point) and 2 (Morrisania/East Tremont) in the South Bronx were

Figure 3.5
Percent Distribution of Household Income Categories by Borough
New York City 2001



\$14,700 and \$14,000 respectively, only 37.8 percent and 35.9 percent of the median household income of \$39,000 for the City as a whole ⁴ (Map 3.2).

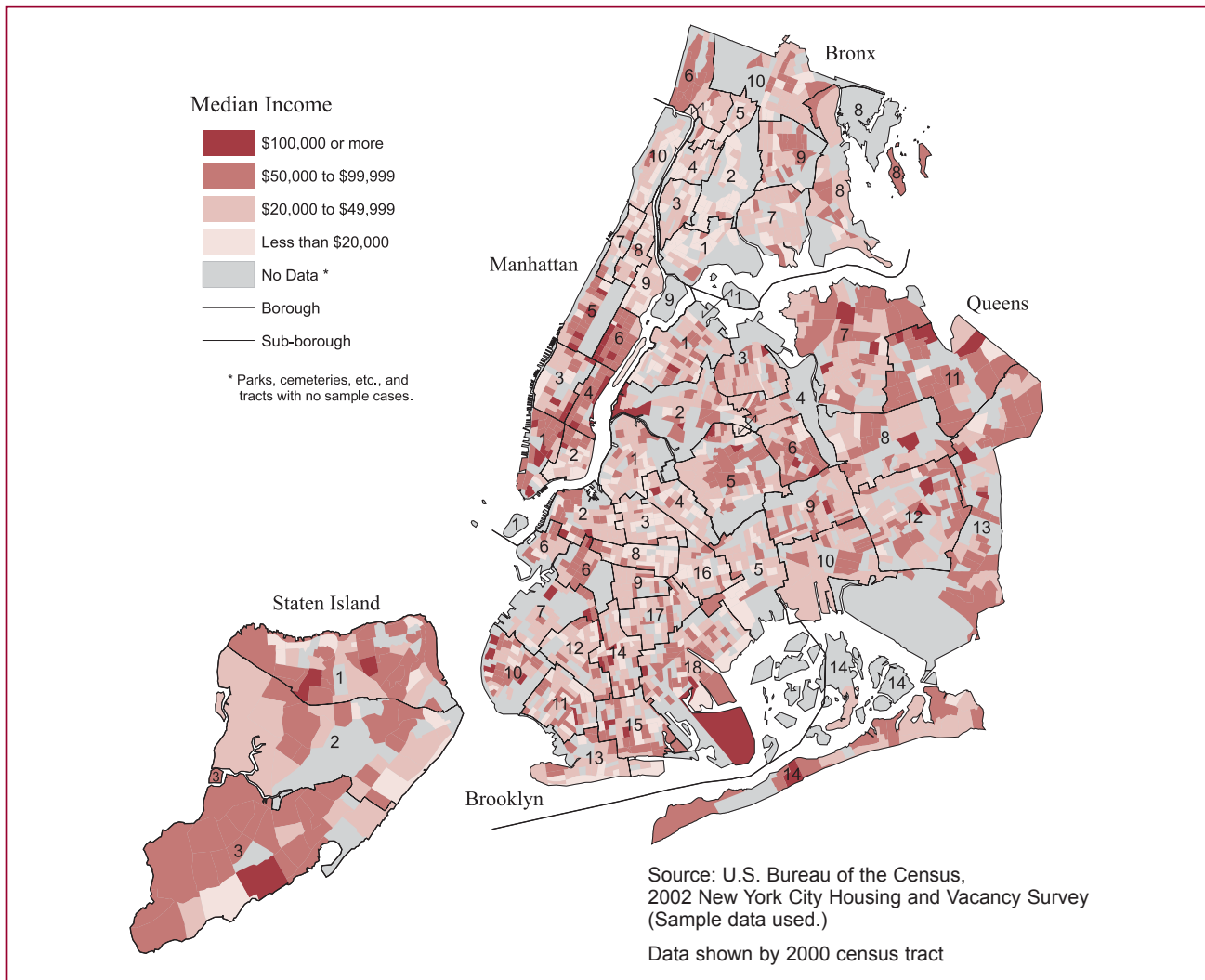
Household income distribution in Manhattan was relatively flatter among low-, moderate- and middle-, and high-income groups than in the City as a whole or any of the other four boroughs. Put another way, there were more rich households in the borough compared to the other boroughs. In Manhattan, a little more than a quarter of households each had extremely low incomes of less than \$20,000 or high incomes of \$100,000 or more (Table 3.10). In the borough, an unparalleled proportion of households, more than one in nine, had the highest incomes of \$175,000 or more. Consequently, a comparatively lower proportion of households in the borough had incomes in the low, moderate, and middle levels: only about a quarter each had incomes between \$20,000 and \$49,999 and between \$50,000 and \$99,999 in 2001 (Figures 3.5 and 3.6).

The household income in East Harlem (sub-borough area 9 in Manhattan) was very low: \$18,000, or 46.2 percent of the city-wide median household income of \$39,000 in 2001.⁵

4 Appendix A, 2002 HVS Data for Sub-Borough Areas, Table A.11.

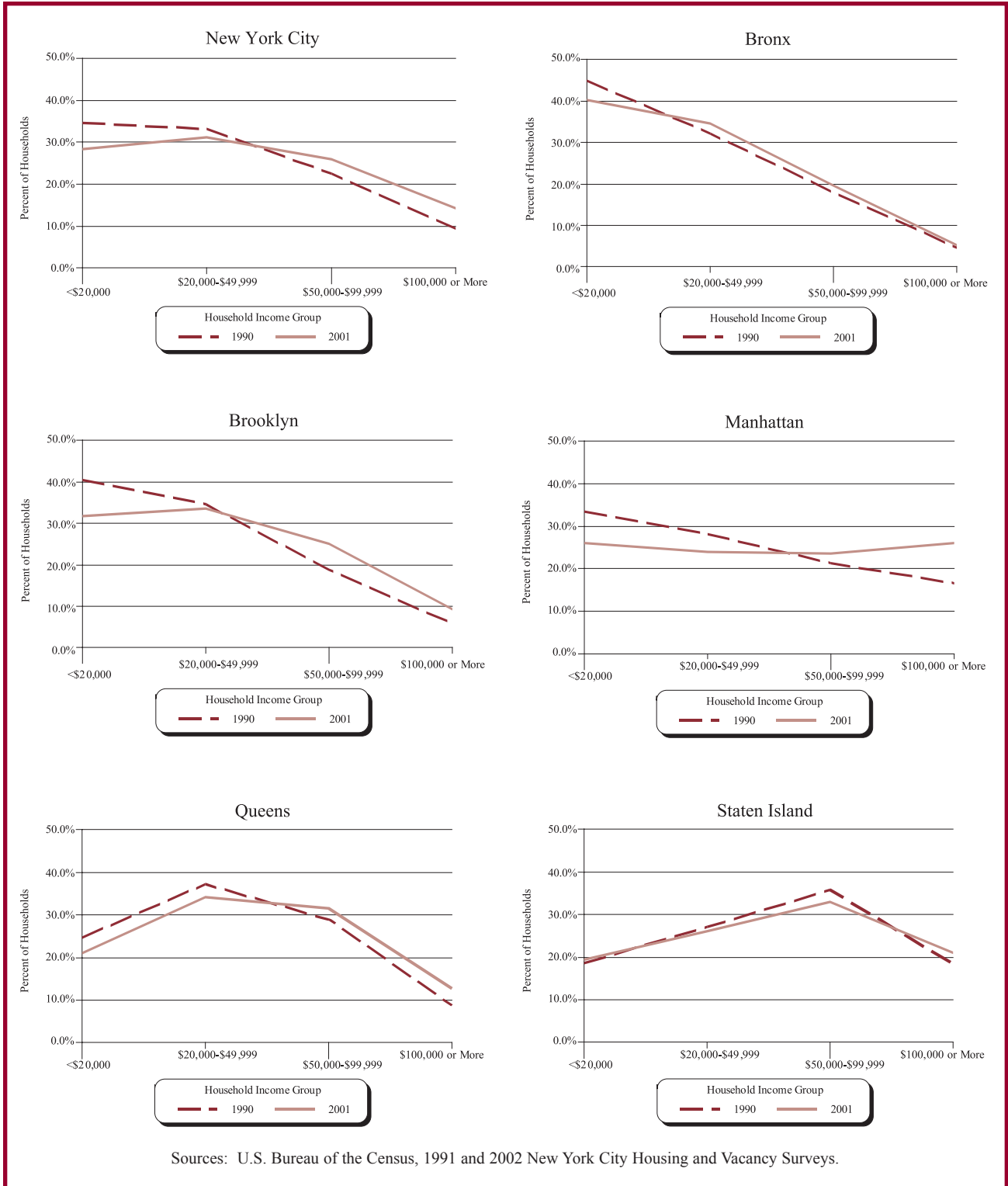
5 Appendix A, 2002 HVS Data for Sub-Borough Areas, Table A.11.

Map 3.2
Median Household Incomes
New York City 2002



The income distribution in Queens looked roughly like a normal curve in 2001. In the borough, a little more than a fifth of all households had extremely low incomes below \$20,000, while a third had low incomes between \$20,000 and \$49,999. Almost a third had moderate and middle incomes between \$50,000 and \$99,999 (Table 3.10). On the other hand, only one in eight had high incomes of \$100,000 or more. The income distribution in Staten Island also showed a sort of normal curve, with the highest proportion of moderate- and middle-income households among the boroughs in the City. In the borough, about a fifth of households each had either extremely low incomes of less than \$20,000 or high incomes of \$100,000 or more, while a quarter had low incomes between \$20,000 and \$49,999. The remaining third had moderate or middle incomes between \$50,000 and \$99,999 (Figures 3.5 and 3.6).

Figure 3.6
Distribution of Households by Income Categories
New York City and by Borough
New York City 1990 and 2001



Median Household Incomes by Rent-Regulation Status

The real median household income of all renter households in 2001 was \$31,000, an increase of 10.6 percent from \$28,000 in 1998 (Table 3.11). As was the case in 1998, households in Public Housing were the poorest, with an appallingly low income of \$12,000, which was only 39 percent of the median income of all renters in the City in 2001, although their 2001 income was the result of a 14.7-percent real increase from their income of \$10,500 three years earlier. The income of households in *in rem* units was \$17,600, the second lowest among renter households in all rent-regulatory categories in 2001. Their 2001 income was 42 percent higher in real terms than their 1998 income of \$12,400. Even with such a huge increase, their income was still only a little more than half of the income of all renter households. The income of households in rent-controlled units was \$20,400 in 2001, which was an 11.3-percent real improvement over their 1998 income of \$18,000. Their income was the third lowest and only about two-thirds of the income of all renters in the City. In short, Public Housing units, *in rem* units, and rent-controlled units protect these economically very vulnerable New Yorkers by providing very affordable housing.

The median income of households in Mitchell-Lama rental units was \$25,600 in 2001, a 10.7-percent real increase from three years earlier. The income of households in rent-stabilized units as a whole was \$32,000, not much higher than the median income of all renters. But the income of households in rent-stabilized units in buildings built in 1947 or later was \$36,000, which was 16.1 percent higher than the overall income of all renters (Table 3.11). On the other hand, the income of those in rent-stabilized units in buildings built before 1947 was \$31,000, the same as the income of all renters in the City. The real income of households in all rent-stabilized units increased by 10.0 percent from 1998. However, the rate of increase was not constant for households in two sub-categories: for those in pre-1947 units, real income increased by 12.4 percent, while for those in post-1947 units, it increased by 9.9 percent.

Table 3.11
Median Renter Household Income in 2001 Dollars by Regulatory Status
New York City 1998 and 2001

Regulatory Status	1998	2001	Percent Change 1998-2001
All Renters	\$28,022	\$31,000	+10.6%
Controlled	\$18,322	\$20,400	+11.3%
Stabilized	\$29,100	\$32,000	+10.0%
Pre-1947	\$27,591	\$31,000	+12.4%
Post-1947	\$32,764	\$36,000	+9.9%
Mitchell-Lama Rental	\$23,122	\$25,600	+10.7%
Unregulated	\$38,099	\$40,000	+5.0%
In Rental Buildings	\$37,722	\$38,400	+1.8%
In Coops/Condos	\$52,897	\$50,000	-5.5%
Public Housing	\$10,459	\$12,000	+14.7%
<i>In Rem</i> ^a	\$12,371	\$17,568	+42.0%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

- a The number of *in rem* units has shrunk sharply by 37 percent, from 20,381 on June 30, 1999, to 12,873 on June 30, 2002. Therefore, characteristics of *in rem* sample units and households for the 2002 HVS were significantly different from those for the 1999 HVS.

The median income of \$40,000 for all unregulated units masks the considerable difference between the two types of unregulated units. Households in unregulated units in cooperative and condominium buildings had the highest income at \$50,000 in 2001. This was 61 percent higher than the income of all renter households in the City and 30 percent higher than that of unregulated households in rental buildings (Table 3.11). The income of households in unregulated units in rental buildings was the second highest at \$38,400. However, the real incomes of households in unregulated units in condominiums and cooperatives decreased noticeably by 5.5 percent, while those of households in rental buildings inched up by 1.8 percent in the three years between 1998 and 2001. Taken together, real incomes of households in low-rent categories, such as Public Housing and *in rem* units, increased much more than incomes of households in higher-rent categories, including free-market units whose rents are basically determined by market forces.

In general, the reasons for household income changes are two: first, incomes of the same households increased or decreased between 1998 and 2001; and, second, lower-income households moved out and higher-income households moved in, or vice versa. However, since the 2002 HVS used a new set of sample units and, thus, does not provide longitudinal data on the same households that were also covered by the 1999 HVS, changes in incomes for the same households cannot be presented and analyzed. Instead, we can analyze the differences in income between recent movers and long-term occupants by rent-regulation categories.

Table 3.12
Median Incomes by Rent Regulatory Status and Move-In Date
New York City 2001

Regulatory Status	Median Income		Percent Difference
	Long Term Occupants ^a	Recent Movers ^a	
All	\$28,000	\$37,000	+32.1%
Public	\$11,848	\$12,200	+3.0%
<i>In Rem</i>	\$18,000	*	--
Mitchell Lama Rental	\$25,600	\$25,924	+1.3
Controlled	\$18,200	*	--
Stabilized	\$30,000	\$35,100	+17.0%
Pre-1947	\$30,000	\$35,000	+16.7%
Post-1947	\$33,000	\$41,600	+26.1%
Unregulated	\$35,700	\$42,200	+18.2%
In Rental Buildings	\$35,000	\$41,600	+18.9%
In Coops/Condos	\$44,000	\$56,256	+27.9%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey. Longitudinal data not available.

Note:

* Too few units to report.

^a Long Term Occupants moved into their current residence before 1999; Recent Movers moved in between 1999 and 2002.

According to the 2002 HVS, the median income of renter households who moved into their current units from January 1999 through the end of June 2002 was different from the income of renter households that moved into their current units before 1999 (Table 3.12). The differences in income between recent-movers and long-term occupants varied widely from one rental category to another. The income differences between recent-movers and long-term occupants in Public Housing units and Mitchell-Lama units, whose household incomes were low and moderate, were inappreciably small. Contrarily, the changes in other rental categories were substantial. The change in rent-stabilized units as a whole and the change in pre-1947 rent-stabilized units were both 17 percent, since pre-1947 units were predominant among all rent-stabilized units. On the other hand, the income of recently-moved households in post-1947 rent-stabilized units was 26 percent higher than that of long-term occupants in those units. In the meantime, the income of recently-moved households in unregulated units as a whole was 18 percent higher than that of long-term occupants in such units. The difference in unregulated units in rental buildings was very similar to that in all unregulated units. However, the income of recently-moved households in unregulated units in cooperative and condominium units was 28 percent higher than that of long-term occupants in such units.

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized units, particularly those in post-1947 units, and in unregulated units are largely the consequence of the following facts. First, in rent-stabilized units and unregulated units, particularly those in cooperative and condominium buildings, preponderant proportions of tenants were recent movers (Table 3.13). Second, long-term tenants, who have probably been sitting tenants for many years, particularly those in rent-stabilized units, have been largely insulated from the sharply upward market pressures on rent during the last several decades.⁶ Finally, rents of unregulated units are basically determined by market forces. Thus, rents of these units have increased rapidly, particularly in recent years, when housing costs, rents or purchasing prices, have been extremely inflationary in the City's housing market. The confluence of these situations explains why the incomes of recent-movers must be enough higher than those of long-term occupants to pay the rents of units in these rental categories, particularly those in post-1947 rent-stabilized units and unregulated units in cooperative and condominium buildings, whose rents are substantially higher than the rents of units in which long-term occupants have been living.

The comparison of changes in the median incomes of recent-movers and long-term occupants by rental categories discloses the following two patterns: first, the overall difference between income change for recent-movers and that for long-term occupants between 1999 and 2002 was marginal: 14 percent and 13 percent respectively; second, the difference was, however, considerably varied for different rental categories; and, third, except for the income of households in Mitchell-Lama units, the difference in the real incomes of recent-movers in other rent-regulatory categories was considerably higher than that for long-term occupants (Table 3.14). The 2001 income of long-term occupants in Mitchell-Lama units was substantially higher, by 19 percent, than the real income of households who were long term occupants in 1999, while the income of recent-movers in such units was lower, by 7 percent, than the real income of recent movers in 1999. Contrarily, the income of long-term occupants in pre-1947 rent-stabilized units increased by 12 percent, while the income of recent-movers in such units increased by 18 percent. A similar pattern also occurred in other rent-regulatory categories, although the rate of income increase was noticeably different. The income of long-term occupants in post-1947 units increased by 6 percent, but the rate of income increase for recent-movers in such units was 11 percent, almost double that of long-term occupants. The income of long-term occupants of unregulated units in cooperative and condominium buildings decreased by 3 percent, while the income of recent-movers in the same type of units increased by 4 percent. A similar pattern was

6 For further information, see Anthony Blackburn, *Housing New York City, 1993*, page 214.

Table 3.13
Vacancy Rate and Proportion of Recent Movers by Rent Regulatory Status
New York City 2002

Regulatory Status	Vacancy Rate	Percent Recent Movers ^a
All	2.94%	35.4%
Public	2.01%	16.7%
In Rem	**	**
Mitchell Lama Rental	**	25.8%
Other Regulated	4.30%*	28.2%
Controlled	--	**
Stabilized	2.52%	32.7%
Pre-1947	2.78%	33.1%
Post-1947	1.67%	31.4%
Unregulated	4.00%	49.8%
In Rental Buildings	3.35%	49.8%
In Coops/Condos	11.23%	50.6%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey. Longitudinal data not available.

Notes:

* Since the number of households is small, interpret with caution.

** Too few units to report.

a Moved in between 1999 and 2002.

repeated in such units in rental buildings, where the income of long-term occupants increased by a mere 2 percent, while the rate of increase for recent-movers was 7 percent.

Distribution of Household Incomes by Rent-Regulation Status

An examination of data on household income distribution within each of the regulation categories exhibits the income groups each rental category housed. A third of rental units in the City served households with incomes below \$20,000; another third served those with incomes between \$20,000 and \$49,999. Over a fifth served households with incomes between \$50,000 and \$99,000, while the remainder, close to one in ten, served households with incomes of \$100,000 or more in 2001. Rent-stabilized units served all income groups, similar to all rental units, since about half of all rental units were rent-stabilized units. Of rent-stabilized units, pre-1947 units served households of all income levels, as did all such units, since three-quarters of rent-stabilized units were in such old buildings (Table 3.15). Meanwhile, post-1947 rent-stabilized units served slightly more high-income households and slightly fewer low-income households than did all rental units and all rent-stabilized units in 2002.

At the same time, unregulated units also served households at all levels of income. However, compared to the income distribution for households in post-1947 rent-stabilized units, unregulated units served slightly more high-income households and fewer low-income households (Table 3.15).

Table 3.14
Real Median Incomes of Long Term Occupants and Recent Movers
by Rent Regulatory Status and Percent Difference
New York City 1998 and 2001

Regulatory Status	Long Term Occupants ^a			Recent Movers ^a		
	Median Income		Percent	Median Income		Percent
	1998 ^b	2001	Difference	1998 ^b	2001	Difference
All	\$24,789	\$28,000	+13.0%	\$32,333	\$37,000	+14.4%
Public	\$10,424	\$11,848	+13.7%	\$10,508	\$12,200	+16.1%
<i>In Rem</i> ^c	\$11,899	\$18,000	+51.3%	\$12,933	*	---
Mitchell Lama Rental	\$21,555	\$25,600	+18.8%	\$27,914	\$25,924	-7.1%
Controlled	\$18,322	\$18,200	-0.7%	---	---	---
Stabilized	\$26,944	\$30,000	+11.3%	\$32,333	\$35,100	+8.6%
Pre-1947	\$26,793	\$30,000	+12.0%	\$29,746	\$35,000	+17.7%
Post-1947	\$31,255	\$33,000	+5.6%	\$37,614	\$41,600	+10.6%
Unregulated	\$35,566	\$35,700	+0.4%	\$40,632	\$42,200	+3.9%
In Coops/Condos	\$45,266	\$44,000	-2.8%	\$53,888	\$56,256	+4.4%
In Rental/Buildings	\$34,488	\$35,000	+1.5%	\$38,800	\$41,600	+7.2%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.
 Longitudinal data not available.

Notes:

- a Recent Movers moved in within the three years before each survey; Long Term Occupants moved into their residence more than 3 years before the survey.
- b Median 1998 incomes of 1999 occupant households, adjusted for inflation to 2001 dollars.
- c The number of *in rem* units has shrunk sharply by 37 percent, from 20,381 on June 30, 1999, to 12,873 on June 30, 2002. Therefore, characteristics of *in rem* sample units and households for the 2002 HVS were significantly different from those for the 1999 HVS.
- * Too few units to report.

Contrarily, Public Housing, rent-controlled, and *in rem* units all served mostly poor and moderate-income households. Two-thirds of the households that lived in Public Housing units were extremely poor with incomes of less than \$20,000 in 2001 (Table 3.15). Every one of two households in rent-controlled units was also extremely poor.

More than half of *in rem* households were extremely poor, with incomes of less than \$20,000, and three-quarters were very poor, with incomes below 50 percent of the HUD area median income for their household size, compared to 44 percent of all renters.⁷

On the other hand, Mitchell-Lama units mostly served very low-, low-, moderate-, and middle-income households. Two-fifths of the households in Mitchell-Lama units had incomes below \$20,000, while another two-fifths had incomes between \$20,000 and \$49,999 (Table 3.15). Incomes of most of the remainder, one in seven of the households in these units, were between \$50,000 and \$99,999.

⁷ U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 3.15
Distribution of Renter Household Income within Regulatory Status
New York City 2001

	All	Public	Stabilized			M-L Rental	Controlled	In Rem ^a	Un- regulated
			Both	Pre-47	Post-47				
Number	2,023,504	174,490	988,393	752,130	236,263	63,818	59,324	11,408	638,368
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$5,000	6.9%	12.8%	6.8%	7.4%	5.0%	9.3%	8.7%	**	5.2%
\$5,000 - \$9,999	11.6%	31.6%	9.9%	10.1%	9.2%	15.4%	17.6%	**	6.0%
\$10,000 - \$14,999	8.5%	14.0%	8.7%	8.7%	8.8%	10.6%	12.9%	**	5.6%
\$15,000 - \$19,999	7.4%	9.9%	7.4%	7.1%	8.1%	6.2%	10.4%	**	6.5%
\$20,000 - \$29,999	12.7%	13.1%	12.9%	13.6%	10.9%	14.9%	10.7%	**	12.6%
\$30,000 - \$39,999	12.2%	7.9%	12.4%	12.9%	11.1%	14.6%	7.4%	**	14.0%
\$40,000 - \$49,999	9.4%	4.2%	9.8%	10.1%	8.9%	11.3%	9.9%	**	10.3%
\$50,000 - \$69,999	12.8%	3.6%	13.2%	12.5%	15.5%	8.5%	8.9%	**	16.0%
\$70,000 - \$99,999	9.6%	1.9%*	10.5%	9.8%	12.6%	5.4%*	8.1%	**	11.5%
\$100,000 - \$124,999	3.6%	**	3.5%	3.0%	5.3%	**	**	**	4.9%
\$125,000 - \$149,999	1.5%	**	1.4%	1.2%	1.8%	**	**	**	2.2%
\$150,000 - \$174,999	1.2%	**	1.3%	1.4%	**	**	**	**	1.4%
\$175,000 and over	2.5%	**	2.1%	2.3%	1.6%*	**	**	**	3.8%

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

a Among *in rem* households 54.9% had 2001 incomes less than \$20,000; 34.6% had incomes between \$20,000 and \$49,999.

Table 3.16
Median Household Income in 2001 dollars by Race/Ethnicity
New York City 1998 and 2001

Race/Ethnicity	1998	2001	Percent Change 1998- 2001
All	\$35,566	\$39,000	+9.7%
White	\$46,344	\$50,400	+8.8%
Black/African American	\$30,177	\$32,000	+6.0%
Puerto Rican	\$22,418	\$22,000	-1.9%
Non-Puerto Rican Hispanic	\$25,866	\$30,000	+16.0%
Asian	\$43,111	\$40,000	-7.2%
Native American/Other ^a	\$28,022	\$40,300	--

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a In 1999, "Other" included only American Indians, Aleuts, and Eskimos. In 2002, "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

Racial and Ethnic Variation of Household Incomes

The median annual income of all households (renters and owners combined) was \$39,000 in 2001 (Table 3.16). However, income varied significantly from one racial and ethnic group to another, and the income disparity between whites and the other major racial and ethnic groups, particularly Puerto Rican households, was very substantial. Whites' median income was \$50,400, the highest among all the major racial and ethnic groups. Asians' income was \$40,000, only 79 percent that of whites. The incomes of blacks and non-Puerto Rican Hispanics were \$32,000 and \$30,000, only 63 percent and 60 percent respectively of whites' income. Puerto Ricans' income was very low, \$22,000, a mere 44 percent of the income of whites and 56 percent of the income of all households in 2001. With the sheer paucity of the absolute dollar amount of their income, the seriousness of Puerto Rican households' housing requirements needs little elaboration.

Changes in Household Income by Race and Ethnicity

During the three years from 1998 to 2001, the median real income of all households increased by 9.7 percent to \$39,000 (Table 3.16 and Figure 3.7). However, the rate of income increase varied greatly for each racial and ethnic group. In the three years, the real income for non-Puerto Rican Hispanics surged sharply by 16 percent, amounting to \$30,000 in 2001 (Table 3.16). However, their income still remained the second-lowest among the major racial and ethnic groups, as in 1998. The real incomes of white and black households also increased, albeit at a rate lower than the rate of increase for all households, by 8.8 and 6.0 percent to \$50,400 and \$32,000 respectively. On the other hand, income for Asian households declined markedly by 7.2 percent to \$40,000. In 1995, their income was equal to that of whites and the highest of any racial and ethnic group;⁸ but, with a slower income growth rate in the following three years, their income in 1998 fell to second-highest and remained second-highest after whites in 2001. The real income of Puerto Rican households declined by 1.9 percent to \$22,000, the lowest of any racial and ethnic group.

The 2001 distribution of household income within each racial and ethnic group reveals each group's unique income distributional pattern. In 2001, of all households, 28 percent had incomes below \$20,000 and 31 percent had incomes between \$20,000 and \$49,999. Over a quarter (26 percent) had incomes between \$50,000 and \$99,999, while the remainder of all households, 14 percent, had incomes of \$100,000 or more (Table 3.17). Compared to the income distribution of all households considerably higher proportions of white households were in the two high income categories of \$50,000 - \$99,999 and \$100,000 or more while substantially higher proportions of Puerto Rican and non-Puerto Rican Hispanic households were in the lowest and moderate income categories of less than \$20,000 and \$20,000 - \$49,999. On the other hand, the distribution of black households falls between that of whites and the two Hispanic groups, while Asian households' income distribution mirrors that of all households in the City.

Income distribution by race and ethnicity further illustrates that the change in different income groups varied substantially for each racial and ethnic group (Figure 3.7). As the real median income for non-Puerto Rican Hispanics surged between 1998 and 2001, the proportion of non-Puerto Rican Hispanic households in the lowest income category of less than \$20,000 declined, while the proportions of those in the middle and higher income categories of \$50,000-\$99,999 and \$100,000 or more visibly increased, although the proportion of those in the highest category of \$100,000 or more was still just over 5 percent. In both 1998 and 2001, the proportions of white households in the moderate and middle income

8 U.S. Census Bureau, 1996 New York City Housing and Vacancy Survey.

Figure 3.7
Distribution of Households by Income Categories
by Race/Ethnicity
New York City 1998 and 2001

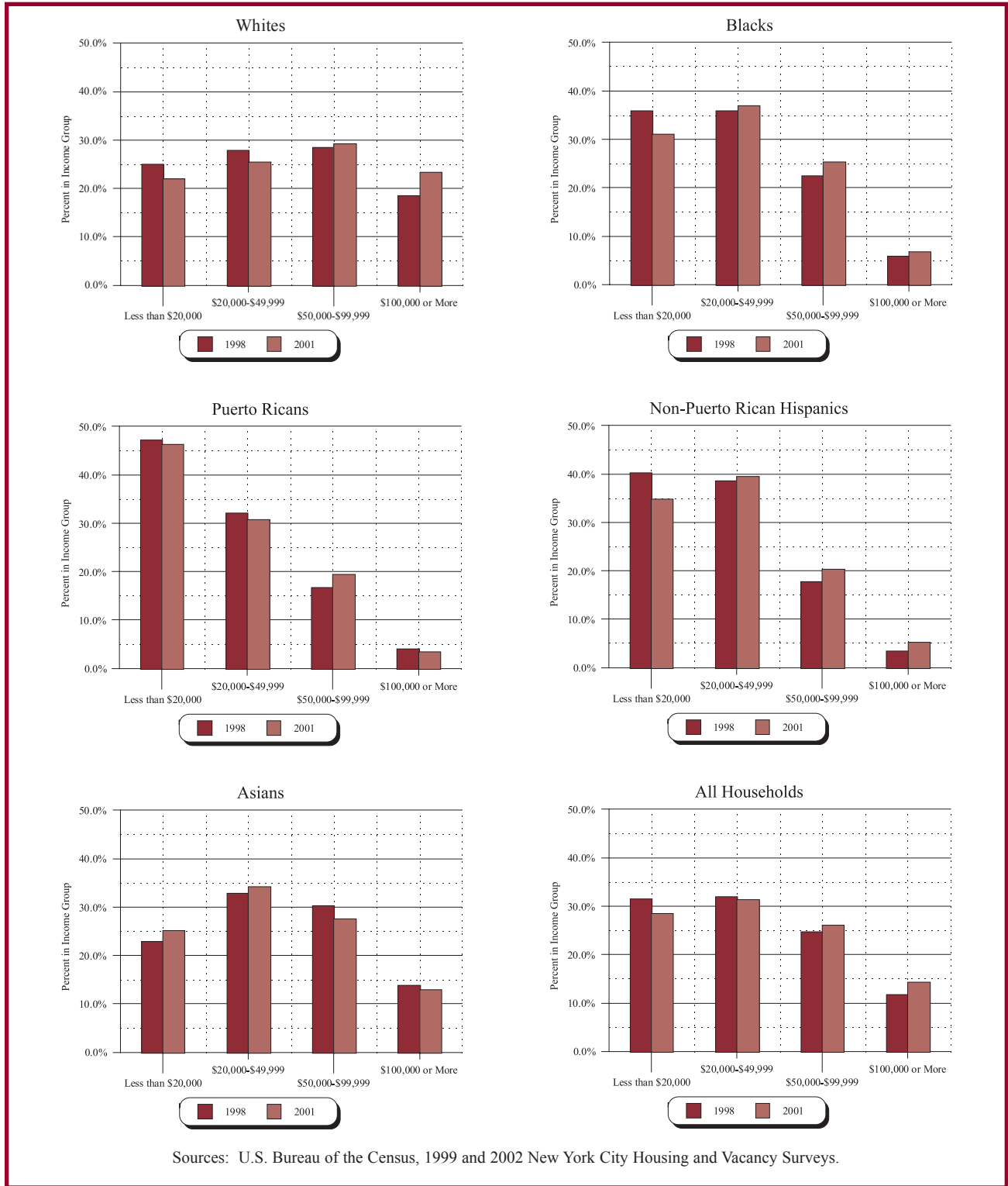


Table 3.17
Distribution of Household Income by Race/Ethnicity
New York City 2001

Household Income	All ^a	White	Black	Puerto Rican	Non Puerto Rican Hispanic	Asian
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$5,000	5.8%	4.4%	7.0%	8.3%	5.8%	6.6%
\$5,000 - \$9,999	8.9%	6.4%	9.8%	20.3%	9.9%	5.7%
\$10,000 - \$14,999	7.3%	6.3%	7.3%	11.2%	9.5%	5.7%
\$15,000 - \$19,999	6.3%	4.9%	6.8%	6.5%	9.6%	7.3%
\$20,000 - \$29,999	11.2%	8.5%	13.8%	11.9%	14.6%	12.5%
\$30,000 - \$39,999	10.9%	8.6%	13.1%	11.2%	14.7%	10.6%
\$40,000 - \$49,999	9.2%	8.3%	10.1%	7.6%	10.1%	11.1%
\$50,000 - \$69,999	14.0%	14.4%	14.9%	11.5%	11.5%	15.8%
\$70,000 - \$99,999	12.1%	14.8%	10.3%	8.0%	8.9%	11.8%
\$100,000 - \$124,999	5.4%	7.8%	3.8%	1.7%	2.9%	5.1%
\$125,000 - \$149,999	2.8%	4.2%	1.5%	1.2%*	1.1%	3.0%
\$150,000 - \$174,999	2.0%	3.4%	0.6%	**	**	2.3%
\$175,000 and over	4.1%	8.0%	0.8%	**	0.8%*	2.6%

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

Notes:

a Includes 17,216 "Other" households (Native Hawaiian, Pacific Islander, American Indian, Alaska Native or two or more races), that are too few to report separately in these income categories.

* Since the number of households is small, interpret with caution.

** Too few to report.

categories of \$20,000-\$49,999 and \$50,000-\$99,999 were slightly higher than the proportions of those in the lowest category of less than \$20,000 and the highest category of \$100,000 or more. Between 1998 and 2001, the proportions of white households in the two lower income categories declined, while the proportions of those in the two higher categories, particularly the highest category, increased. The proportional income distribution of black households resembled that of non-Puerto Rican Hispanic households. Contrary to the income distribution of other racial and ethnic groups, the proportions of Asian households in the lower two income categories increased, while their proportions in the two higher categories declined in the three years.

The median real income of renter households increased between 1998 and 2001 by 10.6 percent, slightly higher than the growth rate for all households. However, again the rate of real income change for each racial and ethnic renter group was not only far from constant with that of all renter households, it also varied vividly from group to group. Moreover, the degree of variance of income growth rates for each

Table 3.18
Median Household Income in 2001 Dollars by Race/Ethnicity and Tenure
New York City 1998 and 2001

Renters			
Race/Ethnicity	1998	2001	Percent Change 1998-2001
All	\$28,022	\$31,000	+10.6%
White	\$38,800	\$45,000	+16.0%
Black/African American	\$23,538	\$27,720	+17.8%
Puerto Rican	\$18,322	\$18,000	-1.8%
Non-Puerto Rican Hispanic	\$23,538	\$25,640	+8.9%
Asian	\$34,488	\$31,000	-10.1%
Native American/Other ^a	\$21,555	\$37,084	--

Owners			
Race/Ethnicity	1998	2001	Percent Change 1998-01
All	\$57,122	\$60,000	+5.0%
White	\$59,277	\$65,000	+9.7%
Black/African American	\$52,810	\$54,348	+2.9%
Puerto Rican	\$59,105	\$50,000	-15.4%
Non-Puerto Rican Hispanic	\$49,577	\$57,800	+16.6%
Asian	\$61,433	\$59,500	-3.1%
Native American/Other ^a	\$64,666*	\$44,000	--

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a In 1999, "Other" included only American Indians, Aleuts, and Eskimos. In 2002, "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

* Since the number of households is small, interpret with caution.

racial and ethnic group among renters was much more pronounced than that among all households. The real incomes of black and white renter households climbed tremendously by 17.8 percent and 16.0 percent to \$27,700 and \$45,000 respectively in 2001 (Table 3.18). At the same time, the real income of non-Puerto Rican Hispanic renter households also increased, by 8.9 percent to \$25,600. Conversely, the real income of Asian renter households plummeted sharply by 10.1 percent to \$31,000. At the same time, the income of Puerto Rican renter households inched down by 1.8 percent to \$18,000 and was the lowest among the major racial and ethnic renter households, only 58.1 percent of the income of all renter households. The income gap between whites and other racial and ethnic groups that appears in all households was mirrored in renter households. Particularly, there is a more than 60-percent variation

between white tenants' income and the income of Puerto Rican tenants. In other words, Puerto Rican tenants' income was only 40 percent that of white tenants in 2001.

From 1998 to 2001, the real median income of owner households as a whole grew considerably by 5.0 percent to \$60,000. As was the case for all households, as well as for renter households, the racial and ethnic groups of owners differed in their income changes. However, their variance of income changes was pronouncedly inconsistent with those of all and of renter households (Table 3.18). The real income of non-Puerto Rican Hispanic owner households jumped by 16.6 percent, triple the rate for all owner households, to \$57,800, greatly reducing the gap between their income and that of white owner households, \$65,000. The real income of white owner households also climbed substantially, by 9.7 percent, while the real income of black owner households increased slightly by 2.9 percent. Contrarily, the real income of Puerto Rican owner households declined steeply by 15.4 percent to \$50,000. In the meantime, the real income of Asian owner households dropped to second, after whites, as their income declined by 3.1 percent to \$59,500 in 2001, down from \$61,400 in 1998, when their income was higher than that of whites and first among all major racial and ethnic groups.

The above analysis of changes in household incomes by tenure provides the following additional insights into the sources of the disparate changes in household incomes for the different racial and ethnic groups. Non-Puerto Rican Hispanic households' 16.0-percent increase in their real income between 1998 and 2001 was largely contributed to by the 16.6-percent growth in their owner incomes (Table 3.18). At the same time, white and black households' substantial increase in their income was greatly influenced by the remarkable 16.0-percent and 17.8-percent respectively growths in their renter households' incomes. Conversely, Asian households' 7.2-percent drop in income resulted largely from the substantial decrease in their renter households' incomes by 10.1 percent. On the other hand, Puerto Rican households' slight overall decrease in income was mostly related to the 15.4-percent drop in their owner households' incomes.

Household Income by Household Size

The positive relationship between household size and household income level that previous HVSs have reported held true in 2001. Judging from the distribution of median household income by household size for each racial and ethnic group, the relationship can be described, in general, by saying that the larger the household, the higher the household income. The 2002 HVS reports that the income of all households rose continuously, up to a household size of four. Then it was no higher for households of five or more persons than it was for households of four. This general pattern was maintained for each racial and ethnic group, regardless of tenure, with minor inconsistencies among very large households of five or six or more persons, as observed for all households (Tables 3.19, 3.20, and 3.21). This was mostly due to the fact that such very large households with five or more persons had minor children under the age of 18. The primary reason for this relationship between household size and income is that, in general, the larger the household size, the more workers in the household; the more workers in a household, the higher the earnings, which were the primary sources of income for most households. This relationship and reasoning will be discussed further in the following sections of this chapter.

Household Income by Number of Employed Persons

The earlier analysis of income quintiles by number of workers in the household (Tables 3.4 and 3.5) suggests that households with a larger number of employed persons have higher incomes. Within each racial and ethnic group, this linear relationship holds true across the board. Specifically, in each group,

Table 3.19
Median Household Income by Household Size and by Race/Ethnicity
New York City 2001

Number of Persons	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All	\$39,000	\$50,400	\$32,000	\$22,000	\$30,000	\$40,000	\$40,300
One	\$25,000	\$35,000	\$21,000	\$9,636	\$15,600	\$22,000	\$36,400
Two	\$43,100	\$60,863	\$34,760	\$26,000	\$30,000	\$37,000	\$50,000
Three	\$45,000	\$70,000	\$38,000	\$33,500	\$27,500	\$46,000	**
Four	\$50,400	\$75,700	\$45,300	\$33,400	\$35,000	\$45,200	**
Five	\$49,000	\$82,000	\$51,000	\$31,648	\$35,800	\$44,800	**
Six or More	\$47,000	\$51,500	\$51,480	\$28,300	\$43,680	\$54,589	**

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

Notes:

** Too few households to report.

Table 3.20
Median Renter Household Income by Household Size and by Race/Ethnicity
New York City 2001

Number of Persons	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All	\$31,000	\$45,000	\$27,720	\$18,000	\$25,640	\$31,000	\$37,084
One	\$23,000	\$33,687	\$19,000	\$9,000	\$14,658	\$18,000	\$21,000
Two	\$37,400	\$59,400	\$30,000	\$21,600	\$26,000	\$34,800	\$53,000*
Three	\$32,720	\$55,000	\$29,920	\$27,000	\$25,000	\$39,600	**
Four	\$36,030	\$55,000	\$35,000	\$24,876	\$32,000	\$36,000	**
Five	\$33,360	\$60,000	\$36,064	\$28,000	\$31,000	\$29,000	**
Six or More	\$32,957	\$26,600	\$32,000	\$24,200	\$37,500	\$33,000	**

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 3.21
Median Owner Household Income by Household Size and by Race/Ethnicity
New York City 2001

Number of Persons	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other
All	\$60,000	\$65,000	\$54,348	\$50,000	\$57,800	\$59,500	\$44,000
One	\$33,000	\$36,200	\$25,900	\$15,000	\$29,000	\$40,700	**
Two	\$58,800	\$65,000	\$54,000	\$41,000	\$47,300	\$49,500	**
Three	\$72,960	\$88,000	\$62,000	\$60,800	\$69,000	\$60,000	**
Four	\$79,000	\$95,500	\$67,096	\$60,000	\$62,000	\$63,000	**
Five	\$80,000	\$100,150	\$82,000	\$71,000*	\$68,800	\$63,000	**
Six or More	\$80,000	\$75,000	\$85,000	**	\$75,000	\$72,400	**

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 3.22
Mean Number of Employed Persons in Household and Median Household Income by Number of
Employed Persons in Household, by Race/Ethnicity
New York City 2001

Race/Ethnicity	Number of Employed Persons in Household					
	Mean	All	0	1	2	3+
All	1.25	\$39,000	\$9,600	\$36,000	\$65,000	\$81,000
White	1.14	\$50,400	\$12,000	\$50,000	\$90,000	\$122,000
Black/African American	1.25	\$32,000	\$8,500	\$30,000	\$57,000	\$75,894
Puerto Rican	1.04	\$22,000	\$7,584	\$25,000	\$52,000	\$75,000
Non-Puerto Rican Hispanic	1.52	\$30,000	\$7,416	\$22,776	\$41,000	\$64,000
Asian	1.58	\$40,000	\$6,600	\$32,000	\$51,000	\$70,000
Other	1.33	\$40,300	\$7,000*	\$40,000	\$73,000*	**

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

Note:

* Since the number of households is small, interpret with caution.

** Too few households to report.

the median income of households with more workers was higher than that of households with fewer workers (Table 3.22). However, when each racial and ethnic group's median income and number of employed persons in the household are compared, substantial external variations in relationships are revealed. The average number of employed persons in Asian households was 1.58, the highest of any racial and ethnic group, followed by 1.52 for non-Puerto Rican Hispanic, 1.25 for black, 1.14 for white, and 1.04 for Puerto Rican households (Table 3.22). But the median income of Asian households was \$40,000, the second-highest after that of white households, \$50,400, who had the second-lowest average number of workers. The incomes of other racial and ethnic groups were also not distributed in accordance with the rank-order of the average number of employed persons in their households. For example, although the average number of employed persons for non-Puerto Rican Hispanic households was the second-highest after Asians and much higher than that for black households, their income was lower than that of blacks. Thus, there must be intervening determinants of household income, which can be deduced from the following analysis.

In 2001, the median income of white households with three or more employed persons was \$122,000, the highest of any racial or ethnic group with the same number of employed persons, followed by \$75,900 for black, \$75,000 for Puerto Rican, \$70,000 for Asian, and \$64,000 for non-Puerto Rican Hispanic households (Table 3.22). The different income levels for each racial and ethnic household group with the same number of employed persons mean that the reason why the household income of a particular racial or ethnic group—for example, white households—was higher than that of another—for example, Puerto Rican households—was that the average amount of earnings of each employed person in white households was higher than that of each employed person in Puerto Rican households. Specifically, judging from the level of income of households with three or more employed persons, the amount of earnings of each employed person in white households appears to be the highest, followed by that of each employed person in black, Puerto Rican, Asian, and non-Puerto Rican Hispanic households.

The findings of the analysis of the general relationship between the level of renter household income and the number of employed persons in renter households are mirrored approximately in the findings for all households and for owner households, with the following exceptions worthy of noting. The income of Puerto Rican renter households with three or more employed persons was higher than that of black, Asian, or non-Puerto Rican Hispanic renter households with the same number of employed persons (Table 3.23). While the average number of employed persons in Puerto Rican owner households was about the same as that in black owner households, the income of black owner households was higher than that of Puerto Rican owner households (Table 3.24). This relationship between the household income level and the level of individual potential for earning deserves to be further examined.

Individual Incomes by Race and Ethnicity, Educational Attainment, and Employment

The above analysis of the relationship between household income level and the number of employed persons suggests the potentially important relationship between household income level and individual potential for earnings. In the following, educational attainment, as a critical determinant of individual earning potential will be discussed to provide additional insight into understanding the differentiated income levels for various racial and ethnic groups.

In 1995, the median income of Asian households was equal to that of white households, the highest of the racial and ethnic groups.⁹ Three years later in 1998, although Asian households' income was no longer

9 Moon Wha Lee, *Housing New York City, 1999*, page 161.

Table 3.23
Mean Number of Employed Persons in Renter Household and Median Renter Household Income
by Number of Employed Persons in Household, by Race/Ethnicity
New York City 2001

Race/Ethnicity	Number of Employed Persons in Renter Household					
	Mean	All	0	1	2	3+
All	1.20	\$31,000	\$7,680	\$30,000	\$53,000	\$63,000
White	1.11	\$45,000	\$10,776	\$45,000	\$76,000	\$95,000
Black/African American	1.17	\$27,720	\$7,584	\$27,000	\$48,800	\$59,350
Puerto Rican	0.95	\$18,000	\$7,500	\$22,608	\$50,000	\$62,360
Non-Puerto Rican Hispanic	1.49	\$25,640	\$7,200	\$20,000	\$38,000	\$57,000
Asian	1.49	\$31,000	\$6,196	\$29,000	\$42,000	\$55,550
Other	1.33	\$37,084	**	\$32,588	**	**

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

Note:

** Too few households to report.

Table 3.24
Mean Number of Employed Persons in Owner Household and Median Owner Household
Income by Number of Employed Persons in Household, by Race/Ethnicity
New York City 2001

Race/Ethnicity	Number of Employed Persons in Owner Household					
	Mean	All	0	1	2	3+
All	1.34	\$60,000	\$17,000	\$52,687	\$88,000	\$108,000
White	1.18	\$65,000	\$17,700	\$62,400	\$105,000	\$136,000
Black/African American	1.47	\$54,348	\$18,000	\$43,820	\$75,000	\$98,000
Puerto Rican	1.51	\$50,000	\$13,490	\$43,500	\$68,000	\$91,000
Non-Puerto Rican Hispanic	1.67	\$57,800	\$14,000	\$40,000	\$67,000	\$82,600
Asian	1.74	\$59,500	\$8,600	\$45,000	\$70,460	\$100,900
Other	1.34	\$44,000	**	**	**	**

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

Notes:

** Too few households to report.

Table 3.25
Median Individual Income of Persons Aged 18 Years or Over
Who Worked 50 or More Weeks Last Year, 35 or More Hours per Week
by Race/Ethnicity and by Educational Attainment
New York City 2001

Race/Ethnicity	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	\$34,200	\$20,000	\$26,000	\$34,000	\$45,000	\$56,000
White	\$50,000	\$35,000	\$36,000	\$41,000	\$50,400	\$65,000
Black/African American	\$30,000	\$20,000	\$25,000	\$32,000	\$38,000	\$43,000
Puerto Rican	\$28,000	\$20,400	\$27,000	\$32,000	\$34,000	\$30,000
Non-Puerto Rican Hispanic	\$22,000	\$17,000	\$21,000	\$30,000	\$33,000	\$40,000
Asian	\$30,000	\$15,800	\$20,000	\$28,800	\$40,000	\$50,000
Other	\$31,000	**	\$21,000	\$40,000*	\$40,000	**

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

Note:

* Since the number of persons is small, interpret with caution.

** Too few households to report.

Table 3.26
Median Individual Income of Persons Aged 18 Years or Over
Who Worked 50 or More Weeks Last Year, 35 or More Hours per Week
in Renter Households by Race/Ethnicity and by Educational Attainment
New York City 2001

Race/Ethnicity	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	\$30,000	\$18,000	\$24,000	\$30,000	\$40,000	\$50,000
White	\$43,000	\$30,000	\$30,200	\$38,000	\$50,000	\$56,000
Black/African American	\$28,000	\$19,160	\$24,000	\$30,000	\$35,000	\$40,000
Puerto Rican	\$26,000	\$20,000	\$25,000	\$31,000	\$35,000	\$30,000
Non-Puerto Rican Hispanic	\$20,000	\$15,600	\$20,000	\$25,000	\$30,000	\$36,000
Asian	\$23,000	\$14,400	\$18,000	\$26,000	\$32,000	\$48,000
Other	\$28,000	**	**	**	**	**

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

Notes:

** Too few persons to report.

equal to that of whites, which remained the highest, it was still very close to it. However, when looking at individuals rather than households, of individuals 18 years old or older who had full-time jobs in 2001—that is, individuals who worked 35 or more hours a week for 50 or weeks in the preceding year—the income of Asians was \$30,000, only 60 percent of the comparable white income of \$50,000 (Table 3.25). On the other hand, the mean number of employed persons in Asian households was 1.58, higher than that of any of major racial and ethnic group, including whites, whose mean number of employed persons was only 1.14 (Table 3.22). From this, it is fair to reason that the higher median income of Asian households resulted mostly from the large number of employed persons in such households.

The median income of Puerto Rican households in 2001 was the lowest of any racial and ethnic group (Table 3.22). However, the income of Puerto Rican individuals 18 years old or older who had full-time jobs was not the lowest. Since the difference between their income and the incomes of other racial and ethnic individuals—particularly blacks, was relatively small (Table 3.25), and their average household size was the same as blacks, it is reasonable to say that the smaller average number of employed persons, 1.04 per household, the lowest of any racial and ethnic group, contributed mostly to the lower income of Puerto Rican households (Table 3.22).

Further analytic review of the median income of fully employed individuals unearths additional causes of income differentiation among each racial and ethnic group. Of individuals who had full-time jobs, the median income of Puerto Ricans was \$28,000, only 56.0 percent that of whites (Table 3.25). However, the income of Puerto Rican individuals who had completed at least college and had full-time jobs was \$34,000, or 67.5 percent that of whites with the same level of education.

The distribution of incomes by level of educational attainment and race/ethnicity for individuals in renter households mirrors the relationship displayed for all individuals (Table 3.26). The distribution for individuals in owner households shows that, of those in owner households who had full-time jobs, the income of Asians was the second highest after whites (Table 3.27). Also, of individuals in all owner households who had graduated from college and had full-time jobs, the income of Asians was again the second highest and was 75 percent that of whites. And the income of blacks and Asians who had post-college work and full-time jobs was the same, \$50,000, or 66.7 percent of whites' equivalent income. In short, the number of employed persons and the level of their educational attainment are key determinants of the level of household income. Therefore, efforts to improve individuals' educational attainment are critically important in upgrading the level of their households' ability to afford housing, since finding jobs in the City that pay earnings high enough to pay housing costs in the City's extremely inflationary housing market, definitely requires higher educational attainment or highly specialized knowledge and skills.

Income Variations by Household Types

The overall median household income in the City was \$39,000 in 2001, which was a 9.7-percent increase after inflation over the 1998 income of \$35,600 (Table 3.28). Adult households (households of two or more adults with no children and a householder younger than 62 years of age) had median incomes of \$60,000, the highest of any household type in 2001. Their incomes were \$21,000, or more than 50 percent higher than that of all households in the City. In the three-year period between 1998 and 2001, their real income remained virtually the same. Adult households with minor children had the second-highest income, at \$48,100, which was a 2.4-percent real increase over their income of \$47,000 in 1998. Household incomes of the remaining four types of households were below the income of all households in 2001. The income of single adult households was \$36,600 in 2001, a 13-percent real increase over the three years. The income of elderly households was \$30,400 in 2001, a slight real increase over their income three years earlier.

Table 3.27
Median Individual Income of Persons Aged 18 Years or Over
Who Worked 50 or More Weeks Last Year, 35 or More Hours per Week
in Owner Households by Race/Ethnicity and by Educational Attainment
New York City 2001

Race/Ethnicity	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	\$42,000	\$30,000	\$34,000	\$40,000	\$50,000	\$65,000
White	\$53,000	\$38,000	\$40,000	\$50,000	\$60,000	\$75,000
Black/African American	\$35,000	\$30,000	\$30,000	\$35,000	\$40,000	\$50,000
Puerto Rican	\$35,000	\$26,000	\$34,000	\$44,000	\$32,000	**
Non-Puerto Rican Hispanic	\$34,000	\$26,000	\$30,000	\$38,000	\$39,000	\$47,000
Asian	\$40,000	\$23,400	\$25,000	\$35,000	\$45,000	\$50,000
Other	\$32,000	**	**	**	**	**

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

Note:

** Too few persons to report.

The 2001 income of single adult households with minor children was extremely low, \$17,600 (Table 3.28). Since 1998, their real income increased overwhelmingly by 34 percent, more than three times the income growth rate of all households during the same period. However, their income was still the second-lowest among all household types, as in 1998, and only 45 percent of the income of all households in 2001. With such a low amount of financial resources, their serious problems with housing affordability need little elaboration.

The income of single elderly households, whose share of all households in the City declined most between 1999 and 2002, decreased (by 6.3 percent) to a troublingly low \$11,000 in 2001, the lowest income of all household types and a mere 28 percent of the median income of all households (Table 3.28). After paying for food, which is the most important component among the least discretionary items of necessary living expenditures, their financial resources might be almost exhausted, so that they might not have adequate resources left to improve their current housing conditions or improve their housing by moving up the housing-cost ladder.

The median renter household income was \$31,000 in 2001 (Table 3.28). Incomes of three renter household types—adult households, adult households with minor children, and single adult households—were higher than the incomes of all renter households. The income of adult renter households was \$50,000, the highest of any renter household types. Their real income increased by 2.4 percent over their income in 1998. At the same time, the median income of adult renter households with minor children was \$35,500, which was a 2.3-percent real increase over their income three years earlier. The income of single adult renter households was \$33,000, and their real income increased by 9.4 percent over the three years.

Table 3.28
Median Household Income in 2001 Dollars by Household Type and Tenure
New York City 1998 and 2001

Household Type ^a /Tenure	1998	2001	Percent Change 1998-01
All Household Types	\$35,566	\$39,000	+9.7%
Renters	\$28,022	\$31,000	+10.6%
Owners	\$57,122	\$60,000	+5.0%
Single Elderly	\$11,743	\$11,000	-6.3%
Renters	\$10,023	\$9,096	-9.2%
Owners	\$16,220	\$16,660	+2.7%
Single Adult	\$32,346	\$36,591	+13.1%
Renters	\$30,177	\$33,000	+9.4%
Owners	\$50,655	\$53,500	+5.6%
Single with Minor Child(ren)	\$13,149	\$17,612	+33.9%
Renters	\$10,778	\$15,444	+43.3%
Owners	\$42,756	\$40,000	-6.4%
Elderly Household	\$30,070	\$30,416	+1.2%
Renters	\$22,633	\$20,892	-7.7%
Owners	\$38,360	\$40,050	+4.4%
Adult Household	\$59,816	\$60,000	+0.3%
Renters	\$48,814	\$50,000	+2.4%
Owners	\$80,832	\$82,000	+1.4%
Adult with Minor Child(ren)	\$46,991	\$48,136	+2.4%
Renter	\$34,704	\$35,500	+2.3%
Owners	\$78,677	\$76,000	-3.4%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

- a Household Types are classified as follows: **Single Elderly**- one adult, age 62 or older; **Single Adult**- one adult, less than age 62; **Single with Minor Child(ren)**-one adult less than age 62, and one or more dependents less than age 18; **Elderly Household**- two or more adults and the householder is age 62 or over; **Adult Household**- two or more adults, no minors, and householder is less than age 62; **Adult Household with Minor Child(ren)**- two or more adults and at least one dependent minor; householder is less than age 62. A householder or spouse less than age 18 is considered an adult.

Conversely, the median incomes of the three remaining renter household types were all lower than the median income of all renter households in 2001. Elderly renter households' income in 2001 was \$20,900, which was an 8-percent real decline from their income in 1998 (Table 3.28).

Although the income of single adult renter households with minor children jumped tremendously by 43 percent to \$15,400 in the three years, their income was only half that of all renter households (Table 3.28).

The income of single elderly renter households was appallingly low at \$9,100, the lowest of any renter household type, as was the income of all single elderly households in 2001. Their real income was also the lowest in 1998 and then declined by 9 percent in the next three years, and was only 29 percent of the income of all renter households in 2001. For these two household types with the lowest incomes, single-adult households with minor children and single-elderly households, affordability limitations were so seriously low that they had few housing options if they moved out of their current housing units. With such low housing affordability, many of them currently live in rent-controlled units, Public Housing units, in rem units, or other publicly-aided housing units, as discussed in the previous chapter, "Residential Population and Households."

The median income of all owner households in the City was \$60,000, almost double that of renter households in the City in 2001. Owners' income increased by 5 percent, after inflation, over their income in 1998 (Table 3.28). The income distribution of owner household types reveals that the order of income rank among owner household types was the same as for all household types and for renter household types. Adult owner households had an income of \$82,000 in 2001, the highest of any owner household type, followed by adult owner households with minor children, who had incomes of \$76,000. The real income of adult owner households increased slightly by 1.4 percent, while the real income of adult owner households with minor children decreased by 3 percent from 1998. Single adult owner households had the third highest income, \$53,500, among owner household types. Their real income increased by 6 percent in the three years. The incomes of elderly owner households and single owner households with minor children were the same, at \$40,000. The real income of elderly owner households increased by 4.4 percent, while that of single owner households with minor children decreased considerably by 6.4 percent, contrary to the tremendous income growth of single renter households with minor children. Unlike single renter households with children, whose income was a mere \$15,400, only half that of all renter households, the income of single owner households with children was relatively high, \$40,000, or two-thirds that of all owner households.

On the other hand, as were the incomes of all and of renter single elderly households, the median income of single elderly owner households was extremely low at a mere \$16,700, only 28 percent of the income of all owner households in 2001 (Table 3.28). The real income of single elderly owner households grew by only 2.7 percent between 1998 and 2001. As pointed out earlier, with such a low income, this household type should have had a serious housing affordability limitation in the City's inflationary housing market unless substantial housing subsidies were provided to them.

Sources of Household Income by Race and Ethnicity

The HVS collects data on annual income from each of seven sources, specified below, for each household member aged 15 or over. For any household member who does not provide information on income from each of the seven sources, the Census Bureau imputes their income. The household's aggregate income is determined by adding the incomes of each household member from all income sources. These income data-gathering and organizing procedures allow users of the HVS data to break down each household's income according to the sources from which it came. In the discussion that follows, household income has been decomposed into six major sources: earnings, investments, Social Security, Public Assistance, pensions, and other.¹⁰

10 For detailed information on the sources of income, see Appendix E ("New York City Housing and Vacancy Survey Questionnaire") and Appendix B ("2002 New York City Housing and Vacancy Survey Glossary").

In this section, the sources of household income data are analyzed from two perspectives. In the first, each household's income from all six sources is analyzed to determine which is the primary source of income—that is, which contributes the most to the household's total income. In this perspective, the unit of analysis is the household and, thus, questions such as the following can be answered: how many households are primarily dependent on earnings for their income? how many live primarily on Social Security payments? In the second perspective, the unit of analysis is not the household but the aggregate overall amount of income by sources of household income. This analytical perspective helps us determine, in terms of aggregate amount of income, which is the most important source of household income. This set of data allows us to answer the following and similar questions: which source of income is relatively more important in terms of the amount of money received from each source?

The first perspective analysis of the level of income of households with different primary sources of income is helpful in analyzing the following and similar issues and in understanding the housing implications of the issues: why are incomes of certain households high, low, fixed, volatile, increasing, and/or decreasing? In 2001, the median income of the few households whose primary source of income was investments was \$57,800, the highest level of households with any source of income (Table 3.29). Second highest, at \$50,000, were those households whose primary source of income was earnings. The incomes of these two households were \$18,800 and \$11,000, or 48 percent and 28 percent respectively, higher than the income of all households.

The income of those households whose primary income source was pensions was \$30,000 (Table 3.29). On the other hand, the income of households whose primary source of income was Social Security was an inappreciable \$12,000, or 31 percent of the income of all households. The income of households whose primary source of income was Public Assistance was such a paucity, \$7,600, it was also an inappreciable fifth of the city-wide median household income. This was the lowest of all households with

Table 3.29
Median Household Income in 2001 Dollars by Primary Source of Income
New York City 1998 and 2001

Source of Income	1998	2001	Percent Change
All	\$35,566	\$39,000	+9.7%
None ^a	0	0	0
Earnings ^b	\$48,499	\$50,000	+3.1%
Investment	\$34,488	\$57,800	+67.6%
Social Security	\$12,933	\$12,000	-7.2%
Public Assistance	\$7,501	\$7,584	+1.1%
Pension	\$28,940	\$30,000	+3.7%
Other	\$14,011	\$18,000	+28.5%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a None means household had zero income or a loss.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips, plus income from own business, proprietorship, or partnership.

any primary source of income. The income of households whose primary source of income was a source other than those specified above was \$18,000.

The real median income of households whose primary source of income was investment soared by 68 percent between 1998 and 2001, while real incomes of households whose primary sources of income were earnings increased by only 3 percent in the three years (Table 3.29). On the other hand, the real income of households whose primary source of income was Social Security declined by 7 percent, while the income of households whose primary source of income was PA remained practically unchanged. In the meantime, the real income of households that were primarily dependent on pensions for their income improved by only 4 percent. In summary, households whose incomes came primarily from investments improved their incomes extraordinarily during the last three years of the stock market boom, while those who lived primarily on government income assistance had incomes that were still appallingly low in 1998 and then either decreased or remained basically fixed in real terms in 2001.

Three-quarters of all households had earnings as their primary source of income (76 percent), while for one in six the primary source was either Social Security (12 percent) or Public Assistance (5 percent) (Table 3.30). A very marginal portion (1 percent) said that investments contributed mostly to their total household income, although for this group their real income increased by 68 percent in just the three years

Table 3.30
Distribution of All Households by Primary Source of Income by Race/Ethnicity
New York City 2001

Source of Income	Race/Ethnicity						
	All	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None ^a	3.1%	2.9%	2.9%	3.5%	3.1%	4.3%	**
Earnings ^b	75.8%	73.3%	76.5%	63.9%	83.1%	87.0%	78.3%
Investments	1.3%	2.5%	**	**	**	**	**
Social Security	11.6%	14.7%	10.9%	13.4%	6.3%	4.6%	**
Public Assistance	4.9%	2.7%	5.4%	16.6%	5.2%	2.2%	**
Pension	2.8%	3.4%	3.5%	2.1%	1.5%	**	**
Other	0.4%	0.4%	0.5%*	**	**	**	**

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

Notes:

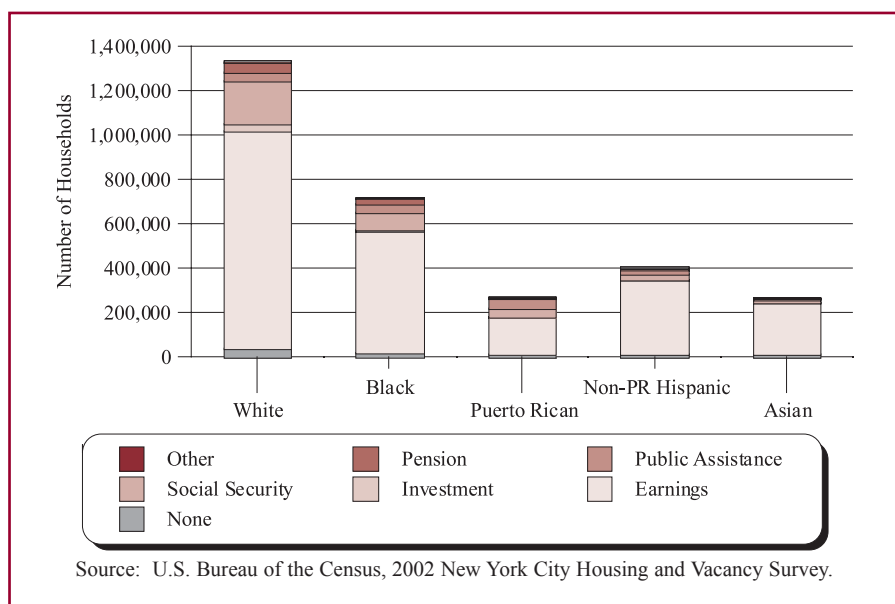
a None means household had zero income or a loss.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips plus income from own business, proprietorship, or partnership.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Figure 3.8
Primary Sources of Household Income by Race/Ethnicity
New York City 2001



between 1998 and 2001. The distribution of primary sources of income for white households mirrored that of all households, except that, of white households, more cited Social Security (15 percent) and fewer cited PA (3 percent) as their primary income source. Black households' distribution of primary income sources also roughly resembled the distribution of all households. On the other hand, compared to the distribution for all households, noticeably fewer Puerto Rican households received their incomes primarily from earnings-64 percent, the lowest of any racial and ethnic group-while unparalleledly more received it from PA-17 percent, the highest of any racial and ethnic group. Of non-Puerto Rican Hispanic households, more received their incomes primarily from earnings (83 percent) and fewer primarily from Social Security (6 percent), compared to the distribution of all households (Figure 3.8).

The distribution of primary income sources for Asian households was significantly different from that of all households and the other major racial and ethnic groups. Close to nine in ten received their income primarily from earnings (87 percent), the highest proportion of any racial and ethnic group (Table 3.30). Consequently, the proportions of Asian households that reported other primary income sources-such as Social Security, pensions, or PA-were very small. Only 5 percent and 2 percent respectively cited Social Security or PA as their primary source of income, the lowest of any racial and ethnic group (Figure 3.8).

The 2001 distribution of households by primary sources of income is appreciably different from that in 1998. In the three years, the proportion of households that cited earnings as the primary source of their income was up by 4 percentage points to 76 percent (Tables 3.30 and 3.31). Consequently, the proportion of households that cited Social Security or PA as their primary income source was down by approximately 2 percentage points to 12 percent and 5 percent respectively. For whites, Puerto Ricans, and Asians, changes in the distribution of households by primary source of income between 1998 and 2001 approximately mirrored that of all households. However, for blacks and non-Puerto Rican Hispanics, the levels of change were noticeably more pronounced. For black households, as for all households, the proportion that cited earnings as their primary source of income climbed by 5 percentage points to 77 percent. On the other hand, the proportion that cited Public Assistance as their primary source of income

dropped markedly by 4 percentage points to 5 percent during the three years (Tables 3.30 and 3.31). Of non-Puerto Rican Hispanic households, the proportion that cited earnings rose by 7 percentage points to 83 percent, while the proportion that cited PA as their primary source of income dropped by 6 percentage points to 5 percent.

The second analytic perspective to analyzing sources of household income examines what proportion of all household income comes from different sources of income. This analysis reveals that about nine in every ten dollars (89 percent) of the income of all households in 2001 came from earnings, while the remainder mostly came from Social Security (4 percent), investments (3 percent), or pensions (3 percent) (Table 3.32). White and black households' proportional distribution of aggregate income by sources of income resembled that of all households, with a minor exception: black households received less income from investments and whites slightly more. Compared to all households, Puerto Rican households received a larger amount of their income from PA (5 percent), the largest of any racial and ethnic group, while they received a much smaller proportion from investments (less than 1 percent). Of every dollar of non-Puerto Rican Hispanic households' income, 92 cents came from earnings, while the remainder came from other sources in small proportions. Most Asian households' aggregate income (95 percent) came from earnings, the highest proportion of any racial/ethnic group.

The overall pattern of the aggregate income of all households by sources of income did not change markedly between 1998 and 2001 (Tables 3.32 and 3.33).

Table 3.31
Distribution of All Households by Primary Source of Income by Race/Ethnicity
New York City 1998

Source of Income	Race/Ethnicity						
	All	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Native American
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None ^a	3.0%	2.7%	3.6%	3.5%	2.8%	3.2%	**
Earnings ^b	71.8%	69.9%	72.0%	62.5%	76.2%	86.8%	68.5%
Investment	1.4%	2.5%	**	**	**	**	**
Social Security	13.5%	17.5%	11.5%	12.3%	8.4%	5.7%	**
Public Assistance	6.8%	2.8%	9.1%	19.2%	10.8%	1.7%*	**
Pension	3.0%	4.2%	3.0%	1.9%	1.1%*	**	**
Other	0.5%	0.5%	0.7%	**	**	**	**

Source: U.S. Bureau of the Census, 1999 New York City Housing and Vacancy Survey.

Notes:

a None means household had zero income or a loss.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips plus income from own business, proprietorship, or partnership.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 3.32
Distribution of Aggregate Household Income by Source of Income by Race/Ethnicity
New York City 2001

Source of Income	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings ^b	88.9%	87.9%	89.0%	85.3%	91.5%	94.6%	92.3%
Investments	3.0%	4.1%	1.3%	0.4%	1.9%	1.7%	1.7%
Social Security	4.1%	4.3%	4.6%	5.5%	2.6%	1.9%	3.1%
Public Assistance	1.0%	0.4%	1.4%	5.3%	1.8%	0.7%	0.5%
Pension	2.5%	2.7%	3.1%	2.5%	1.5%	0.6%	1.7%
Other	0.6%	0.5%	0.6%	1.0%	0.7%	0.5%	0.7%

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

Notes:

a Aggregate income over all households by sources of the income.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips, plus income from own business, proprietorship, or partnership.

Sources of Household Income by Household Type

Looking at each household type by source of income provides answers to the following two sets of questions: first, how many households in each type of household depend on earnings or any other source for their income; and, second, what source of income is more important in terms of the amount of money households received. As discussed above, most households in the City received their income primarily from earnings. Three-quarters of all households in the City received their income from earnings, while 12 percent received it primarily from Social Security, and 5 percent received it from PA. At the same time, 3 percent received their income primarily from pensions, and 1 percent from investments. This overall distribution was not mirrored consistently within each household type; instead, it varied distinctively from one household type to another, except that the distributions for adult households and adult households with children were very similar. Six in ten, a disproportionately larger proportion of single elderly households (which consist of one adult 62 years old or older), cited Social Security as their primary source of income (58 percent) in 2001 (Table 3.34 and Figure 3.9). Another two in ten cited pensions (10 percent) or PA (9 percent). Consequently, a relatively small proportion of such households, only 12 percent, cited earnings as their primary source of income, while 5 percent, a relatively high proportion compared to the equivalent proportion of all households, cited investments. The composition of primary sources of incomes for this household type explains why their income was the lowest of any household type and why its real income declined between 1998 and 2001. Their incomes from government sources were low and did not increase appreciably, while their incomes from pensions were more or less fixed and, thus, did not improve in real terms. Of elderly households (which consist of two or more adults, one of whom is the householder and 62 years old or older), a little more than two-fifths

Table 3.33
Distribution of Aggregate Household Income by Source of Income by Race/Ethnicity
New York City 1998

Source of Income	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Native American
All ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings ^b	87.5%	86.3%	87.6%	85.7%	90.1%	95.0%	87.2%
Investment	2.7%	4.0%	0.7%	0.6%	0.5%	1.7%	3.1%
Social Security	5.1%	5.5%	5.5%	5.4%	3.9%	1.8%	4.1%
Public Assistance	1.4%	0.5%	2.4%	5.6%	3.6%	0.5%	1.6%
Pension	2.8%	3.3%	3.2%	2.0%	1.4%	0.7%	3.7%
Other	0.5%	0.4%	0.6%	0.7%	0.5%	0.3%	0.2%

Source: U.S. Bureau of the Census, 1999 New York City Housing and Vacancy Survey.

Notes:

a Aggregate income over all households by sources of the income.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips, plus income from own business, proprietorship, or partnership.

cited earnings (44 percent) as their primary source of income, while a similar percentage cited Social Security (36 percent) or pensions (8 percent). In addition, one in twenty cited PA (6 percent). As was the case for single elderly households, a relatively high proportion of elderly households, 4 percent, cited investments as their primary source of income (Figure 3.9).

Unlike elderly households and single elderly households, more than eight in ten single adult households (84 percent) cited earnings as their primary source of income (Table 3.34). The proportion of this household type that cited PA as the primary source of income was only 5 percent, as was the case for all households. However, the distribution of single-adult-with-children households was considerably different from that of single adult households. Of the former, 73 percent received their income from earnings, while 14 percent received it from PA, almost three times the equivalent proportion for all households and the highest proportion of any household type. More than nine in ten of adult households (93 percent) and adult households with minor children (94 percent) had incomes primarily from earnings (Table 3.34). As a result, their incomes from other sources were very marginal.

In general, the distributional pattern of aggregate household income by source of income within each household type roughly resembled that of households by primary source of income. Put another way, as was the case for the distribution of households by primary source of income, the distribution of aggregate household income by various household types was dissimilar to the comparable pattern of all households and was inconsistent from one type of household to another, except that the distributions of adult households and adult households with children resembled each other. Almost nine in every ten dollars of income for all households in the City came from earnings; the relatively smaller remainder

Table 3.34
Distribution of Households by Primary Source of Income within Household Type
New York City 2001

Source of Income	Household Type						
	All	Single Elderly	Single Adult	Single with Child(ren)	Elderly	Adult	Adult with Child(ren)
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None ^a	3.1%	5.7%	5.3%	6.2%	2.3%	1.5%	1.1%
Earnings ^b	75.8%	12.1%	84.0%	72.8%	44.2%	93.4%	93.7%
Investments	1.3%	4.7%	1.2%	**	3.5%	0.4%*	**
Social Security	11.6%	58.2%	2.7%	3.1%	35.7%	1.1%	1.3%
Public Assistance	4.9%	9.0%	4.7%	14.3%	6.3%	2.2%	2.6%
Pension	2.8%	9.9%	1.5%	1.5%*	7.7%	1.2%	0.8%
Other	0.4%	**	0.6%*	1.7%*	**	**	**

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

Notes:

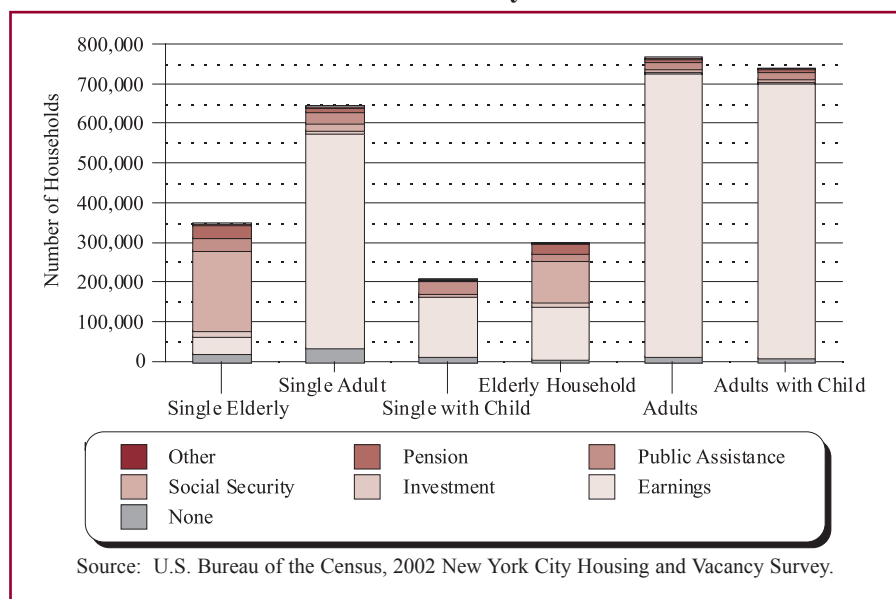
a None means household had zero income or a loss

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips plus income from own business, proprietorship, or partnership

* Since the number of households is small, interpret with caution

** Too few households to report

Figure 3.9
Primary Sources of Income within Household Type
New York City 2001



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

Table 3.35
Distribution of Aggregate Household Income by Source of Income within Household Type
New York City 2001

Source of Income	Household Type						
	All	Single Elderly	Single Adult	Single with Children	Elderly	Adult	Adult with Children
All ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings ^b	88.9%	28.5%	93.3%	87.5%	60.5%	95.3%	95.4%
Investment	3.0%	14.0%	3.9%	1.8%	6.6%	1.7%	1.5%
Social Security	4.1%	36.7%	0.6%	2.1%	20.4%	0.8%	1.0%
Public Assistance	1.0%	4.0%	0.7%	4.9%	1.8%	0.5%	0.8%
Pension	2.5%	16.3%	0.9%	0.9%	10.1%	1.2%	0.9%
Other	0.6%	0.5%	0.6%	2.8%	0.7%	0.5%	0.5%

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

Notes:

a Aggregate income over all households of each type by sources of the income.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips, plus income from own business, proprietorship, or partnership.

was from either Social Security (4 percent), investments (3 percent), or pensions (3 percent) (Table 3.35). Contrarily, more than half of the incomes of single elderly households came from either Social Security (37 percent) or pensions (16 percent), while more than two-fifths came from either earnings (29 percent) or investments (14 percent). Unlike single elderly households, three-fifths of the incomes of elderly households came from earnings (61 percent), while about three-tenths of their income came from either Social Security (20 percent) or pensions (10 percent); most of the remainder came from investments (7 percent).

Most of the incomes of single adult households came from earnings (93 percent), while the remainder came mostly from investments (4 percent) (Table 3.35). Almost nine in every ten dollars of the incomes of single adult households with children came from earnings (88 percent), while one in twenty dollars came from Public Assistance (5 percent), the highest proportion of any household type. On the other hand, close to all of the incomes of adult households and adult households with children came from earnings (95 percent).

Between 1998 and 2001, the proportion of single elderly households' aggregate incomes from investments increased by 4 percentage points to 14 percent, while the proportion of such households' incomes from Social Security decreased by 5 percentage points to 37 percent (Tables 3.35 and 3.37). During the same three-year period, the proportion of single-adult-with-children households' incomes from earnings grew by 4 percentage points to 88 percent, while the proportion of such households' incomes from PA dropped by a commensurate 4 percentage points to 5 percent. The proportion of elderly households' incomes from earnings rose by 7 percentage points to 61 percent, while the proportion of their incomes from Social

Table 3.36
Distribution of Households by Primary Source of Income within Household Type
New York City 1998

Source of Income	Household Type						
	All	Single Elderly	Single Adult	Single with Child(ren)	Elderly	Adult	Adult with Child(ren)
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None ^a	3.0%	4.1%	5.5%	7.1%	1.7%	1.5%	1.2%
Earnings ^b	71.8%	11.5%	82.9%	58.3%	40.4%	92.1%	90.0%
Investment	1.4%	4.1%	1.3%	**	3.5%	0.5%	0.3%
Social Security	13.5%	60.6%	2.9%	3.9%	40.0%	2.0%	2.3%
Public Assistance	6.8%	9.0%	5.6%	26.7%	4.9%	2.6%	5.1%
Pension	3.0%	10.0%	1.4%	1.1%	9.4%	1.1%	0.9%
Other	0.5%	0.6%	0.5%	2.6%	**	0.2%*	0.2%*

Source: U.S. Bureau of the Census, 1999 New York City Housing and Vacancy Survey.

Notes:

a None means household had zero income or a loss.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips plus income from own business, proprietorship, or partnership.

* Since the number of households is small, interpret with caution

** Too few households to report

Security and pensions declined consequently by 4 percentage points to 20 percent and by 3 percentage points to 10 percent respectively in the three years.

Turning to households by primary source of income, in the three years between 1998 and 2001, the proportion of all households that cited earnings as the primary source of their income increased by 4 percentage points to 76 percent, while the proportion that cited Social Security or PA decreased slightly (Tables 3.34 and 3.36). Of elderly households, those reporting earnings as their primary source of income increased by 4 percentage points, while those citing Social Security dropped by an equivalent amount.

The changes between 1998 and 2001 in the pattern of single-adult-with-children households, which were households with the second-lowest income, are particularly noteworthy. The proportion of this household type citing earnings as their primary source of income soared by 15 percentage points to 73 percent, while the proportion citing PA plummeted by 12 percentage points to 14 percent (Tables 3.34 and 3.36). On the other hand, for adult households with children, the proportion citing earnings as the primary source of their income increased by 4 percentage points to 94 percent, while the proportion citing Public Assistance decreased noticeably.

Poor Households and the Poverty Rate

There are two descriptors of households with very low incomes that policy-makers and planners use in

Table 3.37
Distribution of Aggregate Household Income by Source of Income within Household Type
New York City 1998

Source of Income	Household Type						
	All	Single Elderly	Single Adult	Single with Children	Elderly	Adult	Adult with Children
All ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings ^b	87.5%	26.5%	93.8%	83.1%	54.0%	94.5%	94.7%
Investment	2.7%	9.6%	3.0%	1.2%	5.8%	2.1%	1.5%
Social Security	5.1%	41.4%	0.8%	2.5%	24.7%	1.2%	1.3%
Public Assistance	1.4%	4.5%	0.9%	8.9%	1.9%	0.6%	1.3%
Pension	2.8%	17.1%	1.1%	1.4%	13.3%	1.2%	0.8%
Other	0.5%	1.0%	0.4%	2.9%	0.4%	0.3%	0.3%

Source: U.S. Bureau of the Census, 1999 New York City Housing and Vacancy Survey.

Notes:

a Aggregate income over all households of each type by sources of the income.

b Earnings consist of income from wages, salaries, commissions, bonuses, or tips, plus income from own business, proprietorship, or partnership.

measuring and/or identifying the poor. The first is the number of poor households (households with incomes below the federal poverty level) and the percentage of households below the poverty thresholds (poor households' proportion of all households). The poverty thresholds for 2001 for three-person families that include two children under the age of 18 (for example, single households with two children) and for four-person families that include two children under 18 (for example, adult households with two children) were \$14,269 and \$17,960 respectively. In estimating incomes below the poverty thresholds, the Census Bureau used "households" rather than "families" as units of data.

The second descriptor of very-low-income households is the number of households receiving cash PA, commonly called "PA recipients." In this section, the number and characteristics of poor households will be discussed, while PA-recipient households will be examined in the next section.

The 2002 HVS reports that, in 2001, 525,000 households, or 17.5 percent of all households, lived below the poverty level in the City (Table 3.38). This was a decrease of 1.2 percentage points from 18.7 percent in 1998. This followed the 1.9-percentage-point decrease from a poverty rate of 20.6 percent in 1995.¹¹

The city-wide overall poverty rate was not mirrored in each major racial and ethnic group. Instead, the rate for each group varied widely, as suggested earlier in this chapter by the difference in the income levels of each group and all households. The poverty rate for whites was well below that for all households, as their income was well above that for all households. The rate for whites was only 11.2 percent, the lowest of all groups, as was the case three years earlier in 1998, when their rate was

¹¹ Moon Wha Lee, *Housing New York City, 1999*, page 184.

Table 3.38
Number and Percent of Poor Households and Poverty Rate by Race/Ethnicity
New York City 1998 and 2001

Race/Ethnicity	Percent of Poor Households and Poverty Rate					Change in Rate Points
	1998		2001			
	Percent	Poverty Rate	Number	Percent	Poverty Rate	
All	100.0%	18.7%	525,421	100.0%	17.5%	-1.2%
White	28.4%	11.5%	149,420	28.4%	11.2%	-0.3%
Black	27.8%	22.3%	139,081	26.5%	19.4%	-2.9%
Puerto Rican	17.6%	33.6%	90,012	17.1%	33.6%	0.0%
Non-Puerto Rican Hispanic	19.4%	28.7%	95,617	18.2%	23.7%	-5.0%
Asian	6.3%	15.5%	48,159	9.2%	18.1%	+2.6%
Native American/Other ^a	**	**	**	0.6%*	18.2%*	--

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Note:

a In 1999, "Other" included only American Indians, Aleuts, and Eskimos. In 2002, "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

Table 3.39
Number and Percent of Poor Households and Poverty Rate by Household Type
New York City 1998 and 2001

Household Type	Number/Percent of Poor Households and Poverty Rate					1998 – 2001 Change in Rate Points
	1998		2001			
	Percent	Poverty Rate	Number	Percent	Poverty Rate	
All	100.0%	18.7%	525,421	100.0%	17.5%	-1.2
Single Elderly	21.6%	32.1%	129,096	24.6%	37.2%	+5.1
Single Adult	18.3%	16.6%	102,250	19.5%	15.9%	-0.7
Single w/ Child(ren)	22.0%	51.8%	90,458	17.2%	43.2%	-8.6
Elderly	6.3%	12.2%	42,681	8.1%	14.4%	+2.2
Adults	8.2%	6.5%	52,329	10.0%	6.8%	+0.3
Adults w/ Child(ren)	23.6%	17.1%	108,607	20.7%	14.7%	-2.4

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

11.5 percent (Table 3.38). Asians' rate was 18.1 percent, the second lowest in 2001, but it was a 2.6-percent increase over their equivalent rate in 1998. The poverty rates for the balance of the racial

and ethnic groups were conversely higher than that for all households. The rate for blacks was 19.4 percent, 1.9 percentage points higher than the city-wide rate. However, their 2001 rate was a 2.9-percentage-point decrease from their rate in 1998. On the other hand, the rates for the two Hispanic groups—particularly for Puerto Ricans—were disproportionately higher than the city-wide overall rate, as was the case three years earlier. The rate for Puerto Ricans was 33.6 percent, almost double the city-wide rate, and the highest of any racial and ethnic group in 2001. This rate remained the same as it was in 1998. The poverty rate for non-Puerto Rican Hispanics was 23.7 percent, the second highest among all racial and ethnic groups in 2001, as in 1998. However, during the three years their rate decreased substantially by 5.0 percentage points, the largest decrease among all groups.

As the income distribution by household types suggested, the poverty rates for two very-low-income household groups—single elderly households and single households with minor children—were unparalleled higher than the rate for all households in the City in 2001, as they were in 1998. The rate for single adult households with minor children, a group that includes many extremely poor single female-headed households with children, was 43.2 percent, which was 2.5 times the city-wide overall rate of 17.5 percent, and the highest of any household type in 2001 (Table 3.39). However, their 2001 rate was an 8.6-percentage-point decline from their rate three years earlier in 1998. At the same time, the poverty rate for single elderly households, which had the lowest income among all household types, was 37.2 percent, which was the second-highest rate in the City and more than two times the City's overall rate. Their 2001 rate was a 5.1-percentage-point increase from their 1998 rate.

Contrarily, rates for the other four household types were lower than the city-wide rate in 2001. The rate for adult households, whose incomes were the highest among all household types, was 6.8 percent, the lowest poverty rate and 10.7 percentage points less than that for all households in the City in 2001 (Table 3.39). Their rate did not change meaningfully over the three years. The rates for elderly households and adult households with minor children were almost the same: 14.4 percent and 14.7 percent respectively. But their rates changed in opposite directions during the three years between 1998 and 2001: the rate for elderly households increased by 2.2 percentage points, while the rate for adult households with minor children decreased by 2.4 percentage points. In the meantime, the poverty rate for single adult households was 15.9 percent, somewhat lower than the city-wide overall rate. Their rate did not change appreciably in the three years.

The distribution of poverty rates by borough discloses that the rank order of the poverty rate by borough was consistent with the proportional rank order of very-low-income households by borough. According to the income distribution (Table 3.10), the proportion of households with incomes below \$20,000 in the Bronx was the highest of all five boroughs, followed by Brooklyn, Manhattan, Queens, and Staten Island. The order of the poverty rate for all households by borough exactly mirrored the order of very-low-income households by borough, without any exceptions. The poverty rates in the Bronx and Brooklyn were 26.6 percent and 20.5 percent respectively, higher than the city-wide overall rate 17.5 percent in 2001 (Table 3.40). Conversely, the rates in the balance of the boroughs were lower than the overall rate. The rate in Manhattan was 16.2 percent, while the rates in Queens and Staten Island, where the proportions of very-low-income households were considerably lower, were also commensurately lower: 11.2 percent and 11.0 percent respectively.

As the median household income pattern by sub-borough areas suggests, a high proportion of households in the South and West Bronx had incomes below the poverty level in 2001. The poverty rates in sub-borough areas 1 (Mott Haven/Hunts Point) and 2 (Morrisania/East Tremont) in the South Bronx were the highest at 44.9 percent and 45.6 percent respectively, 2.6 times the rate for the City as a whole.

Table 3.40
Number of Poor Households and Poverty Rate by Borough and Tenure
New York City 1998 and 2001

2001				
Borough	Number of Poor Households	Poverty Rate		
		All Households	Renter Households	Owner Households
All	525,421	17.5%	22.5%	7.2%
Bronx ^a	122,991	26.6%	32.0%	7.9%
Brooklyn	180,711	20.5%	24.9%	9.8%
Manhattan ^a	116,561	16.2%	18.9%	6.8%
Queens	87,692	11.2%	15.5%	6.1%
Staten Island	17,465	11.0%	22.5%	4.7%

1998				
Borough	Poverty Rate			
	All Households	Renter Households	Owner Households	
All	18.7%	24.5%	6.4%	
Bronx ^a	30.6%	37.3%	6.8%	
Brooklyn	21.4%	26.9%	7.5%	
Manhattan ^a	16.1%	19.1%	5.9%	
Queens	13.3%	19.0%	6.1%	
Staten Island	10.5%	20.4%	4.7%	

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

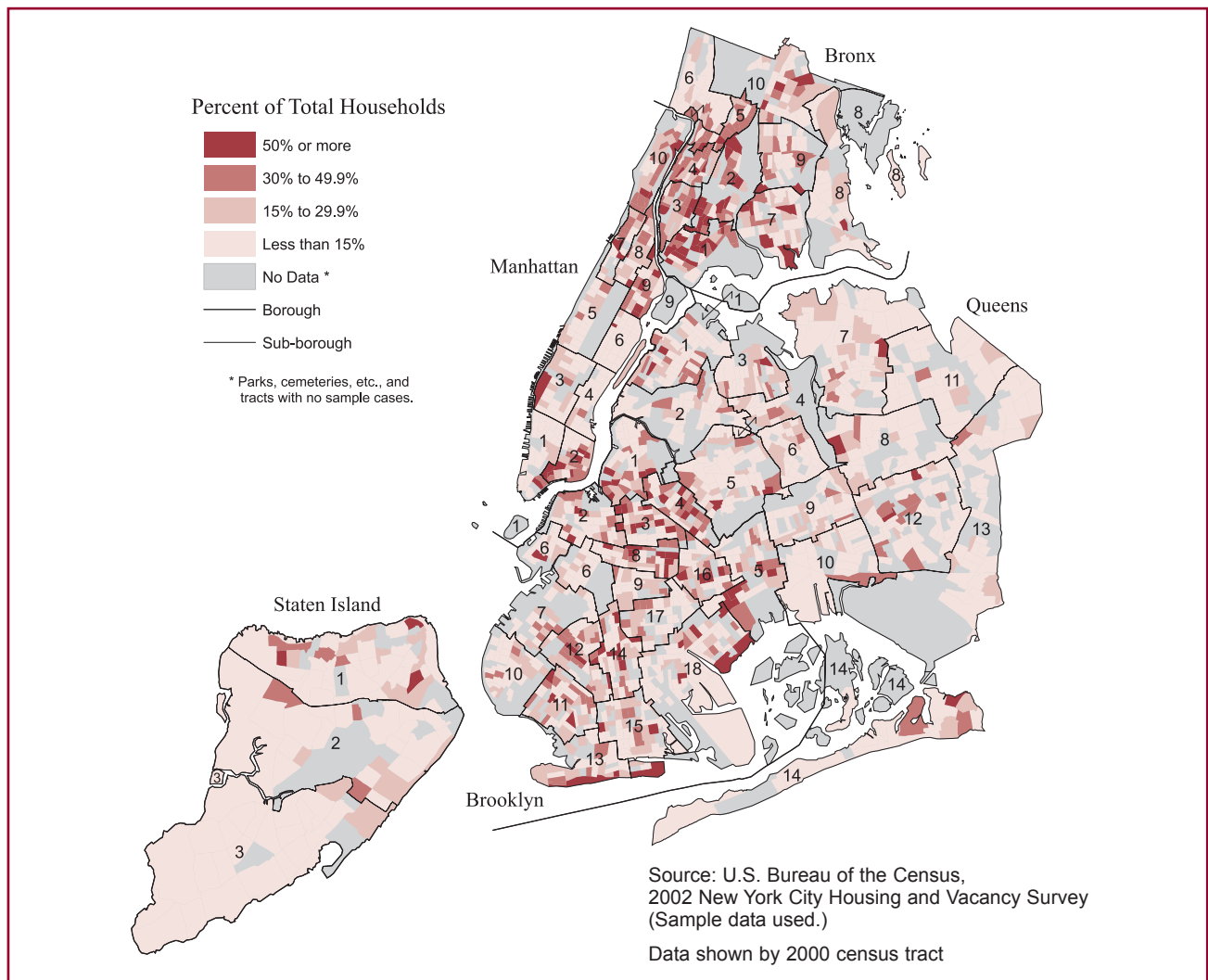
The poverty rates in sub-borough areas 3 (Highbridge/South Concourse), 4 (University Heights/Fordham), and 5 (Kingsbridge Heights/Mosholu) in the West Bronx were also disproportionately high at 31.9 percent, 35.7 percent, and 33.7 percent respectively¹² (Map 3.3).

The poverty rates in several sub-borough areas in Brooklyn and Manhattan were also very high. The rates in sub-borough areas 3 (Bedford Stuyvesant), 4 (Bushwick), and 16 (Brownsville/Ocean Hill) in Brooklyn were 29.8 percent, 33.6 percent, and 28.6 percent respectively. The rates in sub-borough areas 9 (East Harlem) and 10 (Washington Heights/Inwood) in Manhattan were 33.5 percent and 29.3 percent respectively.¹³

12 Appendix A, "2002 HVS Data for Sub-Borough Areas," Table A.11 and A.13.

13 Appendix A, "2002 HVS Data for Sub-Borough Areas," Table A.11 and A.13.

Map 3.3
Percentage of Households Below the Federal Poverty Level
New York City 2002



The poverty rates for renter households in the City and in each of the five boroughs were higher than the corresponding rates for all households in the City and in each of the five boroughs. The poverty rate for renter households in the City was 22.5 percent, 5.0 percentage points higher than the corresponding rate of 17.5 percent for all households in 2001 (Table 3.40). A comparison of the poverty rates for renter households with the corresponding rates for all households for each borough reveals the following unique distribution that deserves to be noted. Unlike the rate for all households, the rate for renter households in Staten Island was not the lowest among the five boroughs. Instead, the 22.5 percent rate in the borough was the third highest, after the rates for the Bronx and Brooklyn and equal to the city-wide rate for renter households. For the Bronx and Brooklyn, where the median renter household incomes were the lowest and second-lowest, the rates were 32.0 percent and 24.9 percent respectively, the highest and second-highest in the City. On the other hand, the rates for Manhattan and Queens were 18.9 percent and 15.5 percent respectively, the second-lowest and the lowest, directly reflecting their higher renter incomes.

The poverty rates for owner households for the City and for each of the five boroughs were disproportionately lower than the corresponding rates for all households, as their incomes were substantially higher than that of all households. The differences in the rates between owner households and renter households were even wider. The comparative ratios of poverty rates for all households, for renter households, and for owner households in the City were 1:1.3:0.4 in 2001 (Table 3.40). In Brooklyn, the poverty rate for owner households was 9.8 percent, higher than that for all owner households and the highest for owner households among all the boroughs, as was the case in 1998. The rate for owner households in the Bronx was 7.9 percent, the second-highest among all the boroughs. In Manhattan and Queens, the poverty rates for owner households were 6.8 percent and 6.1 percent respectively, lower than the equivalent city-wide rate. The rate in Staten Island was only 4.7 percent, substantially lower than the city-wide rate and the lowest of all the boroughs.

As household income increased significantly between 1998 and 2001, the poverty rates for all households and for renter households decreased in the City and in each borough, except for Manhattan and Staten Island. In Manhattan the rate for all households did not decline, while in Staten Island the rate for renter households increased by 2.1 percentage points, reflecting the considerable decrease in renter income (Tables 3.9 and 3.40).

On the other hand, the poverty rates for owner households increased for the City as a whole by 0.8 percentage points and for three boroughs, as follows: by 1.1 percentage points in the Bronx, by 2.3 percentage points in Brooklyn, and by 0.9 percentage points in Manhattan. The rates in Queens and Staten Island remained unchanged.

The levels of household income are largely determined by the number of employed persons in the household, regardless of tenure, as discussed earlier in this chapter (Tables 3.22, 3.23, and 3.24). This logic holds true for the relationship between the level of the poverty rate and the number of employed persons in a household. Of households below their poverty thresholds, more than three-fifths had no workers, while three in ten had one worker, one in twenty had two workers, and one in a hundred had three or more workers (Table 3.41). This relationship was also substantiated by an examination of the poverty rate by households with various numbers of employed persons. Among households with no workers, the poverty rate was extraordinarily high: 50.9 percent. However, the rate declines sharply as the number of workers in a household increases. The rate dropped to 12.8 percent for households with one worker, to 3.2 percent for households with two workers, and to 1.8 percent for households with three or more workers. In short, poverty is a typical phenomenon of having no income earners in a household. For this reason, later in this chapter, employment issues will be discussed in detail.

Characteristics of Poor Households

Characteristics of poor households are significantly different from those of non-poor households, and the consequent housing requirements of the poor are also uniquely different from those of the non-poor. In this context, major characteristics of poor and non-poor households are presented and analyzed in detail. Compared to non-poor households, a disproportionately large number of poor households were either single elderly households or single adult households with minor children. Among poor households, a quarter were single elderly, three times the proportion among non-poor households (Table 3.42). At the same time, one in six poor households was a single adult household with minor children, which is almost four times the proportion among non-poor households. On the contrary, among poor households, the proportion of adult households was very small (one in ten) compared to the proportion among non-poor households (three in ten).

Table 3.41
Number and Distribution of Households
by Number of Workers in the Household by Poverty Status
New York City 2001

Number of Workers	Percent of Poverty Level			
	All	< 100%	100-124%	125% or More
All Households	3,005,318	525,421	149,722	2,330,176
None	648,819	330,539	64,351	253,929
One	1,275,296	163,800	63,557	1,047,940
Two	851,043	26,921	17,544	806,578
Three or More	230,159	4,161*	4,270*	221,729

Distribution within Poverty Status				
Number of Workers	All	< 100%	100-124%	125% +
All Households	100.0%	100.0%	100.0%	100.0%
None	21.6%	62.9%	43.0%	10.9%
One	42.4%	31.2%	42.4%	45.0%
Two	28.3%	5.1%	11.7%	34.6%
Three or More	7.7%	0.8%	2.9%	9.5%

Distribution within Number of Workers				
Number of Workers	All	< 100%	100-124%	125% +
All Households	100.0%	17.5%	5.0%	77.5%
None	100.0%	50.9%	9.9%	39.1%
One	100.0%	12.8%	5.0%	82.2%
Two	100.0%	3.2%	2.1%	94.8%
Three or More	100.0%	1.8%	1.9%	96.3%

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

Note: * Since the number of households is small, interpret with caution.

Comparing the racial and ethnic composition of non-poor households, a relatively large proportion of poor households was either Puerto Rican or non-Puerto Rican Hispanic. Of poor households, 17 percent were Puerto Rican, while only 7 percent of non-poor households were Puerto Rican (Table 3.42). At the same time, 18 percent of poor households were non-Puerto Rican Hispanic, compared with 12 percent of non-poor households. On the contrary, among poor households, whites were less than three in ten, while almost one in two of non-poor households were whites.

Table 3.42
Selected Characteristics of Poor and Non-Poor Households
New York City 2002

Household Type	All	Poor^a	Non-Poor	Race/Ethnicity	All	Poor	Non-Poor
Single Adult	21.4%	19.5%	21.8%	White	44.4%	28.4%	47.8%
Single with Child(ren)	7.0%	17.2%	4.8%	Black	23.9%	26.5%	23.3%
Adult Household	25.5%	10.0%	28.8%	Puerto Rican	8.9%	17.1%	7.2%
Adult with Child(ren)	24.6%	20.7%	25.5%	Non-Puerto Rican Hispanic	13.4%	18.2%	12.4%
Single Elderly	11.6%	24.6%	8.8%	Asian	8.8%	9.2%	8.8%
Elderly Household	9.9%	8.1%	10.3%	Other	0.6%	0.6%*	0.6%
All Types	100.0%	100.0%	100.0%	All Races	100.0%	100.0%	100.0%
Householder Birth Country/Region				Householder Educational Attainment			
U.S.A	51.5%	44.2%	53.2%	Less than High School	21.5%	43.9%	16.8%
Puerto Rico	5.5%	12.3%	4.0%	At Least High School Graduate	78.5%	56.1%	83.2%
Other Caribbean	13.5%	15.8%	13.0%	Householder Labor Force Participation			
Latin America	7.6%	7.0%	7.7%	In Labor Force	68.3%	34.3%	75.6%
Europe	10.3%	9.9%	10.4%	Householder Gender/Combination			
Asia	8.5%	8.4%	8.5%	Single Male	20.0%	16.6%	20.7%
Africa	1.4%	1.3%	1.4%	Single Female	37.8%	61.4%	32.8%
Other	1.6%	1.2%	1.7%	Couple	42.2%	22.0%	46.5%
All Regions	100.0%	100.0%	100.0%	All	100.0%	100.0%	100.0%
Median Income							
Median Income	\$39,000	\$7,000	\$48,000				

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

Note:

a A poor household is one with total income below 100% of the federal poverty threshold for a family of the same size and composition.

* Since the number of households is small, interpret with caution.

As expected, an overwhelmingly high proportion of poor households had householders with lower educational attainment compared to non-poor households: 44 percent of poor householders did not finish high school compared to 17 percent of non-poor householders.

Among poor households, the proportion of householders who were in the labor market (the labor-force participation rate) was extraordinarily low, only 34 percent, while the comparable proportion among non-poor households was 76 percent (Table 3.42). As discussed earlier, the level of household income and the level of poverty are mostly determined by a household's employment characteristics.

Poverty in the City is concentrated in single households with a female householder. In 2001, three-fifths of poor households had a female householder (Table 3.42). For this reason, it is prudent to analyze the unique characteristics of these poor households that bear on their housing requirements.

Table 3.43
Poor and Non-Poor Female Headed Households by Composition of Household
New York City 2001

Number and Distribution within Poverty Status			
	All	Poor	Non-Poor
All Single Female Headed Households ^a	777,289	251,341	525,948
	100.0%	100.0%	100.0%
Single Female Elderly Households ^b	32.5%	40.5%	28.6%
Single Adult Female Headed Households without Child(ren)	42.8%	25.0%	51.3%
Single Female Headed Households with Child(ren)	24.7%	34.4%	20.1%

Number and Distribution within Household Category				
	Number	All	Poor	Non-Poor
All Single Female Headed Households ^a	777,289	100.0%	32.3%	67.7%
Single Female Elderly Households ^b	252,249	100.0%	40.4%	59.6%
Single Adult Female Headed Households without Child(ren)	332,835	100.0%	18.9%	81.1%
Single Female Headed Households with Child(ren)	192,205	100.0%	45.0%	55.0%

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

Note:

a No other adult present.

b Age 62 or over, without children

In 2001, there were 777,000 single-female households in the City (Table 3.43). These households consisted of the following three household groups: 252,000 single female elderly households (33 percent); 333,000 single adult female households without children (43 percent); and 192,000 single female households with children (25 percent). Of single female elderly households and single female households with children, a great proportion-40 percent and 45 percent respectively-were poor.

Of all 777,000 single-female households, a third, or 251,000, were poor. Only a little over half of the householders of such poor households had graduated at least from high school (Table 3.44). Only three in ten were in the labor force, and their median household income was an appallingly low \$6,500 in 2001. Three-fifths of such poor householders were either white or black, while a third were either Puerto Rican or non-Puerto Rican Hispanic.

The various analyses of the relationship between household incomes of poor households and the number of persons or workers in a household conducted above suggest that an analysis of the labor-force status of individuals in households that were poor in 2001 and without workers in 2001 but had some household income, could help explain further the high poverty rate in the City. Among individuals 18 years old or

Table 3.44
Selected Characteristics and Race/Ethnicity
of Poor and Non-Poor Single Female Householders
New York City 2002

Selected Characteristics	All	Poor	Non-Poor
All Single Female Householders	777,289	251,341	525,948
Percent Renters	75.9%	86.9%	70.5%
Percent at Least High School Graduate	76.6%	55.0%	86.9%
Percent in Labor Force	57.9%	29.8%	71.3%
Percent with Children Present	24.7%	34.4%	20.1%
Median Household Income	\$18,500	\$6,500	\$30,025
Single Elderly	\$10,512	\$6,840	\$16,200
Single Adult, No Child(ren)	\$34,000	\$3,385	\$40,001
Single with Child(ren)	\$16,272	\$7,000	\$30,000
Race/Ethnicity			
All	100.0%	100.0%	100.0%
White	45.1%	30.1%	52.3%
Black/African American	29.3%	30.1%	29.0%
Puerto Rican	9.6%	16.3%	6.5%
Non-Puerto Rican Hispanic	11.2%	17.8%	8.1%
Asian	4.1%	5.1%	3.6%
Other	0.6%	**	0.6%*

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

Note:

* Since the number of persons is small, interpret with caution.

** Too few households to report.

older in poor households where no household member worked in 2001, nine in ten were still not in the labor force in 2002 (Table 3.45). In other words, in the week before the household was interviewed for the 2002 HVS-nine in ten individuals in such poor households did not work, were not temporarily absent from a job or on layoff, and were not looking for work. Even among individuals in such poor households who were in the economically active age group of 25-54, almost four-fifths were not in the labor force.

Among all adults in poor households without workers but with some 2001 household income, one in two reported that they were retired, while another close to two-fifths cited ill health/physical disability (30 percent) or family responsibilities/children (8 percent) as the reason they were not participating in the

Table 3.45
Number and Distribution of Adult Persons in Poor Households
where No Household Member Worked in 2001 and Some Household Income
by Labor Force Status by Age Group
New York City 2002

Labor Force Status	Age Group			
	All	18 - 25	25 - 54	55 and Over
Total	329,144	23,385	106,369	199,390
Employed (in 2001)	12,034	**	8,540	**
Unemployed	19,750	3,533*	15,000	**
Not in the Labor Force ^a	297,360	18,723	82,829	195,807

Distribution within Age Group				
Labor Force Status	All	18 - 25	25 - 54	55 and Over
Total	100.0%	100.0%	100.0%	100.0%
Employed	3.7%	4.8%	8.0%	**
Unemployed	6.0%	15.1%	14.1%	**
Not in the Labor Force ^a	90.3%	80.1%	77.9%	98.2%

Distribution within Labor Force Status				
Labor Force Status	All	18 - 25	25 - 54	55 and Over
Total	100.0%	7.1%	32.3%	60.6%
Employed	100.0%	**	71.0%	**
Unemployed	100.0%	17.9%*	76.0%	**
Not in the Labor Force ^a	100.0%	6.3%	27.9%	65.8%

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

Notes:

a Not in labor force means did not work last week, not temporarily absent or on layoff, and not looking for work.

* Since the number of persons is small, interpret with caution.

** Too few persons to report.

labor force (Table 3.46). However, the major reasons varied widely for different age groups. For individuals under 25 years of age, three-quarters cited "going to school or getting training" as their reason for not being in the labor force. For three-quarters of those in the economically active 25-54 age group, the major reasons were ill health/physical disability (57 percent) or family responsibilities/childcare (20 percent). Of individuals 55 years old or older, almost three-quarters reported that they were retired, while a fifth said they were in ill health or were physically disabled and, thus, were not in the labor force.

Contrarily to intuition, which says that most poor households receive cash Public Assistance, only a little more than two in five (44 percent) of the poor households in the City receive cash Public Assistance, down from 54 percent in 1993 (Table 3.47). The proportion of poor households receiving assistance varied

Table 3.46
Reason Given by Adults in Poor Households with No Workers and Some Household Income
for Not Participating in Labor Force by Age Group
New York City 2002

Reason Given	All	Age Group		
		Under 25	25-54	55 and Over
All	297,360	18,723	82,829	195,807
Cannot Find Work ^a	5,210	**	3,439*	**
Ill Health, Physical Disability	88,095	**	46,768	39,737
Family Responsibilities or Cannot Arrange Child Care	22,614	**	16,637	4,991
In School or Other Training	20,029	13,340	5,923	**
Retired	145,806	**	**	142,034
Other Reasons/Don't Know	14,388	**	6,070	7,124

Distribution within Age Group

Reason Given	All	Under 25	25-54	55 and Over
All	100.0%	100.0%	100.0%	100.0%
Cannot Find Work	1.8%	**	4.2%*	**
Ill Health, Physical Disability	29.7%	**	56.6%	20.3%
Family Responsibilities/Child Care	7.6%	**	20.1%	2.5%
In School or Other Training	6.8%	75.1%	7.2%	**
Retired	49.2%	**	4.6%*	72.6%
Other Reasons/Don't Know	4.9%	**	7.3%	3.6%

Distribution within Reason Given

Reason Given	All	Under 25	25-54	55 and Over
All	100.0%	6.3%	27.9%	65.8%
Cannot Find Work	100.0%	**	66.0%*	**
Ill Health, Physical Disability	100.0%	**	53.1%	45.1%
Family Responsibilities/Child Care	100.0%	**	73.6%	22.1%
In School or Other Training	100.0%	66.6%	29.6%	**
Retired	100.0%	**	2.6%*	97.4%
Other Reasons/Don't Know	100.0%	**	42.2%	49.5%

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

Notes:

- a This category includes the following reasons: 1) believes no work available in line of work or area; 2) could not find any work; 3) lacks necessary schooling, training, skills, or experience; and 4) employers think too young or too old.
- * Since the number of persons is small, interpret with caution.
- ** Too few persons to report.

Table 3.47
Percentage of Poor Households Receiving Cash Public Assistance
by Race/Ethnicity
New York City 1993 and 2002

Race/Ethnicity	Percentage of Poor Households Receiving Cash Public Assistance	
	1993	2002
All	54.2%	43.6%
White	28.9%	30.1%
Black/African American	58.9%	46.7%
Puerto Rican	79.6%	68.7%
Non-Puerto Rican Hispanic	64.8%	44.2%
Asian	18.1%	25.0%
Other	*	*

Sources: U.S. Bureau of the Census, 1993 and 2002 New York City Housing and Vacancy Surveys.

Note:

* Too few households to report.

Table 3.48
Percentage of All Households in Receipt of Public Assistance by Race/Ethnicity
New York City 1999 and 2002

Race/Ethnicity	1999	2002
All	16.7%	14.1%
White	7.4%	7.2%
Black/African American	22.5%	16.5%
Puerto Rican	35.9%	35.4%
Non-Puerto Rican Hispanic	26.8%	19.7%
Asian	7.5%	9.8%
Native American/Other	*	*

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note: * Too few households to report.

widely from one racial and ethnic group to another. Only a quarter of Asian and three in ten of white poor households received cash Public Assistance. Contrarily, more than two-thirds of Puerto Rican, close to half of black, and more than two-fifths of non-Puerto Rican Hispanic households received it in 2002.

Cash-Public-Assistance-Recipient Households

For the 1996 and previous HVSs, cash Public Assistance included money payments under Aid to Families with Dependent Children (AFDC), Home Relief, and Supplemental Security Income (SSI) programs or

Table 3.49
Selected Characteristics of Households Receiving/Not Receiving Public Assistance
New York City 2002

Household Type	All	PA	Non-PA	Race/Ethnicity	All	PA	Non-PA
Single Adult	21.4%	12.9%	21.0%	White	44.4%	22.1%	46.5%
Single with Child(ren)	7.0%	17.4%	5.6%	Black	23.9%	28.0%	23.2%
Adult Household	25.5%	15.8%	26.4%	Puerto Rican	8.9%	23.8%	7.1%
2+ Adults with Child(ren)	24.6%	26.2%	26.0%	Non-Puerto Rican Hispanic	13.4%	19.5%	13.0%
Single Elderly	11.6%	16.6%	10.9%	Asian	8.8%	6.3%	9.6%
Elderly Household	9.9%	11.1%	10.1%	Other	0.6%	*	0.7%
All Types	100.0%	100.0%	100.0%	All Races	100.0%	100.0%	100.0%
Householder Birth Country/Region				Householder Educational Attainment			
U.S.A	51.5%	42.1%	53.1%	Less than High School	21.5%	47.4%	18.0%
Puerto Rico	5.5%	16.1%	3.8%	At Least High School Graduate	78.5%	52.6%	82.0%
Other Caribbean	13.5%	16.7%	13.0%	Householder Labor Force Participation			
Latin America	7.6%	7.8%	7.5%	In Labor Force	68.3%	36.1%	72.9%
Europe	10.3%	9.6%	10.4%	Householder Gender/Combination			
Asia	8.5%	6.1%	8.9%	Single Male	20.0%	14.2%	20.7%
Africa	1.4%	*	1.6%	Single Female	37.8%	58.2%	34.5%
Other	1.6%	1.2%	1.7%	Couple	42.2%	27.6%	44.9%
All Regions	100.0%	100.0%	100.0%	All	100.0%	100.0%	100.0%
Median 2001 Income							
Median Income	\$39,000	\$11,000	\$44,000				

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

Note: * Too few households to report.

other assistance programs, including the Shelter Allowance. Starting with the 1999 HVS, reflecting changes in welfare reform, cash Public Assistance included money payments under Temporary Assistance to Needy Families (TANF) or Family Assistance (previously called AFDC), Safety Net (formerly Home Relief), and Supplemental Security Income (SSI), including aid to the blind and the disabled. In this report, the terms "Public Assistance" or "PA" (without the word "cash") will be used to indicate these programs.

Between 1999 and 2002, the percentage of households in the City that received Public Assistance dropped by 2.6 percentage points to 14.1 percent (Table 3.48). The proportion of households receiving PA declined substantially for black and non-Puerto Rican Hispanics by 6 percentage points to 16.5 percent and by 7.1 percentage points to 19.7 percent respectively in 2002. Contrarily, the proportion of Asian households receiving PA inched up by 2.3 percentage points to 9.8 percent in 2002. The proportion of Puerto Rican households receiving PA remained virtually the same as in 1999. Their proportion was 35.4 percent in 2002, more than double the proportion of all households receiving Public Assistance.

Table 3.50
Labor Force Participation and Unemployment Rates
of Individuals Aged 16 and Over by Borough
New York City 1999 and 2002

Borough	Labor Force Participation Rates			Unemployment Rates		
	1996	1999	2002	1996	1999	2002
All	59.2%	61.9%	64.2%	9.3%	6.5%	8.7%
Bronx ^a	51.8%	55.1%	61.4%	12.8%	8.0%	12.7%
Brooklyn	56.3%	59.6%	62.6%	11.3%	7.5%	9.1%
Manhattan ^a	63.5%	67.9%	68.1%	8.8%	6.1%	7.6%
Queens	63.2%	63.3%	65.2%	7.3%	5.6%	7.4%
Staten Island	59.9%	60.6%	62.2%	4.9%	3.9%	6.8%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

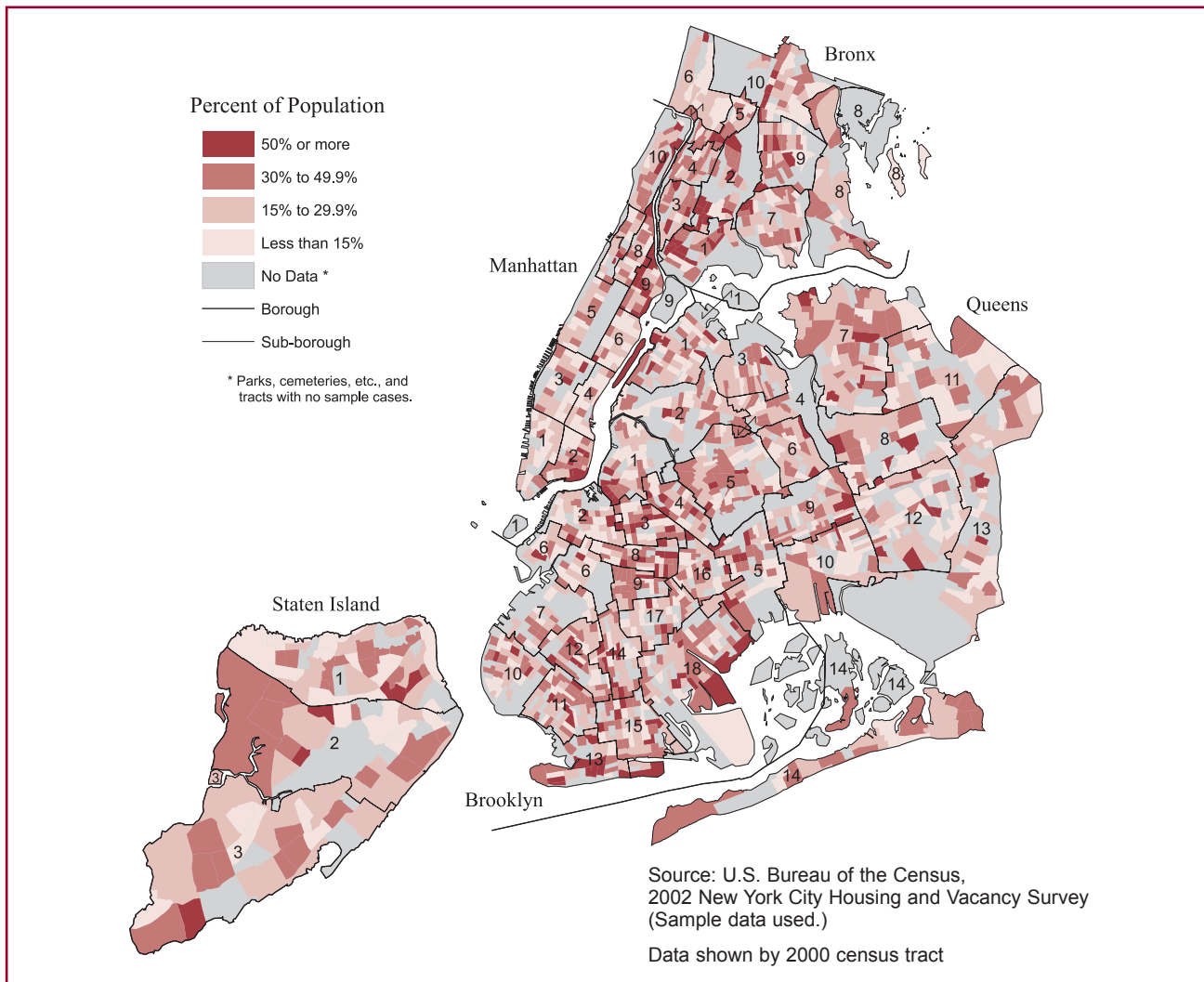
a Marble Hill in the Bronx.

The major characteristics of households receiving PA very closely resembled those of poor households; and they were profoundly disparate from those of households not receiving it. The proportion of households receiving PA that were single-adult-with-children households was 17 percent, about three times the proportion of such households not receiving it, only 6 percent (Table 3.49). Also, the proportion of households receiving Public Assistance that were single-elderly households was 17 percent, compared to 11 percent of such households not receiving it. On the other hand, the proportions of single-adult households and adult households receiving PA were 13 percent and 16 percent respectively, only three-fifths the comparable proportions of such households not receiving it.

Of householders receiving PA, 16 percent were born in Puerto Rico, about four times the proportion not receiving it, and 17 percent came from other Caribbean countries, noticeably higher than the comparable proportion of those not receiving it, 13 percent (Table 3.49).

Of householders receiving PA, 24 percent were Puerto Rican, while only 7 percent of householders not receiving it were Puerto Rican (Table 3.49). At the same time, 20 percent of households receiving PA were non-Puerto Rican Hispanics, while only 13 percent of householders not receiving it were of this racial and ethnic group. Contrarily, the proportion of white householders receiving PA was less than half their proportion of householders not receiving it: 22 percent versus 47 percent. Of householders receiving PA, close to half had not finished high school, and only 36 percent were in the labor force. Close to three-fifths of households receiving PA were single-female-headed households. The median income of households receiving PA was a troublingly low \$11,000, only a quarter of the income of households not receiving PA.

Map 3.4
Percent of Population Age 16 to 64 Not in the Labor Force
New York City 2002



Employment Characteristics of New Yorkers

Household income is a key determinant of effective housing demand. However, household income, which is the amount of money members of a household currently receive from all sources, does not provide any indication of the possibility of income improvement that might be made in the near future by utilizing the unused potential of household members, particularly in terms of their employment and educational characteristics, such as level of educational attainment, occupation, industry, and/or earnings. As suggested earlier, data on employment and education can be usefully combined with income data to provide additional and deeper insights into the potential capability of households to improve their earnings and, thus, possibly their housing situations. Since income and education issues have already been covered earlier in this chapter, in this section, data on major employment characteristics that the HVS provides will be discussed to shed additional light on New Yorkers' effective demand for housing and on affordability in the City's housing market.

Table 3.51
Reasons Given by Individuals Aged 16 and Over
for Not Looking for Work by Race/Ethnicity
New York City 2002

Reason Given	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Can't Find Work ^a	1.9%	1.1%	2.1%	2.3%	3.1%	2.2%	**
Ill Health, Physical Disability	14.3%	10.5%	15.6%	32.1%	15.6%	6.6%	**
Family Responsibilities or Cannot Arrange Child Care	15.6%	14.3%	9.1%	13.5%	23.4%	25.4%	**
In School or Other Training	24.8%	19.3%	30.6%	20.1%	27.3%	33.3%	30.1%
Retired	38.1%	49.9%	36.9%	27.0%	23.5%	28.0%	26.7%*
Other Reasons/Don't Know	5.4%	4.9%	5.7%	5.0%	7.1%	4.5%	**

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

Notes:

a This category includes the following reasons: 1) believes no work available in line of work or area; 2) could not find any work; 3) lacks necessary schooling, training, skills, or experience; and 4) employers think too young or too old.

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

Labor Force Participation

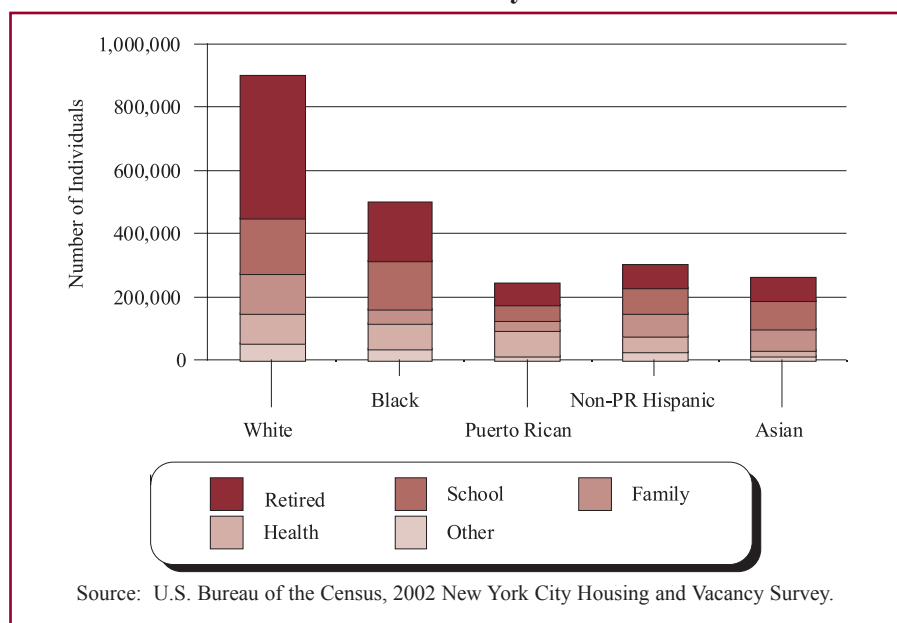
The labor force participation rate improved back-to-back by 2.7 percentage points, from 59.2 percent in 1996 to 61.9 percent in 1999 and by another 2.3 percentage points to 64.2 percent in 2002 (Table 3.50). The city-wide improvement for these two consecutive periods was mirrored in each of the five boroughs. However, the improvement was the most pronounced in the Bronx, where the labor force participation rate surged tremendously compared to rates for the City as a whole and for the balance of the boroughs. In the Bronx, the rate jumped up by 9.6 percentage points, to 61.4 percent from 51.8 percent, within the six-year period between 1996 and 2002 (Map 3.4).

Even with a marked improvement in the labor-force participation rate over the six-year period between 1996 and 2002, still, 35.8 percent of individuals in the City 16 years old or older were not in the labor force (Table 3.50). This is extremely significant, since these individuals did not have earnings, despite the fact that, in 2002, three-quarters of all households' income in the City came from earnings, as discussed earlier. Most of these individuals who were not in the labor market, thus, did not contribute to their households' income and, in turn, were unable to help their household's ability to afford housing

improvements. Of those who were not in the labor force, almost two-fifths said they were not working because they were retired, while a quarter cited schooling or training as their reason (Table 3.51). On the other hand, another three in ten reported that they were not in the labor force due to family responsibilities/childcare (16 percent) or ill health/physical disability (14 percent).

Each racial and ethnic group provided a uniquely different combination of reasons for not being in the labor force. One in two white individuals cited retirement as the major reason, while well below half of the individuals in the other major racial and ethnic groups—37 percent of blacks, 28 percent of Asians, 27 percent of Puerto Ricans, and 24 percent of non-Puerto Rican Hispanics—cited retirement as the reason (Table 3.51 and Figure 3.10).

Figure 3.10
Reason for Not Participating in the Labor Force by Race/Ethnicity
New York City 2002



Of black individuals not in the labor force, three in ten cited schooling or training as the reason they were not, while only a quarter of all individuals cited this reason (Table 3.51). For black individuals, family responsibilities/childcare was not a widespread reason: only 9 percent cited this, compared to 16 percent of all individuals. For Puerto Ricans, ill health or physical disability was a pervasive reason: an overwhelming 32 percent cited this as their reason for not working or looking for work, while only 14 percent of all individuals cited it. Almost a quarter of non-Puerto Rican Hispanics cited family responsibilities or childcare, compared to 16 percent of all individuals. At the same time, three-fifths of Asians cited family responsibilities, including childcare (25 percent) or going to school/getting training (33 percent), substantially larger proportions than those of all individuals not in the labor force who cited such reasons: 16 percent and 25 percent respectively. Ill health/physical disability was not a major reason preventing Asians from participating in the labor force: only 7 percent cited this reason. The comparatively higher proportions among blacks, Asians, and non-Puerto Rican Hispanics citing schooling or other training as their reason for not currently being in the labor force may bode well for their later participation in the labor force and their future earnings ability.

The labor force participation rate varied for individuals in three major age groups. The rate for the economically active age group of 25-54 was over 80 percent, markedly higher than the overall city-wide rate of 64.2 percent and the rates of 54.7 percent for the young age group of 18-24 and 62.2 percent for the 55-64 age group (Table 3.52). This pattern of economically active age groups' higher rates than the overall rate holds true regardless of gender difference. Moreover, the labor force participation rate for male individuals was substantially higher than it was for female individuals.

The labor-force participation rate was generally consistent across the board for every racial and ethnic group, except for Puerto Ricans and non-Puerto Rican Hispanics. The rates for white, blacks, and Asians-63.6 percent, 65.9 percent, and 63.4 percent respectively-were in approximate parity with the overall city-wide rate of 64.2 percent (Table 3.53). But the rate for non-Puerto Rican Hispanics was 69.3 percent, 5.1 percentage points higher than the city-wide overall rate, while the rate for Puerto Ricans was 54.5 percent, 9.7 percentage points lower than the city-wide rate. Putting this another way, only about one in every two Puerto Ricans 16 years old or older was in the labor force. This finding is very relevant to an understanding of the reasons for the comparatively low income of Puerto Rican households and their high poverty rate.

The 2002 HVS data on labor-force participation rates and educational attainment unequivocally support the positive relationship between the two-that is, of individuals aged 25-54, the higher the level of educational attainment, the higher the labor-force participation rate. Specifically, for individuals in this economically active age group who did not finish high school, the labor-force participation rate was only 70.6 percent (Table 3.54). However, the rate rose progressively to 80.4 percent for those who had finished at least high school, to 83.4 percent for those who had finished some college work, and to 88.7 percent for those who had at least graduated from college. The progressively upward pattern of the labor force participation rate according to the level of educational attainment holds for each racial and ethnic group, including Puerto Ricans, who had the lowest rate among all major racial and ethnic groups. Specifically, for economically active Puerto Ricans, whose overall labor-force participation rate was only 70.4 percent, the upward pattern of the participation rate was much more vivid: from 48.9 percent for those who did not finish high school, to 74.2 percent for high school graduates, to 82.7 percent for those who had finished some college work, to 90.1 percent for those who had graduated at least from college. It is important to note that labor force participation rates for Puerto Ricans who had higher educational attainments, particularly those who had done some college work, were even higher than the equivalent rate for whites with the same higher levels of educational attainment. In short, it is conclusive: the level of an individual's educational attainment is a critically powerful determinant of employability.

Unemployment Rates

According to the 2002 HVS, the overall unemployment rate for the City as a whole increased by 2.2 percentage points to 8.7 percent in 2002 from 1999 (Table 3.55). The 2002 HVS was conducted between February and June 2002, within the nine months immediately after the 9/11 tragedy in 2001. Thus, the increase in the unemployment rate is an expected reflection of the economic situation in the City during the period. The unemployment rate varied from borough to borough, but the rate increased in every borough, although the rate of increase in each borough varied widely. In the Bronx, the rate was 12.7 percent in 2002, the highest of all the boroughs, jumping up by 4.7 percentage points from 1999, more than twice the rate of increase for the City as a whole. The rate in Brooklyn was 9.1 percent, higher than the city-wide rate, as was the rate in the Bronx. The borough's 2002 rate was a 1.6-percentage-point increase in the three years. On the other hand, the rates in Manhattan and Queens were 7.6 percent and 7.4 percent respectively, lower than the city-wide rate. At the same time, the increase in rates in

Table 3.52
Labor Force Participation Rates of Individuals Aged 16 Years and Over
by Age Group and Gender
New York City 2002

Age Group	Gender		
	Both	Male	Female
All	64.2%	72.1%	57.4%
16-17	9.2%	7.8%	10.6%
18-24	54.7%	58.2%	51.2%
25-34	82.3%	90.2%	74.6%
35-44	83.9%	92.2%	76.2%
45-54	80.0%	87.4%	73.7%
55-64	62.2%	70.7%	55.6%
65-74	15.7%	20.1%	12.8%
75 and Over	4.6%	6.0%	3.7%

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

Table 3.53
Labor Force Participation Rates of Individuals Aged 16 Years and Over
by Age Group and by Race/Ethnicity
New York City 2002

Race/Ethnicity	Age Group			
	All	16-24	25-54	55 & Over
All	64.2%	44.8%	82.3%	32.9%
White	63.6%	46.1%	83.9%	33.0%
Black/African American	65.9%	41.7%	84.9%	34.2%
Puerto Rican	54.5%	45.1%	70.4%	22.4%
Non-Puerto Rican Hispanic	69.3%	53.1%	82.4%	37.5%
Asian	63.4%	33.3%	80.4%	32.4%
Other	65.8%	66.9%	73.0%	*

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

Note:

* Too few to report.

Table 3.54
Labor Force Participation Rates of Individuals Aged 25-54
by Race/Ethnicity and by Educational Attainment
New York City 2002

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	82.3%	70.6%	80.4%	83.4%	88.7%
White	83.9%	58.8%	79.5%	79.5%	89.2%
Black/African American	84.9%	72.8%	84.1%	88.0%	91.2%
Puerto Rican	70.4%	48.9%	74.2%	82.7%	90.1%
Non-Puerto Rican Hispanic	82.4%	79.3%	80.6%	86.1%	88.6%
Asian	80.4%	77.3%	79.8%	76.6%	83.6%
Other	73.0%	*	71.5%	75.6%	80.0%

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

Note:

* Too few individuals to report.

Table 3.55
Unemployment Rates^b of Individuals 16 Years and Over by Tenure and by Borough
New York City 1999 and 2002

Borough	Tenure					
	All		Renters		Owners	
	1999	2002	1999	2002	1999	2002
All	6.5%	8.7%	7.8%	10.0%	3.8%	6.1%
Bronx ^a	8.0%	12.7%	9.3%	13.9%	4.2%	8.6%
Brooklyn	7.5%	9.1%	8.8%	10.6%	4.7%	5.8%
Manhattan ^a	6.1%	7.6%	7.0%	8.0%	2.8%	5.9%
Queens	5.6%	7.4%	6.9%	8.4%	3.8%	6.1%
Staten Island	3.9%	6.8%	6.5%*	10.8%	2.8%*	5.1%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

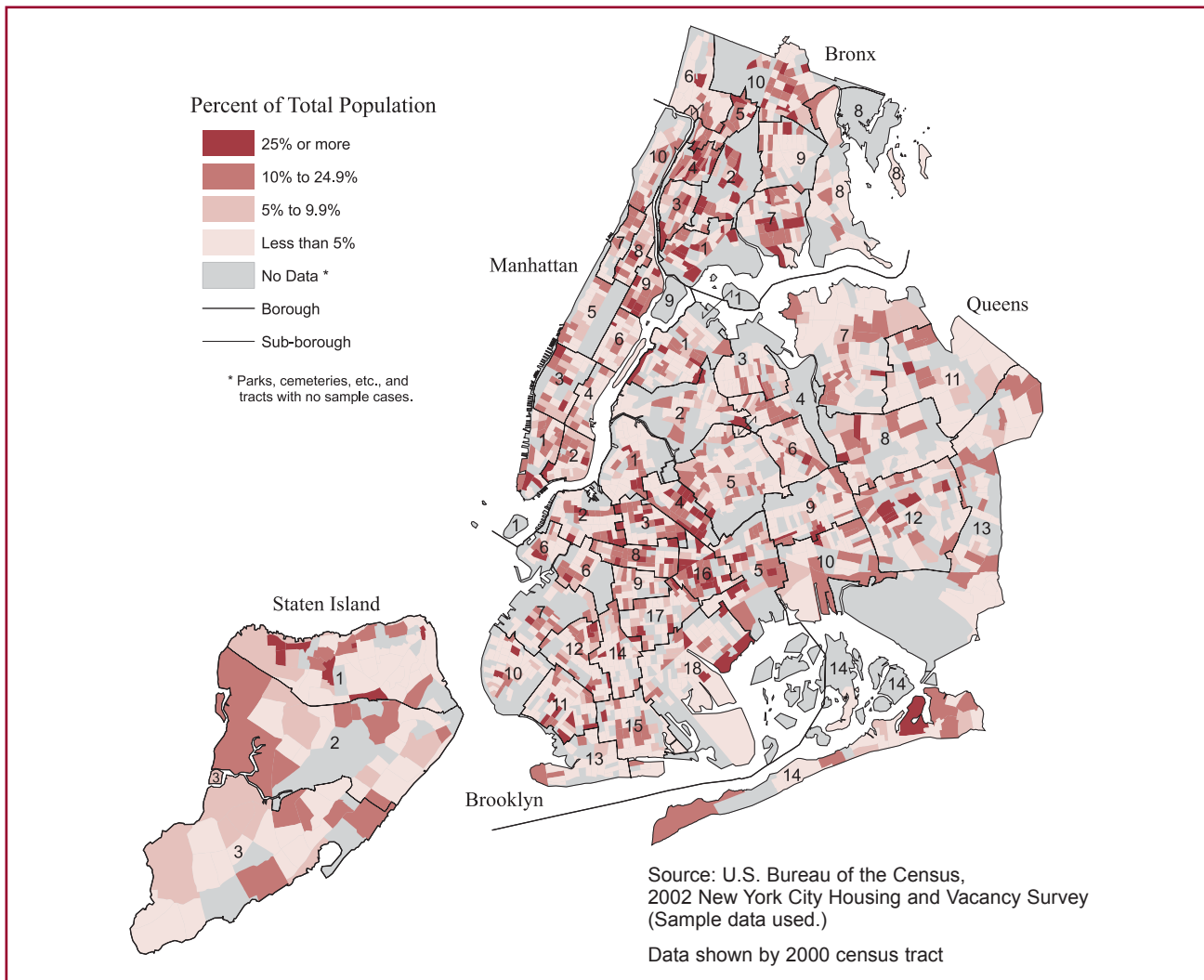
Notes:

a Marble Hill in the Bronx.

b A member of a surveyed household age 16 or over was classified as unemployed if he or she at the time of the survey, did no work during the previous week, and was either (i) on layoff from a job during the previous week or (ii) had been looking for work during the previous four weeks. The unemployment rate is estimated as the number of unemployed persons as a percentage of the total labor force, which is the sum of unemployed persons and persons who worked during the previous week.

* Since the number of individuals is small, interpret with caution.

Map 3.5
Percentage of Unemployed Individuals Age 16 to 64
New York City 2002



Manhattan and Queens were lower than the increase for the City as a whole, as was also the case in Brooklyn: 1.5 percentage points in Manhattan, and 1.8 percentage points in Queens. In Staten Island, the rate was 6.8 percent in 2002, the lowest of all the boroughs. However, the 2002 rate in the borough was a 2.9-percentage-point increase in the three years. Not surprisingly, the geographic distribution of unemployment reflects the approximate distribution of low income in the City (Map 3.5).

The unemployment rates also increased for both renters and owners, by 2.2 percentage points to 10.0 percent and by 2.3 percentage points to 6.1 percent respectively in 2002 (Table 3.55). Mirroring the overall rate increase in each borough, the rates for renters and owners increased in each of the five boroughs by different levels.

As in all previous survey years since the HVS began collecting employment data in 1991, the

Table 3.56
Unemployment Rates of Individuals 16 Years and Over by Gender
New York City 1999 and 2002

Gender	1999	2002
Both	6.5%	8.7%
Male	5.6%	8.3%
Female	7.4%	9.1%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Table 3.57
Unemployment Rates of Individuals Aged 16 Years and Over by Age Group and by Race/Ethnicity
New York City 1999 and 2002

Race/Ethnicity	Age Group							
	All		16-24		25-54		55 & Over	
	1999	2002	1999	2002	1999	2002	1999	2002
All	6.5%	8.7%	14.0%	16.6%	5.8%	8.1%	4.2%	5.7%
White	3.9%	5.7%	7.1%	9.9%	3.5%	5.4%	4.4%	5.1%
Black	9.1%	11.5%	17.6%	24.7%	8.7%	10.6%	4.4%	5.2%
Puerto Rican	9.3%	15.4%	27.2%	29.9%	7.0%	13.3%	**	**
Non-Puerto Rican Hispanic	8.9%	9.4%	15.1%	12.4%	8.1%	9.1%	**	6.8%
Asian	4.3%	7.4%	**	11.4%	4.0%	7.0%	**	7.2%*
Native Am/Other ^a	**	**	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

a In 1999, "Other" included only American Indians, Aleuts, and Eskimos. In 2002, "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

unemployment rate for female individuals was higher than the rate for male or for all individuals: 9.1 percent versus 8.3 percent (Table 3.56).

The unemployment rate for each major racial and ethnic group varied widely. The rate for Puerto Ricans was 15.4 percent, the highest of all the racial and ethnic groups and 6.7 percentage points higher than the city-wide overall rate of 8.7 percent in 2002 (Table 3.57). Their rate increased by 6.1 percentage points from 1999. The rates for blacks and for non-Puerto Rican Hispanics were 11.5 percent and 9.4 percent respectively, higher than the city-wide rate. Their rates increased by 2.4 percentage points and 0.5 percentage points respectively from three years earlier. On the other hand, the rates for whites and Asians

Table 3.58
Unemployment Rates of Individuals Aged 25-54 by Race/Ethnicity
and by Level of Educational Attainment
New York City 2002

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	8.1%	13.5%	8.7%	7.9%	5.6%
White	5.4%	8.5%	5.5%	4.8%	5.3%
Black/African American	10.6%	17.3%	11.8%	10.1%	5.8%
Puerto Rican	13.3%	18.7%	11.3%	14.2%	**
Non-Puerto Rican Hispanic	9.1%	12.0%	9.2%	5.7%	6.9%
Asian	7.0%	11.0%	6.5%	7.0%*	5.3%
Other	**	**	**	**	**

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

Notes:

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

were 5.7 percent and 7.4 percent respectively, lower than the city-wide rate in 2002. Their rates increased by 1.8 percentage points and 3.1 percentage points respectively over the three-year period.

The unemployment rate for younger individuals—those in the 16-24 age group—is always very much higher than the city-wide rate and the rates for the other age groups, such as the 25-54 and 55-and-over age groups. In 2002, the unemployment rate for this youngest age group was 16.6 percent, almost double the rate for all individuals in the City (Table 3.57). Particularly, the rate for young Puerto Ricans was unparalleledly high: 29.9 percent, almost double the equivalent rate for all individuals in the City in 2002.

The earlier analysis of the relationship between the labor-force participation rate and the level of educational attainment revealed that the better educated individuals were, the higher the labor-force participation rate (Table 3.54). This logic also holds for the relationship between the unemployment rate and the level of educational attainment: the better educated individuals are, the lower the unemployment rate. That rate for individuals aged 25-54 who did not finish high school was 13.5 percent (Table 3.58). The rate dropped progressively to 8.7 percent for those in this age group who graduated from high school. The rate plunged further to 5.6 percent for those who had at least graduated from college (Figure 3.11).

The gradation of differentiated unemployment rates for different levels of educational attainment was most pronounced for blacks. Among blacks in the 25-54 age group, the unemployment rate for those who did not finish high school was a disproportionately high 17.3 percent (Table 3.58). But the rate declined progressively as the level of educational attainment improved. For those blacks who had graduated at least from high school, the rate plummeted to 11.8 percent. For those who had graduated at least from college, the rate was only 5.8 percent.

Figure 3.11
Unemployment Rates by Race/Ethnicity and by Level of Education
New York City 2002

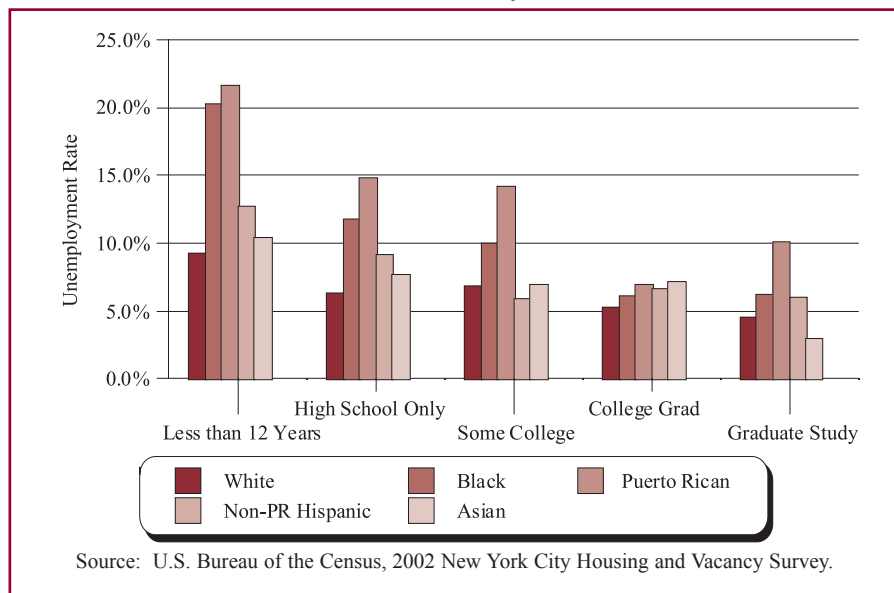


Table 3.59
Unemployment Rates of Individuals Aged 16 Years and Over by Occupational Classification
New York City 2002

Occupational Classification^a	2002
All	8.7%
Management, Business, Financial Operations	5.2%
Professional and Related	4.6%
Service Occupations	7.6%
Sales and Related	9.4%
Office and Administrative Support	8.2%
Farming, Forestry, and Fishing	*
Construction and Extraction	11.1%
Installation, Repair, and Maintenance	7.7%
Production	9.9%
Transportation and Material Moving	7.7%

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

Note:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

* Too few individuals to report.

The unemployment rate for individuals 16 years old or older varied from one occupational category to another. In this report, data on occupational categories will be classified in the following ten groups, and terms in parentheses will be used to refer to each group by one simple term: (1) management, business, financial operations (**managers**); (2) professional-related (**professionals**); (3) service occupations (**service**); (4) sales and related (**sales**); (5) office and administrative support (**administration**); (6) farming, forestry, and fishing (**farming**); (7) construction and extraction (**construction**); (8) installation, repairs, and maintenance (**maintenance**); (9) production (**production**); and (10) transportation and materials moving (**transportation**). The above categories were first used for the Census 2000 and then were used for 2002 HVS. These classifications are different from those used for the 1999 and previous HVSs, which were initially used for the 1990 census. Thus, the 2002 HVS classifications of occupational categories are not comparable with the categories used for the 1999 and previous HVSs; and, therefore, in this report no attempts will be made to compare the 2002 HVS data on occupations with data from previous HVSs.

The unemployment rates for the two highest-earnings categories, managers and professionals, were 5.2 percent and 4.6 percent respectively, 3.5 percentage points and 4.1 percentage points lower than the city-wide overall rate of 8.7 percent in 2002. The rate for the sales category, which was the third-highest earnings category, was 9.4 percent. The unemployment rate for the service category, which includes health aids, building cleaners, and waiters, the second-lowest earnings category, was 7.6 percent, 1.1 percentage points lower than the city-wide overall rate (Tables 3.59 and 3.61). The rate for the maintenance and transportation categories, whose earnings were lower than the city-wide average, was the same, 7.7 percent, also lower than the city-wide rate. However, the rates for the occupational categories of construction and production were 11.1 percent and 9.9 percent respectively, 2.4 percentage points and 1.2 percentage points higher than the city-wide rate. Production was the lowest earnings category, and the construction category's earnings were also much lower than the city-wide average earnings. Since the number of persons employed in the farming category was too small to present, no employment issues by this category will be discussed in this report.

Industrial categories will be classified in the following thirteen categories, and terms in parentheses will be used to refer to each category by one simple term, as follows: (1) manufacturing (**manufacturing**); (2) construction (**construction**); (3) trade (**trade**); (4) transportation, warehousing, and utilities (**transportation**); (5) information (**information**); (6) finance, insurance, and real estate (**FIRE**); (7) professional, scientific, management, administrative, and waste management (**management**); (8) education, health care, and social services (**social services**); (9) arts, entertainment, recreation, accommodation and food services (**entertainment**); (10) other services, except public administration (**other services**); (11) federal government (**federal government**); and (12) state and local government (**state and local government**). In discussing issues by industrial categories, data on agriculture, forestry, fishing, hunting, and mining will not be covered, since data on this category are too small to present. As was the case for occupational categories, the above industrial categories were first used for the Census 2000 and were subsequently used for the 2002 HVS. Thus, these classifications are not comparable with those used for the 1999 and previous HVSs. For this reason, no 2002 HVS data on industrial categories will be compared with data from the 1999 and previous HVSs in this report.

As was the case for occupational categories, unemployment rates for the major industrial categories varied widely from one category to another. In 2002, the unemployment rates for the public and quasi-public sectors were the lowest. The rate for individuals aged 16 years or over in local and state governments was a mere 3.4 percent, the lowest of any industry. The rate for those in social services was 3.9 percent, the second lowest, while it was 4.0 percent for those in the federal government, the third lowest (Table 3.60). The rates for the categories of transportation and FIRE were 7.7 percent and 7.1 percent respectively, also lower than the city-wide average. The rates for the categories of entertainment

Table 3.60
Unemployment Rates of Individuals Aged 16 and Over by Major Industry Group
New York City 2002

Major Industry Group^a	Unemployment Rate
	2002
All	8.7%
Manufacturing	10.0%
Agriculture, Forestry, Fishing, Hunting, Mining	**
Construction	11.0%
Trade	9.0%
Transportation, Warehousing, Utilities	7.7%
Information	10.9%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	7.1%
Professional, Scientific, Management, Administrative, Waste Management	9.2%
Education, Health Care, Social Services	3.9%
Arts, Entertainment, Recreation, Accommodation, Food Services	7.1%
Other Services, Except Public Administration	8.1%
Federal Government	4.0%*
State/Local Government	3.4%

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

Notes:

a U.S. Bureau of the Census, Census 2000, Industry Classification System.

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

and other services were 7.1 percent and 8.1 percent respectively, lower than the city-wide average. Conversely, the unemployment rates for the following four industrial categories were all higher than the city-wide average: 11.0 percent for construction; 9.2 percent for management; 10.9 percent for information; and 9.0 percent for trade.

Employment by Major Occupational Categories

As in the previous section, the presentation and discussion of data on occupational categories in this section will cover only City residents aged 16 years or over in the labor force. In 2001, the average weekly earnings for full-time employed individuals was \$905 (Table 3.61). (In this section, "full-time employed individuals" means individuals aged 16 years or over in the labor force who worked at least 35 hours a week for 50 or more weeks in 2001.) The average weekly earnings varied widely from one

Table 3.61
Distribution of Individuals Aged 16 and Over in the Labor Force by Race Ethnicity
with Average Weekly Earnings of Individuals Working at Least 35 Hours
per Week 50 Weeks or More by Occupational Classification
New York City 2002

Occupational ^a Classification	2001 Average Weekly Earnings ^b	Race/Ethnicity						
		All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All	\$905	100.0%	39.3%	24.3%	7.3%	17.1%	11.5%	0.7%
Management, Business, Financial Operations	\$1,557	100.0%	60.9%	16.3%	4.3%	7.0%	10.5%	1.0%
Professional and Related	\$1,196	100.0%	57.7%	19.5%	4.8%	7.7%	9.5%	0.7%
Service Occupations	\$526	100.0%	21.8%	30.5%	9.2%	26.4%	11.4%	0.6%
Sales and Related	\$1,011	100.0%	40.3%	21.3%	6.8%	16.3%	14.3%	0.9%*
Office and Administrative Support	\$698	100.0%	36.3%	31.0%	10.6%	12.5%	9.0%	0.6%*
Farming, Forestry, and Fishing	**	100.0%	**	**	**	**	**	**
Construction and Extraction	\$683	100.0%	37.9%	21.5%	5.4%	26.8%	7.7%	**
Installation, Repair, and Maintenance	\$709	100.0%	35.8%	28.1%	7.9%	17.2%	10.8%	**
Production	\$484	100.0%	18.7%	14.4%	7.2%	34.5%	24.9%	**
Transportation and Material Moving	\$564	100.0%	21.7%	26.6%	8.2%	27.8%	15.6%	**

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

Notes:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

b Includes self-employment income.

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

occupational category to another. Specifically, the highest average weekly earnings were \$1,557 for those in the managerial category, followed by \$1,196 for those in the professional category. The third-highest earnings category was sales, with average weekly earnings of \$1,011. The average earnings for the other occupational categories were all lower than the city-wide average earnings of \$905 (Table 3.61). The average earnings of the production category was \$484, the lowest category. The service and transportation categories, with average weekly earnings of \$526 and \$564 respectively, were the second- and third-lowest categories.

Of all individuals aged 16 years or over in the City who worked at least 35 hours a week for 50 or more weeks in 2001, two-fifths were white, while a quarter were black, and one in six was non-Puerto Rican Hispanic. Asians were a little over one in ten and Puerto Ricans were a little over one in fourteen of such individuals (Table 3.61). Compared to this city-wide distribution, the proportion of whites in the highest earnings category, managerial, was an overwhelming three-fifths. Consequently, the proportions of the other racial and ethnic groups in this category were much lower than their respective proportions of all individuals in the City, except for Asians, whose proportion in the category was similar to their proportion in the City. Racial and ethnic groups' proportional distributions in the second-highest earnings category, professional, very much resembled the pattern for the managerial category.

On the other hand, the distribution in the third-highest earnings category, sales, mirrored that of those individuals in the City as a whole, except that, in this category, there were somewhat fewer blacks and more Asians (Table 3.61). The distributions in the three categories of maintenance, administration, and construction, whose average earnings levels were fourth, fifth, and sixth respectively, and lower than the city-wide average, roughly mirrored that of those individuals in the City, except that all three categories have fewer whites, and in the maintenance category, there were more blacks, while in the administrative category there were more blacks and Puerto Ricans and fewer non-Puerto Rican Hispanics. In the construction category there were many more non-Puerto Rican Hispanics and fewer Asians.

The distribution in the two categories of service and transportation, whose average earnings levels were the second and third lowest, mirrored each other. But their distributions were quite uniquely disparate from that of all individuals in the City and from that in the two top-earning categories of managerial and professional (Table 3.61). Compared to the city-wide distribution, in these two categories there were fewer whites and more blacks and non-Puerto Rican Hispanics. In addition, in the transportation category, there were more Asians. The distribution in the production category, which was the lowest earnings category, was profoundly dissimilar to that of any other occupational category in 2002. Compared to the city-wide distribution, in the production category there were disproportionately fewer whites and blacks and more non-Puerto Rican Hispanics and Asians. Three-fifths of the individuals in this category were either non-Puerto Rican Hispanics (35 percent) or Asians (25 percent). As many of them were recent immigrants who did not have higher educational attainment gained in this country, many non-Puerto Rican Hispanics and Asians had jobs in the relatively lower-paying industries, such as production and transportation.

The occupational distribution within each racial and ethnic group more visually illustrates each racial and ethnic group's proportional concentration in certain occupational categories. In 2002, of individuals aged 16 years or over who were in the City's labor force, about a third were in one of the top two earnings categories of managerial (12 percent) or professional (22 percent), while a quarter were in either the sales category (11 percent) or the administrative category (16 percent), which were the third- and fifth-highest-earnings categories (Table 3.62). About a fifth were in the service category, which was in the bottom third of earnings categories. The remaining individuals were dispersed in small proportions, six percent or less, in the other categories. Compared to the city-wide distribution, whites were highly concentrated in the

top two earnings categories: one-half of whites had jobs in either the top category of managerial (18 percent) or the second-highest category of professional (33 percent). Another quarter of whites were employed in the sales or administration categories, which were the third- and fifth-highest earnings categories. On the other hand, the proportion of whites who had jobs in the service category, which was one of the lowest earnings categories, was about half of the city-wide proportion in this category.

A larger proportion of blacks had occupations in the administration and service categories, and smaller proportions were in the managerial and professional categories, compared to the city-wide proportions (Table 3.62). Puerto Ricans' distribution was very similar to that of blacks, except that the proportions of Puerto Ricans who had occupations in the managerial or professional categories were even smaller than

Table 3.62
Distribution of Individuals Aged 16 and Over in the Labor Force
by Occupational Classification and by Race/Ethnicity
New York City 2002

Occupational ^a Classification	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Management, Business, Financial Operations	11.7%	17.9%	8.0%	6.9%	4.8%	10.7%	17.8%
Professional and Related	22.4%	32.5%	18.3%	14.9%	10.1%	18.5%	23.6%
Service Occupations	21.0%	11.5%	26.8%	26.8%	32.6%	20.8%	19.4%
Sales and Related	10.8%	10.9%	9.6%	10.2%	10.3%	13.3%	15.3%*
Office and Administrative Support	15.5%	14.1%	20.0%	22.8%	11.4%	12.1%	14.2%*
Farming, Forestry, and Fishing	**	**	**	**	**	**	**
Construction and Extraction	5.4%	5.1%	4.8%	4.1%	8.5%	3.6%	**
Installation, Repair, and Maintenance	2.5%	2.2%	2.9%	2.7%	2.5%	2.3%	**
Production	4.9%	2.3%	2.9%	4.9%	9.9%	10.6%	**
Transportation and Material Moving	5.9%	3.2%	6.6%	6.7%	9.7%	8.0%	**

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

Notes:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

those of blacks. One-third of non-Puerto Rican Hispanics had occupations in the service category, while relatively smaller proportions had occupations in the top two earnings categories of managerial and professional. Also, a substantially larger proportion of non-Puerto Rican Hispanics had occupations in production and transportation. The distribution of Asians very much resembled the city-wide distribution with the following exceptions: more Asians had occupations in the sales, production, and transportation categories, while fewer of them had occupations in the professional and administrative categories.

In 2002, renters' occupational pattern mirrored very much the pattern of all individuals in the City, since renters were predominant in the City. However, owners' pattern was noticeably disparate from the city-wide pattern. Compared to the city-wide pattern, more owners were employed in the top two earnings categories of managerial and professional, while fewer of them had jobs in the lower earnings category of service (Table 3.63).

Compared to the city-wide occupational distribution, more individuals in the Bronx were employed in the lower-paying service and administration categories, while fewer were employed in the higher-paying managerial and professional categories (Table 3.64). The occupational distributions in Brooklyn and Staten Island very much mirrored the city-wide distribution. The distribution in Queens also

Table 3.63
Distribution of Individuals Age 16 and Over in the Labor Force
by Occupational Classification by Tenure
New York City 2002

Occupational Classification ^a	All		Tenure	
	Number	Percent	Renters	Owners
All	3,991,324 ^b	100.0%	100.0%	100.0%
Management, Business, Financial Operations	459,901	11.7%	10.5%	14.0%
Professional and Related	878,435	22.4%	20.3%	26.3%
Service Occupations	823,793	21.0%	23.6%	16.0%
Sales and Related	423,145	10.8%	11.1%	10.2%
Office and Administrative Support	608,306	15.5%	14.9%	16.7%
Farming, Forestry, and Fishing	*	*	*	*
Construction and Extraction	211,677	5.4%	5.8%	4.5%
Installation, Repair, and Maintenance	97,769	2.5%	2.1%	3.2%
Production	192,034	4.9%	5.4%	3.9%
Transportation and Material Moving	232,639	5.9%	6.4%	5.1%

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

Note:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

b Includes 61,873 in labor force who last worked before 1997 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the distributions.

* Too few individuals to report.

Table 3.64
Distribution of Individuals Aged 16 and Over in the Labor Force
by Occupational Classification and by Borough
New York City 2002

Occupational Classification ^a	Borough					
	All	Bronx ^b	Brooklyn	Manhattan ^b	Queens	Staten Island
All	100.0% ^c	100.0%	100.0%	100.0%	100.0%	100.0%
Management, Business, Financial Operations	11.7%	6.6%	9.1%	20.2%	10.5%	11.7%
Professional and Related	22.4%	18.1%	21.3%	34.4%	16.7%	21.3%
Service Occupations	21.0%	26.6%	22.5%	14.6%	21.6%	20.0%
Sales and Related	10.8%	10.3%	9.9%	12.1%	10.6%	12.1%
Office and Administrative Support	15.5%	17.9%	16.0%	10.7%	17.1%	16.9%
Farming, Forestry, and Fishing	*	*	*	*	*	*
Construction and Extraction	5.4%	5.5%	6.4%	1.4%	7.1%	6.5%
Installation, Repair, and Maintenance	2.5%	2.8%	3.2%	0.9%	2.8%	2.9%
Production	4.9%	5.4%	5.3%	3.0%	5.9%	3.9%
Transportation and Material Moving	5.9%	6.9%	6.3%	2.9%	7.6%	4.6%

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

Notes:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

b Marble Hill in the Bronx.

c Excludes 61,873 individuals in labor force who last worked before 1997 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the category distributions.

* Too few individuals to report.

resembled the city-wide distribution, with the following exceptions: in the borough, fewer individuals worked in the professional category, while more worked in transportation. In Manhattan, substantially larger proportions of individuals worked in the two highest-paying occupations compared to the city-wide proportions.

As the analysis of the relationship between the level of educational attainment and the labor-force participation rate or the unemployment rate suggests, an analysis of the relationship between the level of educational attainment and occupational distribution also illustrates the importance of higher educational attainment levels in getting jobs in higher-earning occupational categories. Of all individuals aged 16 years or older in the City's labor force in 2002, 17 percent had not graduated from high school, while 26

Table 3.65
Distribution of Individuals Aged 16 and Over in the Labor Force
by Level of Educational Attainment by Occupational Classification
New York City 2002

Occupational Classification ^a	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	100.0% ^b	16.6%	26.4%	20.4%	21.0%	15.7%
Management, Business, Financial Operations	100.0%	3.7%	12.7%	17.1%	39.9%	26.6%
Professional and Related	100.0%	2.0%	7.8%	16.3%	34.0%	39.9%
Service Occupations	100.0%	29.9%	37.8%	19.4%	9.1%	3.8%
Sales and Related	100.0%	14.9%	27.2%	23.5%	23.8%	10.5%
Office and Administrative Support	100.0%	9.1%	32.1%	32.6%	18.5%	7.7%
Farming, Forestry, and Fishing	100.0%	*	*	*	*	*
Construction and Extraction	100.0%	30.2%	41.9%	17.7%	7.4%	2.9%
Installation, Repair, and Maintenance	100.0%	19.0%	39.4%	24.2%	13.3%	4.2%
Production	100.0%	43.6%	32.8%	11.9%	7.4%	4.3%
Transportation and Material Moving	100.0%	28.7%	40.9%	18.5%	8.0%	3.8%

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

Notes:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

b Excludes 61,873 individuals in labor force who last worked before 1997 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the distributions.

* Too few individuals to report.

percent had finished only high school. At the same time, 20 percent had completed some college work, while 37 percent had graduated at least from college (Table 3.65). Compared to this general educational distribution of all individuals aged 16 years or older in the City's labor force, those individuals in the top two highest-earnings occupational categories of managerial and professional had significantly higher levels of educational attainment. Only 4 percent and 2 percent respectively of individuals in these two categories did not finish high school. At the same time, 67 percent and 74 percent respectively of individuals in these two categories had graduated at least from college.

The distribution of individuals by level of educational attainment within the sales category, which was the third-highest earnings category, very much resembled the city-wide distribution, except that, in the

category, more individuals had done some college work or had graduated from college, while fewer had any post-college education. In the meantime, in the administrative and maintenance categories, whose earnings were lower than the city-wide average, more individuals had finished high school or some college-level work (Table 3.65). On the other hand, in the following lower-paying occupational categories—construction, service, transportation, and production—substantially larger proportions of individuals had substantially lower levels of educational attainment. In the first three of these categories, three in ten individuals did not finish high school. In the production category, the lowest-paying occupational category, three-quarters had a high school diploma or less educational attainment, and more than two-fifths of individuals had not finished high school.

Employment by Major Industrial Groups

In 2002, education, health and social services, the largest industry in the City, employed 15.6 percent of the employed individuals in the City, or 568,000 people (Table 3.66). The second-largest industry, government (federal, state, and local governments) employed 15.1 percent of the City's employed individuals, or 551,000 people. Management, the third-largest industry, employed 12.6 percent of the City's workers, or 460,000 people. Three in ten of the City's workers were employed in the following fourth-, fifth-, and sixth-largest industries in the City: trade (11.8 percent or 430,000 people); FIRE (9.7 percent or 352,000 people), and entertainment (9.3 percent or 341,000 people). Other services, the seventh-largest industry, employed 5.9 percent of the City's workers, or 214,000 people, while information, the tenth-largest industry, employed 3.9 percent of the City's workers, or 143,000 people. Together, government and service-oriented industries, discussed above, employed five in six workers in the City, or 3,058,000 New Yorkers. The remaining one in six of the City's workers, or 585,000 people, were employed in either manufacturing or construction (5.7 percent or 208,000 people each), or transportation (4.7 percent, or 170,000 people).¹⁴

Compared to the overall employment patterns by industry groups, the proportions of whites employed in the categories of management (16.8 percent), FIRE (13.1 percent), and information (6.0 percent) were higher, while their proportions in manufacturing (4.0 percent), trade (10.7 percent), and transportation (3.1 percent) were lower (Table 3.67). A disproportionately large proportion of blacks had jobs in government, particularly state/local government (20.0 percent), and social services (18.9 percent). On the other hand, relatively smaller proportions of blacks worked in FIRE (7.3 percent), management (10.4 percent), or entertainment (6.4 percent). The employment pattern of Puerto Ricans by industrial category mirrored the overall pattern, except that a considerably larger proportion of Puerto Ricans had jobs in government, particularly in state/local government (17.8 percent) and trade (14.9 percent), while fewer worked in entertainment (5.8 percent), management (10.9 percent), and FIRE (8.3 percent).

The employment pattern by industrial category for non-Puerto Rican Hispanics was significantly different from the overall pattern as well as from the patterns of other racial and ethnic groups. Compared to the city-wide employment pattern by industry categories, substantially more non-Puerto Rican Hispanics worked in manufacturing (10.0 percent), construction (8.8 percent), and trade (15.2 percent) (Table 3.67). Considerably more also worked in entertainment (13.6 percent) and other services (8.5 percent). On the other hand, substantially fewer non-Puerto Rican Hispanics worked in FIRE (5.4 percent), information (1.9 percent), and government (8.5 percent). They also worked less

¹⁴ Most of the few people employed in agriculture worked in landscaping.

Table 3.66
Distribution of Employed Individuals Aged 16 and Over by Major Industry Group
New York City 2002

Major Industry Group ^a	Number	Percent
All	3,645,442	100.0%
Manufacturing	207,592	5.7%
Agriculture, Forestry, Fishing, Hunting, Mining	*	*
Construction	207,701	5.7%
Trade	429,639	11.8%
Transportation, Warehousing, Utilities	169,744	4.7%
Information	143,262	3.9%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	352,266	9.7%
Professional, Scientific, Management, Administrative, Waste Management	460,071	12.6%
Education, Health Care, Social Services	567,846	15.6%
Arts, Entertainment, Recreation, Accommodation, Food Services	340,732	9.3%
Other Services, Except Public Administration	213,854	5.9%
Federal Government	74,463	2.0%
State/Local Government	476,204	13.1%

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

Notes:

a U.S. Bureau of the Census, Census 2000, Industry Classification System.

The Census Bureau allocated labor force status and major industrial group where it was not reported.

* Too few individuals to report.

frequently in social services (12.0 percent) and management (10.4 percent). As was the case for non-Puerto Rican Hispanics, substantially more Asians worked in manufacturing (11.0 percent), trade (14.5 percent), and entertainment (15.0 percent). More of them also worked in transportation (7.2 percent). On the other hand, as was the case for non-Puerto Rican Hispanics, substantially fewer Asians worked in state/local government (6.5 percent), social services (10.8 percent), management (9.0 percent), and information (2.5 percent).

As was the case for occupational categories, the pattern of educational attainment of the City's resident workers for each industry varied distinctively from one industry to another. Compared to the city-wide pattern, City individuals employed in the information industry had the highest level of educational attainment: more than three-fifths had at least a college degree (Table 3.68). More than

Table 3.67
Distribution of Individuals Aged 16 and Over in the Labor Force
by Major Industrial Group by Race/Ethnicity
New York City 2002

Major Industrial Group ^a	Race/Ethnicity						
	All	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Manufacturing	5.9%	4.0%	3.9%	5.1%	10.0%	11.0%	**
Agriculture, Forestry, Fishing, Hunting, Mining	**	**	**	**	**	**	**
Construction	5.9%	6.0%	4.9%	4.1%	8.8%	4.8%	**
Trade	12.0%	10.7%	9.9%	14.9%	15.2%	14.5%	13.1%*
Transportation, Warehousing, Utilities	4.7%	3.1%	5.7%	4.5%	5.4%	7.2%	**
Information	4.1%	6.0%	3.5%	3.1%	1.9%	2.5%	**
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	9.6%	13.1%	7.3%	8.3%	5.4%	9.6%	**
Professional, Scientific, Management, Administrative, Waste Management	12.9%	16.8%	10.4%	10.9%	10.4%	9.0%	23.1%
Education, Health Care, Social Services	15.0%	15.0%	18.9%	16.2%	12.0%	10.8%	12.5%*
Arts, Entertainment, Recreation, Accommodation, Food Services	9.3%	8.2%	6.4%	5.8%	13.6%	15.0%	13.3%*
Other Services, except Public Administration	5.9%	4.2%	6.5%	5.9%	8.5%	7.1%	**
Federal Government	2.0%	1.8%	2.6%	3.3%	1.0%	1.9%	**
State/Local Government	12.5%	11.1%	20.0%	17.8%	7.5%	6.5%	**

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

Notes:

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

a U.S. Bureau of the Census, Census 2000, Industry Classification System.

The Census Bureau allocated labor force status and major industrial group where it was not reported.

Table 3.68
Distribution of Individuals Aged 16 and Over in the Labor Force
by Level of Educational Attainment by Major Industrial Group
New York City 2002

Major Industrial Group ^a	Level of Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All ^b	100.0%	16.6%	26.4%	20.4%	21.0%	15.7%
Manufacturing	100.0%	35.7%	30.5%	13.7%	13.3%	6.8%
Agriculture, Forestry, Fishing, Hunting, Mining	100.0%	**	**	**	**	**
Construction	100.0%	28.6%	38.7%	17.8%	10.4%	4.5%
Trade	100.0%	20.9%	32.7%	21.8%	18.1%	6.5%
Transportation, Warehousing, Utilities	100.0%	19.2%	39.6%	22.1%	13.2%	5.8%
Information	100.0%	2.4%*	15.1%	20.1%	42.4%	19.9%
Finance, Insurance, Real Estate, Rental Leasing “(FIRE)”	100.0%	6.0%	20.0%	21.2%	32.5%	20.3%
Professional, Scientific, Management, Administrative, Waste Management	100.0%	8.8%	18.7%	19.5%	27.6%	25.3%
Education, Health Care, Social Services	100.0%	12.3%	22.5%	21.4%	20.0%	23.8%
Arts, Entertainment, Recreation, Accommodation, Food Services	100.0%	26.9%	27.7%	18.0%	18.1%	9.3%
Other Services, except Public Administration	100.0%	26.2%	35.9%	17.2%	13.1%	7.6%
Federal Government	100.0%	4.5%*	22.5%	30.6%	23.1%	19.2%
State/Local Government	100.0%	8.5%	23.6%	24.7%	20.8%	22.5%

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

Notes:

a U.S. Bureau of the Census, Census 2000, Industry Classification System.

The Census Bureau allocated labor force status and major industrial group where it was not reported.

b Includes 61,873 individuals in labor force who last worked before 1997 or never worked.

These unemployed individuals are not assigned an industrial category and are not included in the category distributions.

* Since the number of individuals is small, interpret with caution.

** Too few individuals to report.

half of those in management and FIRE were also at least college graduates. On the other hand, City residents employed in manufacturing and construction had the lowest level of educational attainment. Two-thirds of these individuals had finished only high school or less. More than one-third of those in the manufacturing industry had not finished high school. City residents employed in transportation and other services also had lower educational attainment levels: about three-fifths had finished high school or less. More than half of those in entertainment or trade had only finished high school or less.

In short, New York City is a maturing service-oriented economy in terms of the numbers of New Yorkers employed in each occupational and industrial category. A predominant majority of the City's residents were employed in non-production occupational categories and non-manufacturing industrial categories in 2002. Most occupational and industrial categories whose average earnings were higher than the city-wide average were knowledge-oriented service industries, which required higher educational attainment or specialized knowledge or skills. Although the real incomes of New Yorkers grew substantially from 1992 through 2001, affordability problems in the City's inflationary housing market remained serious, as discussed in Chapter 6, "Variations in Rent Expenditures in New York City." As the City's economy has still been growing steadily in recent years, New Yorkers' incomes are expected to improve accordingly. However, housing costs, rents or housing prices, particularly in the private market, have also been growing rapidly, as discussed in Chapter 6. In the meantime, as the City's service economy has been further maturing, more jobs, particularly high-paying jobs, in the City will undoubtedly require individuals with higher educational attainment. Thus, it seems fair to reason that improvement in City residents' educational attainment is critically important, not only for the City's economy, but also for solidly improving New Yorkers' ability to afford housing. Under these circumstances, it is very encouraging to find that New Yorkers' educational attainment has improved greatly in recent years, as Chapter 2, "Residential Population and Households," found.

4

New York City's Housing Inventory

Introduction

The housing inventory consists of different types of housing units in different categories of renter and owner statuses and three occupancy statuses: occupied, vacant available for rent or sale, and vacant unavailable. The size and variety of the housing supply in New York City are massive and complex. This chapter opens with a discussion, in as straightforward a manner as possible, of the number and composition of housing units in terms of tenure category and occupancy.

The housing inventory gains and loses during the inter-survey period, adjusting to market and non-market forces. Thus, the size of the housing inventory is a net result of additions and losses in the various components of the inventory. Net changes in the inventory over time are cumulative consequences of different gross changes in different components of the inventory. However, the gross changes in the inventory, the number of housing units added to and removed from different components of the inventory between 2002 and any of the previous survey years, cannot be estimated, since the 2002 HVS does not provide data on the number of units in each component that are comparable with data from the previous HVSs, as explained in Chapter 1, "Overview of the 2002 Housing and Vacancy Survey and Housing New York City, 2002 Report." The sample for the 2002 HVS was drawn from the Census 2000, while the samples for the 1999 and previous HVSs in the 1990s were drawn from the 1990 census. Therefore, the weighting for the 2002 HVS sample used estimates based on the Census 2000, and the weighting for the 1999 HVS used estimates based on the 1990 census. As a result of the confluence of the different samples and weights used for the two HVSs, it is difficult to compare the data from the 2002 HVS with data from the 1999 and previous HVSs. Consequently, 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 1999 and 2002. 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 44,000¹. For this reason, the Census Bureau recommends that users of the HVS data not compare absolute numbers of persons (population), households, or housing units from the 2002 HVS with those from the 1999 and previous HVSs. Instead, comparisons should be made based on percents, medians, and means in a scientifically disciplined manner. Therefore, the growth of the housing supply will be discussed within the temporal changes, based on data on newly constructed units with Certificates of Occupancy.

The chapter will then cover the discernable variations in recent patterns and trends important to housing requirements in the City. The total inventory will be classified and discussed by the following functional and locational components: tenure, occupancy, location, building structure class, building size, and unit size. The rental housing inventory will be analyzed by rent-regulation status. In addition, the number and characteristics of the housing inventory in cooperatives and condominiums will be analyzed in detail. The

1 U.S. Census Bureau, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Table 4.1
Size and Composition of the Housing Inventory by Tenure,
Occupancy Status, and Availability
New York City, Selected Years 1991-2002

Inventory	1991	1993	1996	1999	2002	
	Percent	Percent	Percent	Percent	Number	Percent
Total Housing Units	100.0%	100.0%	100.0%	100.0%	3,208,587	100.0%
Total Rental Units	68.0%	68.5%	67.7%	66.4%	2,084,769	65.0%
Renter-Occupied	65.5%	66.2%	65.0%	64.3%	2,023,504	63.1%
Vacant for Rent	2.6%	2.4%	2.7%	2.1%	61,265	1.9%
Total Owner Units	28.8%	27.7%	28.6%	30.7%	997,003	31.1%
Owner-Occupied	27.8%	27.0%	27.8%	30.1%	981,814	30.6%
Vacant for Sale	1.0%	0.7%	0.8%	0.6%	15,189	0.5%
Total Vacant Units Not Available for Sale or Rent	3.2%	3.7%	3.7%	2.9%	126,816	4.0%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

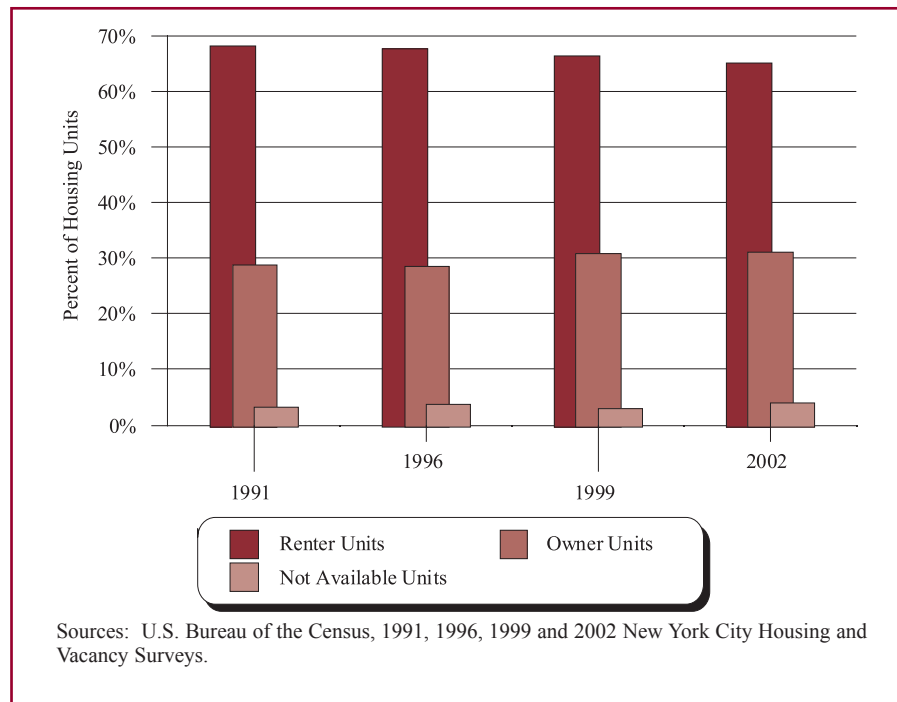
number of rental units in such buildings has oscillated from rental to owner and vice versa, reflecting changes in rental housing market or owner housing market situations, as witnessed by the fact that the number of rental units in cooperatives and condominiums has changed considerably in recent years. Next, the owner housing inventory will be discussed by the following additional issues: changes in the ownership rate, proportion of owner units by year of home purchase, and owner units by estimated current value and purchase price. The chapter will close with a discussion of accessible housing for physically disabled persons.

The Housing Inventory

The Housing and Vacancy Survey is administered to occupants of a selected sample of housing units. For the 1999 and previous HVSs, the U.S. Bureau of the Census defined a housing unit as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as **separate living quarters**. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have direct access from the outside of the building or through a common hall. For the 2002 HVS, applying the housing definition used for the Census 2000, the Census Bureau defined a housing unit as a house/apartment, a room, or a group of rooms that has **direct access** into the unit from the outside or through a common hall. Thus, the requirement of **separate living quarters** was eliminated from the housing unit definition for the 2002 HVS².

2 According to the Census Bureau, this broad housing definition captured a relatively small number of additional units in the City, approximately 1,100 units in the 2000 census.

Figure 4.1
Percent of Housing Units by Tenure and Availability
New York City, Selected Years 1991-2002



"Direct access" refers to: (1) an entrance into the unit directly from outside the structure, or (2) an entrance to the unit from a common or public hall, lobby, or vestibule which is within the structure and used by the occupants of more than one unit. This means that the hall, lobby, or vestibule is not part of any unit; it must be clearly separate from all individual units in the structure. A unit does not have direct access if the only entrance to it is through a room or hallway of another unit³.

For vacant units, the criteria of separateness and direct access are applied to the intended occupants. Transient hotels, lodging houses, institutions, and other large group quarters not meeting the definition of a housing unit are not included in the survey sample. Also excluded are housing units in "special places," such as regular units on the grounds of institutions or military installations.

Size of the Housing Inventory

The 2002 HVS reports that the total inventory of residential units in New York City totaled 3,209,000, the largest housing stock since 1965, when the first HVS was conducted (Table 4.1).

The 2002 HVS data on the number and composition of housing units by tenure and occupancy shows that the housing inventory in the City is vast in its number and diverse in its types and characteristics. By tenure (whether units are rental or owner units), the housing inventory of 3,209,000 units in the City consisted of 2,085,000 rental units (65.0 percent) and 997,000 owner units (31.1 percent) (Table 4.1). But there is another group of housing units not covered in the above two tenure categories. This residential category is comprised of vacant units not available for sale or rent for various reasons, such as units

³ U.S. Census Bureau, Field Representative's Manual for the 2002 New York City Housing and Vacancy Survey.

awaiting or undergoing renovation that, consequently, cannot be classified by tenure, since they could be either rental or owner units when they do become available. In 2002, the number of vacant unavailable units was 127,000 or 4 percent of the inventory (Figure 4.1).

Of the 2,085,000 rental units, 2,024,000 units, or 97.1 percent, were occupied, while 61,000, or 2.9 percent, were vacant for rent (Table 4.1). At the same time, of the 997,000 owner units, 982,000, or 98.5 percent, were occupied, while the remaining 15,000 units, or 1.5 percent, were vacant for sale.

Since 1993, the expansion in the City's housing supply has been concentrated in the owner rather than in the rental sector. The proportion of rental units in the City's housing inventory has slowly but progressively declined: from 68.5 percent in 1993 to 67.7 percent in 1996, to 66.4 percent in 1999, and to 65.0 percent in 2002 (Table 4.1). On the other hand, the proportion of owner units has increased commensurately from 27.7 percent to 28.6 percent, to 30.7 percent, and to 31.1 percent respectively during the same nine-year period. However, New York City is still a predominantly rental housing market.

While the rental supply has declined, at least proportionately, its utilization increased between 1993 and 2002. This is shown in the rise in occupied units and the decline in the number of vacant units. The proportion of occupied rental units has declined from 66.2 percent to 63.1 percent over the period, while the proportion of vacant rental units has decreased from 2.4 percent to 1.9 percent (Table 4.1).

Growth of the Housing Inventory

The housing inventory in the City is not only vast in its number, it is also diverse in its sources of change. The source of this change are of two categories: first, **additions** to the stock through units newly constructed or gut-rehabilitated, conversions from non-residential to residential use, returned losses (previously lost units that have returned to the active housing inventory), and conversions within the residential sector (such as larger units broken up into smaller units); and, second, **gross losses** from the stock through merging smaller units into larger ones, conversion of residential units to non-residential use, demolition, condemnation, boarded-up/burned-out units, and other losses through market and non-market mechanisms.

According to HVS data on the components of inventory change, the change in the size of the housing supply in the City has historically been largely determined by the level of new housing losses and the level of returned losses, rather than by the level of newly constructed units⁴.

However, since the samples for the 1999 and 2002 HVSs are different, as explained earlier, the 2002 HVS does not provide data on components of inventory changes, such as new construction, conversions, returning losses, and gross losses from the stock. Consequently, using HVS absolute data, the growth of the housing inventory between 1999 and 2002 cannot be reliably discussed. Therefore, the growth will be discussed based on data on newly constructed units with Certificates of Occupancy.

According to data on newly constructed units provided by the City's Department of City Planning, the number of newly constructed units in the City was 40,895, or 13,632 per year, between 2000 and 2002, the highest number since the late 1980s (Table 4.2). Particularly, in 2002 the total number of newly constructed units in the City was 15,624, the largest number of newly constructed units in the City in any year in the more than 20 years since 1981. During the period between 2000 and 2002, on average 1,407

⁴ Moon Wha Lee, *Housing New York City, 1999*, pages 223 and 237.

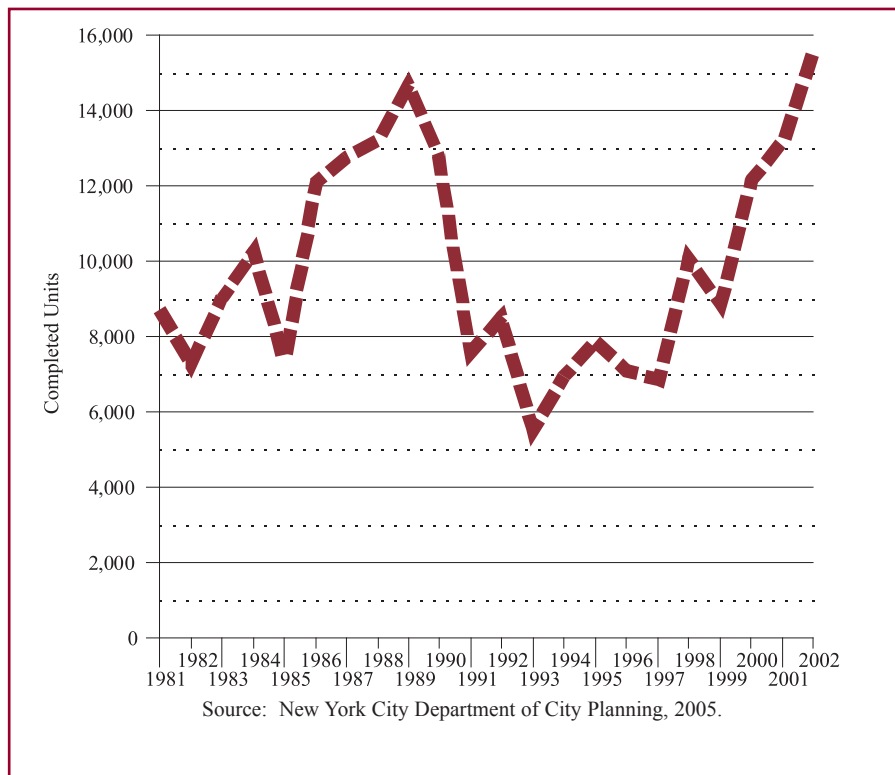
Table 4.2
New Housing Construction by Borough
New York City 1981-2002

Year	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
1981	8,734	396	454	4,416	1,152	2,316
1982	7,249	997	332	1,812	2,451	1,657
1983	9,021	757	1,526	2,558	2,926	1,254
1984	10,285	242	1,975	3,500	2,291	2,277
1985	7,407	557	1,301	1,739	1,871	1,939
1986	12,123	968	2,398	4,266	1,776	2,715
1987	12,757	1,177	1,735	4,197	2,347	3,301
1988	13,220	1,248	1,631	5,548	2,100	2,693
1989	14,685	847	2,098	5,979	3,560	2,201
1990	12,772	872	929	7,260	2,327	1,384
1991	7,611	656	764	2,608	1,956	1,627
1992	8,523	802	1,337	3,750	1,498	1,136
1993	5,579	886	616	1,810	801	1,466
1994	6,948	891	1,035	1,927	1,523	1,572
1995	7,874	1,148	1,647	2,798	1,013	1,268
1996	7,122	1,079	1,583	1,582	1,152	1,726
1997	6,881	1,327	1,369	816	1,578	1,791
1998	10,089	567	1,333	5,175	1,263	1,751
1999	8,937	1,218	1,025	2,341	2,119	2,234
2000	12,155	1,385	1,353	5,425	2,096	1,896
2001	13,116	1,617	2,404	5,672	1,225	2,198
2002	15,624	1,220	2,248	7,722	1,981	2,453
Average Per Year						
1981-85	8,539	590	1,118	2,805	2,138	1,889
1986-90	13,111	1,022	1,758	5,450	2,422	2,459
1991-95	7,307	877	1,080	2,579	1,358	1,414
1996-99	8,257	1,048	1,328	2,479	1,528	1,876
2000-02	13,631	1,407	2,002	6,273	1,767	2,182

Source: New York City Department of City Planning, 2001 and 2005.

Note: Includes only additions from new construction, not units added to housing stock by conversion or alteration. Some numbers for 1990 through 1999 are different from numbers previously published because the Department of City Planning revised them for accuracy and consistency. Housing Completions after 1989 for Manhattan were compiled from the Yale Robbins, Inc. *Residential Construction in Manhattan Newsletter* and Final Certificate of Occupancy Issued listings from the Department of Buildings. For all other boroughs the information was from Final Certificate listings only. Removal of duplicate Final Certificate of Occupancy records significantly altered housing completions for Queens for the years 1990-1999.

Figure 4.2
New Housing Completions
New York City, Selected Years 1981- 2002



units per year were built in the Bronx, with 1,617 units in 2001 being the largest number of newly constructed units per year since 1981. In Manhattan, the number of newly constructed units in 2002 was 7,722, the largest number of units constructed in a single year since 1981 (Figure 4.2).

During the period of time between 2000 and 2002, HPD created 10,005 affordable units through new construction (7,437 units) and gut-rehabilitation (2,568 units) programs.⁵ Also, 20,185 new units were constructed through HPD's tax incentive programs (421A and 421B) during the three-year period.⁶ In addition, another 6,908 housing units were newly constructed (5,254 units) or gut-rehabilitated (1,654 units) with the assistance of the City's Housing Development Corporation in the same three years. Altogether, 37,098 units (10,005 + 20,185 + 6,908) were newly constructed or created with the City's assistance between 2000 and 2002. Furthermore, proportionately the number of units newly constructed with the City's assistance in the three years amounted to eight in ten of the newly constructed units in the City: $\frac{7,437 + 20,185 + 5,254}{40,895}$

Moreover, the strong sprint in the creation of new housing units by construction continued in the

⁵ New York City Department of Housing Preservation and Development, Office of the Commissioner, Division of Policy and Program Analysis.

⁶ New York City Department of Housing Preservation and Development, Office of Development, Division of Housing Finance, Tax Incentive Program.

following two years, after the City announced the New Housing Marketplace Plan in December 2002. According to the New York City Department of City Planning, the number of newly constructed units in the City was 12,944 in 2003 and 15,919 in 2004.

The Composition of the Housing Inventory

Spatial Variation by Tenure and Borough

Functional classifications by tenure, occupation, and other categories, such as rent-regulation status, define one set of dimensions of the housing market, but another important corollary is the effect of location. Housing units in the City are not distributed uniformly among the five boroughs (Table 4.3). Instead, each of the two tenure categories exhibits unique variations in terms of the spatial or geographical distribution of its number of units. Four-fifths of the City's 3,209,000 housing units were situated in Brooklyn (930,000 units, or 29 percent), Queens (821,000 units, or 26 percent), and Manhattan (799,000 units, or 25 percent) in order of size. The remaining fifth was in the Bronx (491,000 units, or 15 percent) and Staten Island (168,000 units, or 5 percent). The locational distribution of rental units by borough varied considerably from that of the City's housing stock, except for Brooklyn. Of the 2,085,000 rental units in the City, Brooklyn captured the largest share (645,000 units, or 31 percent) of any borough, and its proportional share of rental units resembled the proportion of all housing units in the City. However, the Bronx's (371,000 units, or 18 percent) and Manhattan's (580,000 units, or 28 percent) shares of rental units were more than their shares of all units in the City. On the other hand, the two other boroughs, Queens and Staten Island, the most recently developed boroughs, provided an umbrella for the remaining rental units. But their shares of rental units were lower than their shares of all units: Queens had 431,000 units, or 21 percent, and Staten Island had 58,000 units, or 3 percent.

As a consequence of the locational distribution of rental units, owner units' distribution by borough reversed the pattern of rental units' distribution. Of the 997,000 owner units in the City, Queens's (364,000 units, or 37 percent) and Staten Island's (104,000 units, or 10 percent) accommodations of such units were more than their shares of all units in the City (Table 4.3). On the other hand, Brooklyn's (256,000 units or 26 percent), Manhattan's (167,000 units or 17 percent), and the Bronx's (106,000 units or 11 percent) shares of owner units were less than their shares of all units in the City.

The distributional pattern of occupied rental units approached that of all rental units, since more than 97 percent of rental units were occupied. However, the locational distribution of vacant rental units deviated noticeably from that of all rental units. Of the 61,000 vacant rental units in the City, their impact was greater in the following three boroughs: 85 percent were in either Manhattan (37 percent), Brooklyn (29 percent), or the Bronx (20 percent) (Table 4.3). Those remaining vacant rental units were mostly in Queens (12.5 percent).

The distribution of the 982,000 occupied owner units very much mirrored that of all owner units, since almost all were occupied (Table 4.3). On the other hand, Manhattan and Brooklyn captured close to three-fifths of all vacant for sale owner units, only less than 1 percent of all owner units in 2002.

Of the 127,000 vacant units not available for sale or rent, the impact was greatest in Manhattan: that borough alone accounted for two-fifths or 52,000 units. Another two-fifths were located in either Brooklyn or Queens (Table 4.3).

Table 4.3
Size and Composition of the Housing Inventory by Tenure, Occupancy Status and Availability by Borough
New York City 2002

Inventory	Total		Bronx ^a		Brooklyn		Manhattan ^a		Queens		Staten Island	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,208,587	100.0%	491,006	15.3%	930,085	29.0%	798,859	24.9%	820,704	25.6%	167,932	5.2%
Total Rental Units	2,084,769	100.0%	371,085	17.8%	645,147	30.9%	579,880	27.8%	430,864	20.7%	57,793	2.8%
Renter-Occupied	2,023,504	100.0%	358,885	17.7%	627,536	31.0%	557,491	27.6%	423,206	20.9%	56,386	2.8%
Vacant for Rent	61,265	100.0%	12,200	19.9%	17,612	28.7%	22,389	36.5%	7,658	12.5%	**	**
Total Owner Units	997,003	100.0%	105,994	10.6%	256,051	25.7%	167,055	16.8%	364,022	36.5%	103,881	10.4%
Owner-Occupied	981,814	100.0%	103,993	10.6%	252,021	25.7%	162,580	16.6%	360,529	36.7%	102,692	10.5%
Vacant for Sale	15,189	100.0%	**	**	4,030*	26.5%	4,475*	29.5%	**	23.0%*	**	**
Total Vacant Units Not Available for Sale or Rent	126,816	100.0%	13,928	11.0%	28,887	22.8%	51,925	40.9%	25,819	20.4%	6,258	4.9%

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

Note:

a Marble Hill in the Bronx

* Since the number of units is small, interpret with caution.

** Too few to report.

Table 4.4
Number and Distribution of All Occupied and Vacant Available Units
by Structure Classification and by Borough
New York City 2002

Structure Classification	All	Bronx ^c	Brooklyn	Manhattan ^c	Queens	Staten Island
All ^a	3,081,772	477,078	901,199	746,935	794,885	161,675
Multifamily Buildings^a	2,216,131	385,021	636,223	742,823	421,150	30,914
Old-Law Tenement	234,301	**	80,821	148,509	**	**
New- Law Tenement	628,143	152,077	208,033	171,811	94,936	**
Post-1929 Multiple Dwelling	909,698	168,175	212,942	290,655	220,459	17,467
1-2 Family House Converted to Apartment	131,980	15,814	58,537	36,222	20,688	**
Other ^d	63,683	**	8,317	49,588	**	**
1-2 Family Houses	865,641	92,057	264,976	4,112*	373,735	130,761
Distribution Within Borough						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multifamily Buildings^b	69.4%	78.7%	68.2%	99.4%	47.7%	14.1%
Old-Law Tenement	8.3%	**	9.7%	21.2%	**	**
New-Law Tenement	22.2%	35.2%	25.0%	24.5%	13.3%	**
Post-1929 Multiple Dwelling	32.1%	38.9%	25.5%	41.5%	30.8%	11.5%
1-2 Family House Converted to Apartment	4.7%	3.7%	7.0%	5.2%	2.9%	**
Other ^d	2.2%	**	1.0%	7.1%	**	**
1-2 Family Houses	30.6%	21.3%	31.8%	0.6%	52.3%	85.9%
Distribution Within Structure Classification						
All ^a	100.0%	15.5%	29.2%	24.2%	25.8%	5.2%
Multifamily Buildings^a	100.0%	17.4%	28.7%	33.5%	19.0%	1.4%
Old-Law Tenement	100.0%	**	34.5%	63.4%	**	**
New-Law Tenement	100.0%	24.2%	33.1%	27.4%	15.1%	**
Post-1929 Multiple Dwelling	100.0%	18.5%	23.4%	32.0%	24.2%	1.9%
1-2 Family House Converted to Apartment	100.0%	12.0%	44.4%	27.4%	15.7%	**
Other ^d	100.0%	**	13.1%	77.9%	**	**
1-2 Family Houses	100.0%	10.6%	30.6%	0.5%	43.2%	15.1%

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

Notes:

a Includes units whose structure class within multifamily buildings was not reported.

b Excludes units whose structure class within multifamily buildings was not reported.

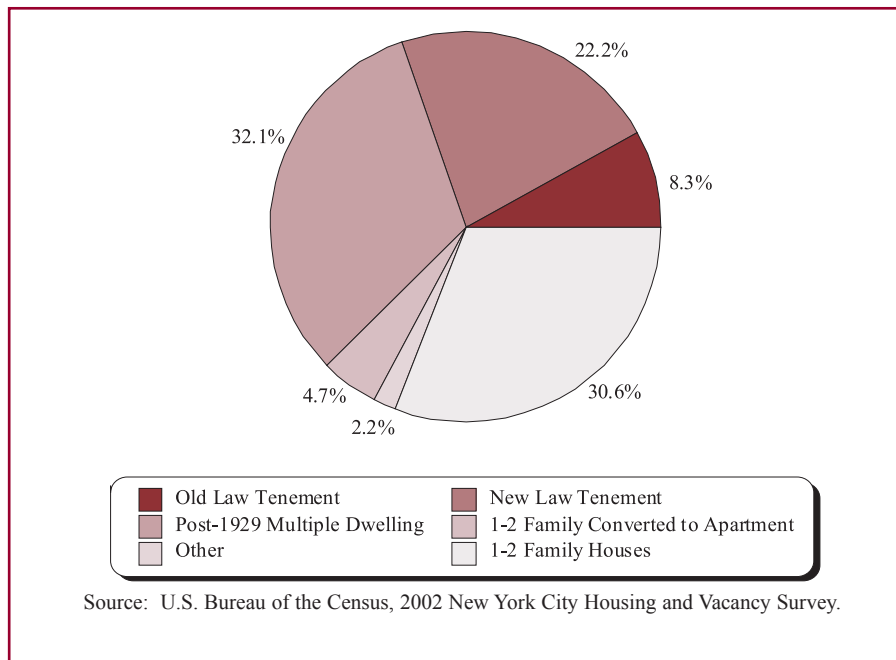
c Marble Hill in the Bronx.

d Multi-family structures including apartment hotels built before 1929, commercial buildings altered to apartments, and other units in miscellaneous Class B structures.

* Since the number of units is small, or the percent is based on a small number of units, interpret with caution.

** Too few to report.

Figure 4.3
Distribution of Occupied and Vacant Available Units by Structure Class
New York City 2002



Occupied and Vacant Available Units by Structure Class

One of the most important of the disaggregations of the housing inventory is the basic structure classification of the buildings containing residential units. The New York State Multiple Dwelling Law divides residential structures into a number of structural categories, based mainly on when the structures were built and how they are used, as well as on their size. Structural characteristics are useful because, in reflecting the age and initial design of the structure, they provide some useful information on the types of structures and their physical condition. This can provide the basis for approximating the relative level of maintenance and repair needed for the upkeep of the building at an adequate level for providing basic housing services, compared with units in other structural types.

Of all occupied and vacant-available units in the City in 2002, seven in ten were units in multi-family buildings (69 percent), while those remaining were in one- or two-family houses (31 percent) (Table 4.4). (In this and the following sub-sections of the "Changes in the Composition of the Housing Inventory" section, the words "occupied and vacant-available" will not be repeated but will, instead, be understood when such units are referred to, unless otherwise specified.) Most units contained in multi-family buildings in the City were concentrated in buildings of three distinct structure types: Old-Law and New-Law tenements and multiple dwellings built after 1929. In 2002, of all units, three in ten, or 862,000 units, were in either Old Law tenement (8 percent) or New Law tenement (22 percent) multi-family structures. Old Law tenement buildings were built before 1901 (Figure 4.3). Many of these were initially constructed with inadequate light, ventilation, and sanitation. The number of units in this kind of structure was 234,000, almost all of which were in two boroughs: Manhattan (149,000 units, or 63 percent) and Brooklyn (81,000 units, or 35 percent). Because of their age and the inadequacies of their initial structural design and construction, the physical condition of Old Law buildings and units in them has been an issue concerning various housing conditions.

Table 4.5
Distribution of Occupied and Vacant Available Units
by Building Size within Borough
New York City 2002

Borough	Number	Number of Units in Building					
		All	1-2	3-19	20-49	50-99	100 or More
All	3,081,772	100.0%	28.1%	22.9%	15.9%	14.0%	19.1%
Bronx ^a	477,078	100.0%	19.3%	13.8%	25.5%	20.2%	21.2%
Brooklyn	901,199	100.0%	29.4%	35.3%	12.8%	12.2%	10.3%
Manhattan ^a	746,935	100.0%	0.6%	18.9%	23.9%	17.3%	39.3%
Queens	794,885	100.0%	47.0%	21.0%	8.8%	11.9%	11.3%
Staten Island	161,675	100.0%	80.9%	9.2%	2.6%	*	6.2%

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

Note:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

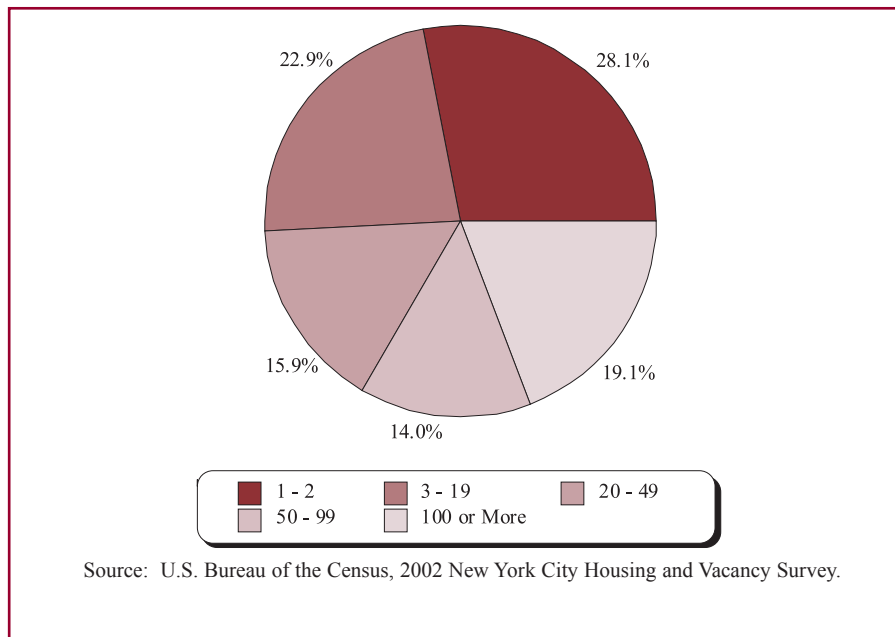
New Law tenement buildings were built between 1901 and 1929, according to standards and regulations set forth in the Tenement Law of 1901. Of all units, 628,000 were in New Law tenement buildings in 2002 (Table 4.4). The Bronx, Brooklyn, and Manhattan, the older boroughs in the City, accommodated the dominant number of these structures: more than four-fifths of New Law tenements were located either in Brooklyn (208,000 units, or 33 percent), Manhattan (172,000 units, or 27 percent), or the Bronx (152,000 units, or 24 percent). The remainder of these structures were mostly in Queens (95,000 units, or 15 percent).

Of all the major structure classes in the City in 2002, the most numerous was a heterogeneous set of multiple-apartment structures built since 1929, including Public Housing buildings. There were 910,000 units, or 32.1 percent of all units, in such structures (Table 4.4). Since this structure type contains all of the new large residential structures, this category should be an indicator of growth within a borough. Within Manhattan and the Bronx, these structures had their greatest impact, accounting for 41.5 percent and 38.9 percent respectively of the housing stock.

Inventory Composition by Building Size

As was seen in the above analysis of structure class, an amplification of another aspect of building and unit characteristics could be made by analyzing the size of residential structures in this section. More than half of all occupied and vacant-available housing units in the City were situated in small buildings with fewer than twenty units (51 percent); 28 percent were in buildings with one or two units (Table 4.5). Another about three in ten of all units were in buildings with 20-99 units (16 percent in medium-sized buildings with 20-49 units, and 14 percent in large buildings with 50-99 units), while the remaining one in five were in very large buildings with 100 or more units (19 percent) (Figure 4.4).

Figure 4.4
Distribution of Occupied and Vacant Available Units by Building Size
New York City 2002



The boroughs had differing inventory profiles of building size, which provides us with an additional descriptor of the differentiated growth level in each borough. In the Bronx, more units were situated in buildings with 20-99 units, while fewer were situated in smaller buildings with fewer than 20 units, compared to the overall distribution for the City as a whole. In the borough, close to half of all units were either in medium-sized buildings with 20-49 units (26 percent) or in large buildings with 50-99 units (20 percent) (Table 4.5). A substantially larger number of units in Brooklyn were in small-sized buildings. Close to two-thirds were either in buildings with one or two units (29 percent) or in small buildings with 3-19 units (35 percent), while the remaining units were fairly evenly distributed among buildings with 20-49 units (13 percent), 50-99 units (12 percent), and 100 or more units (10 percent) (Figure 4.5).

Unlike other boroughs, in Manhattan a disproportionately large number of units were in very large buildings. In the borough, two-fifths of all occupied and vacant-available units were in very large buildings with 100 or more units (39 percent), while another two-fifths were either in medium-sized buildings with 20-49 units (24 percent) or in large buildings with 50-99 units (17 percent) (Table 4.5). Consequently, the proportion of units in the borough that were situated in small buildings (those with fewer than 20 units) was small. In the borough, the proportion in buildings with one or two units was less than 1 percent, although almost one fifth were in small buildings of 3-19 units. Conversely, Queens and Staten Island had a greater repository of small buildings. In Queens, close to one in every two units was situated in buildings with one or two units. Another fifth were situated in small buildings with 3-19 units (21 percent). The remaining third were almost evenly distributed among the

Table 4.6
Distribution of Occupied and Vacant Available Units
by Borough within Building Size
New York City 2002

Borough	All	1-2	3-19	20-49	50-99	100 or More
All (Number)	3,081,772	865,641	706,592	490,243	432,068	587,228
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^a	15.5%	10.6%	9.3%	24.8%	22.3%	17.2%
Brooklyn	29.2%	30.6%	45.0%	23.6%	25.4%	15.7%
Manhattan ^a	24.2%	0.5%	20.0%	36.5%	29.9%	50.0%
Queens	25.8%	43.2%	23.6%	14.3%	21.9%	15.3%
Staten Island	5.2%	15.1%	2.1%	0.8%	*	1.7%

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

Note:

a Marble Hill in the Bronx.

* Too few units to report.

Table 4.7
Distribution of Occupied and Vacant Available Units
by Number of Bedrooms within Borough
New York City 2002

Borough	Number	Number of Bedrooms				
		All	0	1	2	3 or More
All	3,081,772	100.0%	6.5%	34.3%	32.9%	26.3%
Bronx ^a	477,078	100.0%	3.5%	35.8%	36.5%	24.3%
Brooklyn	901,199	100.0%	3.8%	32.6%	36.1%	27.5%
Manhattan ^a	746,935	100.0%	15.0%	42.8%	29.9%	12.3%
Queens	794,885	100.0%	4.1%	30.1%	32.0%	33.9%
Staten Island	161,675	100.0%	2.3%*	20.6%	23.5%	53.6%

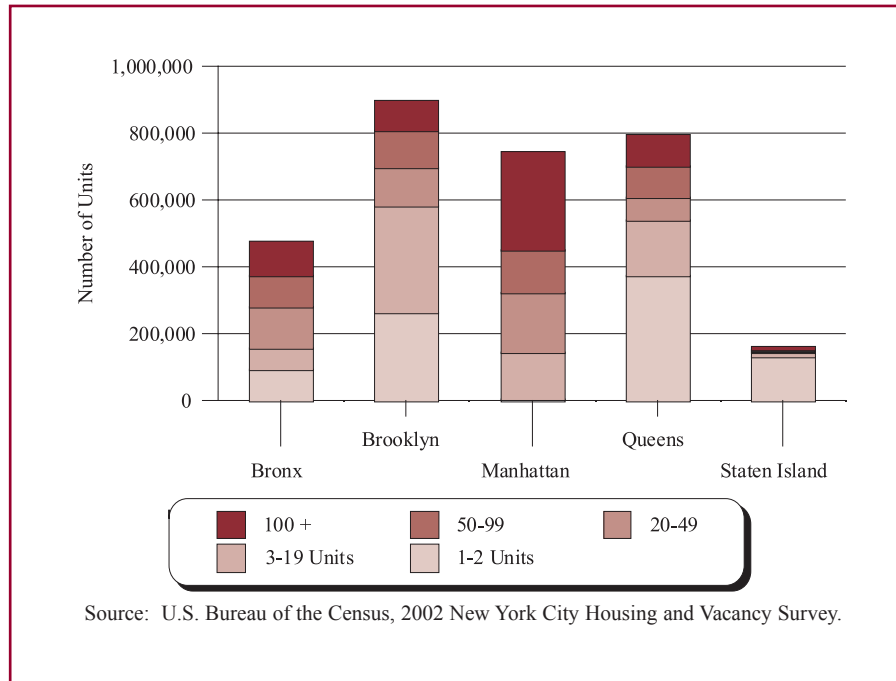
Source: U.S. Bureau of the Census, 2002 York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

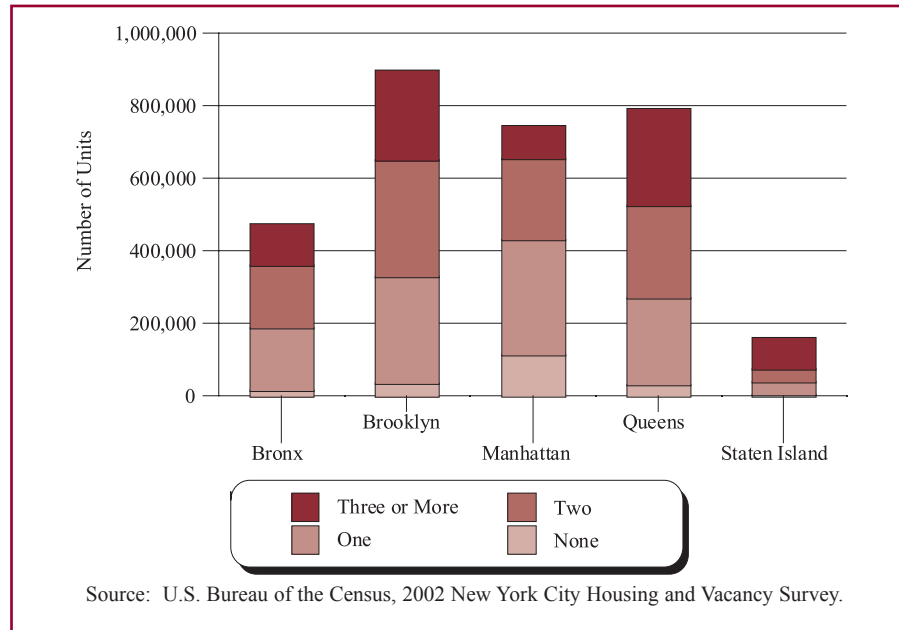
Figure 4.5
Distribution of Occupied and Vacant Available Units
by Size of Building within Borough
New York City 2002



medium, large, and very large building sizes: those with 20-49 units (9 percent), those with 50-99 units (12 percent), and those with 100 or more units (11 percent). Staten Island followed the precursor trend of Queens, the result of the most recent residential development. Most of the units in Staten Island were in small buildings: eight in ten units in the borough were in buildings with one or two units, while almost one in ten were in small buildings with 3-19 units.

The presentation of all occupied and vacant-available units within each size of building by borough further helps us in understanding the locational concentration of buildings of different sizes in the City. Three-quarters of units in buildings with one or two units were located in either Queens (43 percent) or Brooklyn (31 percent), while another quarter were located in either Staten Island (15 percent) or the Bronx (11 percent) (Table 4.6). At the same time, close to one in two of units in small buildings with 3-19 units were located in Brooklyn (45 percent), while more than two-fifths were located in either Queens (24 percent) or Manhattan (20 percent). The remaining one in ten was located mostly in the Bronx. Close to two-fifths of medium-sized buildings with 20-49 units were located in Manhattan (37 percent), while half were located in either Brooklyn (24 percent) or the Bronx (25 percent). Units in large buildings with 50-99 units were somewhat evenly scattered among the following four boroughs: Manhattan (30 percent), Brooklyn (25 percent), Queens (22 percent), and the Bronx (22 percent). On the other hand, half of the units in very large buildings with 100 or more units were located in Manhattan (50 percent), while most of the remaining buildings of this size were located in the Bronx (17 percent), Brooklyn (16 percent), or Queens (15 percent).

Figure 4.6
Number of Occupied and Vacant Available Units
by Number of Bedrooms within Borough
New York City 2002



Housing Inventory Composition by Size of Units

The composition of housing units by size was different from borough to borough. Two-thirds of all 3,082,000 occupied and vacant-available units in the City were either units with one bedroom (34 percent) or units with two bedrooms (33 percent). About a quarter had three or more bedrooms (26 percent). The remaining 7 percent of units were studios with no bedrooms (Table 4.7). The distribution in the Bronx and Brooklyn approached that in the City overall. Compared with the city-wide distribution, in the Bronx there were more one-bedroom units (36 percent) or two-bedroom units (37 percent) and fewer studios and three-or-more-bedroom units (Figure 4.6). In Brooklyn, more units were two-bedroom units (36 percent) and fewer were studios (4 percent). However, the composition of housing units by size in Manhattan was distinctly different from the city-wide composition. In the borough, almost three-fifths of all units were small units, either studios (15 percent) or one-bedroom units (43 percent). The proportion of studios in the borough was more than double the equivalent proportion in the City as a whole. On the other hand, the proportion of large units with three or more bedrooms in the borough was 12 percent, only about half of the equivalent proportion of all such units in the City. In other words, the predominant supply of housing units in the borough is not designed for large households. Conversely, most housing units in the most recently developed boroughs, Queens and Staten Island, were larger units. Two-thirds of the units in Queens were either two-bedroom units (32 percent) or three-or-more-bedroom units (34 percent). More than half of the units in Staten Island were larger units with three or more bedrooms (54 percent), while the remaining units in the borough were either two-bedroom units (24 percent) or one-bedroom units (21 percent).

Reviewing the distribution of occupied and vacant-available units in each size category by borough shows the locational concentration of different sizes of housing units in the City. Close to six in ten of the smallest units, studio units with no bedroom, were clustered in Manhattan (56 percent) (Table 4.8). Four-

Table 4.8
Distribution of Occupied and Vacant Available Units
by Borough within Number of Bedrooms
New York City 2002

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	3,081,772	199,528	1,056,238	1,015,149	810,856
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^a	15.5%	8.3%	16.2%	17.1%	14.3%
Brooklyn	29.2%	17.4%	27.8%	32.0%	30.5%
Manhattan ^a	24.2%	56.1%	30.3%	22.0%	11.3%
Queens	25.8%	16.4%	22.6%	25.0%	33.2%
Staten Island	5.2%	1.9%*	3.2%	3.7%	10.7%

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

Note:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

fifths of the one-bedroom units were located in either Manhattan (30 percent), Brooklyn (28 percent), or Queens (23 percent). On the other hand, a third of two-bedroom units in the City were located in Brooklyn (32 percent), while close to half were located in either Queens (25 percent) or Manhattan (22 percent). At the same time, close to two-thirds of the largest units, those with three or more bedrooms, were clustered in either Queens (33 percent) or Brooklyn (31 percent), while the remaining units of this size were more or less evenly distributed among the other three boroughs.

The numerical and percent distributions of the entire housing inventory within each borough are presented in Tables 4.9 and 4.10 for reference.

Rental Housing Inventory (Occupied and Vacant)

The total number of rental units in the City, occupied and vacant-available-for-rent together, numbered at 2,085,000 units, or 65 percent of the total housing stock in the City in 2002 (Tables 4.9 and 4.10). Almost six in ten rental units in the City were located in either Brooklyn (31 percent) or Manhattan (28 percent) (Table 4.3). Most of the remainder were in either Queens (21 percent) or the Bronx (18 percent). (In this and the following sub-sections of this section, the words "Occupied and vacant-available" will not be repeated but will instead be understood, unless otherwise specified.)

Seven or more in ten of all housing units in the Bronx (76 percent), Manhattan (73 percent) and Brooklyn (69 percent) were rental units (Tables 4.9 and 4.10). On the other hand, the proportions of rental units were much lower in the other two boroughs: 53 percent in Queens and 34 percent in Staten Island. In other words, in these two boroughs, which developed later than the other boroughs, ownership was more frequent.

Table 4.9
Percent Composition of the Housing Inventory in Each Borough
by Rent Regulatory Status or Form of Ownership and Occupancy Status
New York City 2002

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
Total Units (Number)	3,208,587	491,006	930,085	798,859	820,704	167,932
Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Rental Units	65.0%	75.6%	69.4%	72.6%	52.5%	34.4%
Renter Occupied	63.1%	73.1%	67.5%	69.8%	51.6%	33.6%
Controlled	1.8%	1.1%	1.7%	3.4%	1.3%	**
Stabilized	30.8%	41.7%	28.5%	41.1%	22.1%	5.2%
Pre-1947	23.4%	34.3%	22.4%	34.3%	12.1%	**
Post-1947	7.4%	7.4%	6.1%	6.8%	10.0%	3.9%
Other Regulated	2.7%	2.8%	2.2%	4.3%	2.0%	2.0%*
M-L Rental	2.0%	3.8%	2.3%	1.8%	1.0%	**
Unregulated	19.9%	14.7%	26.3%	11.2%	23.3%	23.7%
In Rental Buildings	18.4%	13.4%	25.4%	9.3%	21.4%	22.4%
In Coops/Condos	1.5%	1.3%	1.0%	1.9%	1.9%	**
Public Housing	5.4%	8.7%	6.2%	6.9%	2.0%	1.8%*
<i>In Rem</i>	0.4%	**	**	1.0%	**	**
Vacant for Rent	1.9%	2.5%	1.9%	2.8%	0.9%	**
Total Owner Units	31.1%	21.6%	27.5%	20.9%	44.4%	61.9%
Owner Occupied	30.6%	21.2%	27.1%	20.4%	43.9%	61.2%
Conventional	19.7%	13.0%	21.5%	0.5%	33.3%	54.6%
Coop/Condo	9.3%	4.3%	4.8%	18.0%	9.5%	6.6%
Mitchell-Lama Coop	1.6%	3.9%	0.8%	1.8%	1.1%	**
Vacant for Sale	0.5%	**	0.4%	0.6%	0.4%*	**
Total Vacant Units						
Not Available for Sale	4.0%	2.8%	3.1%	6.5%	3.1%	3.7%
or Rent						

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

Notes:

a Marble Hill in the Bronx.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Table 4.10
Numerical Composition of the Housing Inventory in Each Borough
by Rent Regulatory Status or Form of Ownership and Occupancy Status
New York City 2002

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
Total Units (Number)	3,208,587	491,006	930,085	798,859	820,704	167,932
Total Rental Units	2,084,769	371,085	645,147	579,880	430,864	57,793
Renter Occupied	2,023,504	358,885	627,536	557,491	423,206	56,386
Controlled	59,324	5,496	15,949	27,537	10,342	**
Stabilized	988,393	204,839	265,208	328,574	181,068	8,705
Pre-1947	752,130	168,423	208,442	274,059	99,025	**
Post-1947	236,263	36,416	56,766	54,515	82,042	6,523
Other Regulated	87,703	13,620	20,444	34,207	16,113	**
M-L Rental	63,818	18,866	21,053	14,418	7,986	**
Unregulated	638,368	72,358	244,868	89,787	191,602	39,754
In Rental Buildings	589,719	65,888	235,962	74,273	176,039	37,557
In Coops/Condos	48,649	6,469	8,906	15,513	15,563	**
Public Housing	174,490	42,657	57,894	54,850	16,018	**
<i>In Rem</i>	11,408	**	**	8,119	**	**
Vacant for Rent	61,265	12,200	17,612	22,389	7,658	**
Total Owner Units	997,003	105,994	256,051	167,055	364,022	103,881
Owner Occupied	981,814	103,993	252,021	162,580	360,529	102,692
Conventional	632,921	63,758	200,218	4,260*	273,063	91,622
Coop/Condo	298,642	20,910	44,653	143,969	78,041	11,070
Mitchell-Lama Coop	50,252	19,324	7,151	14,351	9,425	**
Vacant for Sale	15,189	**	4,030*	4,475*	**	**
Total Vacant Units						
Not Available for Sale	126,816	13,928	28,887	51,925	25,819	6,258
or Rent						

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

Notes:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table 4.11
Distribution of Occupied and Vacant Available Rental Units by Regulatory Status
New York City 1999 and 2002

Regulatory Status	1999		2002	
	Percent	Number	Percent	Number
All Renters	100.0%	2,084,769	100.0%	
Controlled	2.6%	59,324	2.8%	
<i>Stabilized</i> ^a	51.9%	1,013,954	48.6%	
Pre-1947	38.1%	773,672	37.1%	
Post-1947	13.7%	240,282	11.5%	
<i>Other Regulated</i> ^a	6.3%	156,832	7.5%	
Mitchell-Lama	3.5%	65,190	3.1%	
Other Regulated	2.8%	91,642	4.4%	
<i>Unregulated</i>	29.9%	664,978	31.9%	
In Rental Buildings	26.1%	610,174	29.3%	
In Coops and Condos	3.7%	54,804	2.6%	
Public Housing	8.6%	178,075	8.5%	
<i>In Rem</i>	0.8%	11,606	0.6%	

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

^a Data in this report on rental units by rent-regulation status were generated based on the rent-regulation status classification system the Census Bureau has been using for the 2002 and previous HVSs, which categorizes some rent-stabilized units as HUD-regulated if they also received assistance from the U.S. Department of Housing and Urban Development (HUD) and their rents were regulated by HUD.

Population and Units by Rent-Regulation Status

There were 1,014,000 rent-stabilized units, comprising 49 percent of the rental stock in 2002 (Table 4.11). Of these, 774,000 units, or 37 percent of all rental units, were in buildings built before 1947, while 240,000 units, or 12 percent of the total rental stock, were in buildings built in 1947 or later. These 1,014,000 units in the largest single rent-regulation category housed 2,440,000 people, or 31 percent of the population in the City in 2002 (Table 4.12 and Figure 4.7).

Rent-controlled units numbered 59,000, or 3 percent of the rental stock in 2002 (Table 4.11). Of these, 13,000 units, or 21.6 percent, were occupied by tenants who had moved into them in July 1971 or later.⁷ This means that these 13,000 rent-controlled units were most likely occupied by tenants with succession rights. 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 MBR to the New York State Division of Housing and Community Renewal for the 1997-1998 and 1999-2000 cycles.

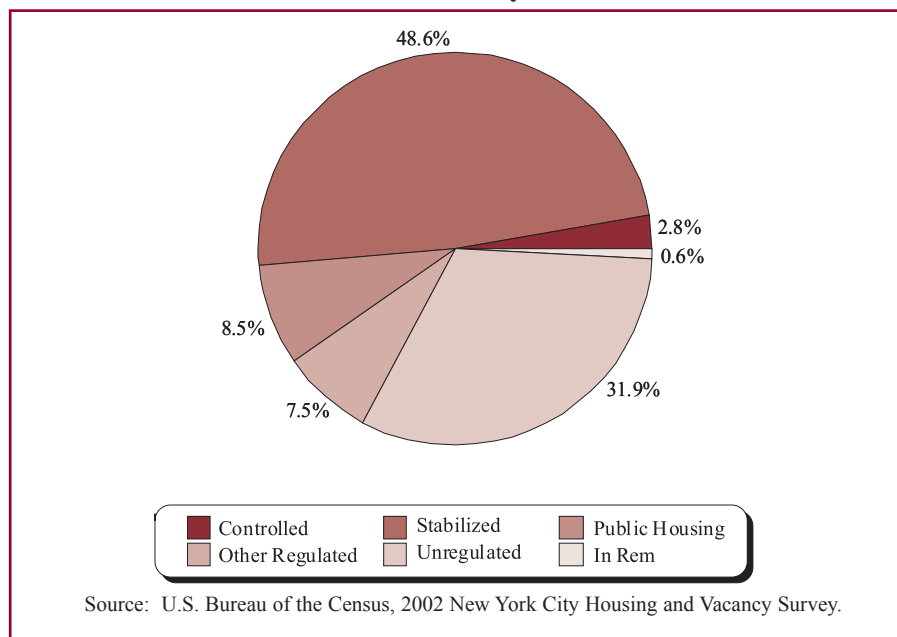
⁷ U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

This has helped the HVS cover more rent-controlled units, including those occupied by tenants with succession rights. The Vacancy Decontrol Act of 1971 and the Emergency Tenant Protection Act of 1974 allow 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 tenants who moved into those units in 1971 or later, while the 2002 HVS reports 13,000 such units.⁸

Rent-controlled units housed 103,000 people. Rent-stabilized and rent-controlled units combined totaled 1,073,000 units and housed 2,543,000 people in the City in 2002 (Tables 4.11 and 4.12).

The 2002 HVS reports that the number of Public Housing units in the City was 178,000, or 9 percent of all rental units (Table 4.11). Meanwhile, the number of City-owned *in rem* units was 12,000, less than 1 percent of all rental units in the City. In addition, there were 65,000 Mitchell-Lama rental units; this was 3 percent of all rental units in the City. Also, there were 92,000 units whose rents were regulated by other federal, State, or City laws or regulations—such as the U.S. Department of Housing and Urban Development's Section 8, the State's Article 4, or the City's Loft Board programs. In summary, *in rem*, public housing, and rent-controlled units together housed 600,000 poor New Yorkers, while Mitchell-Lama and other regulated units provided 343,000 low, moderate- and middle-income people with

Figure 4.7
Distribution of Occupied and Vacant Available Units by Regulatory Status
New York City 2002



⁸ U.S. Census Bureau, 1999 and 2002 New York City Housing and Vacancy Surveys.

affordable housing. On the other hand, 1,014,000 rent-stabilized units helped 2,440,000 New Yorkers at all income levels in securing affordable housing units in the City's inflationary housing market. In short, the City's extensive rent-regulation systems provided 3,384,000 New Yorkers with various forms of housing assistance (Table 4.12).

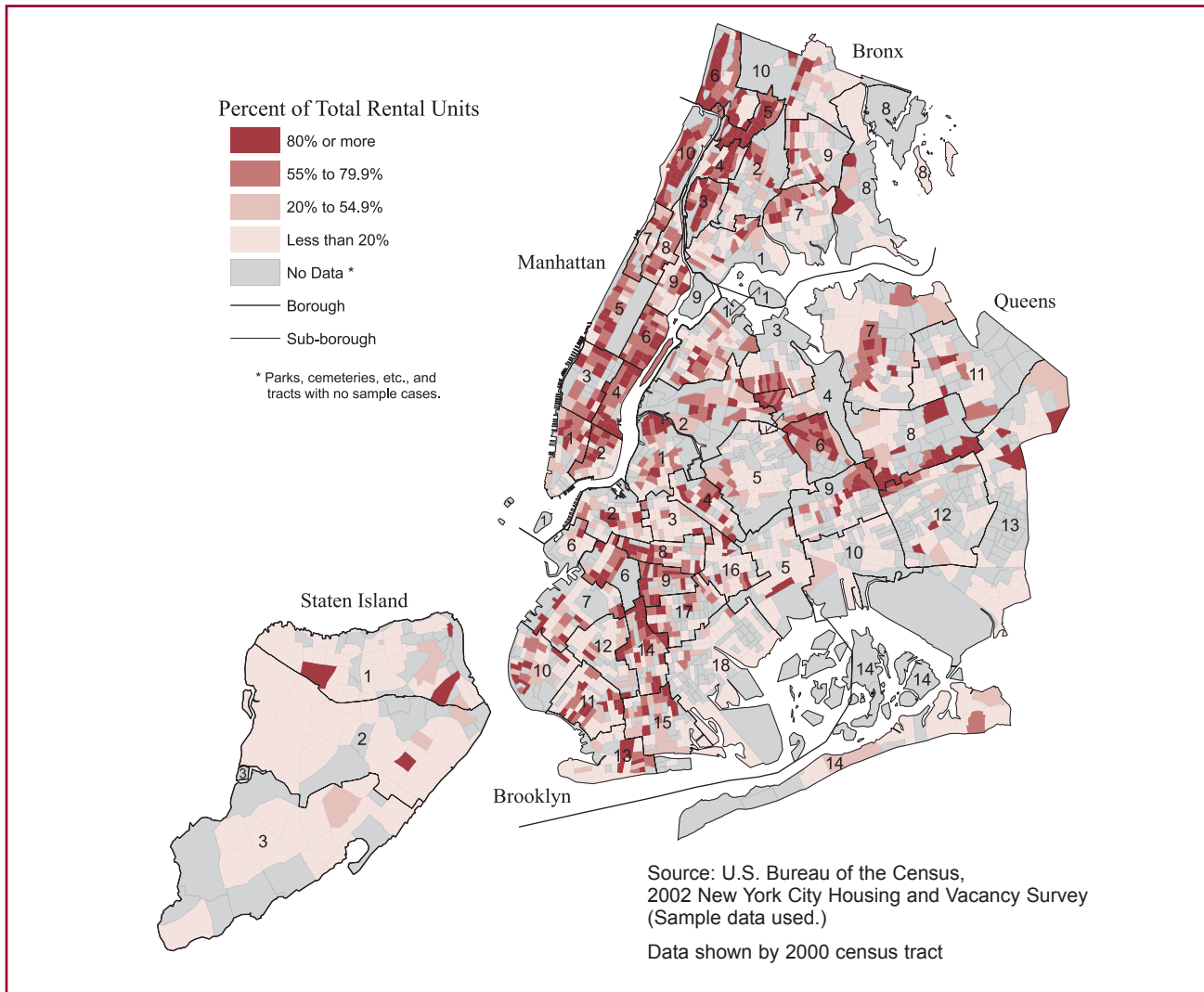
During the three-year period between 1999 and 2002, of the total number of rental units in the City, the proportion of unregulated units increased considerably. Particularly, the proportion of such units in rental buildings increased by 3.2 percentage points to 29.3 percent in 2002 (Table 4.11). Altogether, the 665,000 unregulated units (610,000 units in rental buildings and 55,000 in cooperative and condominium buildings) provided 1,796,000 people, or 23 percent of the population in the City, at all levels of income with housing at free market rents in the City (Table 4.12). In the same period the proportion of rent stabilized units dropped by 3 percentage points from 52 percent to 49 percent (Figure 4.8).

Table 4.12
Distribution of Population by Rent Regulation Status or Form of Ownership
New York City 2002

Regulatory Status	Population	Percent of Total Population
All	7,944,577	100.0%
Renter Occupied	5,180,549	65.2%
Controlled	102,976	1.3%
Stabilized	2,440,479	30.7%
Pre-1947	1,911,473	24.1%
Post-1947	529,006	6.7%
Other Regulated	343,389	4.3%
Mitchell-Lama Rental	157,285	2.0%
Other Regulated	186,104	2.3%
Unregulated	1,796,242	22.6%
In Rental Buildings	1,688,247	21.3%
In Coops and Condos	107,996	1.4%
Public Housing	463,646	5.8%
<i>In Rem</i>	33,817	0.4%
Owner Occupied	2,764,028	34.8%
Conventional	2,039,418	25.7%
Coop/Condo	620,754	7.8%
Mitchell-Lama Coop	103,856	1.3%

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

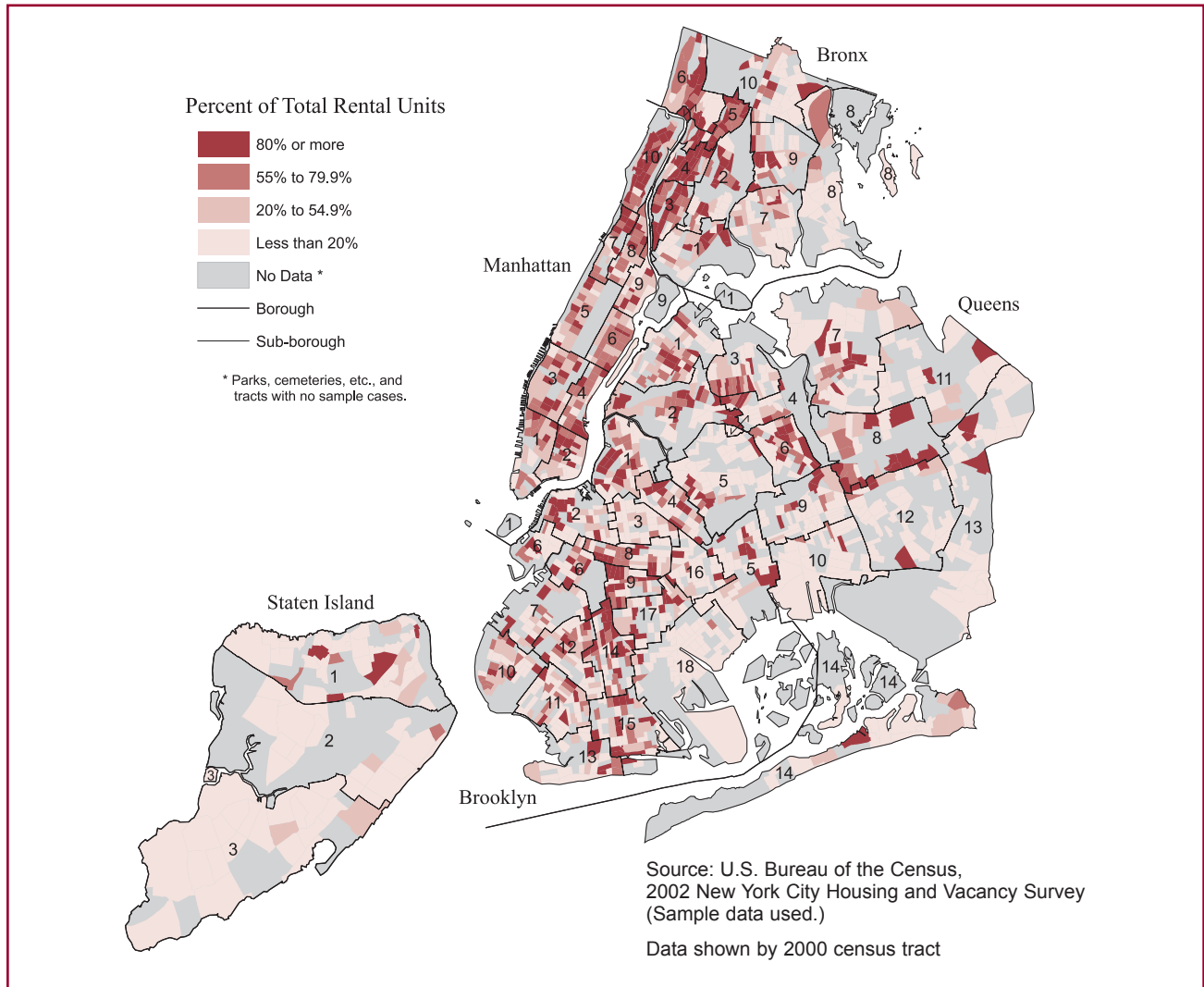
Map 4.1
Rent-Stabilized Units as a Percentage of Total Rental Units
New York City 1991



Rental Units by Rent-Regulation Status by Location

In 2002, Manhattan had the most rent-controlled units in the City, close to one in every two such units (46 percent) (Table 4.13), while a little more than a quarter were in Brooklyn (27 percent). The remainder were distributed between Queens (17 percent) and the Bronx (9 percent). Rent-stabilized units were also concentrated in Manhattan and Brooklyn: a third of such units were located in Manhattan (33 percent), while another little more than a quarter were in Brooklyn (27 percent). The remainder were located in the Bronx (21 percent) and Queens (18 percent). The locational distribution of rent-stabilized units in buildings built in 1947 or before approximated that of all rent-stabilized units, except that more of such units were in Manhattan and fewer were in Queens. However, the distribution of such units in buildings built after 1947 was considerably different. A little more than a third of post-1947 rent-stabilized units were concentrated in Queens (35 percent), one of the most recently developed boroughs, while close to

Map 4.2
Rent-Stabilized Units as a Percentage of Total Rental Units
New York City 2002



half were in either Manhattan (23 percent) or Brooklyn (24 percent) (Figure 4.9 and Maps 4.1 and 4.2).

Almost nine in ten Mitchell-Lama rental units were scattered in the three boroughs of Brooklyn (34 percent), the Bronx (30 percent), and Manhattan (22 percent), while the remainder were located in Queens (12 percent) (Table 4.13).

Two-thirds of the unregulated rental units in the City were concentrated in Brooklyn (38 percent) and Queens (30 percent) (Table 4.13). The remainder were mostly located in either Manhattan (15 percent) or the Bronx (11 percent). The locational distribution of unregulated rental units in rental buildings very much mirrored that of all unregulated rental units, while the distribution of such units in cooperative and condominium buildings deviated from that. Close to two-thirds of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (34 percent) and Queens (30 percent). Most

Table 4.13
Distribution of Occupied and Vacant Available Rental Units
by Borough within Rent Regulatory Status
New York City 2002

Regulatory Status	Number	Total	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All	2,084,769	100.0%	17.8%	30.9%	27.8%	20.7%	2.8%
Controlled	59,324	100.0%	9.3%	26.9%	46.4%	17.4%	**
Stabilized	1,013,954	100.0%	20.9%	26.8%	33.3%	18.1%	0.9%
Pre-1947	773,672	100.0%	22.5%	27.7%	36.5%	13.0%	**
Post-1947	240,282	100.0%	15.5%	24.1%	23.1%	34.5%	2.8%
Other Regulated ^b	91,642	100.0%	15.6%	23.3%	39.4%	17.8%	4.0%*
M-L Rental	65,190	100.0%	29.5%	33.6%	22.4%	12.3%	**
Unregulated	664,978	100.0%	11.4%	38.0%	15.0%	29.5%	6.1%
In Rental Buildings	610,174	100.0%	11.2%	39.8%	13.3%	29.5%	6.2%
In Coops/Condos	54,804	100.0%	14.1%	17.7%	34.2%	29.7%	**
Public Housing	178,075	100.0%	24.5%	33.3%	31.3%	9.1%	1.9%*
<i>In Rem</i>	11,606	100.0%	**	**	71.4%	**	**

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

Notes:

a Marble Hill in the Bronx.

b Includes HUD, Article 4 and Loft Board regulated units.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

of the remainder were located in either Brooklyn (18 percent) or the Bronx (14 percent) (Maps 4.3 and 4.4).

Almost nine in ten of Public Housing units in the City were scattered throughout the following three boroughs: Brooklyn (33 percent), Manhattan (31 percent), and the Bronx (25 percent) (Table 4.13). On the other hand, Manhattan provided an umbrella for seven in ten (71 percent) of the *in rem* units in the City.

A review of the locational distribution of rental units by rent-regulation status within each borough shows that the proportion of housing units by rent-regulation status was not uniform from borough to borough. Instead, it shows the further unique locational distribution of various rent-regulated units. In the City, almost seven in ten of all rental units were rent-controlled or regulated by government agencies at the federal, State, and/or City level. Consequently, the remaining little more than three in ten units were rent-unregulated (Table 4.14). In 2002, of all rental units, 49 percent were rent-stabilized, 3 percent were rent-controlled, 3 percent were Mitchell-Lama units, and 4 percent were "other" rent-regulated units. The remaining rent-regulated rental units were either Public Housing units (9 percent) or *in rem* units (1 percent). Within the Bronx and Manhattan, these units had their greatest impact. In the two boroughs, the overwhelming majority of rental units were either rent-controlled or -regulated units, considerably more than the equivalent proportion of such units in the City. In the Bronx, four-fifths of the 371,000

rental units were either rent-controlled or regulated units, with close to three-fifths being either rent-stabilized (57 percent) or rent-controlled (2 percent). In Manhattan, of the 580,000 rental units, also more than four-fifths were either rent-controlled or -regulated units, with 63.0 percent being either rent-stabilized units (58 percent) or rent-controlled units (5 percent).

On the other hand, compared to the city-wide distribution, noticeably fewer rental units in Brooklyn were rent-controlled or -regulated. Of the 645,000 rental units in the borough, three-fifths (61 percent) were rent-controlled or -regulated units, with close to two-thirds of these being either rent-stabilized (42 percent) or rent-controlled (3 percent) (Table 4.14).

Conversely to the distribution in Manhattan and the Bronx, in Queens unregulated rental units were almost as frequent as rent-regulated units. Of the 431,000 rental units in the borough, 46 percent were rent-unregulated, only less than half were either rent-stabilized (43 percent) or rent-controlled (2 percent), and fewer than one in twenty was Public Housing (Table 4.14). Staten Island followed the pattern of Queens but even much smaller proportions were rent controlled or regulated. In the borough, the vast majority of rental units, seven in ten of the 58,000 rental units there, were rent-unregulated. Only one in six rental units in the borough was rent-controlled or rent-stabilized.

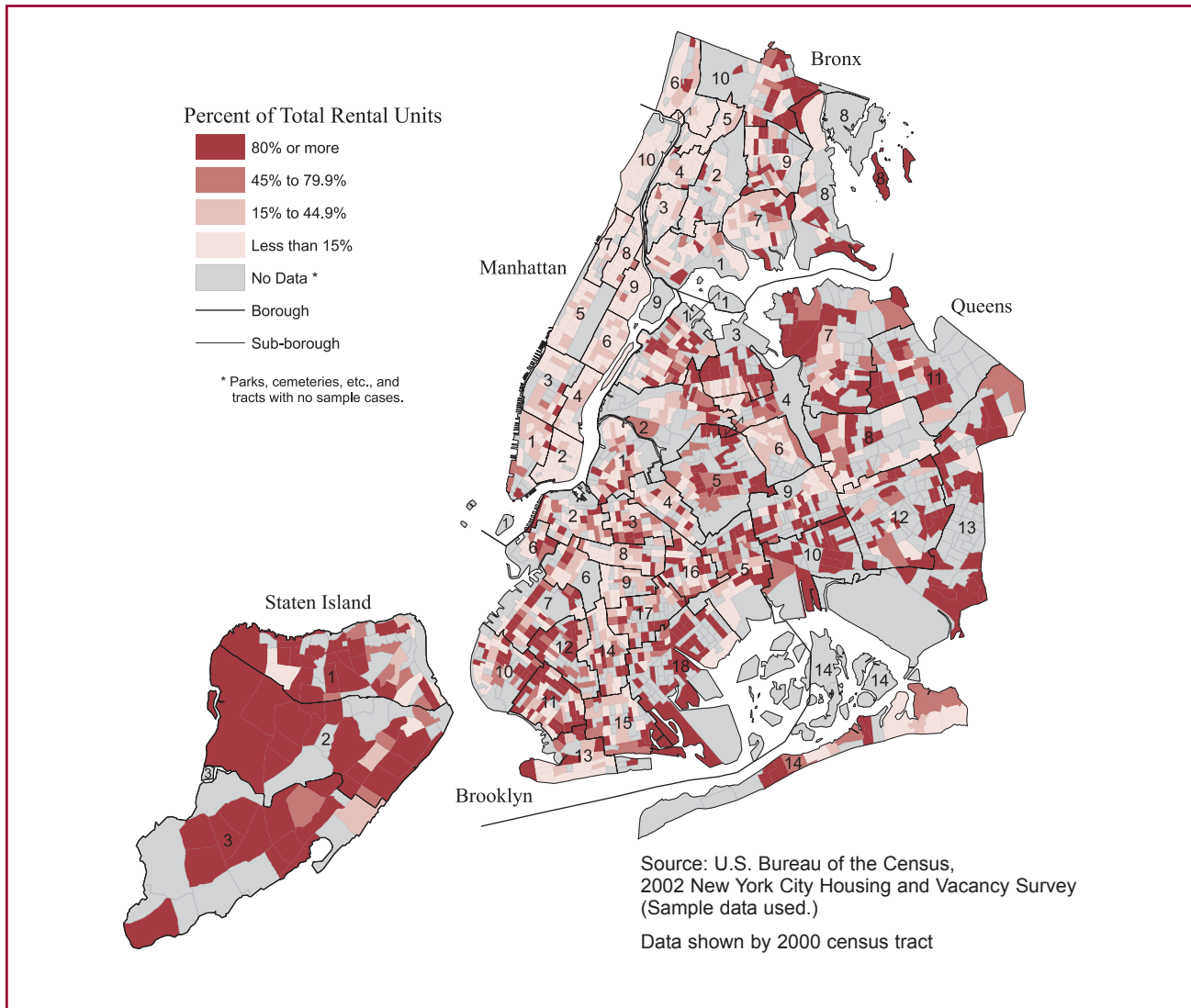
Rental and Owner Housing Units in Cooperatives and Condominiums

The tenure of owner units and non-regulated rental units in cooperative and condominium buildings can transfer back and forth between owner units and rental units, as the situations of individual owners or the market change. For example, owners of units in cooperatives and condominiums can rent out their units if the owner housing market is weak, and they can sell units they have rented out if the owner housing market is strong. Because the submarket of units in cooperatives and condominiums is structured and functions in this dynamic way, the change in the number of rental or owner units in cooperatives and condominiums is the net result not only of the gross addition of such types of units, but also of changes in the tenure of these units from owner to rental and vice versa. Moreover, changes in the number of rental and owner units in New York City also depend considerably on changes in these units' tenure, reflecting a rental or owner market situation, in addition to actual additions to or deductions from the inventory of such units.

In 2002, the number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings was 421,000 (Table 4.15). This was 14 percent of the total number of occupied and vacant-available housing units in the City (Table 4.1). Of these units in cooperative and condominium buildings, close to three-quarters, or 306,000 units, were owner units (73 percent), while the remaining 115,000 were rental units that were divided into rent-regulated units (14 percent for rent-controlled and rent-stabilized together) and unregulated rental units (13 percent). The proportion of owner units in cooperative and condominium buildings increased steadily in six years, from 61 percent in 1996 to 66 percent in 1999 to 73 percent in 2002, reflecting a robust demand for owner housing in the City (Figure 4.10).

Manhattan and Queens accounted for more than seven in ten of all units in cooperative and condominium buildings in the City, with Manhattan being the greatest repository with 187,000 such units (45 percent) and Queens next with 114,000 such units (27 percent) (Table 4.16). The remaining such units were scattered throughout the other three boroughs: 68,000 in Brooklyn (16 percent), 37,000 in the Bronx (9 percent), and 14,000 in Staten Island (3 percent). Of all 306,000 owner units in cooperative and condominium buildings, three-quarters were concentrated in two boroughs: Manhattan (148,000 units, or 48 percent) and Queens (80,000 units, or 26 percent). The remaining such units were located mostly in Brooklyn (46,000 units, or 15 percent) and the Bronx (21,000 units, or 7 percent).

Map 4.3
Unregulated Rental Units as a Percentage of Total Rental Units
New York City 1991

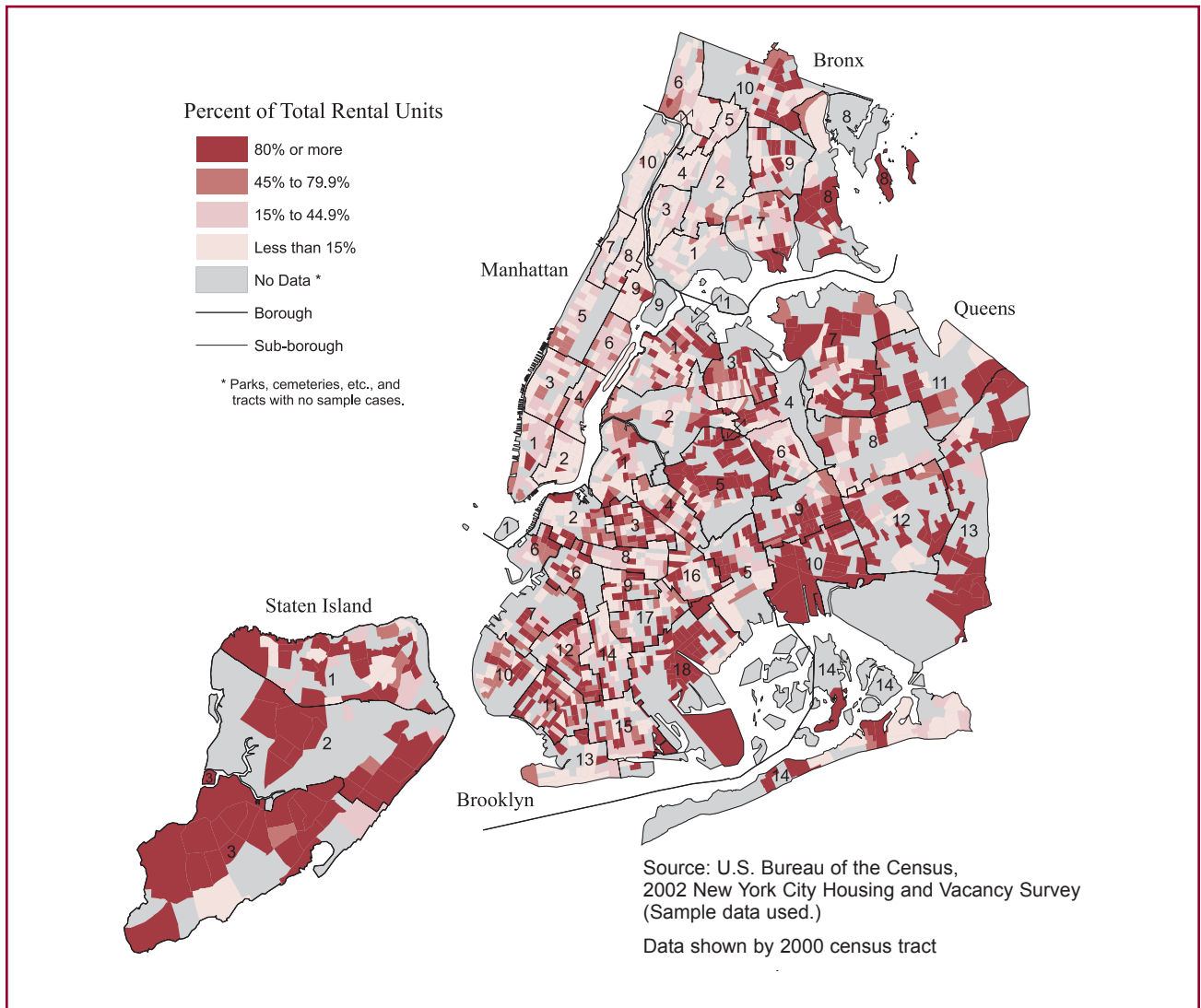


Of the 115,000 rent-regulated and unregulated rental units in cooperative and condominium buildings, 60,000 rent-regulated units and 55,000 unregulated units, close to two-thirds were concentrated in Manhattan (34 percent) and Queens (30 percent), while the remainder were located mostly in Brooklyn (19 percent) and the Bronx (14 percent) (Table 4.16 and Figure 4.10).

Size of Rental Units

According to the 2002 HVS, of the 2,085,000 rental units in the City, half were smaller units—either studio units with no bedroom (8 percent) or one-bedroom units (42 percent)—and the other half were larger units—either units with two bedrooms (35 percent) or units with three or more bedrooms (15 percent) (Table 4.17). Manhattan had the most smaller units: three-fifths of all rental units in the borough were either studios (16 percent) or one-bedroom units (43 percent), while the remaining two-fifths were two-bedroom

Map 4.4
Unregulated Rental Units as a Percentage of Total Rental Units
New York City 2002



units (29 percent) or three-or-more-bedroom units (12 percent) . The distribution in the balance of the boroughs approximated the overall distribution in the City as a whole, with the following exceptions. Compared to the city-wide distribution, in the Bronx and Brooklyn there were more larger units and fewer smaller units, while in Staten Island there were more one-bedroom units and fewer studios.

The distribution of different sizes of rental units by borough provides additional useful information on the locational concentration of each size of unit in the City. More than half of the rental studios in the City were concentrated in Manhattan (55 percent), while another third were located in either Brooklyn (18 percent) or Queens (17 percent) (Table 4.18). One-bedroom rental units were scattered throughout the four most populous boroughs: Manhattan (29 percent), Brooklyn (29 percent), Queens (21 percent), and the Bronx (17 percent). Two-bedroom units were scattered throughout the same four boroughs: a third were located in Brooklyn (34 percent), while more than three-fifths were in either Manhattan (23

Figure 4.8
Percent of Occupied and Vacant Available Rental Units by Selected Rent Regulation Status
New York City, Selected Years 1991 - 2002

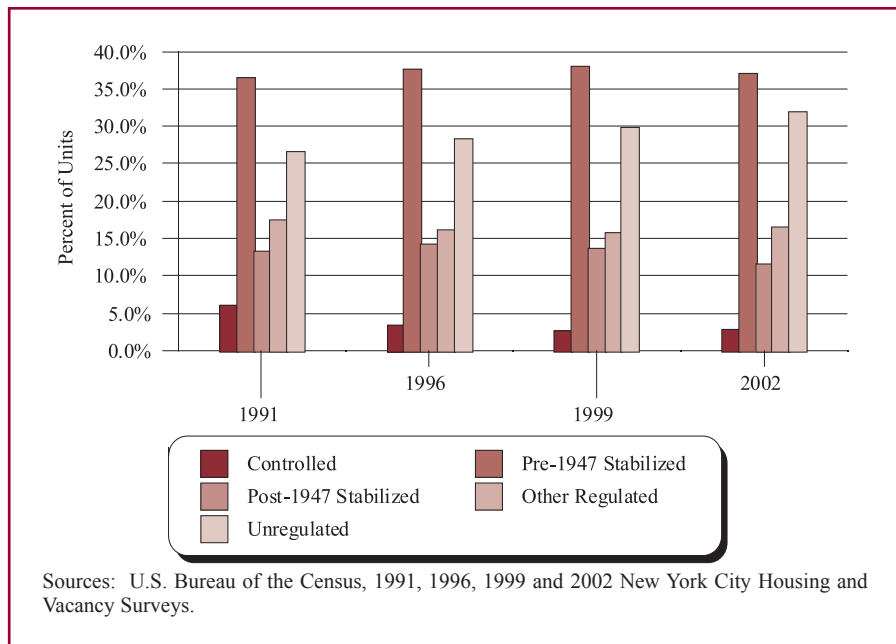


Figure 4.9
Number of Occupied and Vacant Available Rental Units
by Rent Regulation Status within Borough
New York City, 2002

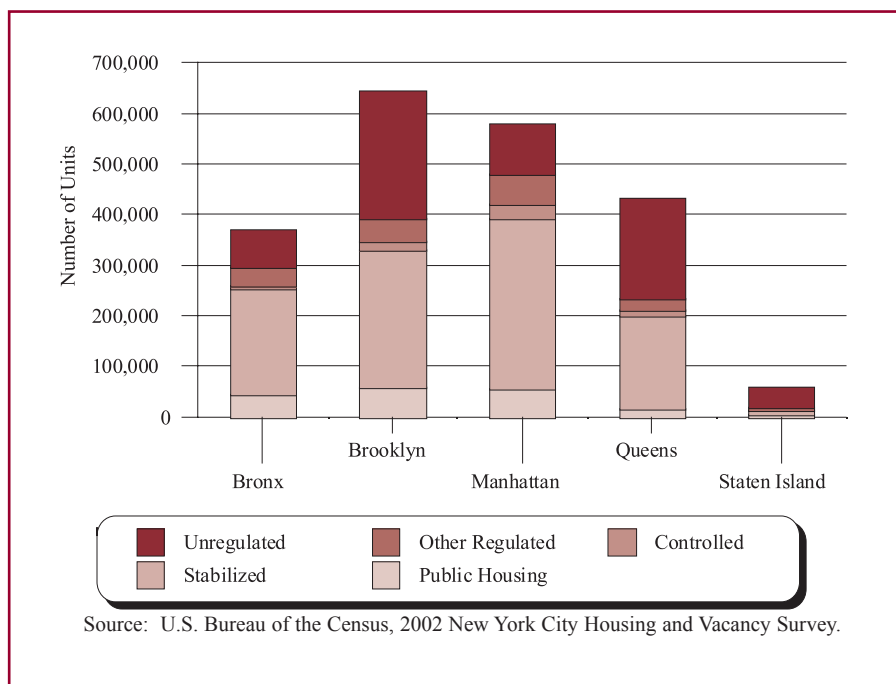


Table 4.14
Distribution of Occupied and Vacant Available Rental Units
by Rent Regulatory Status within Borough
New York City 2002

Regulatory Status	Total	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All (Number)	2,084,769	371,085	645,147	579,880	430,864	57,793
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.8%	1.5%	2.5%	4.7%	2.4%	**
Stabilized	48.6%	57.0%	42.2%	58.3%	42.6%	15.4%
Pre-1947	37.1%	47.0%	33.2%	48.7%	23.4%	**
Post-1947	11.5%	10.0%	9.0%	9.6%	19.2%	11.6%
Other Regulated	4.4%	3.8%	3.3%	6.2%	3.8%	6.3%*
M-L Rental	3.1%	5.2%	3.4%	2.5%	1.9%	**
Unregulated	31.9%	20.5%	39.2%	17.2%	45.6%	69.9%
In Rental Buildings	29.3%	18.4%	37.7%	14.0%	41.8%	65.8%
In Coops/Condos	2.6%	2.1%	1.5%	3.2%	3.8%	**
Public Housing	8.5%	11.7%	9.2%	9.6%	3.8%	5.8%*
<i>In Rem</i>	0.6%	**	**	1.4%	**	**

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

Notes:

a Marble Hill in the Bronx.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Table 4.15
Distribution of Occupied and Vacant Available Units in Coop/Condominium Buildings
(Excluding Mitchell-Lama Coops) by Tenure/Regulatory Status
New York City 1996, 1999 and 2002

Tenure/ Regulatory Status	1996	1999	2002	
	Percent	Percent	Number	Percent
All	100.0%	100.0%	420,821	100.0%
Owner	60.9%	66.3%	306,303	72.8%
Regulated Rental	20.7%	16.9%	59,714	14.2%
Unregulated Rental	18.4%	16.9%	54,804	13.0%

Sources: U.S. Bureau of the Census, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Table 4.16
Distribution of Occupied and Vacant Available Units in Coop/Condominium Buildings
(Excluding Mitchell-Lama Coops) by Borough and Tenure/Regulatory Status
New York City 2002

Borough	Tenure/Regulatory Status	Percent of Total	Number	Percent
All	All	100.0%	420,821	100.0%
	Owner		306,303	72.8%
	Regulated Rental		59,714	14.2%
	Unregulated Rental		54,804	13.0%
Bronx ^a	All	8.9%	37,428	100.0%
	Owner		21,438	57.3%
	Regulated Rental		8,266	22.1%
	Unregulated Rental		7,724	20.6%
Brooklyn	All	16.2%	68,070	100.0%
	Owner		45,873	67.4%
	Regulated Rental		12,514	18.4%
	Unregulated Rental		9,683	14.2%
Manhattan ^a	All	44.5%	187,391	100.0%
	Owner		148,095	79.0%
	Regulated Rental		20,532	11.0%
	Unregulated Rental		18,764	10.0%
Queens	All	27.1%	114,057	100.0%
	Owner		79,670	69.9%
	Regulated Rental		18,115	15.9%
	Unregulated Rental		16,271	14.3%
Staten Island	All	3.3%	13,874	100.0%
	Owner		11,227	80.9%
	Regulated Rental		*	*
	Unregulated Rental		*	*

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

Notes:

a Marble Hill in the Bronx.

* Too few units to report.

Table 4.17
Distribution of Occupied and Vacant Available Rental Units
by Number of Bedrooms within Borough
New York City 2002

Borough	Number	Number of Bedrooms				
		All	0	1	2	3 or More
All	2,084,769	100.0%	8.4%	41.9%	34.9%	14.8%
Bronx ^a	371,085	100.0%	4.2%	41.1%	38.2%	16.5%
Brooklyn	645,147	100.0%	4.7%	39.6%	38.6%	17.0%
Manhattan ^a	579,880	100.0%	16.4%	43.3%	28.6%	11.6%
Queens	430,864	100.0%	6.9%	43.5%	35.0%	14.7%
Staten Island	57,793	100.0%	6.1%*	46.5%	34.0%	13.3%

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

Note:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

Figure 4.10
Number of Occupied and Vacant Available Units in Cooperative/Condominium Buildings
by Tenure and Regulatory Status within Borough (Excluding Mitchell-Lama)
New York City 2002

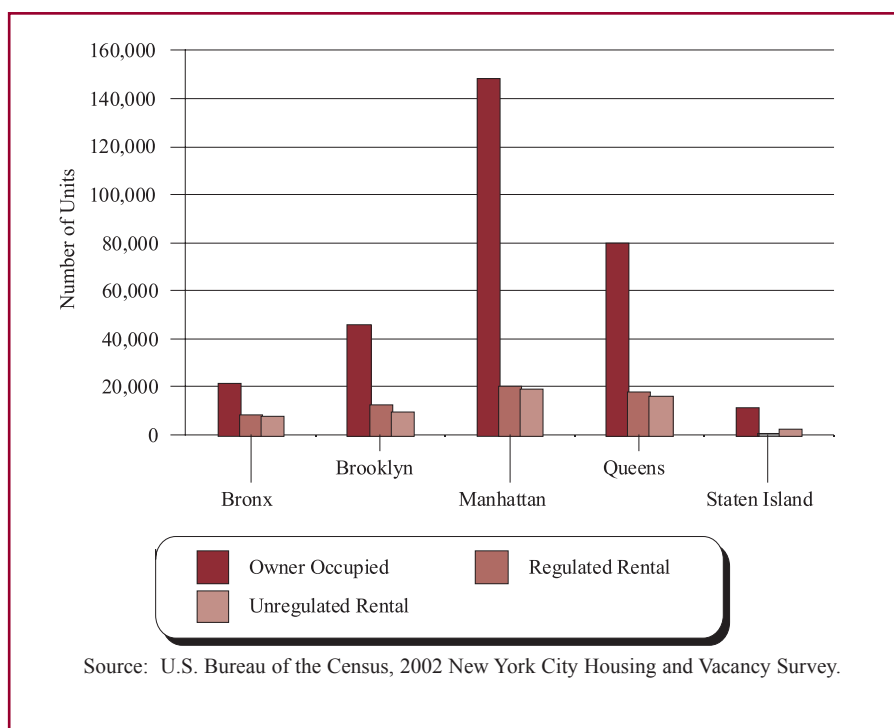


Table 4.18
Distribution of Occupied and Vacant Available Rental Units
by Borough within Number of Bedrooms
New York City 2002

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	2,084,769	174,234	873,636	727,528	309,372
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^a	17.8%	9.0%	17.4%	19.5%	19.8%
Brooklyn	30.9%	17.5%	29.3%	34.2%	35.5%
Manhattan ^a	27.8%	54.5%	28.8%	22.8%	21.8%
Queens	20.7%	17.0%	21.4%	20.7%	20.4%
Staten Island	2.8%	2.0%*	3.1%	2.7%	2.5%

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

Note:

^a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

Table 4.19
Distribution of Occupied and Vacant Available Rental Units
by Number of Bedrooms within Regulatory Status
New York City 2002

Regulatory Status	Number of Bedrooms				
	All	0	1	2	3 or More
All Rental Units	100.0%	8.4%	41.9%	34.9%	14.8%
Controlled	100.0%	4.9%	53.0%	29.6%	12.6%
Stabilized	100.0%	11.3%	48.7%	31.3%	8.6%
Pre-1947	100.0%	10.6%	48.5%	31.5%	9.4%
Post-1947	100.0%	13.6%	49.4%	30.7%	6.3%
Other Regulated	100.0%	11.6%	47.7%	28.1%	12.6%
Unregulated	100.0%	5.1%	33.9%	38.8%	22.3%
Public Housing	100.0%	2.4%	25.7%	48.3%	23.7%
<i>In Rem</i>	100.0%	*	*	39.2%	38.1%

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

Note:

* Too few units to report.

Table 4.20
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status within Number of Bedrooms
New York City 2002

Regulatory Status	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	2,084,769	174,234	873,636	727,528	309,372
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.8%	*	3.6%	2.4%	2.4%
Stabilized	48.6%	66.0%	56.6%	43.6%	28.2%
Pre-1947	37.1%	47.3%	43.0%	33.5%	23.4%
Post-1947	11.5%	18.7%	13.6%	10.1%	4.9%
Other Regulated	7.5%	10.4%	8.6%	6.0%	6.4%
Unregulated	31.9%	19.3%	25.8%	35.5%	47.9%
Public Housing	8.5%	2.4%	5.2%	11.8%	13.6%
<i>In Rem</i>	0.6%	*	*	0.6%	1.4%

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

Note:

* Too few units to report.

percent), Queens (21 percent), or the Bronx (20 percent). The distribution of rental units with three or more bedrooms closely approximated that of two-bedroom units.

A review of different sizes of rental units within each rent-regulation category reveals that a much larger proportion of the Public Housing, *in rem*, and rent-unregulated categories provided an umbrella for larger units. Of Public Housing units, 72 percent were either two-bedroom units (48 percent) or three-or-more-bedroom units (24 percent) (Table 4.19). Of *in rem* units, more than three-quarters were larger units, either two-bedroom units (39 percent) or three-or-more-bedroom units (38 percent). Of unregulated rental units, three-fifths were either two-bedroom units (39 percent) or three-or-more-bedroom units (22 percent). Conversely, a greater proportion of units in the rent-stabilized category were smaller units: one in every two rent-stabilized units was a one-bedroom unit (49 percent), while another one in ten was a studio.

Looking at the distribution of different sizes of rental units by rent-regulation status shows the sizes that each rent-regulation category provides. Because of the dominance of rent-stabilized and unregulated units, they comprised major proportions of each size of unit. However, this distribution confirms generally the findings of the above analysis of size of rental units by rent-regulation categories: the rent-unregulated, Public Housing, and *in rem* categories proportionately provided more larger units, while the rent-stabilized category provided more smaller units. Two-thirds of studio rental units in the City were rent-stabilized units (66 percent), while another fifth were unregulated rental units (19 percent) (Table 4.20). At the same time, close to three-fifths of one-bedroom rental units were rent-stabilized units (57 percent), while a quarter were unregulated rental units (26 percent). Conversely, eight in ten of two-

bedroom units were either unregulated units (36 percent) or rent stabilized units (44 percent), mostly pre-1947 stabilized units. The remaining were mostly public housing units (12 percent) and other regulated units (6 percent). More than three-fifths of three-or-more-bedroom units were either unregulated (48 percent) or in public housing (14 percent).

Rental Units by Building Size

The preponderant proportion of the rental inventory in the City, 87 percent, is in multi-family structures with three or more units. The general trend of building larger residential structures over time is reflected by the fact that, of all 2,085,000 rental units in the City, close to two-fifths were situated in large buildings with 50 or more units (37 percent), while another fifth were in medium-sized buildings with 20-49 units (21 percent) (Table 4.21). The remaining two-fifths were in small buildings, either those with one or two units (13 percent) or those with 3-19 units (29 percent).

The rent-regulation categories had differing inventory profiles of structure size. Almost two-thirds of rent-controlled units were situated in buildings with 20 or more units, while the remaining third were in small buildings with fewer than 20 units, with one in seven of these being in buildings with fewer than 6 units (Table 4.21). Of rent-stabilized units, also close to three-quarters were in buildings with 20 or more units, while a little more than one-quarter were in small buildings with fewer than 20 units. Conversely, more than four-fifths of unregulated rental units were in small buildings, either those with one or two units (40 percent) or those with 3-19 units (43 percent). However, this overall distribution masks the significant disparity in the situation of unregulated units in rental buildings compared to those in coop/condo buildings: 85 percent of unregulated units in rental buildings were situated in structures of less than 6 units, while 80 percent of such units in coop/condos were in buildings with 20 or more units. Public Housing units were mainly in large buildings: two-thirds of such units were either in very large buildings with 100 or more units (46 percent) or large buildings with 50-99 units (20 percent). Another quarter of such units were in medium-sized buildings with 20-49 units. On the other hand, almost all in rem units were in buildings with fewer than 50 units: either medium-sized buildings with 20-49 units (48 percent) or small buildings with 3-19 units (47 percent).

The distribution of rental units within each size of building by rent-regulation typology provides another perspective on rental units by building size. Almost all rental units in one- or two-unit buildings were unregulated rental units (97 percent), as were nine in ten of those in buildings with 3-5 units (95 percent) (Table 4.22). On the other hand, eight in ten rental units in small buildings with 6-19 units (82 percent) and three-quarters of those in moderate- and medium-sized buildings with 20-99 units (74 percent) were rent-stabilized units. At the same time, close to two-fifths of the units in the largest buildings, those with 100 or more units, were rent-stabilized units (38 percent), while most of the remainder were either "other" rent-regulated units (26 percent), Public Housing units (20 percent), or unregulated rental units (15 percent).

Rental units in different sizes of buildings were not scattered throughout the boroughs. Instead, they tended to be concentrated in certain boroughs. Three-quarters of units in one- or two-unit buildings in the City were located in either Queens (38 percent) or Brooklyn (37 percent) (Table 4.23). Almost equal proportions of the remainder were in either the Bronx (13 percent) or Staten Island (12 percent). A predominant proportion, more than two-fifths, of rental units in small buildings with 3-19 units were located in Brooklyn (45 percent), while another more than two-fifths were located in either Queens (23 percent) or Manhattan (21 percent). Meanwhile, close to nine in ten rental units in moderate-sized buildings with 20-49 units were located in the three older boroughs: Manhattan (35 percent), Brooklyn

Table 4.21
Distribution of Occupied and Vacant Available Rental Units
by Building Size within Regulatory Status
New York City 2002

Regulatory Status	Number	All	Number of Units in Building									
			1-2	3-5	6-19	3-19	20-49	50-99	20-99	100 or More		
All Rental Units	2,084,769	100.0%	13.1%	13.3%	15.5%	28.8%	21.3%	16.9%	38.2%	19.9%		
Controlled	59,324	100.0%	**	10.7%	22.0%	32.7%	31.2%	25.5%	56.6%	7.4%		
Stabilized	1,013,954	100.0%	**	0.6%	26.2%	26.7%	33.8%	24.1%	57.8%	15.4%		
Pre-1947	773,672	100.0%	**	**	31.2%	31.4%	39.6%	22.0%	61.6%	7.0%		
Post-1947	240,282	100.0%	**	1.7%	10.0%	11.7%	14.9%	30.7%	45.7%	42.6%		
All Other Regulated	156,832	100.0%	**	**	2.8%	3.1%	8.8%	17.3%	26.0%	69.6%		
Unregulated	664,978	100.0%	39.9%	39.6%	3.6%	43.1%	3.0%	4.5%	7.5%	9.4%		
In Rental Buildings	610,174	100.0%	42.8%	42.8%	3.2%	45.9%	2.1%	2.6%	4.7%	6.6%		
In Coops/Condos	54,804	100.0%	8.4%	**	7.8%	12.0%	12.1%	26.2%	38.3%	41.3%		
Public Housing	178,075	100.0%	1.7%*	**	6.7%	7.3%	25.0%	19.8%	44.8%	46.2%		
<i>In Rem</i>	11,606	100.0%	**	**	36.5%	46.7%	47.6%	**	50.5%	**		

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

Notes:

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Table 4.22
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status within Building Size
New York City 2002

Regulatory Status	Number of Units within Building								
	All	1-2	3-5	6-19	3-19	20-49	50-99	20-99	100 or More
All (Number)	2,084,769	272,970	277,763	322,664	600,427	444,495	351,801	796,296	415,075
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.8%	**	2.3%	4.0%	3.2%	4.2%	4.3%	4.2%	1.1%
Stabilized	48.6%	**	2.0%	82.2%	45.1%	77.1%	69.3%	73.7%	37.7%
Pre-1947	37.1%	**	**	74.8%	40.4%	69.0%	48.3%	59.9%	13.0%
Post-1947	11.5%	**	1.5%	7.4%	4.7%	8.1%	21.0%	13.8%	24.7%
Other Regulated ^a	7.5%	**	**	1.4%	0.8%	3.1%	7.7%	5.1%	26.3%
Unregulated	31.9%	97.3%	94.7%	7.4%	47.8%	4.4%	8.6%	6.3%	15.1%
Public Housing	8.5%	1.1%*	**	3.7%	2.2%	10.0%	10.0%	10.0%	19.8%
<i>In Rem</i>	0.6%	**	**	1.3%	0.9%	1.2%	**	0.7%	**

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

Notes:

a Other Regulated includes Mitchell-Lama, HUD-regulated, Loft Board and Article 4 rental units.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report

(25 percent), and the Bronx (27 percent). The remaining units in buildings of such size were located mostly in Queens (13 percent).

On the other hand, most large buildings with 50-99 units were scattered throughout the City, except for the most recently developed Staten Island (Table 4.23). Brooklyn and Manhattan each shared 27 percent of the rental units in such buildings, while the Bronx and Queens accommodated a quarter and a fifth of them respectively. Of all rental units in very large buildings, those with 100 or more units, Manhattan had the most (48 percent), and the remainder were almost evenly distributed among the following three boroughs: Brooklyn (18 percent), the Bronx (17 percent), and Queens (15 percent).

The boroughs have differing inventory profiles of building size. The majority of rental units in the Bronx were in buildings with 20-99 units (56 percent) (Table 4.24). Combined with rental units in buildings with 100 or more units, three-quarters of the rental units in the borough were in buildings with 20 or more units. On the other hand, the majority of rental units in Brooklyn were in small buildings with fewer than 20 units (57 percent), while the remainder were distributed among three different sized buildings: moderate-sized buildings with 20-49 units (17 percent), medium-sized buildings with 50-99 units (15 percent), and large buildings with 100 or more units (11 percent). In Manhattan, more than a third of the rental units were in the largest buildings with 100 or more units (35 percent). Combined with rental units in medium-sized buildings with 50-99 units (17 percent), more than half of all rental units in the borough were in buildings with 50 or more units. Meanwhile,

Table 4.23
Distribution of Occupied and Vacant Available Rental Units
by Borough within Building Size
New York City 2002

Borough	Number of Units in Building						100 or More
	All	1-2	3-19	20-49	50-99	20-99	
All (Number)	2,084,769	272,970	600,427	444,495	351,801	796,296	415,075
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^a	17.8%	12.6%	9.6%	26.7%	25.5%	26.1%	17.1%
Brooklyn	30.9%	36.6%	44.5%	24.7%	27.0%	25.7%	17.7%
Manhattan ^a	27.8%	**	21.3%	34.6%	27.4%	31.4%	48.2%
Queens	20.7%	38.4%	22.7%	13.4%	19.7%	16.2%	14.7%
Staten Island	2.8%	11.7%	1.9%	0.7%*	**	0.6%	2.3%

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

Notes:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table 4.24
Distribution of Occupied and Vacant Available Rental Units
by Building Size within Borough
New York City 2002

Borough	Number	Number of Units in Building					100 or More
		All	1-2	3-19	20-49	50-99	
All	2,084,769	100.0%	13.1%	28.8%	21.3%	16.9%	19.9%
Bronx ^a	371,085	100.0%	9.2%	15.5%	31.9%	24.2%	19.2%
Brooklyn	645,147	100.0%	15.5%	41.4%	17.0%	14.7%	11.4%
Manhattan ^a	579,880	100.0%	**	22.0%	26.5%	16.6%	34.5%
Queens	430,864	100.0%	24.3%	31.6%	13.8%	16.1%	14.2%
Staten Island	57,793	100.0%	55.2%	20.2%	5.6%*	**	16.4%

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

Note:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

a fifth were situated in small buildings, mostly those with 3-19 units. In Queens, more than half of all rental units were situated in small buildings, either those with one or two units (24 percent) or those with 3-19 units (32 percent). The remaining rental units in the borough were fairly evenly divided among other sizes of buildings: those with 20-49 units (14 percent), those with 50-99 units (16 percent), and those with 100 or more units (14 percent). In Staten Island, 55 percent of the rental units were in one- or two-family houses, while another fifth were in small buildings with 3-19 units. Nevertheless, a significant proportion of units in the borough, 16 percent, were in large buildings with 100 or more units.

Structure Class of Rental Units

As the rental housing profiles of structure size revealed, New York City is a city of multi-family buildings. Of all 2,085,000 rental units in the City, about 86 percent were located in multi-family buildings, while the remainder were in one- or two-family houses (Table 4.25). Of all rental units, four in ten were in either Old-Law tenement buildings (11 percent), which were built before 1901, or New-Law tenement buildings (30 percent), which were built between 1901 and 1929. As for all housing units, the largest proportion of rental units in the City, 36 percent, were in buildings built after 1929.

The distribution of rental units by structure class varied from borough to borough. All of the rental units in Manhattan were in multi-family buildings, and half were in either Old-Law or New-Law tenements. Nine in ten of all rental units in the Bronx were in multi-family buildings, and close to half of these were in New-Law tenements (45 percent) (Table 4.25). In Brooklyn, a little more than four-fifths of all rental units were in multi-family buildings, and more than two-fifths were in either Old-Law tenement buildings (12 percent) or New-Law tenement buildings (33 percent). On the other hand, of the rental units in Queens, seven in ten were in multi-family buildings (72 percent), while the remaining about three in ten were in one- or two-family buildings. Of all the rental units in the borough, more than two-fifths were in buildings built after 1929. The great majority of rental units in Staten Island, 63 percent, were in one- or two-unit buildings.

Almost two-thirds of the Old-Law tenements in the City were located in Manhattan (65 percent), while the remaining third were in Brooklyn (33 percent) (Table 4.25). At the same time, a third of New-Law tenements were located in Brooklyn (34 percent), while half of such units were accommodated in either the Bronx (26 percent) or Manhattan (24 percent). On the other hand, three-quarters of the rental units in one- or two-unit buildings were located in either Brooklyn (37 percent) or Queens (38 percent).

Disaggregating rental units by rent-regulation category within each building structure class enables us to view the distinct composition of rent-regulated units within each building structure class. Seven in ten of the 210,000 Old-Law tenements were rent-stabilized units, while the remainder were mostly unregulated rental units (23 percent) (Table 4.26). At the same time, eight in ten of the 570,000 New-Law tenements were rent-stabilized units, while the remainder were either unregulated rental units (12 percent) or rent-controlled units (5 percent). Two-fifths of the 680,000 rental units in multiple-dwelling buildings built after 1929 were rent-stabilized units (41 percent), while another quarter were Public Housing units (26 percent). The remainder were either unregulated rental units (13 percent), "other" regulated units (10 percent), or Mitchell-Lama rental units (10 percent). At the same time, two-thirds of the 104,000 rental units in one- or two-family houses converted to apartments were unregulated rental units (66 percent), while another quarter were rent-stabilized units (26 percent). Finally, of the 273,000 rental units in one- or two-family houses, almost all were unregulated rental units (97 percent).

Table 4.25
Number and Distribution of Occupied and Vacant Available Rental Units by Structure
Classification and by Borough
New York City 2002

Structure Classification	All	Bronx^c	Brooklyn	Manhattan^c	Queens	Staten Island
All ^a	2,084,769	371,085	645,147	579,880	430,864	57,793
Multifamily Buildings^a	1,811,798	336,786	545,141	577,891	326,109	25,872
Old-Law Tenement	209,630	**	69,550	135,510	**	**
New-Law Tenement	570,468	148,863	192,503	138,425	89,391	**
Post-1929 Multiple Dwelling	679,701	132,684	177,248	196,647	157,519	15,603
1-2 Family House Converted to Apartment	104,072	12,200	44,266	31,167	15,721	**
Other ^d	50,363	**	7,107	38,620	**	**
1-2 Family Houses	272,970	34,299	100,007	**	104,754	31,922
Distribution Within Borough						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multifamily Buildings^b	85.5%	89.7%	83.1%	99.6%	71.8%	37.0%
Old-Law Tenement	11.1%	**	11.8%	25.0%	**	**
New-Law Tenement	30.2%	44.9%	32.6%	25.5%	24.0%	**
Post-1929 Multiple Dwelling	36.0%	40.0%	30.0%	36.3%	42.4%	30.8%
1-2 Family House Converted to Apartment	5.5%	3.7%	7.5%	5.7%	4.2%	**
Other ^d	2.7%	**	1.2%	7.1%	**	**
1-2 Family Houses	14.5%	10.3%	16.9%	**	28.2%	63.0%
Distribution Within Structure Classification						
All	100.0%	17.8%	30.9%	27.8%	20.7%	2.8%
Multifamily Buildings^a	100.0%	18.6%	30.1%	31.9%	18.0%	1.4%
Old-Law Tenement	100.0%	**	33.2%	64.6%	**	**
New-Law Tenement	100.0%	26.1%	33.7%	24.3%	15.7%	**
Post-1929 Multiple Dwelling	100.0%	19.5%	26.1%	28.9%	23.2%	2.3%
1-2 Family House Converted to Apartment	100.0%	11.7%	42.5%	29.9%	15.1%	**
Other ^d	100.0%	**	14.1%	76.7%	**	**
1-2 Family Houses	100.0%	12.6%	36.6%	**	38.4%	11.7%

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

Notes:

a Includes units whose structure class within multifamily buildings was not reported.

b Excludes units whose structure class within multifamily buildings was not reported.

c Marble Hill in the Bronx.

d Multi-family structures including apartment hotels built before 1929, commercial buildings altered to apartments, and other units in miscellaneous Class B structures.

** Too few units to report.

Table 4.26
Distribution of Occupied and Vacant Available Rental Units by Regulatory Status within Structure Class
New York City 2002

Structure Classification	All	Stabilized						M-L Rental	In Rem	Other Regulated	All Un-Regulated
		Public	Both	Pre-47	Post-47	Controlled					
All ^a	2,084,769	100.0%	8.5%	48.6%	37.1%	11.5%	3.1%	2.8%	0.6%	4.4%	31.9%
Multifamily Buildings^a	1,811,798	100.0%	9.7%	56.0%	42.7%	13.3%	3.6%	3.2%	0.6%	5.0%	22.0%
Old-Law Tenement	209,630	100.0%	**	70.3%	68.5%	1.8% ^{b*}	**	4.8%	**	**	22.9%
New-Law Tenement	570,468	100.0%	**	79.4%	78.2%	1.1% ^b	**	5.2%	1.4%	1.7%	12.3%
Post-1929 Multiple Dwelling	679,701	100.0%	25.7%	40.9%	11.9%	29.0%	9.5%	1.1%	**	10.2%	12.5%
1-2 Family House Converted to Apartment	104,072	100.0%	**	25.7%	23.4%	**	**	3.8%*	**	4.5%	65.8%
Other	50,363	100.0%	**	67.3%	64.3%	**	**	**	**	**	28.9%
1-2 Family Houses	272,970	100.0%	1.1%*	**	**	**	**	**	**	**	97.3%

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

Notes:

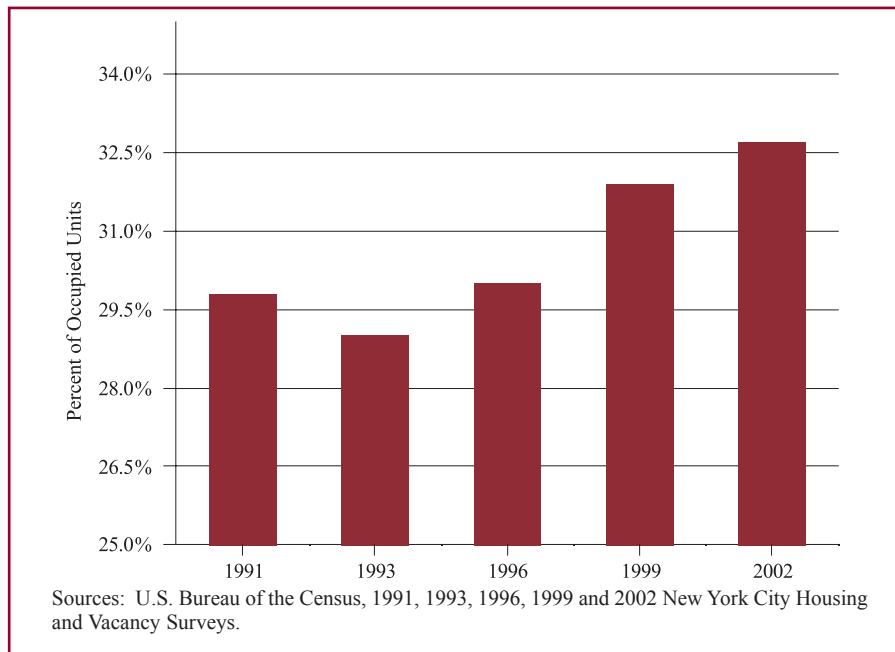
a Includes units whose structure class within multifamily buildings was not reported.

b Data on structure class are obtained from the City's Master Building File and data on year built are obtained from the City's RPAD File. Some inconsistency between the two files may have led to an irregular classification of these units.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Figure 4.11
Home Ownership Rates
New York City, Selected Years 1991 - 2002



The Owner Housing Inventory

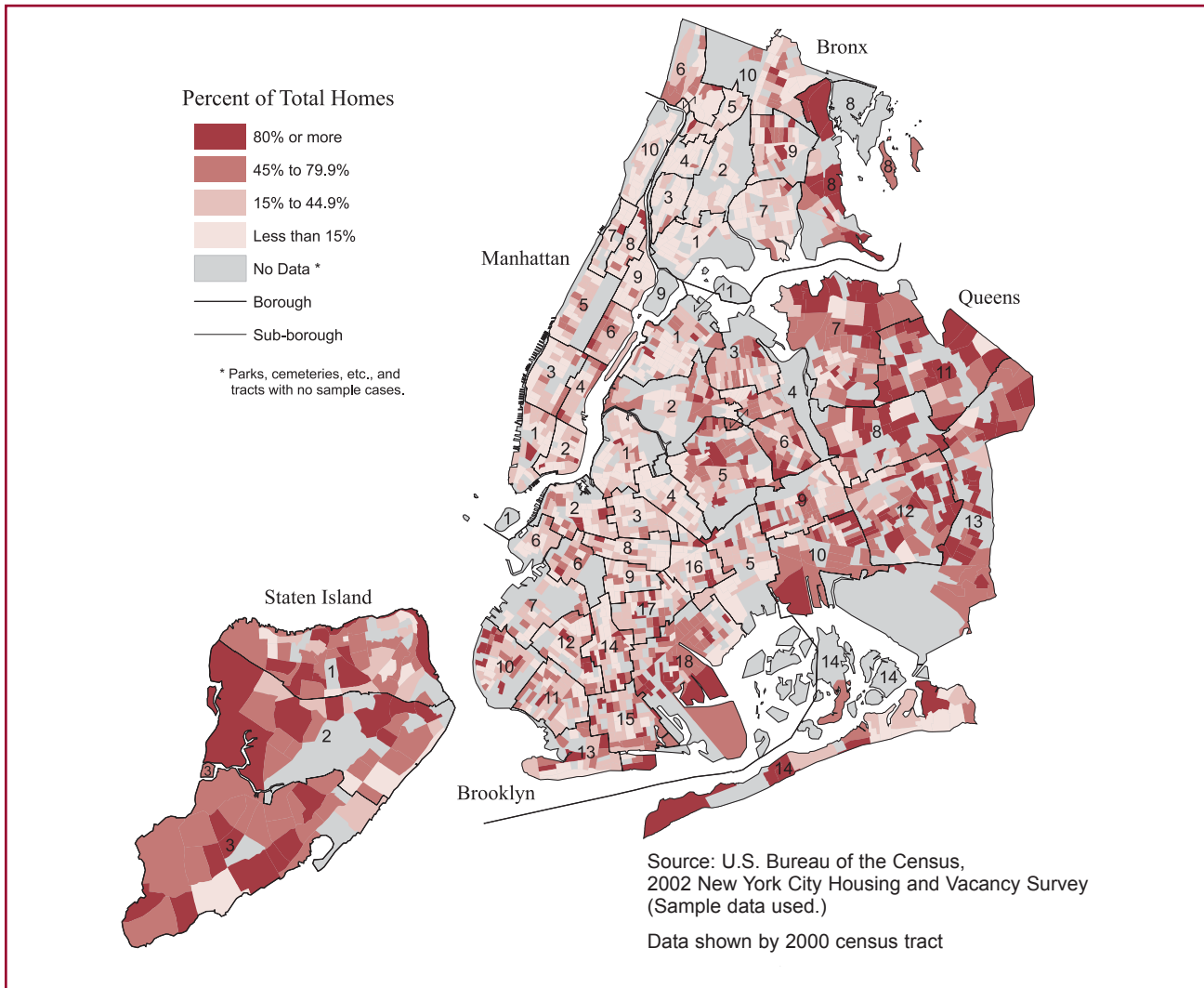
Growth of the Ownership Rate

The 2002 HVS reports that the homeownership rate in New York City increased by 3.7 percentage points in the nine-year period between 1993 and 2002, from 29.0 percent to 32.7 percent (Table 4.27). During the nine-year period, the rate grew in every three-year survey period, from 29.0 percent in 1993 to 30.0 percent in 1996, to 31.9 percent in 1999, and to 32.7 percent in 2002 (Figure 4.11). Undoubtedly, the City made a great contribution to such ownership growth. During the nine-year period between July 1993 and January 2002, 13,927 families became owners through HPD's various programs to offer more affordable owner housing units in the City.⁹

The homeownership rates in the most recently developed boroughs of Staten Island and Queens were unparalleledly higher than the overall city-wide rate, while the rates in the other three older boroughs—the Bronx, Brooklyn, and Manhattan—were lower than the city-wide rate. In Staten Island, the rate was 64.6 percent, the highest of any of the boroughs and almost double the city-wide rate, while the rate in Queens was 46.0 percent, the second highest in the City and 1.4 times the city-wide rate (Table 4.27). On the

⁹ New York City Department of Housing Preservation and Development, Division of Policy Analysis. "Homeownership" is generally a record of the number of owners, not building units. For example, in the case of the Partnership program, homeowners may purchase one-, two-, or three-family buildings. Thus, the actual unit counts are much higher than the homeownership counts.

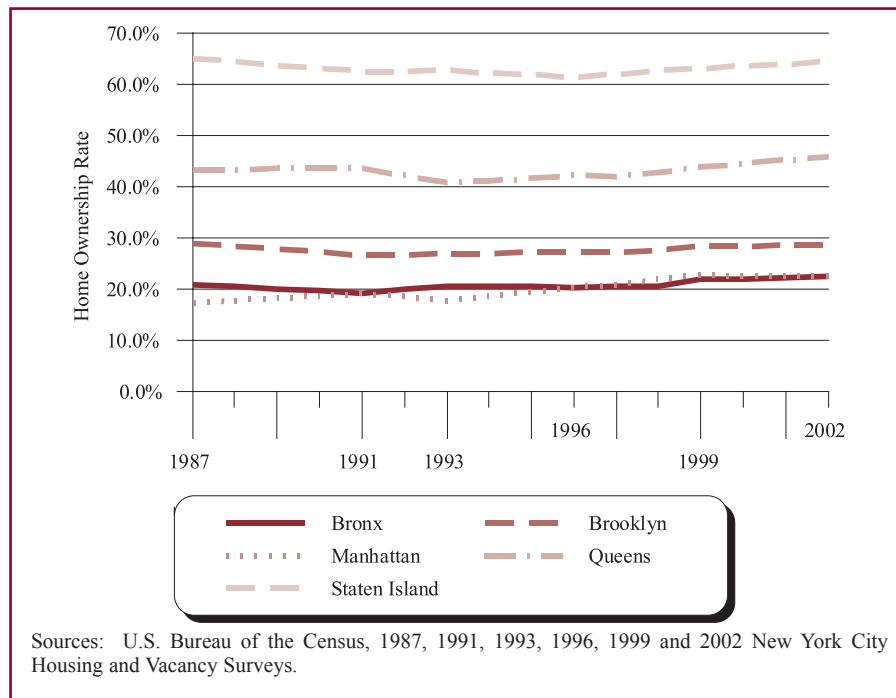
Map 4.5
Home Ownership Rate
New York City 2002



other hand, the rates in the Bronx and Manhattan were 22.5 percent and 22.6 percent respectively, markedly lower than the city-wide rate. At the same time, the rate in Brooklyn was 28.7 percent, higher than the rates in Manhattan and the Bronx, but still considerably lower than the city-wide rate (Figure 4.12 and Map 4.5).

The homeownership rate for each racial and ethnic group varied widely. In 2002, the homeownership rate for white households was 42.6 percent, the highest of any racial and ethnic group and 1.3 times higher than the city-wide rate of 32.7 percent (Table 4.28). The rate for Asian households was 36.0 percent, the second highest of all racial and ethnic groups and 3.3 percentage points higher than the city-wide rate. The rates for the other major racial and ethnic groups were lower than the city-wide rate. For black households, the rate was 29.2 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the rates were a mere 15.2 percent and 15.3 percent respectively, only about half of the city-wide rate (Figure 4.13).

Figure 4.12
Home Ownership Rates by Borough
New York City, Selected Years 1987 - 2002



As homeownership grew city-wide, the homeownership rate grew considerably for every major racial and ethnic group, although at various rates, from 1993 to 2002. In the nine-year period, every group made back-to-back improvements; blacks and Asians, particularly, made remarkable improvements. The homeownership rate for these groups increased by 6.7 percentage points and 4.9 percentage points respectively (Table 4.28). In the meantime, the rates for the remaining major racial and ethnic groups increased at somewhat lower proportions: 3.6 percentage points for whites, 3.2 percentage points for Puerto Ricans, and 3.3 percentage points for non-Puerto Rican Hispanics, including a 2.6-percentage-point increase between 1999 and 2002.

Changes in the Composition of Legal Forms of the Owner Inventory

The number of occupied and vacant-available owner units in the City was 997,000 in 2002. In the three years from 1999 to 2002, the proportional composition of the owner unit inventory in the City changed noticeably, reflecting changes in the demand for and supply of different types of owner units during the period. In the three years, the proportion of conventional owner units, which are mostly units in traditional one- or two-family houses, increased by 2 percentage points, especially in Queens (Table 4.29). In Staten Island the proportion of conventional owner units dropped by 6 percentage points as the proportion of condominiums rose by 5 points. Meanwhile, the overall proportion of condominium units also increased, by 1 percentage point, mainly in the Bronx and Manhattan.¹⁰ Consequently, the proportion of cooperative units declined: private cooperatives and Mitchell-Lama cooperatives declined

¹⁰ Moon Wha Lee, *Housing New York City 1999*, page 276.

Table 4.27
Homeownership Rate by Borough
New York City, Selected Years 1991-2002

Borough	1991	1993	1996	1999	2002
All	29.8%	29.0%	30.0%	31.9%	32.7%
Bronx ^a	19.2%	20.5%	20.4%	21.9%	22.5%
Brooklyn	26.6%	26.9%	27.3%	28.4%	28.7%
Manhattan ^a	19.3%	17.9%	20.3%	22.8%	22.6%
Queens	43.8%	40.8%	42.2%	44.0%	46.0%
Staten Island	62.6%	62.8%	61.6%	63.3%	64.6%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

Table 4.28
Homeownership Rate by Race/Ethnicity of Householder
New York City, Selected Years 1991-2002

Race/Ethnicity	1991	1993	1996	1999	2002
All	29.8%	29.0%	30.0%	31.9%	32.7%
White	40.5%	39.0%	40.1%	42.0%	42.6%
Black/African American	22.5%	22.5%	25.1%	28.5%	29.2%
Puerto Rican	11.9%	12.0%	13.2%	14.6%	15.2%
Non-Puerto Rican Hispanic	12.7%	12.0%	12.5%	12.7%	15.3%
Asian	32.1%	31.1%	31.7%	35.2%	36.0%
Other ^a	22.6%	*	18.1%	28.0%	36.2%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Too few units to report.

a In 1991 "Other" included American Indians, Aleuts, Eskimos, and all others identified as "Other race." For 1993, 1996 and 1999 "Other" includes only American Indians, Aleuts, and Eskimos; individuals the respondent identified as "Other race" and those for whom race was not reported were allocated among the race categories. For 2002 "Other" includes American Indians or Alaska Natives, Native Hawaiians, Other Pacific Islanders and people of two or more races.

by 2 percentage points and 1 percentage point respectively. These findings appear to reflect reasonably well the recent development of conventional units and condominium units in the City (Figure 4.14).

Owner Units by Location

Owner units in the City consisted of the following four types of ownership (legal forms of ownership): conventional (64 percent), private cooperatives (24 percent), Mitchell-Lama cooperatives (5 percent),

Figure 4.13
Home Ownership Rates by Race/Ethnicity
New York City 2002

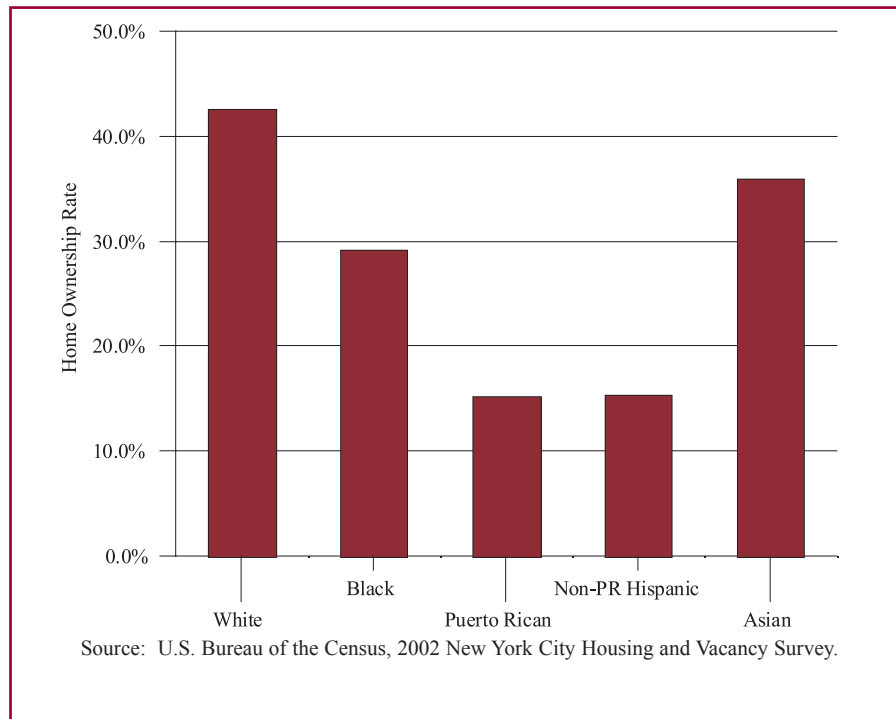


Table 4.29
Distribution of Occupied and Vacant Available Owner Units by Legal Form of Ownership
New York City, Selected Years 1991-2002

Legal Form of Ownership					2002		Percentage Points Change 1999-2002
	1991	1993	1996	1999	Number	Percent	
All	100.0%	100.0%	100.0%	100.0%	997,003	100.0%	
Conventional	65.8%	65.9%	64.7%	62.2%	639,659	64.2%	+2.0
Cooperative	28.9%	28.6%	29.9%	32.2%	291,917	29.3%	-2.9
Mitchell-Lama ^a	4.8%	5.3%	6.2%	6.0%	51,041	5.1%	-0.9
Private Coop	24.1%	23.2%	23.8%	26.2%	240,876	24.2%	-2.0
Condominium	5.3%	5.6%	5.4%	5.6%	65,427	6.6%	+1.0

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a The Census Bureau made improvements in classifying more correctly renter occupied and owner occupied Mitchell Lama units, which might have reduced somewhat the number of Mitchell-Lama rental units and increased somewhat the number of Mitchell-Lama owner units in 1996 and thereafter, compared to the numbers in 1993 and before.

Table 4.30
Number and Distribution of Occupied and Vacant Available
Owner Units by Legal Form of Ownership and Borough
New York City 2002

Legal Form of Ownership	Total	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All	997,003	105,994	256,051	167,055	364,022	103,881
Conventional	639,659	64,836	202,815	4,427*	274,926	92,655
Cooperative	291,917	35,835	46,181	132,085	76,758	**
Mitchell-Lama	51,041	19,720	7,364	14,532	9,425	**
Private Cooperative	240,876	16,115	38,817	117,553	67,333	**
Condominium	65,427	5,323	7,055	30,542	12,337	10,169
Distribution within Borough						
Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	64.2%	61.2%	79.2%	2.7%	75.5%	89.2%
Cooperative	29.3%	33.8%	18.0%	79.1%	21.1%	**
Mitchell-Lama	5.1%	18.6%	2.9%	8.7%	2.6%	**
Private Cooperative	24.2%	15.2%	15.2%	70.4%	18.5%	**
Condominium	6.6%	5.0%	2.8%	18.3%	3.4%	9.8%
Distribution within Form of Ownership						
Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	10.6%	25.7%	16.8%	36.5%	10.4%
Conventional	100.0%	10.1%	31.7%	0.7%	43.0%	14.5%
Cooperative	100.0%	12.3%	15.8%	45.2%	26.3%	**
Mitchell-Lama	100.0%	38.6%	14.4%	28.5%	18.5%	**
Private Cooperative	100.0%	6.7%	16.1%	48.8%	28.0%	**
Condominium	100.0%	8.1%	10.8%	46.7%	18.9%	15.5%

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

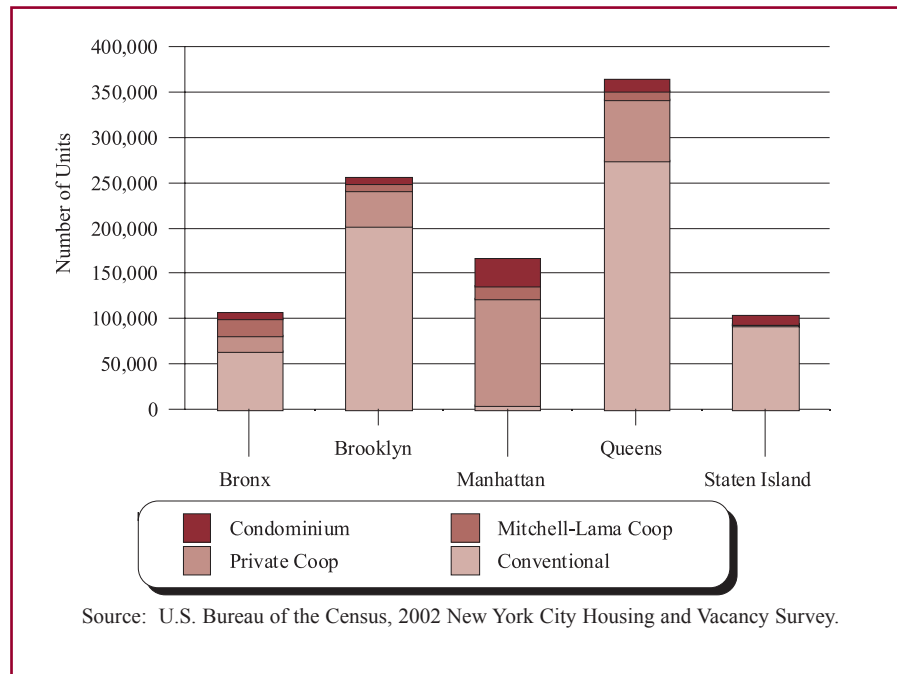
Notes:

a Marble Hill in the Bronx.

* Since this is a small number of units, interpret with caution.

** Too few units to report.

Figure 4.14
Occupied and Vacant Available Owner Units by Type of Ownership within Borough
New York City 2002



and condominiums (7 percent) (Table 4.30). The composition of owner units varied from borough to borough. In the Bronx, the composition approximated that in the City as a whole, except that preponderantly more owner units in the Bronx were Mitchell-Lama cooperatives and fewer were private cooperatives and condominiums, compared to the composition of owner units in the City. In 2002, of the 106,000 owner units in the borough, 19 percent were Mitchell-Lama cooperatives, while only 15 percent and 5 percent respectively were private cooperatives and condominiums (Table 4.30). Mitchell-Lama cooperatives were highly concentrated in the Bronx: 39 percent of all such owner units in the City were located in the borough. In Brooklyn, 79 percent of the 256,000 owner units were conventional units, while only 15 percent and 3 percent respectively were private cooperatives and condominiums (Figure 4.14 and Maps 4.6 and 4.7).

On the other hand, a disproportionately large proportion, 70 percent, of the 167,000 owner units in Manhattan were private cooperatives, while another 18 percent were condominiums (Table 4.30). A mere 3 percent of the owner units in this borough were conventionally owned. The composition of owner units by type of ownership in Queens resembled that in Brooklyn, except that somewhat more units in Queens were private cooperatives (19 percent). In Staten Island, nine in ten of the 104,000 units were conventional units, while 10 percent were condominium units.

Size of Owner Units

There were no appreciable changes in the sizes of owner units between 1999 and 2002. In 2002, half of all owner units were larger units with three or more bedrooms (50 percent), while the remainder were

Table 4.31
Distribution of Occupied and Vacant Available Owner Units
by Number of Bedrooms within Form of Ownership
New York City 2002

Form of Ownership	Number of Bedrooms				
	All	0	1	2	3 or More
All	100.0%	2.5%	18.3%	28.8%	50.3%
Conventional	100.0%	*	6.0%	24.2%	69.6%
Private Cooperative	100.0%	8.4%	42.1%	35.5%	14.1%
Mitchell-Lama Cooperative	100.0%	*	34.2%	45.7%	16.9%
Condominium	100.0%	*	38.6%	36.9%	20.8%

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

Note:

* Too few units to report.

Table 4.32
Distribution of Occupied and Vacant Available Owner Units
by Type of Ownership Within Number of Bedrooms
New York City 2002

Form of Ownership	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	997,003	25,295	182,603	287,621	501,485
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	64.2%	*	21.1%	53.7%	88.8%
Private Cooperative	24.2%	79.6%	55.5%	29.8%	6.7%
Mitchell-Lama Cooperative	5.1%	*	9.6%	8.1%	1.7%
Condominium	6.6%	*	13.8%	8.4%	2.7%

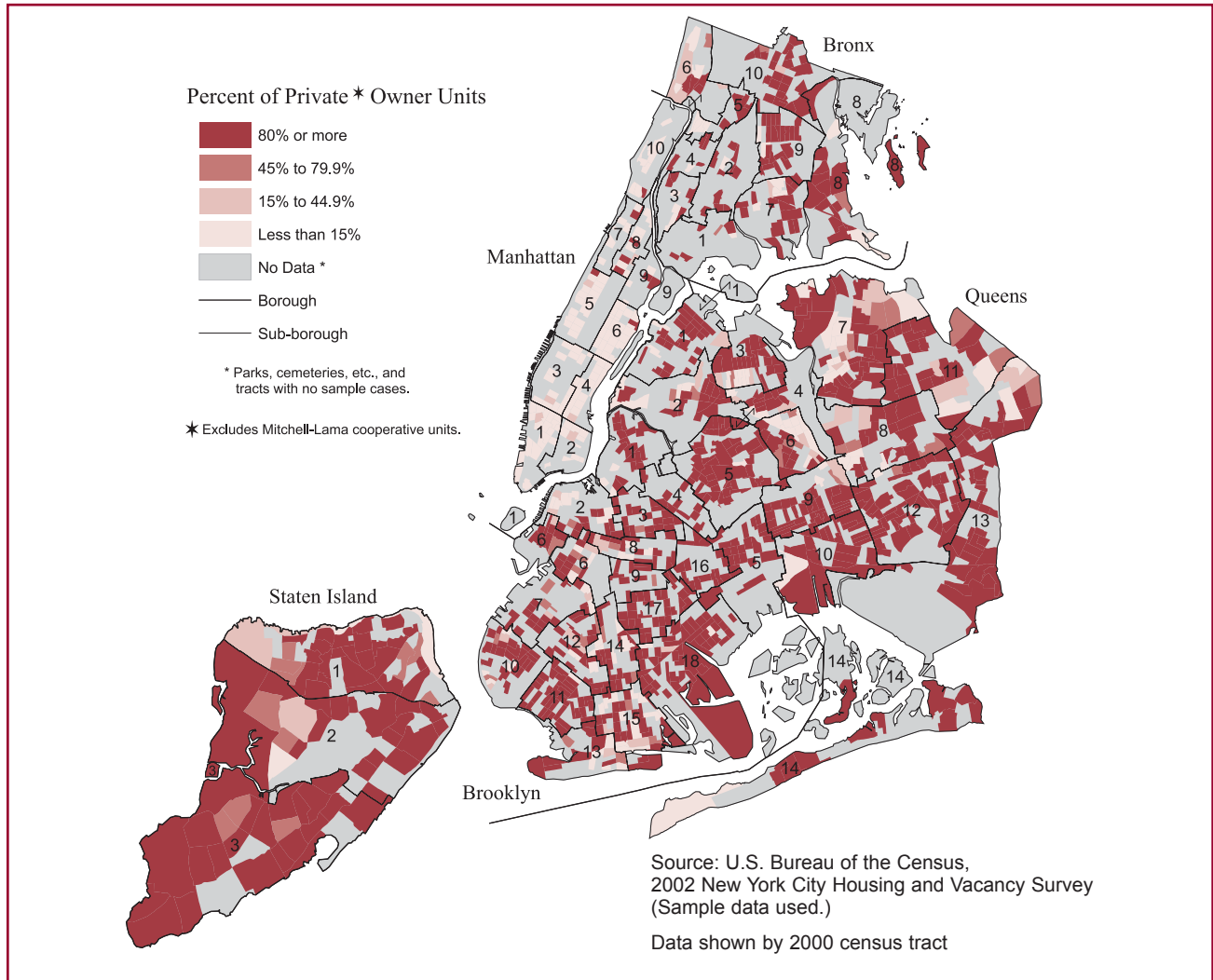
Source: U.S. Bureau of the Census, 2002 York City Housing and Vacancy Survey.

Note:

* Too few units to report.

mostly units with either two bedrooms (29 percent) or one bedroom (18 percent) (Table 4.31 and Figure 4.15). In other words, of all owner units, four-fifths were larger units with two or more bedrooms and a fifth were smaller units with one or no bedrooms. Almost all of the conventional units in the City (94 percent) were larger units with two or more bedrooms; seven in ten had three or more bedrooms. On the other hand, half of the private cooperatives were either one-bedroom units (42 percent) or studios (8

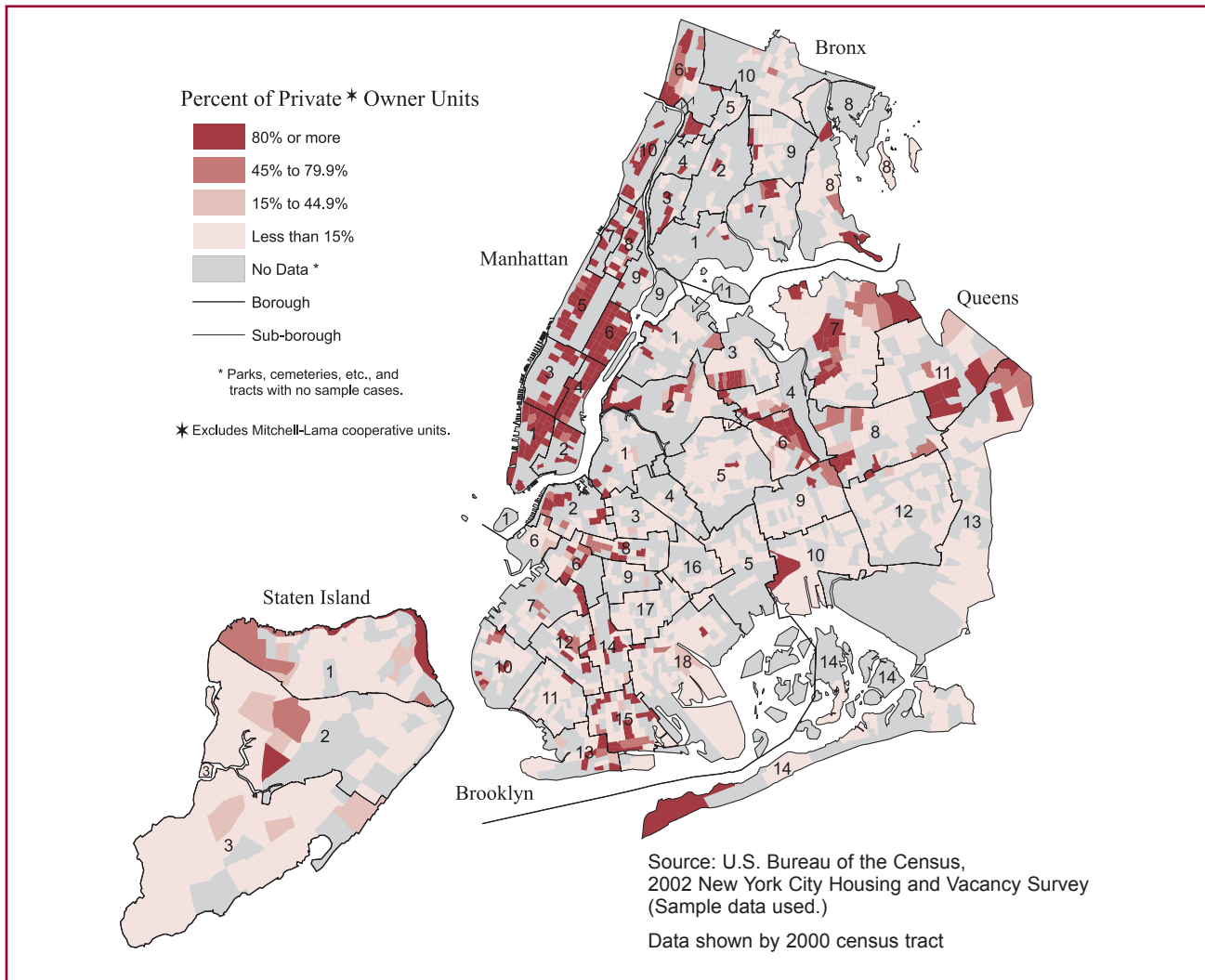
Map 4.6
Occupied and Vacant Conventional Owner Units
as a Percentage of Private Owner Units
New York City 2002



percent), while 36 percent of such cooperatives were two-bedroom units. The Mitchell-Lama cooperative category accommodated more larger units than private cooperatives: more than three-fifths of Mitchell-Lama units were either two-bedroom units (46 percent) or three-or-more-bedroom units (17 percent). At the same time, the condominium category accommodated more larger units than did private cooperatives, but fewer than did Mitchell-Lama cooperatives. Close to three-fifths of condominium units were larger units, either two-bedroom units (37 percent) or three-or-more-bedroom units (21 percent).

Most smaller owner units, studios, were private cooperative units (80 percent) (Table 4.32). Meanwhile, more than half of one-bedroom owner units were private cooperative units (56 percent), while the remainder were scattered among conventional units (21 percent), Mitchell-Lama cooperatives (10 percent), and condominium units (14 percent). On the other hand, more than half of the two-bedroom

Map 4.7
Occupied and Vacant Cooperative and Condominium
Owner Units as a Percentage of Private Owner Units
New York City 2002



owner units were conventional units (54 percent), while three in ten were private cooperative units; the remaining one in six were equally divided into Mitchell-Lama cooperatives and condominium units. Nine in ten of the owner units with three or more bedrooms were conventional units (89 percent), while most of the remainder were private cooperatives (7 percent).

Two-thirds of the studios in the City were concentrated in one borough, Manhattan (67 percent), where most owner units were in the non-conventional owner unit categories. Most of the remainder were located in either Brooklyn (16 percent) or Queens (12 percent) (Table 4.33). On the other hand, close to nine in ten of the one-bedroom units were scattered in three boroughs: Manhattan (37 percent), Queens (28 percent), and Brooklyn (21 percent). The remainder were mostly located in the Bronx (10 percent). The same three boroughs accommodated more than four-fifths of the two-bedroom units: Queens (36 percent), Brooklyn (27 percent), and Manhattan (20 percent). The remainder were located in either the

Table 4.33
Distribution of Occupied and Vacant Available Owner Units by Borough
within Number of Bedrooms
New York City 2002

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	997,003	25,295	182,603	287,621	501,485
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^a	10.6%	**	10.0%	11.2%	10.9%
Brooklyn	25.7%	16.2%	20.8%	26.5%	27.5%
Manhattan ^a	16.8%	67.4%	37.4%	20.0%	4.8%
Queens	36.5%	12.3%*	28.3%	36.0%	41.0%
Staten Island	10.4%	**	3.5%	6.4%	15.7%

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

Notes:

a Marble Hill in the Bronx.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Table 4.34
Distribution of Occupied and Vacant Available Owner Units
by Number of Bedrooms within Borough
New York City 2002

Borough	Number	Number of Bedrooms				
		All	0	1	2	3 or More
All	997,003	100.0%	2.5%	18.3%	28.8%	50.3%
Bronx ^a	105,994	100.0%	**	17.3%	30.4%	51.5%
Brooklyn	256,051	100.0%	1.6%	14.8%	29.7%	53.8%
Manhattan ^a	167,055	100.0%	10.2%	40.9%	34.4%	14.5%
Queens	364,022	100.0%	0.9%*	14.2%	28.4%	56.5%
Staten Island	103,881	100.0%	**	6.2%	17.6%	76.0%

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

Note:

a Marble Hill in the Bronx.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Bronx (11 percent) or Staten Island (6 percent). Close to three-fifths of the larger units with three or more bedrooms in the City were concentrated in the two most recently developed boroughs: Queens (41 percent) and Staten Island (16 percent). Close to three in ten of such units were located in one of the oldest boroughs, Brooklyn (28 percent). The remainder were located in either the Bronx (11 percent) or Manhattan (5 percent).

The distribution of owner units by size in the Bronx resembled the city-wide distribution: four-fifths of all owner units in the borough were larger units, either two bedroom units (30 percent) or units with three or more bedrooms (52 percent) (Table 4.34). The remainder were mostly one-bedroom units (17 percent). The distribution in Brooklyn was also similar to that of the City as a whole and the Bronx, except that more owner units in Brooklyn were three-or-more-bedroom units and fewer were one-bedroom units. On the other hand, half of the owner units in Manhattan were smaller units, either studios (10 percent) or one-bedroom units (41 percent), while a third were two-bedroom units (34 percent). Only a conspicuously small 15 percent of owner units in the borough have three or more bedrooms. In Queens, close to three-fifths of the owner units were larger units with three or more bedrooms (57 percent), while almost three in ten were two-bedroom units (28 percent), only a conspicuously small 15 percent of owner units in the borough have three or more bedrooms. Almost all of the owner units in Staten Island were larger units: three-quarters had three or more bedrooms (76 percent), while most of the remainder were two-bedroom units (18 percent).

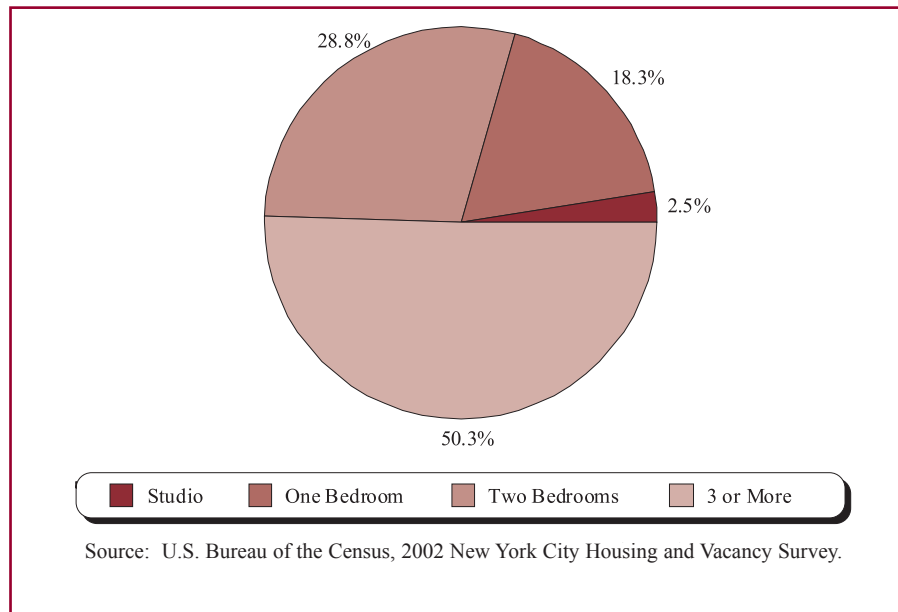
Table 4.35
Distribution of the Estimated Current Value of Owner Occupied Units
(Excluding Mitchell-Lama Coops) in 2002 dollars
New York City 1999 and 2002

	1999	2002	
	Percent Distribution	Number	Percent
All	100.0%	931,563	100.0%
Less than \$75,000	10.7%	51,630	5.5%
\$75,000 - \$99,999	3.9%	31,027	3.3%
\$100,000 - \$149,999	8.1%	54,183	5.8%
\$150,000 - \$199,999	21.5%	87,785	9.4%
\$200,000 - \$249,999	19.4%	153,965	16.5%
\$250,000 - \$299,999	13.8%	136,369	14.6%
\$300,000 - \$349,999	7.8%	111,720	12.0%
\$350,000 - \$449,999	5.9%	142,043	15.2%
\$450,000 - \$549,999	3.1%	70,433	7.6%
\$550,000 or more	6.0%	92,407	9.9%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note: The 1999 value was adjusted for inflation by multiplying the value by the CPI of April 2002 divided by the CPI of April 1999 (191.8/176.0). The CPI was for all Urban Consumers (CPI-U) for New York-Northern N.J.- Long Island.

Figure 4.15
Distribution of Occupied and Vacant Available Owner Units by Number of Bedrooms
New York City 2002



Owner Units by Estimated Current Value

The 2002 HVS reports that the proportion of owner units with higher estimated market value increased substantially, while the proportion with lower, moderate, and middle market value all decreased as a consequence. In 2002, 45 percent of the owner units in the City, excluding Mitchell-Lama cooperatives, had an estimated market value of \$300,000 or more, almost double the equivalent proportion of such units, 23 percent, just three years earlier in 1999, after adjusting for inflation (Table 4.35). The proportions of owner units with market values between \$350,000 and \$449,999 and between \$450,000 and \$549,999 each soared by about 2.6 times, from 6 percent to 15 percent and from 3 percent to 8 percent respectively, while the proportion of those with a market value of more than \$550,000 climbed by 1.7 times, from 6 percent to 10 percent in the three years. Conversely, the proportion of owner units with a market value of less than \$250,000 was 41 percent in 2002, plummeting by 23 percentage points from the comparable proportion of 64 percent in 1999. In the meantime, the proportion of owner units with market values between \$250,000 and \$299,000 did not change appreciably.

In 2002, 83,000 owner units, or 9 percent of all owner units in the City (excluding Mitchell-Lama cooperatives), were valued at less than \$100,000 (Table 4.35). Almost eight in ten of these units were private cooperatives; close to two-fifths were located in Queens and more than two-fifths were distributed in the two boroughs of the Bronx and Brooklyn. Most of those remaining were in Manhattan. Although they were the least expensive and smallest of owner units, they were not in much poorer condition, compared to owner units in the City overall. The proportion of lower-valued units in Queens has dropped since the 1999 survey, while it has grown in Brooklyn and especially the Bronx.¹¹ Of all owner units in the City, 142,000, or 15 percent, had an estimated value between \$100,000 and \$199,000. Another 290,000, or three in ten of the owner units in the City, had an estimated value between \$200,000 and \$299,000. In addition, another 417,000 owner units, or 45 percent of all owner units, had an estimated value of \$300,000 or more. Of these owner units with the highest market value, 305,000, or a third of all owner units, had an estimated value of \$350,000 or more.

¹¹ U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Housing Units Accessible to Physically Disabled Persons

As in the 1996 and 1999 HVSs, in the 2002 HVS the Census Bureau collected data on five selected structural characteristics of residential buildings and units. These characteristics help in estimating the number of housing units accessible to physically disabled persons who might have to use wheelchairs in moving in and out of residential buildings and units in New York City. The five structural characteristics are (1) street/inner lobby entry at least 32 inches wide (to allow a wheelchair to move in and out); (2) residential unit entrance of the same width; (3) elevator door at least 36 inches wide and cab at least 51 inches deep (in buildings with elevators); (4) no stairs between the sidewalk and a passenger elevator (in buildings with an elevator); and (5) no stairs between the sidewalk and the residential unit. These components of accessibility in New York City's multiple dwellings could be examined individually; but, since any one of the components could render a unit inaccessible to a person in a wheelchair, all five must be examined together in order to determine the number of units in multiple dwellings that are actually accessible to persons with disabilities requiring wheelchairs.

The 2002 HVS reports that, in 2002, only 454,000 units, or 43 percent of the units in multiple dwellings with elevators in the City, for which complete data were available were determined to be accessible to people with physical disabilities requiring the use of a wheelchair, when all five accessibility criteria covered in the 2002 HVS are applied at once (Table 4.36).

Of units in multiple dwellings without elevators, the number of accessible units was very small. In 2002, of all units in such buildings, for which there was full information about each of the accessibility criteria, only 16,000 units, or 1.8 percent, met all three HVS accessibility criteria for buildings without elevators (Table 4.37).

Accessible Housing by Location and Structure Class

In Manhattan, 226,000 units, or 51 percent of all units in multiple dwellings with elevators, were accessible (Table 4.36). This was the largest number of accessible units in the five boroughs, in terms of absolute numbers. In Brooklyn, 80,000 units, or 36 percent of all units in such buildings in the borough, were accessible, the lowest proportion of accessible units in all of the boroughs. In the Bronx, 76,000 units, or 38 percent of all units in multiple dwellings with elevators, met all five accessibility criteria. In Queens, 65,000 units, or 37 percent of all units in such buildings, were accessible. Only a small number of units were in multiple dwellings with elevators in Staten Island. Of these, about 7,000, or 59 percent, were accessible.

The number of accessible units in multiple dwellings without elevators in each borough was very small. Of the 16,000 such accessible units in the City, one-third were in Brooklyn, while the remaining units were almost evenly divided among the following three boroughs: Manhattan, Queens, and the Bronx (Table 4.37).

Looking at the accessibility of units by structure class reveals that almost eight in ten of the 454,000 accessible units in New York City in multiple dwellings with elevators were in buildings built after 1929 (Table 4.38). Of all units in multiple dwellings built after 1929 with elevators for which all data were reported, 353,000 units, or 50 percent, were accessible. On the other hand, relatively fewer units in the other types of multiple dwellings with elevators were accessible. Only about a fifth each of units in Old-Law tenement buildings and New-Law tenement buildings were accessible.

Of the 16,000 accessible units in multiple dwellings without elevators, a third were in structures built after 1929 (Table 4.39). The numbers of accessible units in other multiple dwellings without elevators, including Old-Law tenement structures, were inappreciably small.

Table 4.36
Number and Percent of All Units in Multiple Family Dwellings with Wheelchair Accessibility by Accessibility Criteria
and Number and Percent Meeting All Criteria by Borough
Units in Buildings with Elevators
New York City 2002

Borough	Accessibility Criteria ^a											
	Entrance/Lobby		Door Width		Residential Unit		No Stairs		All Criteria			
	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^c		
All	743,207	58.2%	838,466	67.8%	882,597	71.8%	678,837	60.2%	599,763	51.5%	454,222	43.0%
Bronx ^d	132,248	56.5%	137,577	60.6%	157,152	68.1%	120,155	56.7%	102,548	47.4%	75,838	37.7%
Brooklyn	142,293	54.1%	169,358	65.8%	169,218	65.6%	125,134	53.9%	104,853	43.2%	79,646	35.8%
Manhattan ^d	352,461	64.1%	382,635	72.0%	382,872	74.5%	317,276	65.2%	280,216	56.2%	226,495	50.6%
Queens	104,980	48.4%	137,811	66.3%	163,081	77.0%	105,908	57.7%	104,324	54.1%	65,076	37.3%
Staten Island	11,225	82.7%	11,086	81.0%	10,275	73.4%	10,364	77.6%	7,822	59.3%	7,168	58.7%

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

Notes:

- a For the 2002 HVS, the Census Bureau collected data on five selected structural characteristics of residential buildings and units that help in estimating the number and characteristics of units accessible to physically handicapped persons who might have to use wheelchairs to move in and out of residential buildings and units in New York City. The five structural characteristics include: (1) street/inner lobby entry at least 32 inches wide (to allow a wheelchair to move in and out); (2) residential unit entrance of the same width; (3) elevator door at least 36 inches wide and cab at least 51 inches deep (in buildings with elevators); (4) no stairs between the sidewalk and a passenger elevator (in buildings with an elevator); and (5) no stairs between the sidewalk and the residential unit.
- b Percent accessible of units for which complete information was reported for the criterion in question.
- c Percent accessible of total units for which information was reported on each and every criterion.
- d Marble Hill in the Bronx.

Table 4.37
Number and Percent of All Units in Multiple Family Dwellings with Wheelchair Accessibility
by Accessibility Criteria and Number and Percent Meeting All Criteria by Borough
Units in Buildings without Elevators
New York City 2002

Borough	Accessibility Criteria ^a						All Criteria	
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		Number	Percent ^c
	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^c
All	129,231	12.7%	268,978	28.2%	30,968	3.3%	16,081	1.8%
Bronx ^d	33,224	21.1%	44,064	29.4%	6,818	4.7%	**	2.4%*
Brooklyn	27,304	7.0%	90,395	24.8%	10,071	2.8%	5,292	1.6%
Manhattan ^d	30,312	12.9%	61,816	27.8%	4,888	2.2%	**	1.7%*
Queens	37,142	17.2%	71,298	36.0%	7,253	3.7%	**	1.9%*
Staten Island	**	**	**	**	**	**	**	**

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

Notes:

a For the 2002 HVS the Census Bureau collected data on five selected structural characteristics of residential buildings and units that help in estimating the number and characteristics of units accessible to physically handicapped persons who might have to use wheelchairs to move in and out of residential buildings and units in New York City. The five structural characteristics include: (1) street/inner lobby entry at least 32 inches wide (to allow a wheelchair to move in and out); (2) residential unit entrance of the same width; (3) elevator door at least 36 inches wide and cab at least 51 inches deep (in buildings with elevators); (4) no stairs between the sidewalk and a passenger elevator (in buildings with an elevator); and (5) no stairs between the sidewalk and the residential unit.

b Percent of units for which complete information was reported for the criterion in question.

c Percent of total units for which information was reported on each and every criterion.

d Marble Hill in the Bronx.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

Table 4.38
Number and Percent of All Units in Multiple Family Dwellings with Wheelchair Accessibility by Accessibility Criteria
and Number and Percent Meeting All Criteria by Structure Class
Units in Buildings with Elevators
New York City 2002

Structure Class	Accessibility Criteria ^a												
	Door Width					No Stairs							
	Entrance/Lobby		Elevator		Residential Unit		to Elevator		to Unit		All Criteria		
Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^c
All	743,207	58.2%	838,466	67.8%	882,597	71.8%	678,837	60.2%	599,763	51.5%	454,222	43.0%	
Old Law	13,232	30.2%	13,645	34.6%	19,721	48.7%	9,865	29.1%	9,083	25.3%	5,693	18.9%	
New Law	82,465	34.5%	98,382	43.3%	117,982	50.6%	66,867	32.1%	59,900	27.5%	39,978	20.5%	
Post-1929	556,792	65.8%	619,755	74.7%	634,480	78.0%	518,157	68.8%	457,360	59.1%	352,554	49.6%	
Converted House	9,826	57.7%	10,375	65.5%	11,312	70.5%	8,684	57.9%	7,307	47.9%	5,485	40.2%	
Other ^d	30,622	67.8%	37,973	87.3%	37,008	86.9%	29,090	69.2%	26,012	60.1%	21,053	56.9%	

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

Notes:

^a For the 2002 HVS the Census Bureau collected data on five selected structural characteristics of residential buildings and units that help in estimating the number and characteristics of units accessible to physically handicapped persons who might have to use wheelchairs to move in and out of residential buildings and units in New York City. The five structural characteristics include: (1) street/inner lobby entry at least 32 inches wide (to allow a wheelchair to move in and out); (2) residential unit entrance of the same width; (3) elevator door at least 36 inches wide and cab at least 51 inches deep (in buildings with elevators); (4) no stairs between the sidewalk and a passenger elevator (in buildings with an elevator); and (5) no stairs between the sidewalk and the residential unit.

^b Percent of units for which complete information was reported for the criterion in question.

^c Percent of total units for which information was reported on each and every criterion.

^d Other multiple family structures including apartment hotels built before 1929, commercial buildings altered to apartments, and other units in miscellaneous Class B structures.

Table 4.39
Number and Percent of All Units in Multiple Family Dwellings with Wheelchair Accessibility by Accessibility Criteria
and Number and Percent Meeting All Criteria by Structure Class
Units in Buildings without Elevators
New York City 2002

Structure Class	Accessibility Criteria ^a							
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria	
	Number	Percent ^b	Number	Percent ^b	Number	Percent ^b	Number	Percent ^c
All	129,231	12.7%	268,978	28.2%	30,968	3.3%	16,081	1.8%
Old Law	14,709	7.3%	45,752	24.3%	**	2.1%*	**	**
New Law	37,714	9.3%	102,732	26.2%	4,542*	1.2%	**	**
Post-1929	26,851	29.4%	36,212	41.1%	6,690	8.2%	5,333	6.8%
Converted House	21,035	17.2%	35,319	32.8%	4,215*	3.9%	**	**
Other	**	**	**	20.9%*	**	**	**	**

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

Notes:

a For the 2002 HVS the Census Bureau collected data on five selected structural characteristics of residential buildings and units that help in estimating the number and characteristics of units accessible to physically handicapped persons who might have to use wheelchairs to move in and out of residential buildings and units in New York City. The five structural characteristics include: (1) street/inner lobby entry at least 32 inches wide (to allow a wheelchair to move in and out); (2) residential unit entrance of the same width; (3) elevator door at least 36 inches wide and cab at least 51 inches deep (in buildings with elevators); (4) no stairs between the sidewalk and a passenger elevator (in buildings with an elevator); and (5) no stairs between the sidewalk and the residential unit.

b Percent of units for which complete information was reported for the criterion in question.

c Percent of total units for which information was reported on each and every criterion.

* Since the percent is based on a small number of units, interpret with caution.

** Too few units to report.

5

Housing Vacancies and Vacancy Rates

Introduction

One element of the interface of the basic functions of the housing market is the number of vacancies. The number of housing vacancies that becomes available or unavailable for rent or sale is the result of the dynamic interaction of supply, demand, and other market and non-market factors, such as public interventions, in the housing market. In general, housing vacancies rise as the housing supply expands and/or demand is reduced; they fall as the supply contracts and/or demand grows. However, when insufficient vacancies limit choices for the consumer, housing prices tend to rise and, consequently, public intervention is often applied to meet the needs of housing consumers.

The vacancy rate is the key indicator summarizing how a housing market is currently performing in providing an adequate level of vacant, available housing units, since the current and evolving housing demand cannot be completely satisfied by the housing inventory that is currently occupied. The choice to the consumer is the particular function of vacant units. However, the vacancy rate alone indicates only in general the overall status of the housing market, not the reasonable choices of vacant units available for a particular group of households looking for units into which to move, in terms of tenure, types of rental or owner categories, location, price or rent, condition, and size. Therefore, in order to understand what suitable housing options vacant available units provide, it is necessary to examine the number and various characteristics of vacant units, including rent-regulation status.

In this chapter, first, overall vacancies and vacancy rates for the City as a whole are presented and discussed. Then, the following pertinent characteristics of vacant available units are presented and discussed separately for renter and owner units: location, rent-regulation status, or owner categories, price or rent levels, affordability, building and unit characteristics, housing and neighborhood conditions, and length of vacancies and turnovers. Also presented and discussed are the number and characteristics of vacant units unavailable for rent or sale, including reasons for unavailability.

The chapter opens with brief highlights of the legal background for rent control and rent stabilization in the City that justify the importance of vacancies and vacancy rates and a review of the definitions and equations used in classifying vacancies and estimating rental vacancy rates, a clear understanding of which is a prerequisite to the proper use and interpretation of the data covered in the chapter.

Statutory Role of the Rental Vacancy Rate in Rent Regulation

The following State and City rent-regulation laws permit New York City to continue both rent control and rent regulation if there is a housing emergency, and the laws mandate that the City have a housing market

survey to serve as the basis for the City's determination of whether or not a housing emergency exists. Specifically, the Local Emergency Housing Rent Control Act of 1962 requires that the New York City Council determine the existence of a housing emergency, based on the findings of a survey of the housing supply, housing condition, and need for continuing rent control and regulation in the City.

Local Law No. 20, 1962, of the New York City Rent Rehabilitation Law,¹ specifically mandates that New York City conduct studies and investigations designed to determine if the rental vacancy rate is lower than five percent as proof of the need for continuing rent regulation and control. The Local Rent Stabilization Law of 1969² also permits the local determination of the existence of a housing emergency as a condition of the need for continuing rent stabilization. The Emergency Tenant Protection Act of 1974³ not only again permits the local determination of the existence of a housing emergency, but also specifically states that a housing emergency exists if the rental vacancy rate is 5 percent or less.

In summary, under these State and City rent-regulation laws, the continuation of rent control and rent-stabilization in New York City is conditioned on the City Council's determination as to whether or not a housing emergency exists in the City. These laws require that New York City have a comprehensive housing market survey and that the City Council's determination be based on the findings of this survey. Then, the laws permit the City to declare the existence of a housing emergency if the City Council determines that the rental vacancy rate in the City is below five percent according to the survey. Thus, the number of vacant units and rental vacancy rates are primary determinants of rent-regulation policies and programs in the City.

To fulfill the City's legally mandated responsibility in regard to determining whether or not a housing emergency exists in the City, HPD has commissioned the U.S. Census Bureau to conduct every New York City Housing and Vacancy Survey (HVS) from the first in 1965 down through the present one. Because the findings of the HVS on rental vacancies are an indispensable requirement for making policies on rent regulation in the City, the numbers and characteristics of vacant rental units and rental vacancy rates are presented and analyzed separately and extensively in this chapter.

Definitions of Vacant Rental Units and Method of Estimating the Rental Vacancy Rate

The HVS is a comprehensive housing market survey designed to ascertain highly reliable data on legally required issues, such as the housing supply, rental vacancies and vacancy rates, housing condition, and other housing and household characteristics, such as income, rent, and affordability. Starting with the first HVS in 1965, the Census Bureau has applied the following definition and equation in estimating the rental vacancy rate in New York City, using data from the HVS:

1 Section 1(3) of the Local Emergency Housing Rent Control Law, Section 8603 of the Unconsolidated Laws.

2 Section 26-501 of the Administrative Code of the City of New York.

3 Section 3 of the Emergency Tenant Protection Act, Section 8623 of the Unconsolidated Laws.

Number of Vacant, Non-Dilapidated Units Available for Rent

$$\begin{array}{l} \text{Number of Vacant, Non-Dilapidated} \\ \text{Units Available for Rent} \end{array} + \begin{array}{l} \text{Number of Renter-Occupied Units} \\ \text{Dilapidated and Non-Dilapidated} \end{array}$$

The Census Bureau has used the same definition and equation in its other surveys, such as the decennial census, the American Housing Survey, and the national Current Population Survey/Housing Vacancy Survey (CPS/HVS), with two minor differences. The first is that, in the HVS, as shown above, dilapidated vacant rental units are treated as unavailable for rent and are excluded in counting vacant rental units available for rent, while, in counting the number of occupied rental units, all occupied rental units, irrespective of whether or not they are dilapidated, are counted.

The Census Bureau excluded dilapidated vacant housing in counting vacant available units and, thus, in estimating the rental vacancy rate in its 1950 and 1960 decennial censuses on the grounds that such units should not be classified as vacant available units. But for the 1970 and following decennial censuses, the Census Bureau did not collect data on dilapidation because these censuses were done by mail; thus, beginning with the 1970 census, whether or not a housing unit was dilapidated was not considered in counting vacant available units for the decennial census. On the other hand, the HVS is conducted by personal-visit interviews, and data on dilapidation have always been collected and have, thus, been considered in classifying vacant available units.⁴ Since dilapidated vacant units are not considered as available in the estimation of the rental vacancy rate, the rental vacancy rate calculated by applying the above HVS definition and equation can, in fact, be termed the “net rental vacancy rate.” This classification of dilapidated vacant units as vacant unavailable units has been used by the Census Bureau in estimating the rental vacancy rate for every HVS, without exception, since the first HVS in 1965.

The second difference is that, in the HVS, vacant units rented but not yet occupied are counted, not as occupied units, but as vacant unavailable units. This is similar to the Census Bureau’s decennial census but different from its other surveys. In these other surveys, rented but not yet occupied units are classified as renter-occupied units. The underlying assumption of the HVS in this regard is that it is logical to treat rented units that are not yet occupied as vacant unavailable units, since such units are committed for rental to identified tenants about to move in and are, for practical purposes, no longer available and, thus, cannot be treated as vacant available units.⁵ Again, in estimating the rental vacancy rate, the HVS has classified vacant units that are rented but not yet occupied as vacant unavailable units since 1965, when the first HVS was conducted.

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

$$61,265 / (61,265 + 2,023,504) = 2.94 \text{ percent}$$

4 For further discussion of the classification of dilapidated vacant units as vacant unavailable units, see Peter Marcuse, *Rental Housing in the City of New York: Supply and Condition, 1975-1978*, page 103.

5 For further discussion of this issue, see Lawrence N. Bloomberg, *The Rental Housing Situation in New York City, 1975*, pages 215-216.

Reliability and Accuracy of Estimates of Vacant Rental Units and the Rental Vacancy Rate

Since the HVS is a sample survey, the rental vacancy rate is subject, as are other statistics derived from the survey, to both sampling and non-sampling errors. For this reason, this rental vacancy rate is different from the true vacancy rate that would be calculated from a hundred-percent-count survey.

The first kind of error, sampling error, results from the fact that the actual sample used for the 2002 HVS was one of a large number of different samples of similar size that could have been drawn from the same sample frame. Different samples would yield different rental vacancy rates. The sampling error, the extent to which any particular sample result differs from the average of all possible results, is unknown; but the standard error of estimate is a statistical measure commonly used to approximate it.

A high standard of accuracy is required for the HVS, since the City's determination of the need for continuing rent regulation is based on the rental vacancy rate estimated from the survey. The Census Bureau has been required to design the HVS sample in such a way that, if the rental vacancy rate for the City were to be estimated at three percent, the standard error of estimate of the rental vacancy rate would be no more than one-quarter of one percent. The results of the 2002 HVS show that the standard error of the rental vacancy rate of 2.94 percent is 0.17 percent. This means that, if a census of every housing unit in the City had been taken, the chances are 95 times out of 100 that the net rental vacancy rate would vary from the rental vacancy rate of 2.94 percent by no more than two standard errors (0.17×1.96), or by 0.33 percent. That is, given the 2002 rental vacancy rate of 2.94 percent, the chances are 95 out of 100 that the true vacancy rate is between 2.61 percent and 3.27 percent ($2.94\% + 1.96 \times 0.17$).

The second kind of error in estimating the rental vacancy rate is non-sampling error. Non-sampling error would be caused if one or more units were erroneously classified as occupied or vacant. However, the incidence of non-sampling errors made in estimating the rental vacancy rate is likely to be lower for the HVS than for many other surveys, since the specific purpose of the HVS is to estimate accurately the rate. All of the HVS's procedures are designed for this purpose, as is the HVS questionnaire; and the survey's enumerators are trained with particular regard to questions designed to determine whether a unit is vacant or not. As an additional check, for the HVS the Census Bureau verifies the correct classification of all vacant units and, if necessary, makes multiple visits to sample units to gather complete and reliable data. Most of this is not done in other surveys that have much broader or different purposes. Finally, during the Census Bureau's review of the data for reasonableness and consistency, most of the operational errors in the HVS are detected and corrected.

The Overall Rental Vacancy Rate in New York City

The 2002 HVS reports a city-wide rental vacancy rate of 2.94 percent during the period between February and June of 2002 (Table 5.1). The 2002 rental vacancy rate is, therefore, significantly lower than 5 percent and, thus, meets the legal definition of a housing emergency in the City, as defined by New York State and City rent-regulation laws, requiring a continuation of both rent-control and rent-stabilization in the City. This rate is down from 3.19 percent during a similar period in 1999. The 2002 rental vacancy rate

Table 5.1
Number of Occupied and Vacant Available Rental Units and
Net Rental Vacancy Rates
New York City, Selected Years 1960 - 2002

Year	Number of Occupied Rental Units	Number of Vacant Available Rental Units	Total	Vacancy Rate
2002	2,023,504	61,265	2,084,769	2.94%
1999	1,953,289	64,412	2,017,701	3.19%
1996	1,946,165	81,256	2,027,421	4.01%
1993	1,970,355	70,115	2,040,470	3.44%
1991	1,951,576	76,727	2,028,303	3.78%
1987	1,884,210	47,486	1,931,696	2.46%
1984	1,900,768	39,594	1,940,362	2.04%
1981	1,933,887	42,157	1,976,044	2.13%
1978	1,930,030	58,682	1,988,712	2.95%
1975	1,999,037	56,968	2,056,005	2.77%
1970	2,167,100	33,000	2,200,100	1.50%
1968	2,096,058	26,035	2,122,093	1.23%
1965	2,077,031	68,423	2,145,454	3.19%
1960	2,078,000	38,300	2,116,300	1.81%

Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Censuses and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

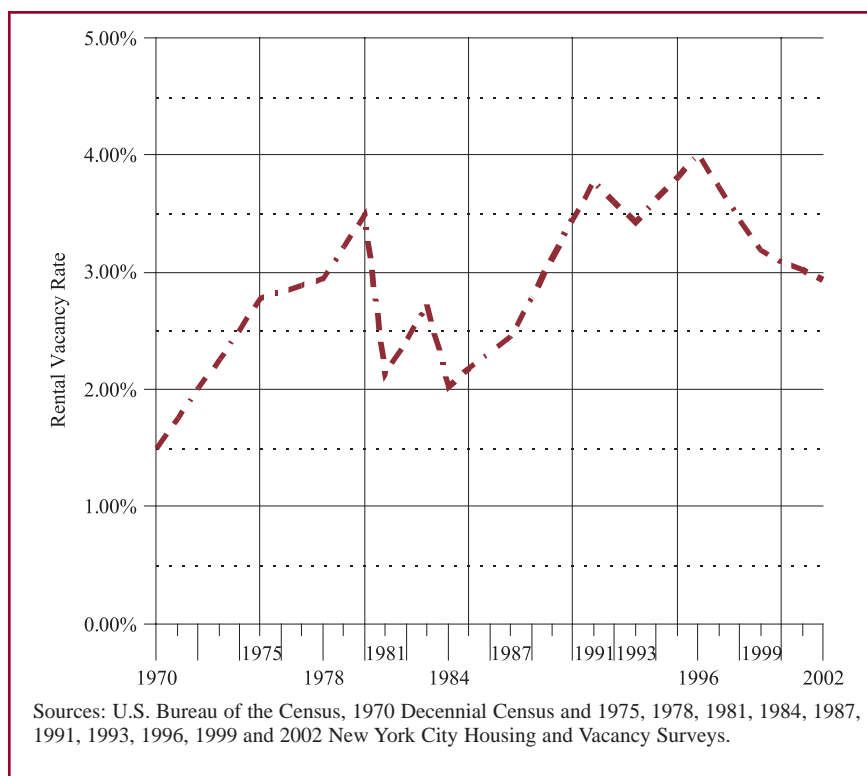
Note:

The above series of data for different years are drawn from different universes and sample frames. Therefore caution should be used in interpreting trends and changes between different sample frames. Data for 1960, 1965 and 1968 were based on the 1960 decennial census. Data for 1970 – 1987 were based on the 1970 census. Data for 1991 – 1999 were based on a sample drawn from the 1990 census. Data for 2002 are for a sample drawn from the 2000 census.

is the lowest reported by the HVS since 1987 and indicates the substantially tightened stringency of the rental housing market, leaving tenants with fewer choices (Figure 5.1).

A sufficient number of vacancies is necessary for normal fluctuation in demand and to permit housing consumers some choice in the market. However, the current level of rental vacancies in the City is extremely insufficient to provide housing opportunities for either current residents who seek to improve their situation, newly-formed households, or households who are moving into the City from elsewhere. In short, the rental vacancy rate of 2.94 percent reveals the City's housing situation of a severe and widespread shortage of rental units and the very limited scope of rental housing opportunities available to most New Yorkers.

Figure 5.1
Net Rental Vacancy Rates
New York City, Selected Years 1970 - 2002



Rental Vacancies and Vacancy Rates by Location

Vacant-available rental units are not evenly dispersed throughout the City. Instead, they are clustered in some boroughs more than others; and, even within boroughs, they are concentrated in particular areas. Since households looking for suitable rental units consider not only the characteristics of vacant-available units—such as rent-regulation category, rent, size of units, building and/or neighborhood conditions—but also residential location, it is useful to look at vacant-available rental units by vacancy rates by boroughs (Figure 5.2).

As the city-wide rental vacancy rate dropped from 3.19 percent in 1999 to 2.94 percent in 2002, the rate also declined in all boroughs, except Manhattan. The rental vacancy rate in the Bronx was 3.29 percent in 2002, declining from 5.04 percent in 1999 (Table 5.2). The Bronx rate stayed at or above 5 percent, the rate used to determine whether or not a housing emergency exists for the City as a whole, in two consecutive survey years, 1996 and 1999. But in 2002, the rate in the borough was under 4.00 percent for the first time in eleven years, since 1991.⁶ The rental vacancy decline had the most impact on the

6 Moon Wha Lee, *Housing New York City, 1999*, pages 296-297 and Anthony Blackburn, *Housing New York City, 1993*, page 180.

Figure 5.2
Number of Available Vacant Rental Units and Vacancy Rates by Borough
New York City 2002

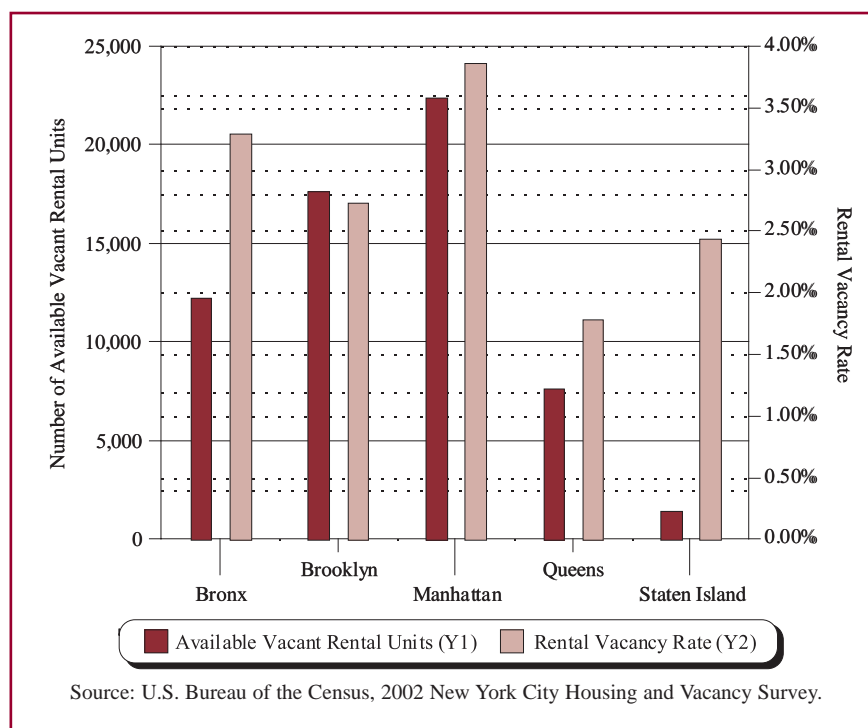


Table 5.2
Percent of Vacant Available Rental Units and Vacancy Rates by Borough
New York City 1999 and 2002

Borough	1999			2002	
	Percent	Vacancy Rate	Number	Percent	Vacancy Rate
Total	100.0%	3.19%	61,265	100.0%	2.94%
Bronx ^a	27.0%	5.04%	12,200	19.9%	3.29%
Brooklyn	30.8%	3.26%	17,612	28.7%	2.73%
Manhattan ^a	23.0%	2.57%	22,389	36.5%	3.86%
Queens	14.1%	2.11%	7,658	12.5%	1.78%
Staten Island	5.1%*	5.82%*	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

southern parts of the borough. In 1999, of all vacant rental units in the borough, 80.9 percent were concentrated in the South Bronx in an area covering the following six sub-borough areas: 1 (Mott Haven/Hunt Point); 2 (Morrisania/East Tremont); 3 (Highbridge/South Concourse); 4 (University Heights/Fordham); 5 (Kingsbridge Heights/Mosholu); and 7 (Soundview/Parkchester). In 1999, the rental vacancy rate in the South Bronx as a whole was 5.92 percent. But in 2002, the rate in the same area was 3.16 percent, down substantially by 2.76 percentage points.⁷

The rental vacancy rate in Brooklyn was 2.73 percent in 2002, down from 3.26 percent in 1999 (Table 5.2). In Queens, the rate was 1.78 percent, the lowest rate of all the boroughs in 2002, as it was in 1999, declining slightly from 2.11 percent three years earlier. The number of vacant-available rental units in Staten Island was too small in 2002 to present or to estimate the rental vacancy rate.

In Manhattan, the rate was 3.86 percent, the highest rate of all the boroughs. With a 1.29-percentage-point increase from 1999, Manhattan was the only borough where the rate increased (Table 5.2). Rental vacancies in the borough were not concentrated in areas with many newly constructed or gut-rehabilitated units. In Manhattan, the sub-borough areas with the most substantial increases in rental vacancy rates were sub-borough areas 3 (Chelsea/Clinton/Midtown); 4 (Stuyvesant Town/Turtle Bay); 5 (Upper West Side); and 6 (Upper East Side). In these sub-borough areas, particularly in the Upper East Side, a higher percentage of vacant units were rent-unregulated units.⁸ It is conceivable that increased vacancy rates in these sub-borough areas were partially the result of the impact of the 9/11 attack on the World Trade Center. In addition, the median asking rent for a vacant unit in these areas rose from \$1,575 to \$2,000, a 27 percent increase between 1999 and 2002, which may also have contributed to the higher vacancy rates.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2002, the vacancy rate for rent-stabilized units was 2.52 percent; it did not change appreciably from 1999, when it was 2.46 percent (Table 5.3). On the other hand, the vacancy rate for unregulated units declined from 4.98 percent to 4.00 percent in the same three years. As in 1999, the 2002 vacancy rate for unregulated rental units in cooperative and condominium buildings was by far the highest and was disproportionately higher than for the other sector of the category—11.23 percent, as opposed to 3.35 percent for unregulated rental units in rental buildings—and almost four times the city-wide rate of 2.94 percent. As in 1999, vacant rent-stabilized units and vacant unregulated rental units together accounted for 85 percent of all vacant rental units in the City in 2002.

The rental vacancy rate for Public Housing units was 2.01 percent in 2002. However, as the number of vacant Public Housing units based on which the rate was estimated was small, the interpretation of the rates in 1999 and 2002 and of the change in the rates should be done with caution. At the same time, the number of vacant *in rem* units in both 1999 and 2002 was too small to estimate vacancy rates.

7 U.S. Census Bureau, 1999 and 2002 New York City Housing and Vacancy Surveys.

8 U.S. Census Bureau, 1999 and 2002 New York City Housing and Vacancy Surveys.

Table 5.3
Number/Percent of All Vacant Available Units and Net Rental Vacancy Rates
by Regulatory Status
New York City 1999 and 2002

Number/Percent of All Vacant Available Units and Net Rental Vacancy Rates						
Regulatory Status	1999		2002		Net Vacancy Rate	
	Percent	Number	Percent	1999	2002	
All	100.0%	61,265	100.0%	3.19%	2.94%	
Controlled	---	---	---	---	---	
<i>Stabilized</i>	40.0%	25,561	41.7%	2.46%	2.52%	
Pre-1947	31.2%	21,542	35.2%	2.61%	2.78%	
Post-1977	8.9%	4,019*	6.6%	2.06%	1.67%	
Other Regulated ^a	6.2%	5,311	8.7%	3.14%	3.39%	
<i>Unregulated</i>	46.6%	26,610	43.4%	4.98%	4.00%	
In Rental Buildings	31.0%	20,455	33.4%	3.79%	3.35%	
In Coops/Condos	15.5%	6,155	10.0%	13.25%	11.23%	
Public Housing	5.2%*	**	5.9%*	1.92%*	2.01%*	
<i>In Rem</i>	**	**	**	**	**	

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a "Other regulated" includes Mitchell-Lama rentals, HUD subsidized units, Loft Board regulated units, and Article 4 rentals.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Vacancy Rates and Rent Levels

The affordability of vacant-available housing is one of the most urgent housing issues in the City. If the asking rents of vacant units are too high for a household to afford, these units do not provide any additional housing choices, even if the units are physically decent and located in neighborhoods suitable for the households. Thus, it is critically important to examine vacant rental units by rent levels, among other housing and household characteristics.

In the three years between 1999 and 2002, the rental vacancy rate for the City declined, as discussed earlier. However, the impact of this shrinkage on the availability of rental units was not evenly distributed among the different rent levels. Instead, it much more seriously impacted on low-rent units and gradually receded as rent levels moved up. In 1999 and 2002, the rental vacancy rate for units with an asking-rent of less than \$400 was extremely low, lower than 1.30 percent (Table 5.4 and Figure 5.3).

Table 5.4
Net Vacancy Rates by Monthly Rent Level in 2002 Dollars
New York City 1999 and 2002

Monthly Rent Level ^a	1999	2002	
	Vacancy Rate	Number Vacant	Vacancy Rate
\$1- \$399	1.23%*	**	1.26%*
\$1- \$299	**		**
\$300 - \$399	**		**
\$400 - \$699	2.73%	10,239	1.56%
\$400 - \$499	2.29%*		**
\$500 - \$599	3.43%		**
\$600 - \$699	2.26%		1.72%
\$700 - \$999	4.58%	20,803	3.22%
\$700 - \$799	4.33%		2.61%
\$800 - \$899	5.56%		3.58%
\$900 - \$999	3.61%		3.77%
\$1,000 - 1,999	2.74%	16,790	4.48%
\$1,000 - \$1,249	2.41%		4.30%
\$1,250 - \$1,999	3.12%		4.72%
\$2,000 or more	6.33%	10,154	10.05%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Contract rent for occupied units; asking rent for vacant units. To convert 1999 rents into rents measured in 2002 dollars, the nominal rent was multiplied by the ratio of CPI-U April 2002/CPI-U April 1999 or 191.8/176.0). CPI-U is the Consumer Price Index for all Urban Consumers for New York, Northern New Jersey-Long Island.

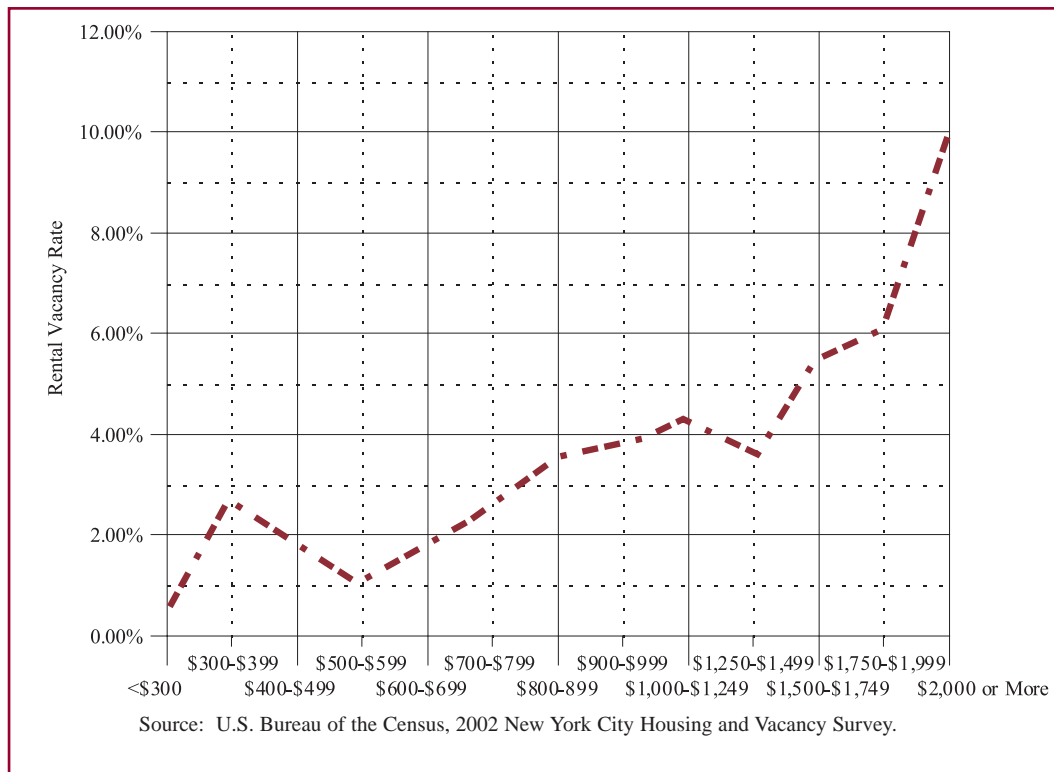
* Since the number of units is small, interpret with caution.

** Too few units to report.

At the same time, the rental vacancy rate for units with an asking-rent level of \$400 to \$699 declined considerably, from 2.73 percent in 1999 to 1.56 percent in 2002 (Table 5.4). The vacancy rate for all units with an asking rent of less than \$700 was low, only 1.47 percent in 2002 (Table 5.6). In 2002, a pervasive shortage of affordable low-rent housing existed in the City. In this low-rent housing sub-market, most households could not exercise the choice of rejecting even the least desirable housing units but had to accept them because the units had rents they could afford.

In the meantime, during the same three years between 1999 and 2002, the rental vacancy for units with an asking-rent level of \$700 to \$999 dropped from 4.58 percent to 3.22 percent (Table 5.4).

Figure 5.3
Net Rental Vacancy Rate by Monthly Rent Level
New York City 2002



On the other hand, from 1999 to 2002, the rental vacancy rate for units with rents of \$1,000 to \$1,999 increased substantially from 2.74 percent to 4.48 percent (Table 5.4). During the same three-year period, the vacancy rate for units with rents of \$2,000 or more jumped from 6.33 percent to 10.05 percent. In fact, 44 percent of all vacant for rent units rented for \$1,000 or more per month. Taken together, it is apparent that, in the three years, the shortage of renter housing choices was further exacerbated for low-income households, while renter housing choices increased further for high-income households.

In general, the higher vacancy rate at the upper end of the rent spectrum could be explained by the following major factors: first, many units in newly constructed buildings would be found at higher rent levels, which accounted for a significant portion of vacancies simply because of the lead-time required to bring newly constructed multiple-dwelling-unit buildings to full occupancy; and second, the market for higher-rent units was clearly more competitive with existing ownership, as well as with rental units outside the City and with newly constructed rental and owner units.

As the rental vacancy rate for the City declined from 3.19 percent to 2.94 percent between 1999 and 2002, vacancy rates in the second-lowest rent quintile, the middle quintile, and the second-highest quintile declined. The rate for the second-lowest quintile plummeted to 1.31 percent, less than half of the 1999 rate of 2.96 percent (Table 5.5). Meanwhile, the rate for the lowest quintile remained virtually the same

Table 5.5
Median Rent in 2002 Dollars and Vacancy Rate by Rent Quintile
New York City 1999 and 2002

Rent Quintile ^a	1999		2002	
	Median ^b Rent	Rental Vacancy Rate	Median ^b Rent	Rental Vacancy Rate
All	\$708	3.19%	\$720	2.94%
Lowest 20%	\$320	1.47%	\$320	1.54%
2 nd Lowest 20%	\$554	2.96%	\$575	1.31%
Middle 20%	\$692	3.26%	\$700	2.33%
2nd Highest 20%	\$828	4.69%	\$895	3.80%
Highest 20%	\$1,223	3.63%	\$1400	5.85%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

- a The rent quintile ranges for all occupied and vacant units, in 2002 dollars, for the two years were:
1999: \$1-\$483; \$484-\$642; \$643-\$762; \$763-\$980; \$981-\$4,163.
2002: \$1-\$499; \$500-\$649; \$650-\$799; \$800-\$1,010; \$1,011-\$6,502.
- b Median rent for all occupied (contract rent) and vacant (asking rent) units in 2002 dollars.

at 1.54 percent. But the rate for the highest rent quintile increased substantially, reaching almost 6.00 percent in 2002, from 3.63 percent in 1999 (Figures 5.4 and 5.5).

The 2002 HVS data on vacant rental units and rental vacancy rates by cumulative asking-rent intervals provide a pattern that is generally consistent with findings of the above analyses of rental vacancies and rental vacancy rates by asking-rent levels and quintiles: as the rental vacancy rate for the City declined from 1999 to 2002, the rate for each cumulative rent interval also declined, except for the lowest rent level. For units with asking rents of less than \$300 and less than \$400, the numbers of vacant units were too small to show and their vacancy rates should be interpreted with caution, since the number of vacant units based on which the rate was estimated was small (Table 5.6). The rate started to decline for units renting for less than \$500, albeit by very little. The vacancy rates for units renting for less than \$600, less than \$700, and less than \$800, all declined from above 2.00 percent to lower than 2.00 percent. The findings of the analysis of rental vacancy rates by cumulative asking-rent intervals are only repeated here to reiterate that the already extreme shortage of affordable housing for low-income households became worse in the three years.

As mentioned above, 85 percent of vacant rental units in 2002 were either rent-stabilized units (42 percent) or unregulated units (43 percent) (Table 5.3). Thus, it is useful to review rental vacancy rates by asking-rent levels separately for rent-stabilized units and unregulated rental units.. The rental vacancy rate for all rent-stabilized units was 2.52 percent in 2002 (Table 5.7). Three-quarters of vacant rent-stabilized

Figure 5.4
Vacancy Rates by Rent Quintile of Occupied and Vacant Available Units
New York City 1999 and 2002

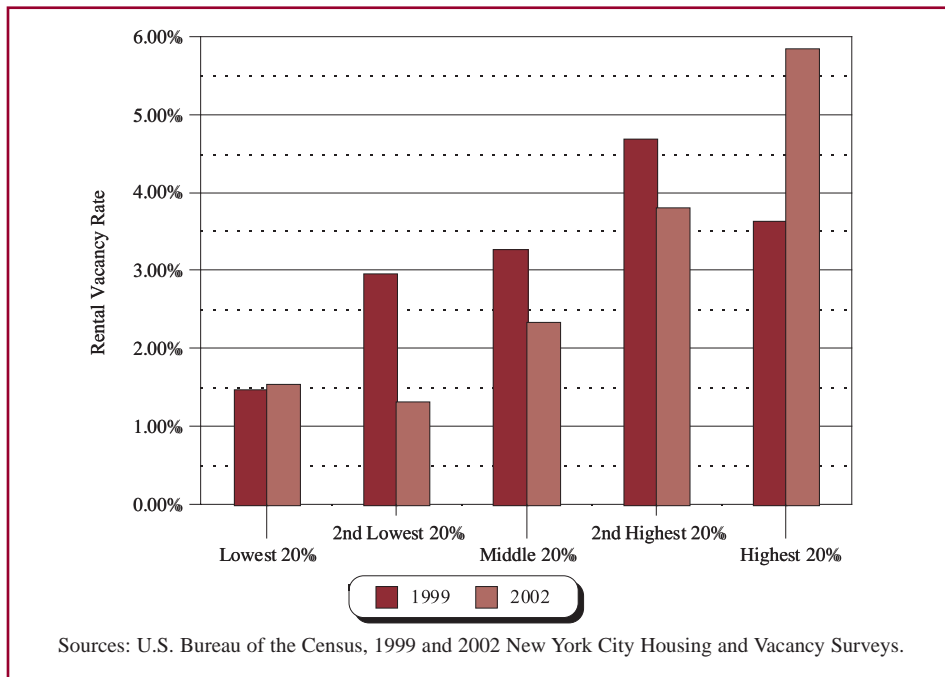


Figure 5.5
Number of Vacant Available Units by Rent Quintile of Occupied and Vacant Available Units
New York City 1999 and 2002

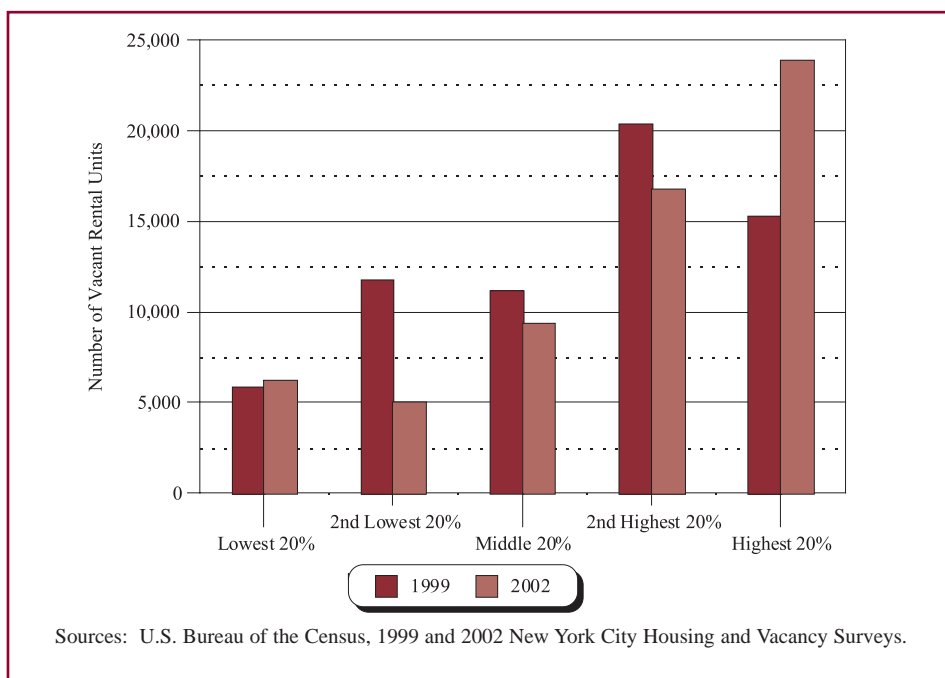


Table 5.6
Number of Vacant Available Rental Units and Vacancy Rate
by Cumulative Monthly Rent Intervals in 2002 Dollars
New York City 1999 and 2002

Monthly Rent Level	Number of Vacant Available Rental Units		Vacancy Rate
	2002	1999	2002
Less than \$300	**	**	**
Less than \$400	**	1.23%*	1.26%*
Less than \$500	6,243	1.61%	1.54%
Less than \$600	8,615	2.30%	1.36%
Less than \$700	13,518	2.29%	1.47%
Less than \$800	20,621	2.76%	1.73%
Less than \$900	28,606	3.16%	2.02%
Less than \$1,000	34,321	3.20%	2.19%
Less than \$1,250	43,297	3.12%	2.44%
Less than \$1,500	46,127	3.09%	2.49%
Less than \$1,750	49,541	3.14%	2.59%
Less than \$2,000	51,111	3.12%	2.64%
All Rental Units	61,265	3.19%	2.94%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

* Since the number of vacant units is small, interpret with caution.

** Too few units to report.

units had asking rents of either \$700-\$899 (30 percent), \$900-\$1,249 (26 percent), or \$1,250 and over (21 percent) (Table 5.7). The rental vacancy rate for such units in the lowest of these three rent levels, \$700-\$899, was the lowest at 2.84 percent, and rose as the rent-level rose: 4.01 percent for units renting for \$900-\$1,249 and 5.03 percent for units renting for the highest level of \$1,250 and over. On the other hand, the numbers of vacant rental units with lower asking-rent levels of less than \$400, \$400-\$599, and \$600-\$699 were too small to estimate their respective vacancy rates.

Nine in ten vacant unregulated rental units had middle or high levels of rent: \$700-\$899 (23 percent), \$900-\$1,249 (27 percent), and \$1,250 and over (41 percent) (Table 5.7). The rental vacancy rate for all unregulated rental units was 4.00 percent in 2002. However, the rates for such units with higher rent levels were greater than 4.00 percent: 4.40 percent for units with rents of \$900-\$1,249 and 8.06 percent for units

Table 5.7
Net Rental Vacancies and Vacancy Rates
in Stabilized and Unregulated Housing by Monthly Rent Level
New York City 2002

Monthly Rent Level	Stabilized Vacant Available Units			Unregulated Vacant Available Units		
	Number	Percent	Vacancy Rate	Number	Percent	Vacancy Rate
All ^a	25,561	100.0%	2.52%	26,610	100.0%	4.00%
Less than \$400	**	**	**	**	**	**
\$400-\$599	**	**	**	**	**	**
\$600-\$699 ^b	**	**	**	**	**	**
\$700-\$899	7,535	29.5%	2.84%	6,146	23.1%	3.32%
\$900-\$1,249	6,614	25.9%	4.01%	7,269	27.3%	4.40%
\$1,250 and over	5,345	20.9%	5.03%	10,930	41.1%	8.06%

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

Notes:

a Totals include units for which no rent is paid, which are not included in Monthly Rent Level figures.

b A total of 6,068 units, or 23.7% of vacant stabilized units, rented for less than \$700, for a vacancy rate of 1.32%.

** Too few units to report.

with rents of \$1,250 and over. As with rent-stabilized units, the numbers of vacant unregulated rental units with lower asking-rent levels were too small to estimate their respective vacancy rates.

The above analysis confirms again that, except for the highest rent levels, there is a very acute shortage of affordable rental housing across the rent spectrum, and rental housing opportunities were extremely limited for most New Yorkers.

Number of Vacant Rental Units Renting at or below Maximum Public Shelter Allowances

As the city-wide rental vacancy rate decreased slightly from 3.19 percent in 1999 to 2.94 percent in 2002, housing choices in the City accordingly dwindled significantly. As discussed above, the vacancy rate for units with rents under \$400 remained extremely low at 1.26 percent in 2002. For this reason, an analysis of the number of vacant and occupied units for households receiving Public Assistance sheds additional light on the critically pervasive shortage of rental housing that very-low-income households in the City can afford.

In the following analysis, Public Assistance shelter allowances⁹ are used to measure the availability of very-low-rent units for households that would use PA shelter allowances to pay their rent. At the time of the 2002 HVS, the maximum monthly PA shelter allowances in New York City ranged from a low of \$215

9 These shelter allowances, which include heat, were implemented in January 1988 and have not increased since then (New York City Human Resources Administration, *Public Assistance Rents and Shelter Allowance Procedures*, 8/28/91).

for a single person, to \$250 for a mother and a single child, to \$421 for a family of eight or more. To estimate the share of the housing stock that had rents within these limits, different family sizes were allocated to apartments with an appropriate number of bedrooms, using the following conversion rates:

- 1 person: Number of zero-bedroom apartments (studios) with an asking rent (for vacant units) or contract rent (for occupied units) at or below \$215.
- 2-3 persons: Number of one-bedroom apartments with an asking or contract rent at or below \$268, the average maximum shelter allowance for 2 and 3 persons ($\$250 + \$286/2$).
- 4-5 persons: Number of two-bedroom apartments with an asking or contract rent at or below \$325, the average maximum shelter allowance for 4 and 5 persons ($\$312 + \$337/2$).
- 6 or more persons: Number of three-bedroom apartments with an asking or contract rent at or below \$391, the average maximum shelter allowance for 6, 7, and 8 or more persons [$(\$349 + \$403 + \$421)/3$].

In regard to shelter allowances, there have been serious concerns about the quality as well as quantity of housing available to PA recipients. For this reason, only physically adequate housing units should be counted in estimating the number of such housing units. Thus, for purposes of this analysis, housing units in the following categories were considered to be physically inadequate and were excluded in estimating the number of physically decent housing units available: units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

In 2002, the number of rental units within the Public Assistance Maximum Shelter Allowance that met the above definitions of quality of housing was estimated to be 162,000 (Table 5.8). For these physically adequate low-rent units, the number of vacant units was so sparse as to make estimating their vacancy rate practically superfluous. This compelling finding reiterates the fact that the shortage of physically adequate vacant housing units that very-low-income households can afford remained acute in the City.

Number of Vacant Rental Units Affordable to Median-Income Renter Households

In measuring the affordability of rental housing units, it has been most commonly assumed that the average renter household should not pay more than 30 percent of its income for housing. Applying this assumption, it is estimated that the number of privately owned vacant rental units (rent-controlled, rent-stabilized, and rent-unregulated) affordable by households with incomes at least equal to the median renter household income of \$31,000 was 14,400 in 2002 (Table 5.9). At the same time, the number of such privately owned vacant and occupied units together stood at 882,000. Thus, the rental vacancy rate for units that households with incomes at least equal to the median renter household income could afford was extremely low: 1.64 percent. In summary, the shortage of rental units that even median-income households in the City could afford was significant.

Table 5.8
Estimate of Physically Decent Rental Units within the Public Assistance Maximum Shelter Allowance
New York City 1999 and 2002

Total Physically Decent Units^a Renting At/Below Public Assistance Shelter Allowance^b			
	1999	2002	
	Percent	Number	Percent
Total	100.0%	162,249	100.0%
Occupied	98.7%	161,095	99.3%
Vacant	*	*	*

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Housing units in the following quality categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

b Maximum shelter allowance for family sizes was converted to number of bedrooms in rental unit for comparison to rent level as follows: 1 person: number of zero-bedroom apartments (studios) with asking rent (for vacant units) or contract rent (for occupied units) at or below \$215; 2-3 persons: number of one-bedroom apartments with asking or contract rent at or below \$268, the average maximum shelter allowance for 2 and 3 persons (\$250+\$286/2); 4-5 persons: number of two bedroom apartments with asking or contract rent at or below \$325, the average maximum shelter allowance for 4 and 5 persons (\$312+\$337/2); 6 or more persons: number of three bedroom apartments with asking or contract rent at or below \$391, the average maximum shelter allowance for 6, 7, and 8 or more persons (\$349+\$403+\$421/3) per 2002 Public Assistance Standard of Need.

These shelter allowances, which include heat, were implemented in January 1988 (New York City Human Resources Administration, *Public Assistance Rents and Shelter Allowance Procedures*, 8/28/91).

* Too few units to report.

Table 5.9
Privately Owned Vacant Available Units, Total Units and Vacancy Rates at Affordable Rent Levels
New York City 2002

Occupancy Status	Number or Percent at Affordable Levels^b
Vacant Available	14,431
Renter Occupied	867,577
Vacant Available Plus Renter Occupied	882,008
Vacancy Rate ^c	1.64%

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

Notes:

a Controlled, stabilized and unregulated units.

b The affordable rent level is defined as rent at or below 30 percent of the citywide median income for renters, which was \$31,000 in 2002.

c The corresponding vacancy rates for privately owned units at affordable rent levels in 1996 and 1999 were 3.42% and 2.61% respectively.

Number of Vacant Rental Units at Fair Market Rents

Applying HUD's Fair Market Rents, the number of vacant rental units that households receiving Federal Section 8 certificates and vouchers can afford can be estimated. The Fair Market Rent is an estimate of the shelter rent and cost of utilities, which is set at the fortieth percentile of the distribution of standard quality rental housing units occupied by renter households who moved into the units within the past fifteen months, excluding newly built units less than two years old and public housing units, with adjustments to correct for the below-market rent of subsidized housing units. The Fair Market Rent schedule varies with apartment size. The schedule used is as follows: 0 bedroom - \$785; 1 bedroom - \$874; 2 bedrooms - \$993; 3 bedrooms - \$1,242; 4 bedrooms - \$1,391; and 5 bedrooms - \$1,600 (Fair Market Rents, Existing Section 8, effective October 2001) (Table 5.10).

Although the schedule of rents for the various sizes of units used here is consistent with Section 8 Fair Market Rents, this analysis is not designed to estimate the number of Section 8-eligible units in New York City. Assuming that a household should not pay more than 30 percent of its income for housing, the minimum income required to afford these housing units in New York City ranged from \$31,400 for units with no bedrooms (studios) to \$49,680 for units with three or more bedrooms (Table 5.11). The definition

Table 5.10
Estimate of the Number, Percent and Vacancy Rate of Physically Decent Rental Units
With Rent At or Below the "Fair Market Rate"
New York City 2002

Number of Bedrooms	Fair Market Rent Schedule ^a	Total Physically Decent Units ^b				Minimum Annual Income ^c
		Vacant Units	Percent of Vacant Units	Occupied Units	Percent of Occupied Units	
Total	--	30,798	100.0%	1,342,336	100.0%	--
0	\$785	**	**	82,352	6.1%	\$31,400
1	\$874	13,391	43.5%	563,654	42.0%	\$34,960
2	\$993	11,194	36.3%	480,204	35.8%	\$39,720
3+	\$1,242+	4,365*	14.2%	216,126	16.1%	\$49,680

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

Notes:

- a The market-based rent schedule used here is consistent with the following HUD Section 8 Fair Market Rents for 2002: 0 bedroom-\$785; 1 bedroom-\$874; 2 bedrooms-\$993; 3 bedrooms-\$1,242; 4 bedrooms-\$1,391; and 5 bedrooms-\$1,600 (Fair Market Rents, Existing Section 8, effective October 2001).
- b Housing units in the following facilities, in dilapidated buildings, in buildings with three or more building defect types, and units with four or more maintenance deficiencies.quality categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom
- c To be able to afford the market-based rent at 30 percent of income.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

of condition used for estimating physically adequate units whose rents were within the Public Assistance Maximum Shelter Allowance can be applied to the analysis of Fair Market Rent units. However, it should be noted that the definition of physically adequate units used here does not correspond to the housing quality standards used by Section 8 certificate and voucher programs, since the HVS does not provide data on the very detailed building and unit conditions, including engineering aspects, that the Section 8 certificate and voucher programs require.

Applying Fair Market Rents for Existing Section 8, effective October 2001, it is estimated that 1,373,000 physically adequate units met the Fair Market Rent limits in 2002 (Table 5.10). Of this number, 31,000 units were vacant and available for rent; the corresponding vacancy rate was 2.24 percent. In other words, in 2002 the availability of vacant units at Fair Market Rents was extremely limited, and even much more limited than in previous survey years.¹⁰ Four-fifths of these vacant units were either one-bedroom units (44 percent) or two-bedroom units (36 percent), while the remainder were mostly three-or-more-bedroom units (16 percent) (Table 5.11).

Table 5.11
Size Distribution of Physically Decent Units Renting At or Below
Fair Market Rent Level by Occupancy Status
New York City 2002

Number of Bedrooms	Fair Market Rent Schedule ^a	Total Physically Decent Units ^b				Minimum Annual Income ^c
		Vacant Units	Percent of Vacant Units	Occupied Units	Percent of Occupied Units	
Total	--	30,798	100.0%	1,342,336	100.0%	--
0	\$785	**	**	82,352	6.1%	\$31,400
1	\$874	13,391	43.5%	563,654	42.0%	\$34,960
2	\$993	11,194	36.3%	480,204	35.8%	\$39,720
3+	\$1,242+	4,365*	14.2%	216,126	16.1%	\$49,680

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

Notes:

- a The market-based rent schedule used here is consistent with the following HUD Section 8 Fair Market Rents for 2002: 0 bedroom-\$785; 1 bedroom-\$874; 2 bedrooms-\$993; 3 bedrooms-\$1,242; 4 bedrooms-\$1,391; and 5 bedrooms-\$1,600 (Fair Market Rents, Existing Section 8, effective October 2001).
- b Housing units in the following facilities, in dilapidated buildings, in buildings with three or more building defect types, and units with four or more maintenance deficiencies.quality categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom
- c To be able to afford the market-based rent at 30 percent of income.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

10 Moon Wha Lee, *Housing New York City, 1999*, page 308. The 1996 vacancy rate was 4.39%; the 1999 rate was 3.35%.

Median Asking Rents for Vacant-Available Units by Rent-Regulation Categories

As the city-wide vacancy rate declined to 2.94 percent, the vacancy rates for most rent levels also declined significantly, except for the very high rent levels, as discussed earlier. Thus, as a result of fewer choices among vacant-available units for most rent levels, one would expect that inflation-adjusted median asking rents for vacant-available units overall and for units in most rental categories would increase during the 1999-2002 period, if other market conditions remained the same. In fact, that is what happened. The real median asking rent for a vacant unit overall rose by 18 percent, from \$763 to \$900 over the three-year period (Table 5.12).

Except for units in the “other-regulated” regulatory category, real median asking rents for units in all other rental categories increased between 1999 and 2002, although the level of increase varied for different categories. The sharpest asking-rent increase was the 35-percent growth for unregulated units (Table 5.12). The asking rents for vacant unregulated rental units in rental buildings increased by the same rate as for all unregulated units, while the asking rent for such units in cooperatives and condominiums increased by 19 percent (Figure 5.6). The median asking rent for vacant rent-stabilized units as a whole increased by 17 percent, while the rent increases for such units in pre-1947 buildings and post-1947 buildings separately were visibly different: 20 percent and 10 percent respectively (Figure 5.6). On the other hand, the median asking rent for vacant Public Housing units increased by 24 percent.

Table 5.12
Median Asking Rents and Percent of Vacant Available Units by
Selected Regulatory Status in 2002 Dollars
New York City 1999 and 2002

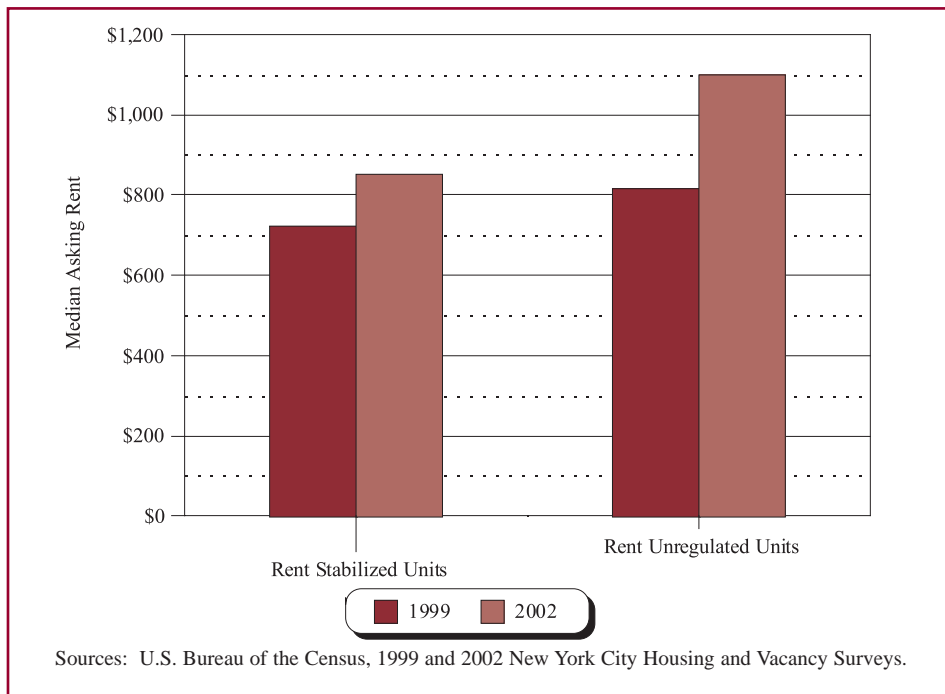
Regulatory Status	Median Asking Rent			Number and Percent of Vacant Available Units		
	1999	2002	Percent Change	1999	2002	
				Percent	Number	Percent
All Vacant for Rent Units	\$763	\$900	+18.0%	100.0%	61,265	100.0%
<i>Stabilized</i>	\$724	\$850	+17.4%	40.0%	25,561	41.7%
Pre-1947	\$708	\$850	+20.1%	31.2%	21,542	35.2%
Post-1947	\$817	\$898	+9.9%	8.9%	4,019*	6.6%
Other Regulated	\$872*	\$825	-5.4%	6.2%*	5,311	8.7%
<i>Unregulated</i>	\$817	\$1,100	+34.6%	46.6%	26,610	43.4%
In Rental Buildings	\$817	\$1,100	+34.6%	31.0%	20,455	33.4%
In Coops and Condos	\$926	\$1,100	+18.8%	15.5%	6,155	10.0%
Public Housing	\$344*	\$425*	+23.5%	5.2%*	**	5.9%*
<i>In Rem</i>	**	**	--	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note: * Since the number of units is small, interpret with caution.

** Too few units to report.

Figure 5.6
Median Asking Rent in 2002 Dollars of Rent Stabilized and Unregulated Vacant Units
New York City 1999 and 2002



Median Asking Rents by Borough

Real median asking rents increased most dramatically in Manhattan, by 44 percent, from \$1,144 in 1999 to \$1,647 in 2002 (Table 5.13). The median asking rent also increased substantially in Brooklyn, from \$719 to \$850, an 18 percent increase, the same as for all asking rents in the City. In the Bronx and Queens, each the median asking rents went up by 10 percent: in the Bronx from \$708 to \$775 and in Queens from \$817 to \$900. The number of vacant for rent units in Staten Island was too small to support a discussion of change in the asking rent.

Table 5.13
Vacancy Rates, Number of Vacant Available Rental Units, Median Asking Rents
and Percent Change in Median Asking Rents by Borough
New York City 1999 and 2002

Borough	Vacancy Rate		Number Vacant Units
	1999	2002	2002
All	3.19%	2.94%	61,265
Bronx ^a	5.04%	3.29%	12,200
Brooklyn	3.26%	2.73%	17,612
Manhattan ^a	2.57%	3.86%	22,389
Queens	2.11%	1.78%	7,658
Staten Island	5.82%*	**	**

Borough	Median Asking Rent		Percent Change
	1999 (in \$2002)	2002	1999 – 2002
All	\$763	\$900	+18.0%
Bronx ^a	\$708	\$775	+9.5%
Brooklyn	\$719	\$850	+18.2%
Manhattan ^a	\$1,144	\$1,647	+44.0%
Queens	\$817	\$900	+10.2%
Staten Island	\$708*	**	--

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

- a Marble Hill in the Bronx.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

Vacancy Rates and Building and Unit Characteristics

Rental Vacancy Rates by Building Size

As the rental vacancy rate for the City as a whole declined between 1999 and 2002, changes in the vacancy rates for units in the various sizes of buildings were not uniform. The rate declined the most sharply for units in small buildings with 1-5 units, from 3.83 percent to 2.78 percent, a drop of 1.05 percentage points (Table 5.14) (Figure 5.7). The rate also declined for medium-sized buildings with 20-49 units, descending from 2.80 percent to 2.33 percent, while the rate for large buildings with 50 or more units remained virtually the same at 3.4 percent. On the other hand, the rate for small buildings with 6-19 units increased from 2.12 percent to 2.96 percent during the same three-year period. The largest number of vacant units, 43 percent, were situated in larger buildings of 50 or more units.

Rental Vacancy Rates by Structure Class

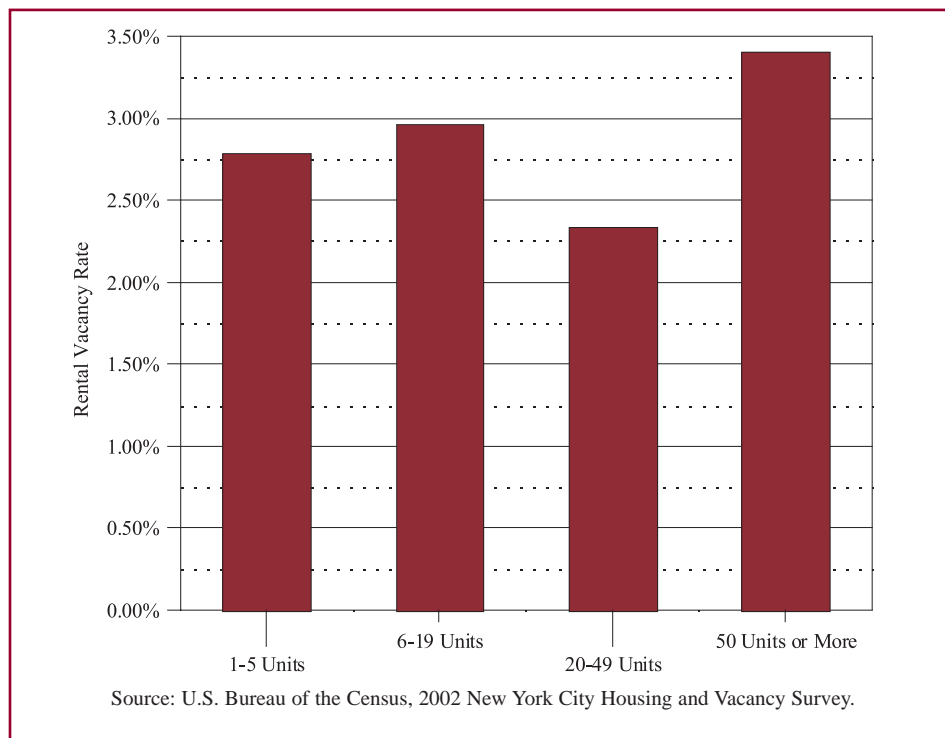
Rental vacancy rates for units in all structure classes declined between 1999 and 2002, except for units in Old-Law tenement buildings, which were built before 1901, based originally on old standards, many of

Table 5.14
Percent of Vacant Available Units and Net Rental Vacancy Rates by Building Size
New York City 1999 and 2002

Number of Units in Building	Vacant Available Units		Vacancy Rate		
	1999	2002	1999	2002	
	Percent	Number	Percent	Percent	
All	100.0%	61,265	100.0%	3.19%	2.94%
1 - 5	30.1%	15,334	25.0%	3.83%	2.78%
6 - 19	9.5%	9,546	15.6%	2.12%	2.96%
20 - 49	20.1%	10,337	16.9%	2.80%	2.33%
50 or More	40.4%	26,048	42.5%	3.41%	3.40%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Figure 5.7
Net Rental Vacancy Rates by Building Size
New York City 2002



which are now obsolete. Two-fifths of all vacant-available rental units were in either Old-Law tenements (16 percent) or New-Law tenements (23 percent) (Table 5.15). The rental vacancy rate for Old-Law tenements was 4.13 percent in 2002, a 1.32-percentage-point increase from 1999. On the other hand, the 2002 rate for New-Law tenements was 2.12 percent, a 0.83-percentage-point decline from the rate three years earlier. A little more than a third of vacant rental units (36 percent) were situated in multiple-dwelling buildings built after 1929. The vacancy rate for these units was 2.83 percent, a decrease from 1999. The remaining one in eight vacant rental units were in one- to two-family houses. The vacancy rate for such units was 2.50 percent in 2002, a 0.92-percentage-point decrease from 1999.

Rental Vacancy Rates by Unit Size

Rental vacancy rates appear to bear a systematic relationship to the size of the units. According to the 2002 HVS, there was an increasingly lower proportion of vacancy relative to occupancy as the number of bedrooms increased. The city-wide rental vacancy rate for units without a bedroom (studios) was 4.24 percent in 2002, 1.30 percentage points higher than the overall rate of 2.94 percent. However, the rate declines progressively as the size of the units increases: 3.15 percent for one-bedroom units, 2.70 percent for two-bedroom units, and 2.17 percent for three-or-more-bedroom units (Table 5.16). This pattern of the relationship between the level of the vacancy rate and the size of the rental unit holds true for unregulated rental units as well, except that the number of studio units in this rental category was too small for the vacancy rate to be estimated. The rate for rent-unregulated one-bedroom units was 4.97 percent. After that, the rate declines to 3.79 percent for two-bedroom units and 2.39 percent for three-or-more-bedroom units. In other words, the larger the household size, the scarcer the housing opportunities.

Table 5.15
Number and Percent of Vacant Available Rental Units and
Net Rental Vacancy Rates by Structure Class
New York City 1999 and 2002

Structure Class	Number of Vacant Available Rental Units		Percent of All Vacant Available Rental Units		Vacancy Rate	
	2002	1999	2002	1999	2002	1999
All Structure Classes	61,265	100.0%	100.0%	3.19%	2.94%	
Old-Law Tenement	8,665	8.3%	16.1%	2.81%	4.13%	
New-Law Tenement	12,110	28.6%	22.5%	2.95%	2.12%	
Post-1929 Multiple Dwelling	19,267	36.6%	35.8%	3.07%	2.83%	
1-2 Family Converted to Apartments	4,284*	6.7%	8.0%	4.34%	4.12%	
Other ^a	**	5.2%	**	5.56%	**	
1-2 Family	6,811	14.7%	12.7%	3.42%	2.50%	
Unreported	7,479	--	--	--	--	

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a "Other" includes apartment hotels built pre-1929, commercial buildings converted to apartments, tenement SROs, 1- and 2-family houses converted to rooming houses, and units in the miscellaneous class.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table 5.16
Number of Available Vacant Rental Units and Vacancy Rates
by Regulatory Status and Median Asking Rent by Number of Bedrooms
New York City 2002

Regulatory Status	All Vacant				None				One				Two				Three or More			
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate		
All	61,265	2.94%	7,384	4.24%	27,506	3.15%	19,665	2.70%	6,710	2.17%										
<i>Stabilized</i>	25,561	2.52%	4,404*	3.83%	11,719	2.37%	7,474	2.35%	**	**										
Pre-1947	21,542	2.78%	**	4.43%*	8,884	2.37%	7,273	2.99%	**	**										
Post-1947	4,019*	1.67%	**	**	**	**	**	**	**	**										
Other Regulated	5,311	3.39%	**	**	**	4.07%*	**	**	**	**										
<i>Unregulated</i>	26,610	4.00%	**	**	11,191	4.97%	9,794	3.79%	**	2.39%*										
In Rental Buildings	20,455	3.35%	**	**	8,194	4.13%	7,881	3.26%	**	2.34%*										
In Coops/Condos	6,155	11.23%	**	**	**	**	**	**	**	**										
Public Housing	**	2.01%*	**	**	**	**	**	**	**	**										
<i>In Rem</i>	**	**	**	**	**	**	**	**	**	**										
Median Asking Rent	\$900				\$900				\$898				\$900				\$1,027			

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

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

Length of Vacancy of Rental Units

Length of Vacancies

In general, the levels and types of supply of and demand for renter units in any housing market determine the duration of rental vacancies, the period of time during which landlords who have available rental vacancies and households looking for suitable rental housing units seek each other out and contract for the rental of a unit. In today's rental housing market in New York City, where housing choices are extremely scarce, the vacancy duration tends to decrease in response to more intensive and widespread searching by households who are seeking new and/or better accommodations. Under this market circumstance, one to three months of vacancy duration can be considered a sufficient absorption period for an owner to advertise the availability of the rental unit and for a prospective renter to seek out a suitable unit. In other words, vacancy durations of less than three months in today's tight rental housing market may illustrate that a substantial proportion of vacancies may have simply been of a transitory nature—that is, many newly created rental units were in the usual “seasoning” process of filling up.

In today's rental housing market in the City, a market that is characterized by an acute shortage of affordable units, an increase in vacancies lasting three or more months could mean that these units are probably being rejected by the market as unsuitable for one or more of the following reasons: they are not in a preferred location, in terms of accessibility, public and private services available, and/or other neighborhood characteristics; their rents are too high; they are not of the size wanted; or their housing and/or neighborhood and other conditions are not acceptable.

In 2002, 37,000 units, or almost two-thirds of the 56,000 vacant rental units in the City whose vacancy duration was reported, had been available on the market only for a short term (less than three months) at the time of the survey, while the remaining 20,000 vacant rental units had been available for a long term (three months or more) (Table 5.17).

As the rental vacancy rate declines, it becomes more important to consider characteristics of vacant units that have been available for a long term. The conditions of such units, particularly the neighborhood conditions, were inferior to those of occupied rental units and of short term vacancies. Specifically, in 2002, 14 percent of long-term vacant rental units were on streets with boarded-up buildings, while only 9 percent of all occupied rental units in the City were on streets with such buildings, as were 9 percent of short term vacancies (Table 5.17).¹¹

Two-thirds of the 37,000 vacant rental units that were available for a short term were concentrated in the following two boroughs: Manhattan (38 percent) and Brooklyn (28 percent) (Table 5.17). The remaining three in ten were in either the Bronx (18 percent) or Queens (14 percent). Similarly, of the 20,000 vacant rental units that were available for a long term, close to two-thirds were concentrated in either Manhattan (35 percent) or Brooklyn (31 percent).

11 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey

Table 5.17
Percent Distributions of the Length of Vacancies in Rental Units
by Borough and Within Borough
New York City 2002

Borough	All	Length of Vacancy	
		Less than 3 Months	3 Months or More
Number	61,265 ^b	36,686	19,575
Percent	100.0%	100.0%	100.0%
Bronx ^a	19.9%	17.7%	21.4%
Brooklyn	28.7%	28.4%	30.5%
Manhattan ^a	36.5%	38.1%	34.8%
Queens	12.5%	13.6%	*
Staten Island	*	*	*
Percent	100.0%	65.2%	34.8%
Bronx ^a	100.0%	60.8%	39.2%
Brooklyn	100.0%	63.5%	36.5%
Manhattan ^a	100.0%	67.2%	32.8%
Queens	100.0%	69.6%	*
Staten Island	100.0%	*	*

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

Notes:

a Marble Hill in the Bronx

b Includes 5,004 vacant units with length of vacancy not reported. Percents are based on units reporting length of vacancy.

* Too few units to report.

Of the 37,000 vacant rental units that were available for a short term, close to seven-eighths were either rent-stabilized (44 percent) or rent-unregulated (42 percent), about the same as the 20,000 vacant rental units that were available for a long term (Table 5.18).

Most vacant rent-stabilized units and unregulated units were on the market for less than three months. A slightly higher proportion of unregulated units were on the market for a long term (38 percent) compared to rent-stabilized units (32 percent) (Table 5.18). Overall, the patterns of vacancy duration by rental categories in 2002 were similar to those in 1999.¹²

Another measure that could shed light on how the housing market performs in producing vacant-available units is turnover. The term “turnover” embraces the concept that there are constant moves, in and out of housing, within the existing inventory. “Turnover” is understood as constituting a completed transaction

¹² Moon Wha Lee, *Housing New York City*, 1999, page 317.

Table 5.18
Number and Distribution of Vacant Available Rental Units
by Regulatory Status by Length of Time Vacant
New York City 2002

Regulatory Status	Total ^a	Length of Time Vacant	
		Less than 3 Months	Three or More Months
Total	61,265	36,686	19,575
Stabilized	25,561	16,032	7,436
Pre-1947	21,542	13,472	6,419
Post-1947	4,019*	**	**
Other Regulated	5,311	**	**
Unregulated	26,610	15,301	9,290
In Rental Buildings	20,455	11,828	6,986
In Coops and Condos	6,155	**	**
Public Housing	**	**	**
<i>In Rem</i>	**	**	**
Within Length of Time Vacant			
Total	100.0%	100.0%	100.0%
Stabilized	41.7%	43.7%	38.0%
Pre-1947	35.2%	36.7%	32.8%
Post-1947	6.6%	**	**
Other Regulated	8.7%	9.6%*	**
Unregulated	43.4%	41.7%	47.5%
In Rental Buildings	33.4%	32.2%	35.7%
In Coops and Condos	10.0%	9.5%*	**
Public Housing	5.9%*	**	**
<i>In Rem</i>	**	**	**
Within Regulatory Status			
Total	100.0%	65.2%	34.8%
Stabilized	100.0%	68.3%	31.7%
Pre-1947	100.0%	67.7%	32.3%
Post-1947	100.0%	**	**
Other Regulated	100.0%	75.8%*	**
Unregulated	100.0%	62.2%	37.8%
In Rental Buildings	100.0%	62.9%	37.1%
In Coops and Condos	100.0%	60.1%*	**
Public Housing	100.0%	**	**
<i>In Rem</i>	100.0%	**	**

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

Notes: a Includes 5004 vacant units whose length of vacancy was not reported.

* Since the number of units is small, interpret with caution.

** Too few units to report.

in the existing inventory during the period of time between the two HVS years—that is, a “move out” and a “move in” during the three years between 1999 and 2002. To meet the conditions of this relationship, a “move out” must be from a unit that remained in the inventory for the three-year period, and a “move in” must be to a unit that was in the inventory in 1999. Adopting this conceptual approach, if the household occupying the unit in 2002 was not the same as the household that occupied the unit in 1999, according to the 1999 and 2002 HVSs, the unit is assumed to have turned over at least once in the three years. The analysis of turnover applying the above conceptual method requires longitudinal data on housing units covered by both the 1999 and 2002 HVSs. However, since the sample and sample weights for the 2002 HVS were different from those used for the 1999 HVS, longitudinal data from the 2002 HVS were not available and, thus, the analysis of turnover could not be undertaken in this report.

Vacancies in the Owner Housing Market

The proportion of owner housing units in New York City has increased since 1993, as seen in Chapter 4, “New York City’s Housing Inventory.” The proportion in 2002 was 31.1 percent, a 3.4-percentage-point increase over the nine years since 1993 (Table 4.1). Thus, although the City’s housing market is a predominately rental market, with almost two-thirds of the stock being rental units, the owner housing segment of the City’s housing stock has continued to make an increasing contribution to the provision of housing for New Yorkers.

Moreover, as the demand for housing units in general—and for owner units in particular—was robust during the three-year period between 1999 and 2002, the utilization of owner units increased. Consequently, the owner vacancy rate inched down to 1.52 percent in 2002 from 1.82 percent in 1999

Table 5.19
Number of Owner Occupied Units, Vacant for Sale Units,
Distribution of Vacant Units and Owner Vacancy Rates by Borough
New York City 1999 and 2002

Borough	Occupied Units	Vacant for Sale	Vacancy Rate		Percent of Vacant	
	2002	2002	1999	2002	1999	2002
All	981,814	15,189	1.82%	1.52%	100.0%	100.0%
Bronx ^a	103,993	**	**	**	**	**
Brooklyn	252,021	4,030*	1.61%*	1.57%	22.5%*	26.5%
Manhattan ^a	162,580	4,475*	3.42%	2.68%	34.6%	29.5%
Queens	360,529	**	1.54%	0.96%*	30.5%	23.0%*
Staten Island	102,692	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

^a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

(Table 5.19). As the city-wide owner vacancy rate declined between 1999 and 2002, the rates in Manhattan and Queens accordingly declined. Eight in ten of the vacant available for sale units were located in Brooklyn, Manhattan and Queens.

Vacancies and Vacancy Rates by Types of Owner Units

In the expanded but relatively tight owner housing market in 2002, more than four-fifths of the units for sale were either conventional units (44 percent) with a vacancy rate of 1.05 percent, or private cooperative units (38 percent) with a vacancy rate of 2.37 percent (Table 5.20 and Figure 5.8).

Vacancy Duration by Type of Owner Unit

As the demand for and utilization of owner units grew from 1999 to 2002, as discussed above, in 2002 the length of time that vacant owner units were available for sale in the housing market was shorter, compared to 1999. In 2002, 42 percent of vacant owner units were available on the market for a short term of less than three months, compared to 47 percent in 1999 (Table 5.21).

Table 5.20
Owner Occupied and Vacant Units and Vacancy Rates by Form of Ownership
New York City 1999 and 2002

	Number of	Number	Percent of All		Net for Sale	
	Owner Occupied	of Vacant Units	Vacant Units		Vacancy Rate	
	Units	Available for	Available for Sale		1999	2002
	2002	Sale	1999	2002	1999	2002
All	981,814	15,189	100.0%	100.0%	1.82%	1.52%
Conventional	632,921	6,738	34.3%	44.4%	1.00%	1.05%
All Cooperatives	285,416	6,501	56.6%	42.8%	3.21%	2.23%
Mitchell-Lama	50,252	**	**	**	**	**
Private Coops	235,165	5,711	52.3%	37.6%	3.64%	2.37%
Condominium	63,477	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

** Too few units to report.

The net for sale vacancy rate for all 7,661 private cooperatives and condominiums in 2002 was 2.50%.

Figure 5.8
Distribution of Vacant Owner Units by Form of Ownership
New York City 2002

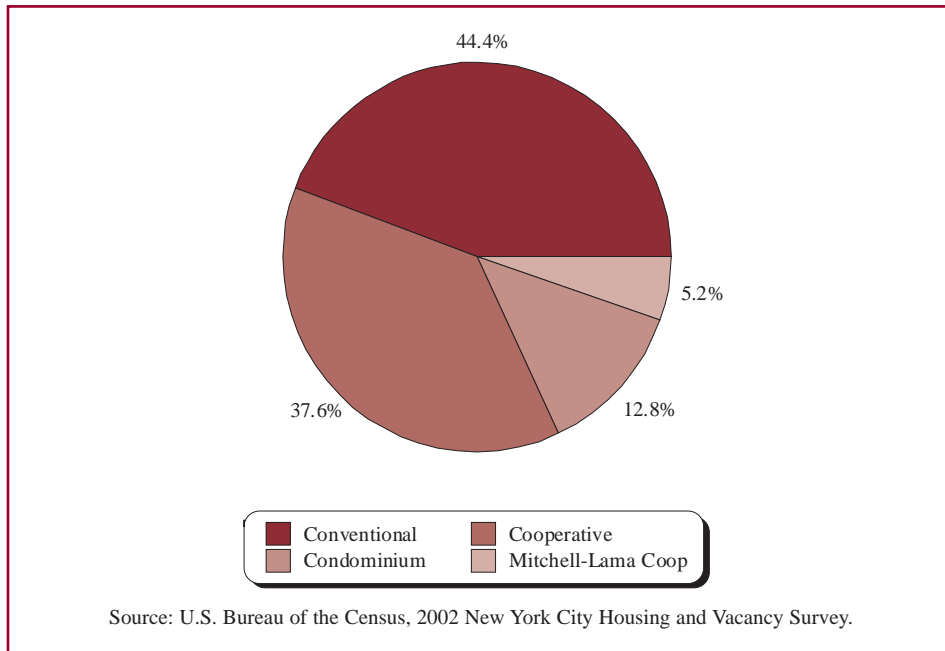


Table 5.21
Percent Distribution of the Length of Time that Vacant for Sale Owner Units
Have Been Vacant by Form of Ownership
New York City 1999 and 2002

Form of Ownership	1999			2002		
	All ^a	Less than 3 Months	3 or More Months	All ^a	Less than 3 Months	3 or More Months
All	100.0%	47.0%	53.0%	100.0%	41.9%	58.1%
Conventional	100.0%	**	59.2%*	100.0%	**	56.7%*
Private Coop/Condominium	100.0%	50.5%	49.5%	100.0%	**	61.2%
Mitchell-Lama Coop	100.0%	**	**	100.0%	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Includes units whose length of vacancy was not reported.

* Since the number of units is small, interpret with caution.

** Too few units to report.

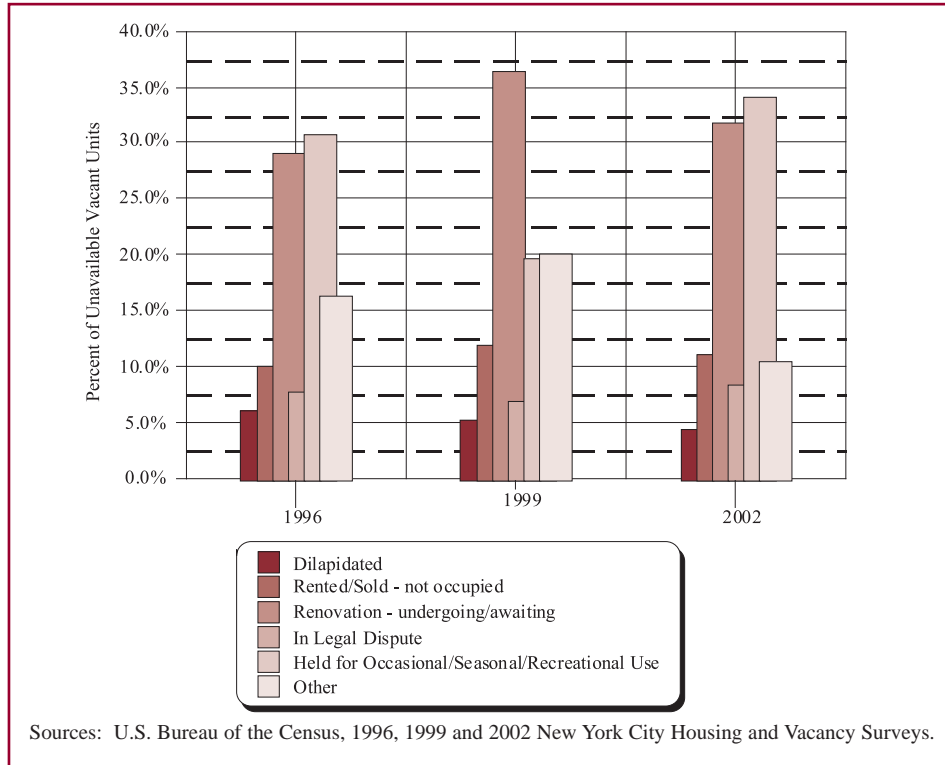
Vacant Units Unavailable for Rent or Sale

As the utilization of housing units, both rental and owner units, increased, the consequent availability of vacant units decreased from 1999 to 2002. Conversely, the proportion of vacant units unavailable for rent or sale, for a variety of reasons, increased from 2.9 percent to 4.0 percent (Table 4.1). Of the 127,000 unavailable vacant units in 2002, 43,000 units, or 34 percent, were unavailable because they were held only for occasional, seasonal, or recreational purposes, rather than as a permanent residence. During the three-year period, the proportion of unavailable units in this category increased disproportionately by 15 percentage points. Of units in this category, more than three-fifths were located in Manhattan¹³ (Figure 5.9).

On the other hand, the number of vacant units unavailable because they were either undergoing or awaiting renovation was 40,000, or 32 percent, of the 127,000 unavailable vacant units in 2002, a little less than the comparable proportion of 36 percent in 1999 (Table 5.22).

The proportion of vacant units unavailable because they were in dilapidated buildings has declined steadily, from 6.0 percent in 1996 to 5.2 percent in 1999 and 4.4 percent in 2002 (Table 5.22). Nevertheless, in 2002, the proportion of vacant units unavailable because of their poor building conditions was still extremely high, compared to the dilapidation rate of 0.5 percent for all occupied rental and owner units together in the City.

Figure 5.9
Composition of the Vacant Unavailable Inventory by Reason for Unavailability
New York City, Selected Years 1996 - 2002



13 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 5.22
Vacant Units Unavailable for Rent or Sale by Reason for Unavailability
New York City 1996, 1999, and 2002

Reason Unavailable	1996	1999	2002	
	Percent	Percent	Units	Percent
All	100.0%	100.0%	126,816	100.0%
Dilapidated	6.0	5.2	5,481	4.4
Rented, Not Occupied	6.4	5.7	6,016	4.8
Sold, Not Occupied	3.6*	6.1	7,889	6.3
Undergoing Renovation	15.9	21.8	21,951	17.4
Awaiting Renovation	13.2	14.6	17,958	14.3
Used/Converted to Nonresidential	**	**	**	**
In Legal Dispute	7.7	6.8	10,631	8.4
Awaiting Conversion/Being Converted to Coop/Condo	**	**	**	**
Held for Occasional, Seasonal, or Recreational Use	30.8	19.6	42,902	34.1
Held Pending Sale of Building	**	3.6*	**	**
Owner Unable to Sell or Rent Due to Personal Problems	7.5	6.0	7,240	5.7
Held for Other Reasons	5.0	8.0	3,479	2.8
Reason Not Reported ^a	--	--	**	--

Sources: U.S. Bureau of the Census, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

a Percent distributions do not include units in this category.

Of the 127,000 unavailable vacant units in the City in 2002, two-fifths were concentrated in Manhattan (41 percent), while another two-fifths were almost evenly distributed in either Brooklyn (23 percent) or Queens (20 percent) (Table 5.23). The remainder were located in either the Bronx (11 percent) or Staten Island (5 percent).

Viewing vacant units that were unavailable for rent or sale in each borough by the major reasons why such units were not available provides another perspective on understanding the housing market situations in different boroughs. Of the 14,000 unavailable vacant units in the Bronx, close to half were either undergoing or awaiting renovation (46 percent) (Tables 5.23 and 5.24). Similarly, in Brooklyn almost one in two of the 29,000 unavailable vacant units was either undergoing or awaiting renovation (48 percent). In other words, in these two boroughs, approximately half of the vacant units were unavailable for rent or sale due to work schedules or ongoing extensive work to improve housing and/or building conditions.

Table 5.23
Vacant Unavailable Units by Borough
New York City 1999 and 2002

Borough	1999		2002	
	Percent	Number	Percent	Number
Total	100.0%	126,816	100.0%	126,816
Bronx ^a	13.1%	13,928	11.0%	13,928
Brooklyn	26.7%	28,887	22.8%	28,887
Manhattan ^a	38.1%	51,925	40.9%	51,925
Queens	18.0%	25,819	20.4%	25,819
Staten Island	4.1%	6,258	4.9%	6,258

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

Table 5.24
Distribution of Reasons Vacant Units are Unavailable for Rent or Sale by Borough
New York City 2002

Reason Unavailable	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total ^a	126,816	13,928	28,887	51,925	25,819	6,258
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Dilapidated	4.4%	**	**	**	**	**
Rented/Sold, Not Occupied	11.0%	**	**	12.6%	17.0%	**
Undergoing/Awaiting Renovation	31.7%	46.1%	47.8%	23.0%	22.9%	**
In Legal Dispute	8.4%	**	13.1%*	6.3%*	**	**
Held for Occasional, Seasonal, or Recreational Use	34.1%	**	12.5%*	51.8%	38.2%	**
Held for Other Reasons ^b	10.4%	**	14.7%	**	12.8%*	**

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

Notes:

a Includes unavailable units for which no reason was reported.

b Includes: Being converted to non-residential purpose, being converted/awaiting conversion to coop, owner cannot or does not want to rent due to personal problems, held pending sale of building, held pending demolition, held for other reasons.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Therefore, most of such units could be expected to become available for rent or sale as soon as such work was completed. On the other hand, more than half of the 52,000 unavailable vacant units in Manhattan were being held for occasional, seasonal, or recreational use (52 percent), while almost a quarter were in the process of or awaiting renovation (23 percent). In Queens, three-fifths of the 26,000 unavailable vacant units either were being held for occasional, seasonal, recreational use (38 percent) or were undergoing or awaiting renovation (23 percent).

Table 5.25
Vacant Unavailable Units by Structure Class
New York City 1999 and 2002

Structure Class	1999		2002	
	Percent	Number	Number	Percent
All Structure Classes ^a	100.0%	126,816	126,816	100.0%
Old-Law Tenement	9.1%	13,346	13,346	11.9%
New-Law Tenement	21.7%	24,677	24,677	22.0%
Post-1929 Multiple Dwelling	29.8%	34,132	34,132	30.5%
1-2 Family Converted to Apartments	6.1%	7,422	7,422	6.6%
Other Multiple Dwelling	6.1%	**	**	3.3%*
1-2 Family	27.2%	28,787	28,787	25.7%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Includes units whose structure class within multiple dwelling was not reported.

* Since the number of units is small, interpret with caution.

The distribution of unavailable vacant units by structure class in 2002 was similar to the pattern in 1999. A third of the vacant units unavailable for rent or sale in 2002 were either Old-Law tenements (12 percent) or New-Law tenements (22 percent). This suggests that a considerable proportion of vacant unavailable units were very old and physically obsolete and, even if they were not dilapidated, they might have very severe limitations in terms of present-day needs and amenities. Another three in ten of vacant unavailable units were in multiple dwellings built after 1929 (31 percent) (Table 5.25). The remaining quarter were one- or two-family housing units (26 percent).

Compared to all occupied and vacant housing units, the physical condition of vacant units unavailable for rent or sale was extremely inferior. Specifically, the dilapidation rate (the proportion of units in dilapidated buildings) for unavailable vacant units was 4.4 percent, as discussed earlier (Table 5.22), compared to 0.5 percent for all occupied and vacant-available units in the City in 2002, as presented in Chapter 7, “Housing Conditions in New York City.” Also, while 92 percent of all occupied and vacant available units were in buildings with no building defects, only 87 percent of the unavailable vacant units in 2002 were in buildings with no building defects (Table 5.26).¹⁴

Table 5.26
Vacant Unavailable Units by Building Defects
New York City 1999 and 2002

Number of Building Defect Types	1999		2002	
	Percent	Number	Number	Percent
Total ^a	100.0%	126,816	126,816	100.0%
None	82.1%	88,689	88,689	87.4%
1	7.6%	5,636	5,636	5.6%
2	**	**	**	**
3 or More	6.9%	4,400*	4,400*	4.3%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Includes units whose building defect information was not reported.

¹⁴ U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

6

Variations in Rent Expenditure in New York City

Introduction

The housing inventory in New York City was more than three-fifths renter-occupied units, and almost seven in ten of those renter-occupied units were rent-regulated or rent-controlled units.¹ Consequently, critical to a housing market analysis in the City is an estimation of rents that are paid under varying circumstances for rental units of different kinds. Thus, the level of rents, their temporal changes, and their relation to household incomes are primary concerns for providers and consumers of housing and for housing policy-makers, in general, and for those on all sides of issues pertinent to rent-controlled units, rent-stabilized units, and other rent-regulated units in New York City, in particular. This chapter covers most issues relating to rent expenditures as a housing cost that tenants pay for housing units they occupy.

In unregulated markets, rents are determined, in general, by market conditions—that is, by the dynamic relationship between the demand for and the supply of housing units. Rents for different types of housing units in different locations are influenced by, among other things, household characteristics, such as the number and size of households and household incomes; by housing characteristics, such as the size and condition of units; and by locational characteristics, such as accessibility to transportation systems and neighborhood conditions, including private and public neighborhood services. However, in the City, where extensive rent-regulation systems are administered, rents for seven in ten of all renter-occupied units are largely decided by non-market conditions. Specifically, rents and changes in rents for most rent-stabilized and controlled units are determined by the rent-regulation systems under which the units are placed. Also, in the City, rents for the large number of rental units built, owned, managed, maintained, and/or made available by the government to particular groups of households are regulated by the respective government agencies at the federal, state, and/or city level, according to the pertinent laws and regulations. Thus, rents by rent-regulation status will be discussed extensively, since the rent-regulated housing market in the City has, through time, tended toward certain distinct rental patterns and these patterns can be best explained in terms of the differences between one major control status and another.

This chapter opens with a discussion of the definition of the HVS rent data and continues with a discussion of the patterns of rent. A discussion of rents and their changes for units in different locations and under different rental categories follows. Next, the difference in rent by unit size is discussed. Then, a discussion of the discernable relationship between rent and housing condition is covered. Since the unregulated rental market has been steadily growing in the City, rents in this market will be analyzed. And because the number of rental housing units in cooperative and condominium buildings changes as the tenure of these units changes, reflecting varying situations in the rental and owner markets in the City, rents in cooperative and condominium buildings will also be discussed. Although housing and neighborhood conditions in the City have improved significantly, the shortage of affordably priced

1 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

housing has become increasingly critical in the inflationary housing market in recent years. Therefore, at the end of the chapter, an analysis of the affordability (rent/income ratio) of rental housing will be carried out.

The HVS Data on Rent Expenditures

Definitions of Contract Rent, Gross Rent, and Asking Rent

The HVS provides data on three different types of rent: contract rent, gross rent, and asking rent. The first, contract rent, is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities, if they are provided by the owner without additional, separate charges to the tenant. The second, gross rent, is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant. **In this chapter, only data on contract rent and gross rent for occupied units are presented and discussed.**

The third type of rent, asking rent, is the amount of rent asked for vacant units by owners (or other persons who are knowledgeable about the vacant units and have the information necessary to rent the units) at the time of the survey interview. Asking rent may differ from the contracted rent at the time the unit is actually occupied. Asking rent may or may not include utilities. Since the rental units included in this chapter are occupied units only, asking rent data are covered in Chapter 5, “Housing Vacancies and Vacancy Rates.”

As the definition of each of the types of rent implies, when issues that primarily concern only the rent tenants agree to pay owners, as specified in the lease, are being considered, contract rent is used; while, when overall housing costs tenants pay for the bundle of housing services they receive are being considered, gross rent is used.

Rent Subsidy Data from the 1999 and 2002 HVSs

For the 2002 HVS, the Census Bureau maintained a series of questions, initially covered for the first time in the 1996 HVS, designed to collect data on the following: rent, rent subsidy, and out-of-pocket rent. The Census Bureau asked these questions in the following sequence. First, immediately after asking what the monthly rent was, they asked if any part of the monthly rent was paid by any of the following specific government programs, either to a member of the household or directly to the landlord:

- the federal Section 8 certificate or voucher program,
- the Public Assistance (PA) shelter allowance program,
- the City’s Senior Citizen Rent Increase Exemption (SCRIE) program,
- another federal housing subsidy program, or
- another NY state or city housing subsidy program.

Second, the Census Bureau asked how much of the rent reported by the household was paid out of pocket by the household.² With these rent questions and the sequence in which they were asked, the Census Bureau interviewers were more likely to be able to collect full data on contract rent, not just the out-of-pocket rent, since respondents had the opportunity to distinguish between the two. For example, the interviewer asked the total monthly rent question and the rent subsidy question; then the interviewer asked what amount of the monthly rent was paid out of pocket. Thus, if the interviewer or the tenant realized that the total rent the tenant first reported was incorrect, appropriate corrections could be made.

Usefulness and Limitations of Rent Subsidy Data

The 2002 HVS reports that 12 percent of renter households in New York City received various rent subsidies from one or more of the following types of government programs: federal (HUD, the Department of Housing and Urban Development) Section 8, other federal programs, SCRIE, and other state and city housing programs (Table 6.1). (In this report, the PA shelter allowance is not treated as a rent subsidy, since the Census Bureau covered it in estimating income in 2002, as in previous survey years.) However, the proportion of subsidized households varied widely for different rental categories in 2002, as it did in 1996 and 1999. For example, of households in the other-regulated category, which includes primarily units subsidized by HUD programs, Loft Board units, and Article 4 units [units in buildings constructed under Article 4 of the New York State Private Housing Finance Law (PHFL)], 36 percent received subsidies from one or more of the government programs covered in the 2002 HVS, while 28 percent of Mitchell-Lama renter households received such subsidies. Article 4 of the PHFL program provided for the construction of limited-profit rental buildings for occupancy by households with moderate incomes.³ On the other hand, 13 percent of households in rent-stabilized units and 5 percent of rent-unregulated households received a rent subsidy.

In 2002 as in previous survey years, the median contract rent of units occupied by households reporting that they received a rent subsidy (hereafter referred to as “subsidized” households or “subsidized” units) was overall substantially lower than the rent paid by households reporting that they did not receive a rent subsidy (hereafter referred to as “unsubsidized” households or “unsubsidized” units, despite the fact that some of these households lived in Public Housing, *in rem*, Mitchell-Lama, and other publicly-aided units, which were, in effect, subsidized in their construction and/or operation by virtue of government programs) (Table 6.1). However, the difference in the median rents of subsidized and unsubsidized households varied for different categories of rental housing units. For example, the median contract rent paid by unsubsidized households in rent-stabilized units was higher than the rent of subsidized households in such units (Table 6.1). On the other hand, the median rent paid by unsubsidized households in some other rental categories, such as Mitchell-Lama units, was lower than the rent of subsidized households.

The 2002 HVS reports that, of renter households in the City receiving a subsidy, six in ten received HUD Section 8 subsidies (Table 6.2). The remaining subsidized households received either another federal housing program subsidy (10 Percent), SCRIE (14 percent), or another state or city housing program subsidy (16 percent).

The relative rank of median contract rent and out-of-pocket rent of units receiving each of the subsidies was different. The amount of Section 8 subsidy was the highest, followed by federal programs other than

2 See Appendix E, “New York City Housing and Vacancy Survey Questionnaire, 2002.”

3 For further information, see Appendix C, “Definitions of Rent-Regulation Status.”

Table 6.1
Median Contract Rent and Distribution of Renter Households Receiving
and Not Receiving Rent Subsidies by Selected Regulatory Status Categories
New York City 2002

Rent Subsidy	Rent Regulatory Status									
	Total	Public	Rent Controlled	Rent Stabilized			ML Rental	In Rem	Other Regulated	Unregulated
				All Stabilized	Pre-1947	Post-1947				
All	\$706	\$290	\$500	\$700	\$750	\$635	\$302	\$767	\$850	
NR ^a	\$740	\$268	\$630	\$700	\$750	\$679	**	\$720	\$850	
Yes	\$613	\$250	\$500*	\$650	\$569	\$652	**	\$620	\$850	
No	\$720	\$305	\$500	\$700	\$776	\$612	**	\$800	\$850	
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Yes	11.9%	15.8%	7.0%*	12.9%	11.2%	27.9%	**	35.6%	5.2%	
No	88.1%	84.2%	93.0%	87.1%	88.8%	72.1%	92.3%	64.4%	94.8%	
Total	100.0%	8.6%	2.9%	37.2%	11.7%	3.2%	0.6%	4.3%	31.5%	
NR ^a	100.0%	8.4%	2.9%	35.2%	10.8%	3.8%	**	4.4%	34.0%	
Yes	100.0%	11.8%	1.7%*	41.1%	11.2%	7.3%	**	13.1%	13.4%	
No	100.0%	8.5%	3.0%	37.4%	11.9%	2.5%	0.6%	3.2%	32.8%	

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

Notes:

^a Households reporting no cash rent are excluded from the calculation of median contract rent but included in the category NR (not reporting subsidy) with respect to receiving or not receiving a subsidy. Subsidy includes Section 8, other federal programs, SCRIE, and other state and city housing programs.

* Since the number of units is small, interpret with caution.

Table 6.2
Median Contract Rent and Distribution of Renter Households
Receiving Rent Subsidies by Type of Subsidy
New York City 2002

Rent Subsidy	Total^a
All Renter Households Receiving Subsidy	\$613
Section 8	\$725
SCRIE	\$550
NY ^b	\$428
Federal	\$544
Distribution by Type of Subsidy	
All Renter Households Receiving Subsidy	100.0%
Section 8	60.4%
SCRIE	13.8%
NY ^b	16.0%
Federal	9.8%

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

Notes:

- a Households reporting no cash rent are excluded from the calculation of median contract rent.
b Another New York City or state rent subsidy.

Table 6.3
Median Contract Rent and Median Out-of-Pocket Rent Paid by
Renter Households Receiving Rent Subsidies by Type of Rent Subsidy
New York City 2002

Rent Subsidy	Median Contract Rent	
All Renter Households Receiving Subsidy	\$613	
Section 8	\$725	
SCRIE	\$550	
NY ^a	\$428	
Federal	\$544	
	Median Out-of-Pocket Rent	Subsidy
All Renter Households Receiving Subsidy	\$221	--
Section 8	\$185	\$540
SCRIE	\$455	\$ 95
NY ^a	\$249	\$179
Federal	\$250	\$294

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

Note:

- a Another New York City or state rent subsidy.
b Paid out of pocket means the amount of rent not paid by a government housing subsidy program.

Section 8, and New York City or State housing programs other than SCRIE (Table 6.3). The SCRIE subsidy was the lowest. Households that received Section 8 subsidies paid the lowest median out-of-pocket rent, and the median contract rent of their units was the highest. On the other hand, households that received another New York State or City rent subsidy other than SCRIE and federal programs other than Section 8 paid the second-lowest out-of-pocket rent, and their contract rents were the lowest and second-lowest. SCRIE-recipient households paid the highest out-of-pocket rent, and their contract rent was the second-highest.

Since, like many other social programs, rent subsidy programs covered in the HVSs are structured and operate in a complicated manner, it is safe to assume that some tenants who received these rent subsidy programs would not be familiar enough with each of the programs to differentiate clearly between them and identify the one they received. Thus, although, with the rent subsidy data, several new rent analyses could be performed, rent subsidy data should be used as a general aggregate of the overall estimate rather than as a reliable enumeration of individual rent subsidies.⁴

Patterns of Rent Expenditures

In New York City, according to the 2002 HVS, the median monthly contract rent, which excludes tenant payments for utilities and fuel, was \$706, while the median monthly gross rent, which includes utility and fuel payments, was \$788 (Table 6.4).

Table 6.4
Median Contract Rent and Median Gross Rent in Constant (2002) and in Current Dollars
New York City 1999 and 2002

	1999	2002	Average Annual Compound
			Rate of Change
Contract Rent			1999-2002
Constant (2002) Dollars ^a	\$706	\$706	0.0%
Current Dollars	\$648	\$706	2.9%
Gross Rent			
Constant (2002) Dollars ^a	\$763	\$788	1.1%
Current Dollars	\$700	\$788	4.0%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a In order to convert nominal rents into rents measured in 2002 dollars, the Consumer Price Index for all Urban Consumers, or CPI-U, for New York, Northern New Jersey-Long Island was used (i.e., 1999 current value multiplied by the ratio of CPI-U April 2002/CPI-U April 1999 or 191.8/176.0).

4 In case some households reported that they received subsidies from more than one program, the one subsidy tabulated as received was determined by applying the following priority order: Section 8, SCRIE, New York City or State housing programs other than SCRIE, and a federal program other than Section 8. For example, if a householder reported that he or she received Section 8 and SCRIE, Section 8 was assigned as the subsidy received.

From 1999 to 2002, the median contract rent increased by 2.9 percent annually. After adjusting for inflation, there was no increase (Table 6.4). In the same three years, the median gross rent increased by 4.0 percent annually, which was an inflation-adjusted increase of 1.1 percent annually.

The relatively lower rent increase between 1999 and 2002 is likely the result of weak housing demand in the City during this period, caused by the 9/11 tragedy coupled with an economic recession in 2001.

The city-wide median rent and the change in it obscure the very substantial internal variations in rents. Therefore, below, variations in rent expenditures and changes in them by different types and characteristics of renter units and households will be analyzed in detail.

Table 6.5
Median Contract Rent and Distribution of All Renter Households,
Rent Subsidized Households and Unsubsidized Households
New York City 2002

Households by Subsidy Type	Median Contract Rent	Number of Households	Percent ^b
All Renter Households ^a	\$706	2,023,504	100.0%
Subsidized Households	\$613	197,200	11.9%
Out-of-Pocket Rent	\$221		
Unsubsidized Households	\$720	1,459,734	88.1%
Households Not Reporting Subsidy	\$740	321,585	

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

Notes:

- a "All renter households" includes those for whom there was no response to the subsidy question and excludes those reporting no cash rent.
- b The percent distribution is based on those reporting on the subsidy question.

In 2002, the median contract rent of units occupied by rent-subsidized households was \$613. (As used in this chapter, "subsidized" only covers households that received any of the government rent subsidies covered in the HVSs, as described earlier, although all housing units in the Mitchell-Lama, Public Housing, *in rem*, and "other" rent-regulated categories are subsidized in their original construction and/or operations by virtue of government programs.) This was \$93, or 13 percent, lower than the overall median rent of \$706 for all rental units, and \$107, or 15 percent, lower than the median rent of \$720 for units occupied by rent-unsubsidized households (Table 6.5). Of the \$613 median rent for units occupied by subsidized households, only a median of \$221, or 36 percent, was paid by the households out of pocket. In other words, of the median rent these subsidized households paid, close to two-thirds (64 percent) was paid by the government rent subsidy the households received. The difference between their median rent and out-of-pocket rent was \$392 (\$613-\$221), 1.8 times the households' out-of-pocket rent. This means that, other than the portion of the rent paid out of pocket, the remainder was paid entirely by government

programs, although some portion of the rent that was not subsidized by the government might have been paid by relatives or others, including non-profit agencies. Judging from this analysis, it seems reasonable to say that many rent-subsidized households, particularly very poor households, could not have afforded the units they occupied without the rent subsidies they received.

In 2002, the median gross rent for rent-subsidized households was \$668. This was \$120, or 15 percent, lower than the median gross rent of \$788 for all rental units in the City (Table 6.6). The median gross

Table 6.6
Median Gross Rent and Distribution of All Renter Households,
Rent Subsidized Households and Unsubsidized Households
New York City 2002

Households by Subsidy Type	Median Gross Rent	Number of Households	Percent ^b
All Renter Households ^a	\$788	2,023,504	100.0%
Subsidized	\$668	197,200	11.9%
Unsubsidized	\$792	1,459,734	88.1%
Not Reporting Subsidy	\$829	321,585	

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

Notes:

- a "All renter households" includes those for whom there was no response to the subsidy question and excludes those reporting no cash rent.
- b The percent distribution is based on those reporting on the subsidy question.

Table 6.7
Median Contract Rent by Contract Rent Quintile for All, Subsidized and Unsubsidized Households
New York City 2002

Contract Rent Quintile ^a	All Renter Households	Subsidized	Unsubsidized	Households Not Reporting Subsidy
All Renter Households	\$706	\$613	\$720	\$750
Lowest	\$313	\$186	\$349	\$300
2nd Lowest	\$573	\$452	\$577	\$600
Middle	\$700	\$612	\$700	\$746
2nd Highest	\$866	\$800	\$865	\$920
Highest	\$1,300	\$1,050	\$1,320	\$1,500

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

Note:

- a The rent quintile ranges were: All Households: \$1-\$437; \$438-\$584; \$585-\$699; \$700-\$899; \$900+. Subsidized: \$1-\$246; \$299-\$539; \$540-\$703; \$704-\$899; \$900+. Unsubsidized: \$1-\$499; \$500-\$649; \$650-\$799; \$800-\$999; \$1,000+. Not Reporting Subsidy: \$1-\$497; \$498-\$670; \$671-\$824; \$825-\$1,062; \$1,063+.

Table 6.8
Contract Rent Distribution (in 2002 Dollars) for All Renter Households,
Subsidized Households and Unsubsidized Households
New York City 1999 and 2002

Contract Rent	All Renter Households	Subsidized	Unsubsidized
1999	Percent		
All Renter Households ^a	100.0%	100.0%	100.0%
\$1 - \$299	9.5%	22.1%	8.5%
\$300 - \$399	5.0%	7.6%	4.8%
\$400 - \$499	8.0%	8.0%	8.2%
\$500 - \$599	13.7%	11.0%	13.8%
\$600 - \$699	13.5%	12.0%	14.2%
\$700 - \$799	14.4%	11.6%	14.3%
\$800 - \$899	10.4%	8.7%	10.7%
\$900 - \$999	6.8%	6.4%	6.8%
\$1,000 - \$1,499	11.9%	11.8%	11.8%
\$1,500 and Over	6.8%	*	6.9%

2002	Number	Percent	Subsidized	Unsubsidized
All Renter Households ^a	2,023,504	100.0%	100.0%	100.0%
\$1 - \$299	174,691	8.8%	19.7%	7.4%
\$300 - \$399	81,854	4.1%	6.0%	4.0%
\$400 - \$499	141,552	7.2%	8.1%	7.3%
\$500 - \$599	225,023	11.4%	14.1%	11.3%
\$600 - \$699	280,697	14.2%	10.2%	14.6%
\$700 - \$799	265,525	13.4%	11.0%	14.1%
\$800 - \$899	214,879	10.9%	10.6%	10.9%
\$900 - \$999	145,812	7.4%	6.5%	7.4%
\$1,000 - \$1,499	275,229	13.9%	11.6%	13.6%
\$1,500 and Over	173,257	8.8%	2.2%	9.3%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a "All renter households" includes those for whom there was no response to the subsidy question. Those reporting no cash rent were excluded from the rent distribution.

* Too few households to report.

rent that unsubsidized households paid was \$792, not much higher than the median gross rent of all renter units.

In 2002, the median contract rent for the lowest twenty percent of renter units in the City was \$313 (Table 6.7). In other words, the rent of one in ten renter units in the City was less than \$313 a month; these units were mostly Public Housing or *in rem* units. The rent for rent-subsidized units in the lowest quintile was appallingly low, only \$186, while the equivalent rent for unsubsidized units was \$349.

The median contract rent for all rental units in the second-lowest twenty percent of rental units was \$573 (Table 6.7). The rent for rent-subsidized units in this quintile was \$452, only 79 percent of the overall rent and 78 percent of the rent for rent-unsubsidized units in the same quintile, which was \$577. For the middle twenty percent of rental units, the overall median rent was \$700, the same as the rent for unsubsidized units, while the rent of subsidized units was \$612, or 87 percent of the overall rent in the quintile. The overall median rent was \$866 for the second-highest twenty percent of rental units. The rent for unsubsidized units in this quintile was \$865, while the rent for subsidized units was \$800, or 92 percent of the overall rent. For the highest twenty percent, the overall median rent of all units was \$1,300. The rent for unsubsidized units in the quintile was \$1320, but the rent for subsidized units was \$1,050, or 81 percent of the overall rent.

Figure 6.1
Distribution of Renter Occupied Units by Contract Rent Categories in 2002 Dollars
New York City 1999 and 2002

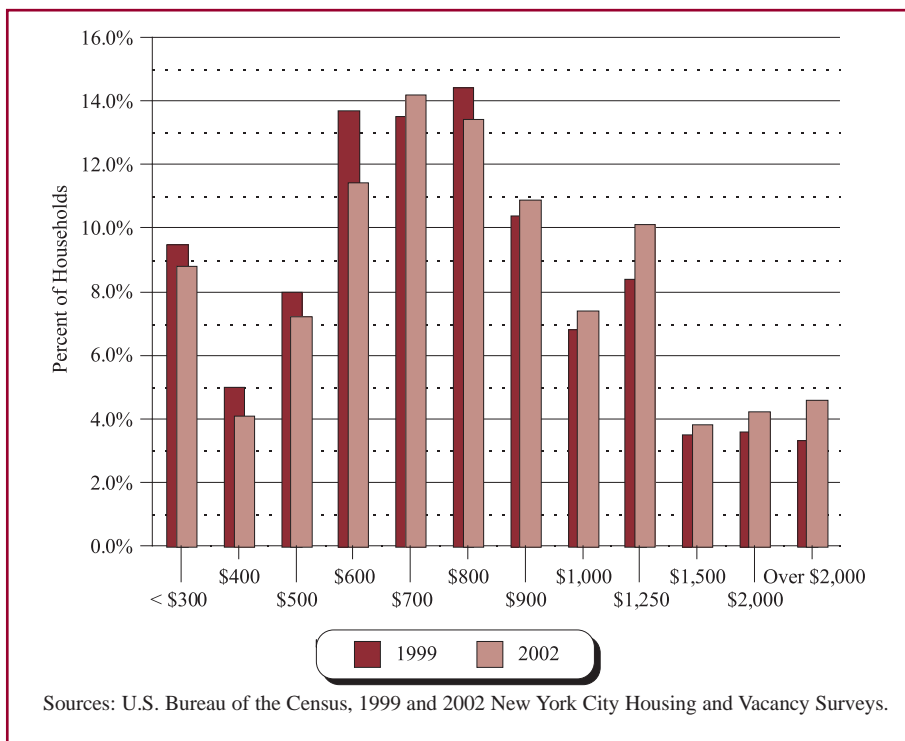
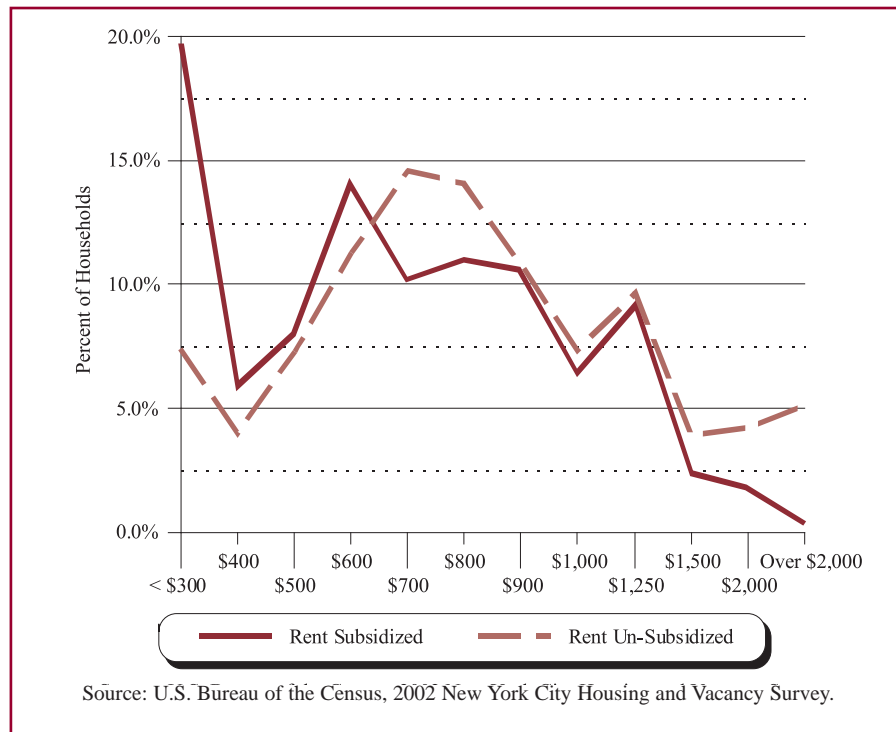


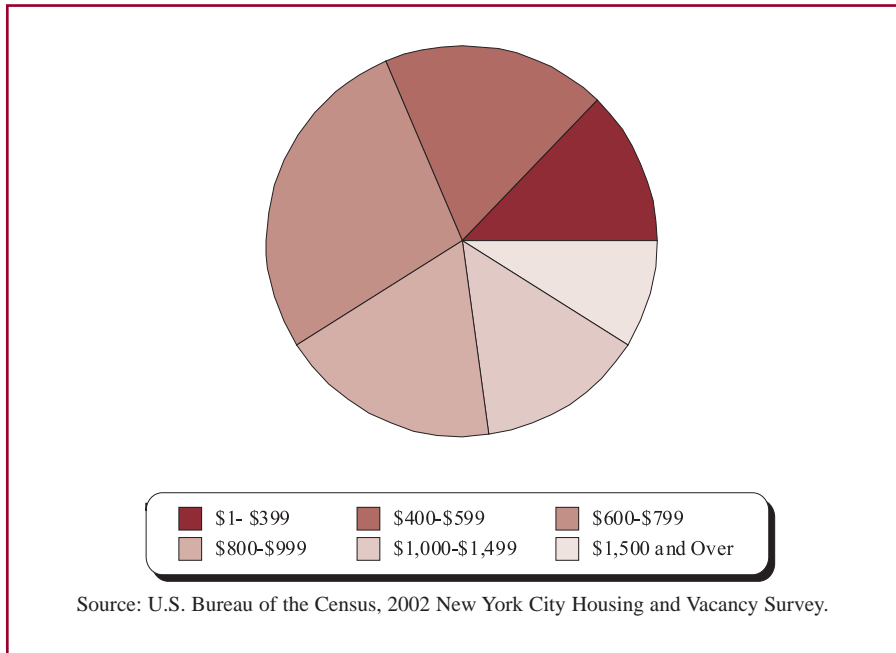
Figure 6.2
Percent Distribution of Rent Subsidized and Unsubsidized Households by Contract Rent
New York City 2002



Reviewing contract rent distributions, several unique patterns emerge. In 2002, 20 percent of all rental units rented for a contract rent between \$1 and \$499 a month, while a similar 19 percent of unsubsidized units rented at that level (Table 6.8). However, 34 percent of subsidized units, or more than one-and-a-half times the proportion of all rental units or unsubsidized rental units, rented for an equivalent rent level. In other words, the rent of a disproportionately large number of subsidized rental units, a third, was less than \$500. The rents of two-fifths of all rental units (39 percent) and unsubsidized rental units (40 percent) were between \$500 and \$799. The comparable proportion of subsidized rental units in the same rent level was smaller, 35 percent. However, the disparate proportions between all rental units and subsidized rental units become less as the rent level moves up. Close to a fifth (18 percent) each of all rental units and unsubsidized rental units had a rent level between \$800 and \$999. The comparable proportion for subsidized rental units was again lower, 17 percent (Figures 6.1, 6.2, and 6.3).

The proportions of all rental units and unsubsidized rental units with contract rents between \$1,000 and \$1,499 were the same, 14 percent (Table 6.8). At the same time, the comparable proportion of subsidized

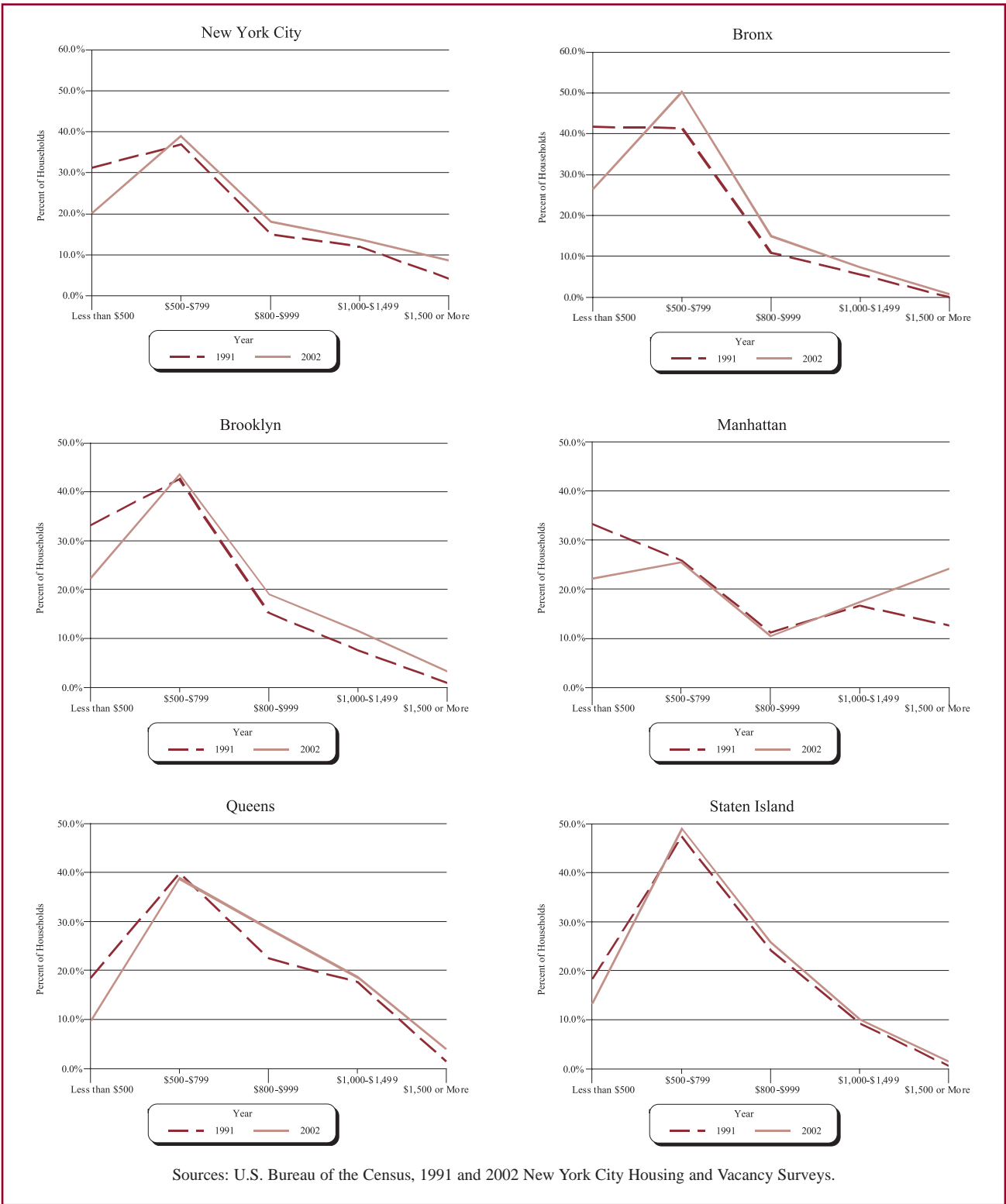
Figure 6.3
Distribution of Renter Occupied Units by Contract Rent Level
New York City 2002



rental units in the same rent level was 12 percent. In the top rent level, \$1,500 and over, the proportions of all rental units and unsubsidized rental units were the same, 9 percent. However, the corresponding proportion of subsidized rental units in this rent level was marginal, 2 percent.

Comparison of the 2002 rent distribution with the 1999 distribution after inflation reveals that, in the three years, the proportion of low-rent units decreased slightly as the proportion of high-rent units increased by approximately commensurate rates. During the three-year period, the proportion of all rental units, unsubsidized units and subsidized units, with contract rents less than \$800, decreased by 5 percentage points, while the proportion of all rental units with rents of \$1,000 or more increased by 4 percentage points (Table 6.8 and Figures 6.1 and 6.2). This change was a continuation of a long-term trend (Figure 6.4). During the eleven year period between 1991 and 2002, all rental units with contract rent of less than \$800 declined by 9.4 percentage points, while the proportion of units with rent of \$1,000 or more increased by 6.3 percentage points.

Figure 6.4
Percent of Households at Different Rent Levels in 2002 Dollars
By Borough and New York City 1991 and 2002



Locational Variations of Rents

Between 1999 and 2002, the real median contract rent in the City did not increase at all, while the real median renter household income increased by 11 percent between 1998 and 2001 (Table 6.9). In 2002, the median rent in Manhattan was \$810, the highest of any of the boroughs and 15 percent higher than the city-wide median of \$706 (Map 6.1). This was a 2-percent increase after inflation in the three-year period, while the real median income in the borough increased by 9 percent between 1998 and 2001. The real median rent in Queens increased by 5 percent to \$800 in 2002, the second-highest in the City and 13 percent higher than the city-wide median. During the three-year period, the real median income in the borough increased by 10 percent. In Staten Island, the median rent, \$700, did not change over the three years, remaining very close to the city-wide median of \$706, while the real median income in the borough decreased by 7 percent from 1998 to 2001. The real median rent in Brooklyn increased by 6 percent from three years earlier to \$700, also very close to the city-wide median in 2002, while the real median income in the borough increased by 16 percent. The real median rent in the Bronx increased by 4 percent to \$620, the lowest of any of the boroughs, and 12 percent lower than the city-wide median. The real median income in the borough increased by 17 percent over the three years.

Table 6.9
Median Contract Rent and Median Renter Household Income by Borough
New York City 1999 and 2002

Borough	Median Contract Rent ^a		Percent Change	Median Household Income ^b		Percent Change
	1999	2002	1999 - 2002	1998	2001	1998 - 2001
All	\$706	\$706	0	\$28,022	\$31,000	+10.6%
Bronx ^c	\$599	\$620	+3.5%	\$18,831	\$22,000	+16.8%
Brooklyn	\$659	\$700	+6.2%	\$25,004	\$29,000	+16.0%
Manhattan ^c	\$792	\$810	+2.3%	\$36,795	\$40,000	+8.7%
Queens	\$763	\$800	+4.8%	\$32,333	\$35,650	+10.3%
Staten Island	\$700	\$700	0	\$34,488	\$32,000	-7.2%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

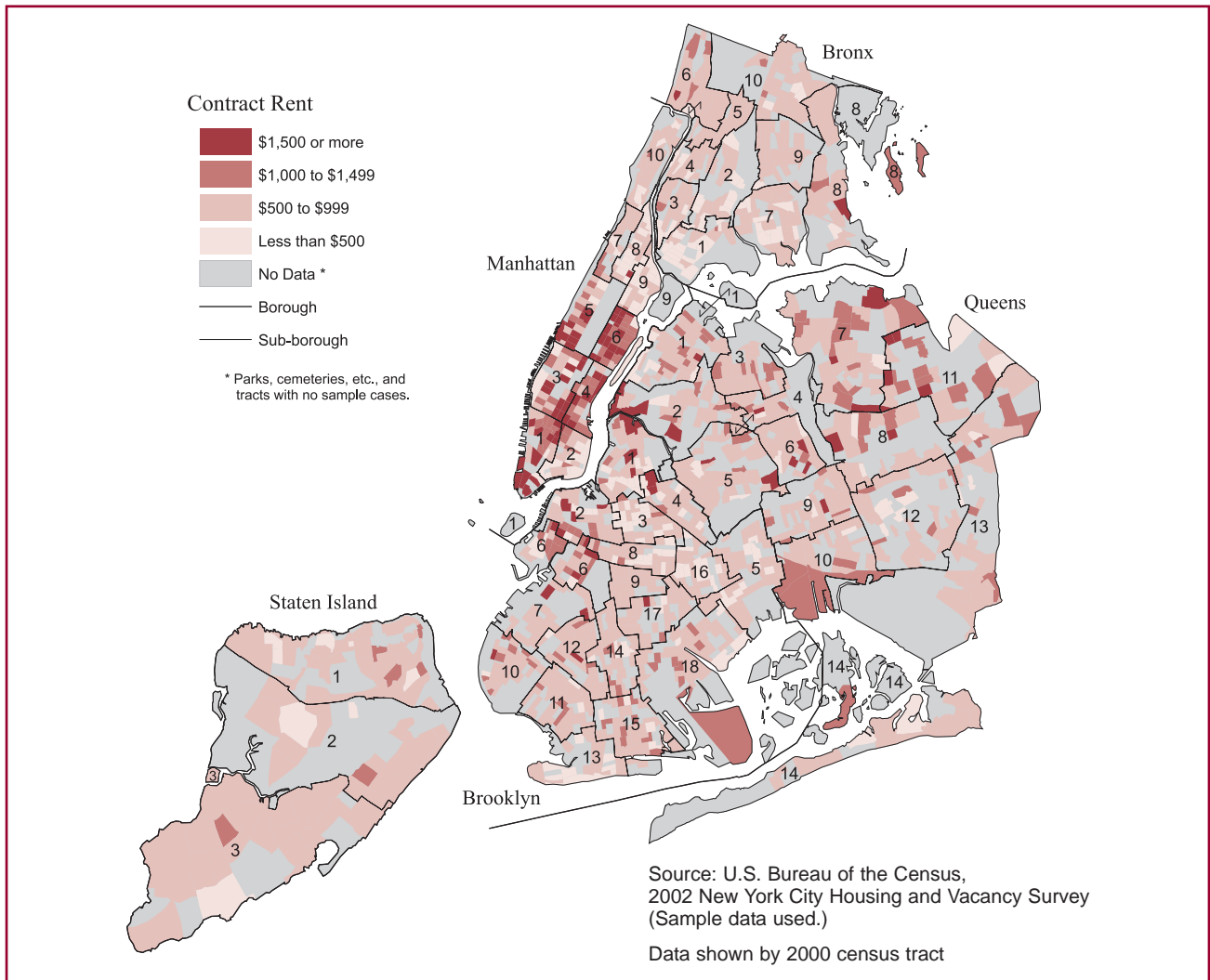
a Monthly rent is reported as of the year of the survey; 1999 rents are in April 2002 dollars.

b Annual income is reported for the year prior to the survey; 1998 incomes are in average 2001 dollars.

c Marble Hill in the Bronx.

The boroughs were markedly different in their distributional patterns of contract rent. Compared to the city-wide pattern and the patterns of other boroughs, more rental units in the Bronx were lower-rent units. In the borough, more than three-quarters of the rental units rented for a contract rent between \$1 and \$499 (26 percent) or between \$500 and \$799 (50 percent), compared to 20 percent and 39 percent respectively of all rental units in the City (Table 6.10). On the other hand, less than a quarter of rental units in the

**Map 6.1
Median Contract Rents
New York City 2002**



Bronx were rented for a contract rent between \$800 and \$999 (15 percent) and between \$1,000 and \$1,499 (7 percent), compared to 18 percent and 14 percent respectively of all rental units in the City. In the Bronx, the number of units rented for \$1,500 and above was negligibly small. In the borough, as in the city as a whole, the proportion of low rent units declined substantially, while high rent units increased slightly. Between 1991 and 2002 (Figure 6.4), the proportion of units with rent of less than \$800 declined by 6.6 percentage points, while units with rent of less than \$500 shrank by 16 percentage points. On the other hand, the proportion of units with rent of \$1,000 or more increased by just 2.2 percentage points.

In Brooklyn, there were a high proportion of lower-rent units compared to the City as a whole, although not to the same extent as in the Bronx. Of rental units in Brooklyn, two-thirds (66 percent) rented for less

Table 6.10
Distribution of Renter Occupied Units by Contract Rent by Borough
New York City 2002

Contract Rent	All	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All Renter Occupied Units	2,023,504	358,885	627,536	557,491	423,206	56,386
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
\$1 -- \$299	8.8%	12.5%	9.7%	10.1%	2.9%	7.4%
\$300 - \$399	4.1%	5.4%	4.1%	5.0%	2.2%	**
\$400 - \$499	7.2%	8.4%	8.5%	7.2%	4.6%	**
\$500 - \$599	11.4%	17.5%	11.6%	9.1%	8.9%	10.5%
\$600 - \$699	14.2%	19.5%	15.5%	8.9%	13.9%	20.6%
\$700 - \$799	13.4%	13.3%	16.5%	7.6%	16.1%	18.0%
\$800 - \$899	10.9%	9.7%	11.3%	5.9%	17.1%	16.4%
\$900 - \$999	7.4%	5.5%	8.0%	4.6%	11.5%	9.5%
\$1,000 - \$1,249	10.1%	5.8%	9.5%	10.5%	14.1%	9.9%
\$1,250 - \$1,499	3.8%	1.6%	2.1%	6.9%	4.6%	**
\$1,500 - \$1,999	4.2%	**	2.2%	9.6%	3.1%	**
\$2,000 and Over	4.6%	**	1.1%	14.6%	0.9%*	**

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

Notes:

^a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

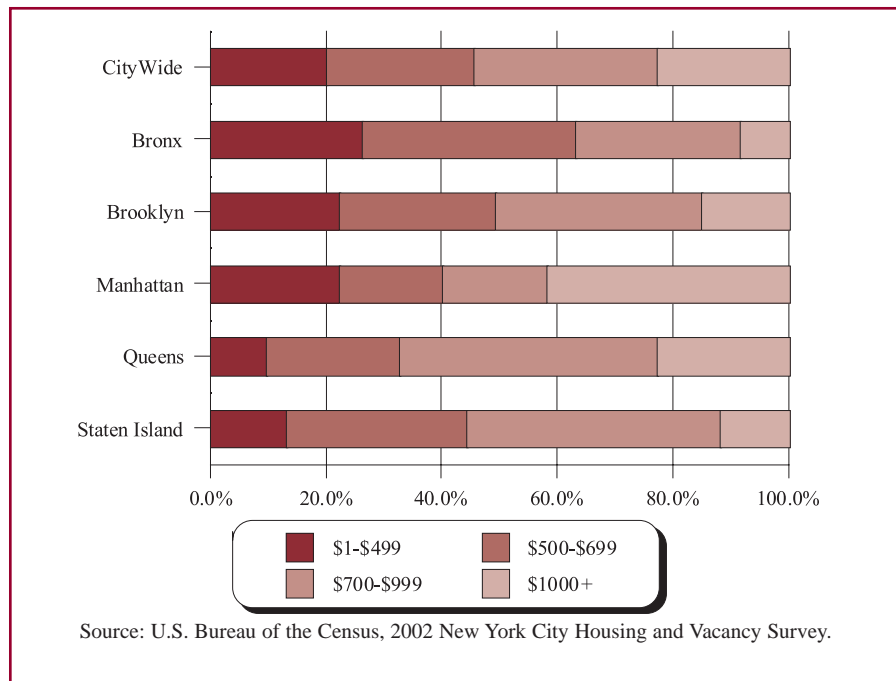
** Too few units to report

than \$800, while three in ten rented for between \$800 and \$1,499. Only 3.3 percent of rental units in the borough rented for \$1,500 or more (Figures 6.4 and 6.5). As in the Bronx, the proportion of low rent units declined and the proportion of high rent units increased slightly in Brooklyn and Queens, between 1991 and 2002 (Figure 6.4).

The rent distribution in Manhattan was flatter compared to the city-wide distribution. Rental units in the borough were distributed almost evenly among four rent levels, from bottom to top: 22 percent rented for between \$1 and \$499; 26 percent for \$500-\$799; 28 percent for \$800-\$1,499; and 24 percent for \$1,500 and above (Table 6.10). Significantly, a preponderant proportion of rental units, almost a quarter, rented for \$1,500 or more, the highest proportion of such high-rent units in the five boroughs. In Manhattan the proportion of low rent units declined sharply, while the proportion of high rent units increased commensurately. In the eleven years between 1991 and 2002, the proportion of low rent units, with rent of less than \$800, plummeted by 11 percentage points. During the same period, units with rent of \$1,000 or more jumped by 12 percentage points (Figure 6.4).

In Queens, a higher proportion of units had middle- and upper-level rents. In the borough, the rents of close to half of all rental units were \$800 to \$1,499 (47 percent), while the proportion of rental units with

Figure 6.5
Distribution of Renter Occupied Units by Contract Rent Categories within Borough
New York City 2002



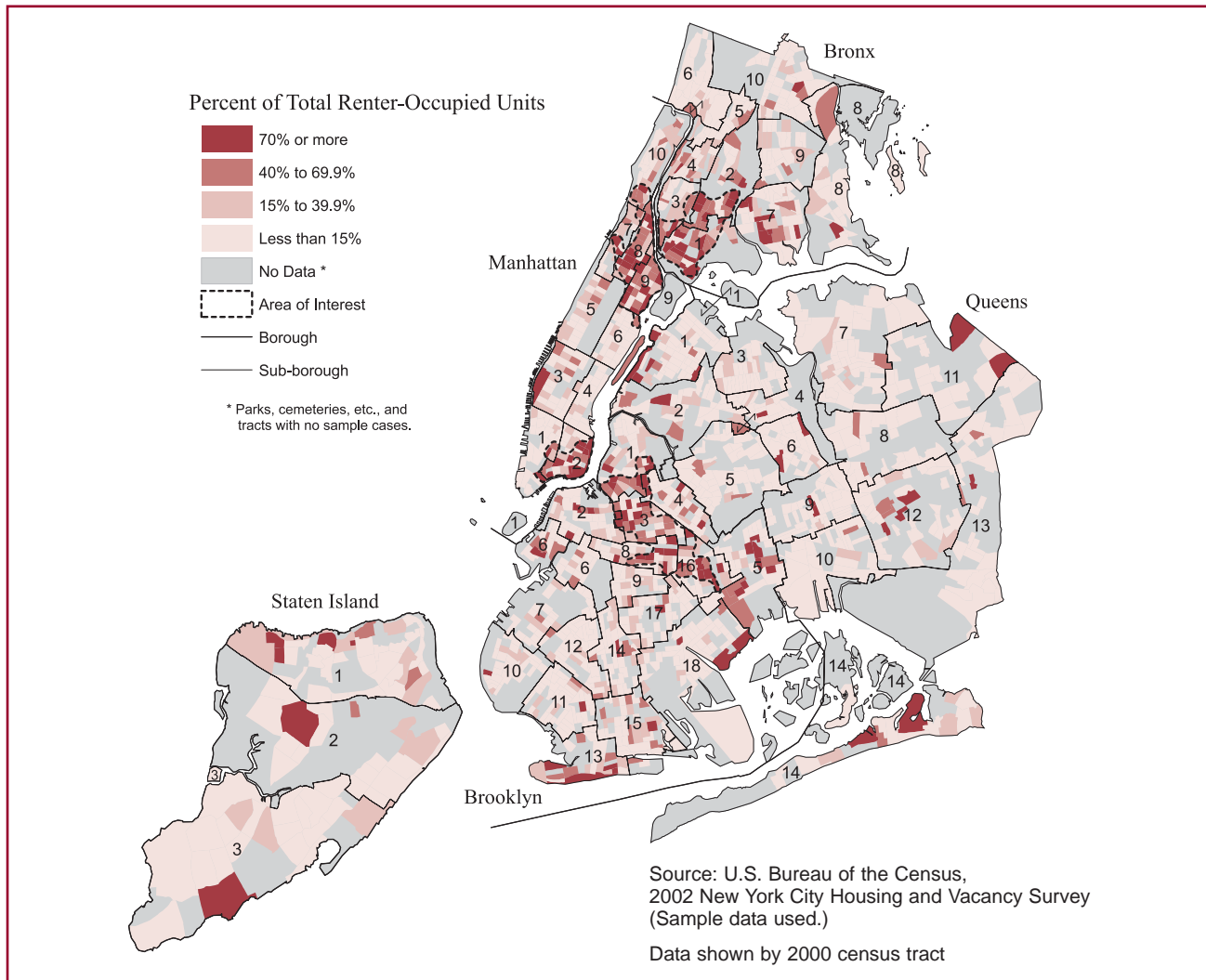
rents between \$1 and \$499 was only 10 percent, and the proportion of units with rents of \$1,500 or more was only 4.0 percent (Table 6.10). In Staten Island, a greater proportion of units had middle-level rents: three-quarters rented for \$500 to \$999, while only 7 percent rented for \$1 to \$499, and 10 percent rented for \$1,000 to \$1,499. The number of units that rented for \$1,500 or more in the borough was too small to report.

Housing Needs of Very-Low-Rent Areas

As discussed above, 398,000, or a fifth of all rental units in the City, rented for a monthly contract rent of less than \$500 in 2002 (Table 6.8). However, these very-low-rent units were not scattered fairly evenly throughout the City. Instead, most of them were concentrated heavily in several geographically identifiable areas (Map 6.2). Therefore, there were unique neighborhood effects and consequent housing requirements in these areas.

There were four areas in particular: 1) the South Bronx, 2) Harlem [which includes some middle portions of sub-borough area 7 (Morningside Heights/Hamilton) and some lower portions of sub-borough area 10 (Washington Heights/Inwood)], 3) the Lower East Side in Manhattan, and 4) the northern part of Brooklyn (that includes the southern part of sub-borough area 1, sub-borough area 3, the northern part of sub-borough area 8, and the eastern part of sub-borough area 16). In these four areas, more than half of the rental units were lower-rent units with rents of less than \$500. In the South Bronx, about two-thirds

Map 6.2
Renter-Occupied Units with Monthly Contract Rents of Less than \$500
New York City 2002



of the householders were Hispanic: Puerto Rican (43 percent) and non-Puerto Rican Hispanic (23 percent) (Table 6.11). The remaining renters in the area were mostly black (31 percent). Almost nine in ten units in the area were rentals. Residents were troublingly poor, with a median renter household income of \$11,800 in 2001, merely 38 percent of the overall median renter household income of \$31,000 in the City. The area's housing and neighborhood conditions were poor compared to city-wide conditions: 17 percent of renter units had four or more maintenance deficiencies, while the comparable figure for the City as a whole was 9 percent. At the same time, 12 percent of all renter housing units were on the same street as a building with broken or boarded-up windows (boarded-up buildings). The comparable city-wide proportion was 9 percent.

Table 6.11
Characteristics of Areas with High Percentage of Renter-Occupied Units with Monthly Contract Rents Less than \$500
New York City 2002

Characteristics of the Area	All				Bronx				Manhattan				Brooklyn	
	NYC	All	Group 1	All	Group 1	All	Group 2	Group 3	All	Group 3	All	Group 4		
Race/Ethnicity of Householder ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
White	44.4	19.5	**	58.6	**	7.4	25.0	41.9	13.1					
Black	23.9	32.0	30.5	13.8	58.5	**	34.9	58.8						
Puerto Rican	8.9	23.4	42.7	6.8	16.4	25.5	8.1	15.9						
Non-PR Hispanic	13.4	21.5	22.9	12.6	16.2	7.9	8.5	10.5						
Asian	8.8	2.8	**	7.4	**	34.7	6.4	**						
Other	0.6	0.8*	**	0.7	**	**	0.3	**						
Immigrant Householder ^a	37.9%	34.8%	23.7%	23.2%	22.5%	45.1%	44.9%	27.4%						
Median Household Income ^a	\$39,000	\$26,000	\$13,200	\$48,400	\$20,112	\$19,300	\$33,800	\$20,000						
Median Household Income (Renters)	\$31,000	\$22,000	\$11,756	\$40,000	\$19,000	\$18,340	\$29,000	\$18,000						
Household Income ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%						
<\$20,000	28.4	40.3	65.0	26.2	48.7	50.8	31.8	49.7						
\$20,000 - \$49,000	31.3	34.6	26.6	24.1	30.3	28.1	33.7	34.1						
\$50,000+	40.3	25.2	8.5	49.7	21.0	21.1	34.5	16.2						
Median Contract Rent	\$706	\$620	\$349	\$810	\$490	\$421	\$700	\$450						
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%						
<\$500	20.1	26.3	66.0	22.3	54.1	58.3	22.3	58.3						
\$500 - \$799	39.0	50.3	25.1	25.6	32.6	24.6	43.6	27.6						
\$800 - \$999	18.2	15.1	**b	10.5	7.2	**b	19.2	7.1%						
\$1,000+	22.7	8.3	**b	41.7	6.0%	12.2%	15.0	6.9%						
Median Gross Rent/Income Ratio	28.6	31.0	29.9	27.5	29.1	28.9	29.1	28.6						
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%						
Owner Occupied & For Sale	31.1	21.6	6.9	20.9	11.2	12.3	27.5	14.8						
Renter Occupied & For Rent	65.0	75.6	87.6	72.6	81.4	85.8	69.4	79.7						
Vacant not Available	4.0	2.8	5.6	6.5	7.4	**	3.1	5.5						
One+ Building Defects (Renters)	10.0%	13.3%	8.9%	8.2%	6.9%	20.7%	11.0%	15.1%						
Four+ Maintenance Deficiencies (Renters)	9.1%	16.4%	17.0%	8.5%	12.6%	11.3%	9.4%	11.5%						
Crowded Renter Units	11.1%	13.0%	8.4%	6.1%	6.1%	12.4%	12.6%	11.0%						
Boarded Up Windows on Street (Renters)	8.7%	4.7%	12.3%	9.8%	25.8%	6.6%	13.7%	34.8%						
Boarded Up Windows on Street (All)	7.9%	4.8%	12.4%	8.3%	25.8%	5.8%	13.1%	34.1%						

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

Notes: a All occupied units.
b In Group 1 units with contract rent \$800 or more were 8.8% of all renter occupied households.
In Group 3 units with contract rent \$800 or more were 17.1% of all renter occupied households.
* Since the number is small, interpret with caution.
**Too few to report.

In Harlem, about three-fifths of the householders were black, while the remainder were mostly either Puerto Rican or non-Puerto Rican Hispanic. In the area, four-fifths of the housing units were rentals. The area's residents were very poor, with a median renter household income of \$19,000, or 61 percent of the City's overall median renter household income in 2001 (Table 6.11). Housing maintenance conditions were poorer than such conditions city-wide. The area's neighborhood condition was disproportionately poorer compared to neighborhood physical condition city-wide. More than a quarter of housing units were on the same street as boarded-up buildings, three times the comparable city-wide proportion.

In the Manhattan Lower East Side area, more than a third of householders were Asian, while the remainder were either Puerto Rican or white. Of the housing units in the area, 86 percent were rentals. Residents there were very poor, with a median renter household income of \$18,300, only 59 percent of the city's median in 2001. The area's housing structural condition was very poor: 21 percent of renter units were situated in buildings with one or more building defects, two times the comparable city-wide proportion.

In the northern part of Brooklyn, almost three-fifths of the residents were black, while the remainder were mostly Puerto Rican, non-Puerto Rican Hispanic, or white. Eight in ten of the housing units in the area were rentals in 2002 (Table 6.11). The area's residents were also very poor, with a median renter household income of \$18,000, or only 58 percent of the city-wide median, in 2001. Conditions in the area's housing, buildings, and neighborhoods particularly were poorer than those in the City as a whole: 35 percent of the area's renter housing units, four times the comparable city-wide proportion, were on the same street as boarded-up buildings.

In summary, in these very-low-rent areas, the overwhelming majority of residents were non-whites. Despite their low incomes, their rent burdens were not very high, since their rents were very low. Housing units that they currently occupied were very poorly maintained, situated in structurally poor buildings, and/or in physically deteriorated neighborhoods, while city-wide housing, building, and neighborhood physical conditions were the best since the HVS started covering data on such conditions. However, with their very low income and resulting very low level of affordability, they had few housing options in the City, since the rental vacancy rate for units with asking rents of less than \$700, \$200 more than the area's median contract rent, was a mere 1.47 percent in 2002.

Rent by Rent-Regulation Categories

Public Housing and *in rem* units were unquestionably more affordable for the poor than units in other rental categories in the City. The median contract rent of Public Housing units and *in rem* units were \$290 and \$302 respectively, the lowest of any of the rental categories and only 41 percent and 43 percent, respectively, of the median rent of \$706 for all rental units in the City in 2002 (Table 6.12). The rent of rent-controlled units was also very low, \$500, or only 71 percent of the overall median rent.

On the other hand, the median contract rent of unregulated units was \$850. The rent of such units in private cooperative and condominium buildings was \$950, which was \$244 or 35 percent higher than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was \$850, which was \$144 or 20 percent higher than the city-wide median rent (Table 6.12). The rent of rent-stabilized units was \$700, not meaningfully different from the city-wide median rent. However, the rent for rent-stabilized units in buildings built after 1947 ("post-1947 rent-stabilized units") was much higher than that of such units in buildings built in 1947 or before ("pre-1947 rent-stabilized units"): \$750 compared to \$700. (In this report, rent-stabilized units in buildings built in 1947

Table 6.12
Median Contract Rent of All Renter Households, Subsidized Households and Unsubsidized Households and Out-of-Pocket Rent of Subsidized Households by Regulatory Status
New York City 2002

Regulatory Status	All Renter Households ^a	Subsidized Households	Out-of-Pocket Rent	Unsubsidized Households
	Median Contract Rent	Median Contract Rent		Median Contract Rent
All	\$706	\$613	\$221	\$720
Controlled	\$500	\$500*	\$428*	\$500
Stabilized	\$700	\$632	\$215	\$709
Pre-1947	\$700	\$650	\$200	\$700
Post-1947	\$750	\$569	\$354	\$776
Unregulated	\$850	\$850	\$229	\$850
In Rental Buildings	\$850	\$850	\$227	\$850
In Coops/Condos	\$950	**	**	\$1,000
Public Housing	\$290	\$250	\$187	\$305
<i>In Rem</i>	\$302	**	**	\$302

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

Notes:

a Excludes those reporting no cash rent.

* Since the number of households is small, interpret with caution.

** Too few households to report.

or before will be referred to as “pre-1947 rent-stabilized units.” Similarly, rent-stabilized units in buildings built after 1947 will be referred to as “post-1947 rent-stabilized units.”)

In 2002, as in previous survey years, the median contract rent for rent-subsidized units was considerably lower than both that for all rental units and that for rent-unsubsidized units in the City. However, this city-wide pattern did not hold for all rental categories. The median contract rent for subsidized unregulated rental units in rental buildings was the same as that of all rental units and that of unsubsidized units in this category (Table 6.12).

In the City, rents of almost seven in ten occupied and vacant rental units are controlled or regulated by various rent-regulation systems. Consequently, rents are changed through time according to the respective regulation systems that these units are under. Therefore, in general, it is reasonable to expect that sitting tenants who moved in long ago and have stayed in the same unit have been somewhat insulated from upward market pressures on their rents for many years, while tenants who moved in recently have been protected from inflationary market pressures on their rents only since their recent move. Therefore, the rents of long-term tenants would be expected to be much lower than the rents of recently-moved tenants.

Moreover, while rents for vacant unregulated units are basically determined by market forces alone, rents

for vacant rent-stabilized units should generally be limited by the RGB's rent guidelines and by provisions of the Rent Stabilization Code (RSC) and Tenant Protection Regulations. Still, rents for vacant rent-stabilized units may have rent increases in excess of the rent guidelines determined by the City's Rent Guidelines Board (RGB) for the following reasons: First, the unit may have been previously renting for below the legal maximum rent, and the owner would therefore be permitted to increase the rent up to the legal rent, and then to increase it again in accordance with rent guidelines. Second, the owner may have been granted a hardship increase by the New York State Division of Housing and Community Renewal (DHCR). Third, the owner may have been granted a rent increase under the Major Capital Improvement (MCI) Program by the State DHCR. Fourth, the owner may have increased the rent under DHCR's Individual Apartment Improvement Program. Fifth, the new renter may be the first stabilized tenant after the vacancy decontrol of a tenant who was subject to Rent Control, resulting in a "Fair Market Rent." Sixth, the unit or building may be subject to special guidelines as a result of a tax abatement program such as the 421-A program. Seventh, the new rental may be subject to a surcharge for the use of a tenant-installed air conditioner or other appliance. Eighth, the owner may collect an additional vacancy increase if there was no other vacancy increase within the previous eight years or the previous rent was below \$500. Ninth, there may have been adjudication by the courts or DHCR, adjusting the legal regulated rent. Lastly, the owner may have increased the rent without legal authorization.⁵

According to the 2002 HVS, 35 percent of the City's tenants were recent movers (moved into their units between 1999 and 2002) (Table 6.13). Their median contract rent was \$850, \$200 or 31 percent more than the rent paid by tenants who moved into their current units before 1999. Moreover, the proportion of recent movers grew steadily as the level of rent went up. Specifically, during the three-year period, the proportions of recent movers that moved into units with a contract rent of less than \$400 and between \$400 and \$599 were 20 percent and 18 percent respectively. However, the proportion progressively moved up unambiguously as the rent level increased: 30 percent, to 38 percent, to 47 percent, to 63 percent for units with rents of \$600-\$699, \$700-\$899, \$900-\$1,249, and \$1,250 or more respectively (Table 6.13).

In rent-stabilized units, 33 percent of tenants were recent-movers who moved into their current units between 1999 and 2002. The median rent these recent-movers paid in 2002 was \$800, \$128 or 19 percent higher than the \$672 rent of long-term tenants who moved into their current units before 1999 (Table 6.14). The variance between rents of recent-movers and long-term tenants (moved into their units before 1999) was noticeably larger for tenants in pre-1947 rent-stabilized units: \$150 or 23 percent. The variance in rents was even bigger for tenants in unregulated units in cooperative and condominium buildings: \$1,200 versus \$869. The rent of recent-movers was \$331 or 38 percent higher than that of long-term tenants.

After adjusting for inflation, in the three years between 1999 and 2002, the real median contract rent of all rental units did not rise, while the real median renter household income rose by 11 percent (Table 6.15). During the same period, the real rent of rent-controlled units declined by 4 percent, from \$520 to \$500, while real household income in these units increased by 11 percent. At the same time, the real rent of rent-stabilized units declined by 1 percent, while real household income in those units increased by 10 percent. The real rent increase for pre-1947 rent-stabilized units was 4 percent, while real income increased for households in such units by 12 percent. At the same time, the real rent of post-1947 rent-stabilized units decreased by 2 percent, while the real income of households in those units increased by 10 percent.

5 For further information, see Anthony Blackburn, *Housing New York City, 1993*, pages 215-216, and Fact Sheets #5, #6, #12, #24, #39, #40 and Operational Bulletins 84-4 and 2005-01, and Policy Statement 92-2 issued by the NYS Division of Housing and Community Renewal.

Table 6.13
Percentage of Occupants Who Moved in Between 1999 and 2002 by Rent Level
New York City 2002

Percentage of Households Who Moved In	
Contract Rent Level	1999 - 2002
All	35.4%
Less than \$400	19.5%
\$400 - \$599	18.1%
\$600 - \$699	30.0%
\$700 - \$899	38.0%
\$900 - \$1,249	46.7%
\$1,250 and Over	63.3%

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey. Longitudinal data not available.

Table 6.14
Percentage of Occupants Who Moved in Between 1999 and 2002 and
Median Contract Rents by Regulatory Status and Move-In Date
New York City 2002

Regulatory Status	Moved in Between 1999 and 2002		Moved in Before 1999	Percent Difference in Median Rent
	Percent	Median Contract Rent	Median Contract Rent	
All Renters	35.4%	\$850	\$650	+30.8%
Controlled	*	*	\$500	--
Stabilized	32.7%	\$800	\$672	+19.0%
Pre-1947	33.1%	\$800	\$650	+23.1%
Post 1947	31.4%	\$840	\$702	+19.7%
Unregulated	49.8%	\$950	\$800	+18.8%
In Rental Buildings	49.8%	\$950	\$785	+21.0%
In Coops/Condos	50.6%	\$1,200	\$869	+38.1%

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

Note:

* Too few units to report.

Between 1999 and 2002, the real median contract rent of unregulated rental units in rental buildings rose by 4 percent, from \$817 to \$850, while the real median income of households in those units increased by 2 percent between 1998 and 2001 (Table 6.15). At the same time, the real rent of such units in cooperative and condominium buildings increased by 1 percent, while the real income of households in those units decreased by 6 percent.

The real median contract rent of Public Housing units, which was disproportionately lower than the rents of other categories, also rose between 1999 and 2002, by 7 percent (Table 6.15). The real income of Public Housing households increased by 15 percent during the three-year period. During the same period, the real rent of *in rem* units remained virtually the same, while the real income of *in rem* households increased overwhelmingly by 42 percent.⁶

Table 6.15
Median Contract Rent, Median Household Income
and Percent Change in Each 1999 to 2002 by Regulatory Status
New York City 1999 and 2002

Regulatory Status	Median Contract Rent		Percent Change	Median Renter Household Income		Percent Change
	1999 ^a	2002	1999-2002	1998 ^b	2001	1998-2001
All	\$706	\$706	0.0%	\$28,022	\$31,000	+10.6%
Controlled	\$520	\$500	-3.8%	\$18,322	\$20,400	+11.3%
Stabilized	\$708	\$700	-1.1%	\$29,100	\$32,000	+10.0%
Pre-1947	\$676	\$700	+3.6%	\$27,591	\$31,000	+12.4%
Post-1947	\$763	\$750	-1.7%	\$32,764	\$36,000	+9.9%
Mitchell-Lama	\$654	\$635	-2.9%	\$23,122	\$25,600	+10.7%
Unregulated	\$817	\$850	+4.0%	\$38,099	\$40,000	+5.0%
In Rental Buildings	\$817	\$850	+4.0%	\$37,722	\$38,400	+1.8%
In Coops/Condos	\$937	\$950	+1.4%	\$52,897	\$50,000	-5.5%
Public Housing	\$272	\$290	+6.6%	\$10,459	\$12,000	+14.7%
<i>In Rem</i>	\$305	\$302	-1.0%	\$12,371	\$17,568	+42.0%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a In 2002 dollars.

b In 2001 dollars.

⁶ In interpreting changes in median rent/income data and in percents, the potential impacts of the following should be reflected; first, different samples and weights were used for the 1999 HVS and the 2002 HVS; and, second, the number of *in rem* units has shrunk sharply by 37 percent, from 20,381 on June 30, 1999, to 12,873 on June 30, 2002. Therefore, characteristics of *in rem* sample units and households for the 2002 HVS were significantly different from those for the 1999 HVS.

In 2002, the median contract rent of rent-controlled units in Manhattan was \$582, 16 percent higher than the rents of such units in the City as a whole and in Brooklyn (\$500) and much higher than those in the other boroughs (Table 6.16). The rent of rent-controlled units in Queens was \$469, the lowest for such units in any of the boroughs. The rent of rent-stabilized units in Manhattan was \$826, the highest for such units in any of the boroughs. This was \$126, or 18 percent, higher than the \$700 city-wide rent for such units. The rent for such units in buildings built after 1947 in Manhattan was \$978, while it was \$800 for such units in buildings built in 1947 or before. The rent for rent-stabilized units in the Bronx was \$625, the lowest for such units in any of the boroughs (Figure 6.6).

The 2002 median rent of unregulated units in rental buildings in Manhattan was \$2,200, the most expensive in the City and 2.6 times the rent of all unregulated rental units in rental buildings in the City, which was \$850 (Table 6.16). The rent of unregulated rental units in cooperative and condominium buildings in Manhattan was the second most expensive in the City, \$2,000, or 2.1 times the rent for all such units in the City, which was \$950.

The median contract rent of Public Housing units in the Bronx was \$243, lower than the rent for all such units in the City (Table 6.16).

Figure 6.6
Median Contract Rent by Rent Regulation Status by Borough
New York City 2002

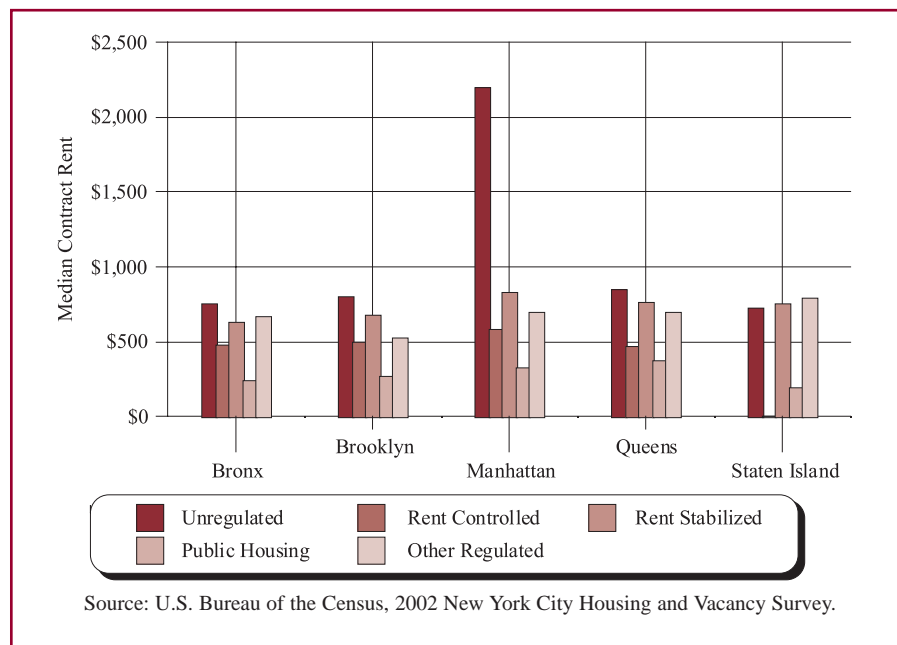


Table 6.16
Median Contract Rents (in 2002 Dollars) by Borough and by Regulatory Status
New York City 1999 and 2002

Regulatory Status	Borough					
	All	Bronx ^a	Brooklyn	Manhattan ^a	Queens	Staten Island
1999						
All	\$706	\$599	\$659	\$792	\$763	\$700
Controlled	\$520	\$436	\$518	\$545	\$545	**
Stabilized	\$708	\$599	\$661	\$872	\$752	\$708
Pre-1947	\$676	\$599	\$654	\$782	\$736	**
Post-1947	\$763	\$654	\$708	\$1,146	\$763	\$708
Other Regulated	\$584	\$599	\$593	\$578	\$569	**
Mitchell-Lama	\$654	\$654	\$693	\$700	\$592	**
Other ^b	\$381	\$362	\$323	\$459	\$458	**
Unregulated	\$817	\$763	\$763	\$2,174	\$817	\$708
In Rental Buildings	\$817	\$763	\$763	\$2,223	\$817	\$708
In Coops/Condos	\$937	\$817	\$817	\$1,602	\$872	**
Public Housing	\$272	\$218	\$276	\$292	\$284	\$305
<i>In Rem</i>	\$305	\$312*	\$312*	\$294	**	**
2002						
All	\$706	\$620	\$700	\$810	\$800	\$700
Controlled	\$500	\$475	\$500	\$582	\$469	**
Stabilized	\$700	\$625	\$675	\$826	\$760	\$750
Pre-1947	\$700	\$624	\$650	\$800	\$750	**
Post-1947	\$750	\$672	\$702	\$978	\$785	\$700
Other Regulated	\$691	\$677	\$550	\$776	\$693	\$786
Mitchell-Lama	\$635	\$679	\$600	\$660	\$600	**
Other ^b	\$767	\$675	\$500	\$872	\$789	\$806*
Unregulated	\$850	\$750	\$800	\$2,200	\$850	\$725
In Rental Buildings	\$850	\$750	\$800	\$2,200	\$850	\$725
In Coops/Condos	\$950	\$800	\$900	\$2,000	\$900	**
Public Housing	\$290	\$243	\$267	\$327	\$377	\$197*
<i>In Rem</i>	\$302	**	**	\$302	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Marble Hill in the Bronx.

b Includes primarily units whose rents are regulated by HUD, and also units with rents regulated by the Loft Board or under the provisions of the Article 4 program (which built limited-profit rental buildings for households with moderate incomes under Article 4 of the state PHFL).

* Since the number of renter-occupied units is small, interpret with caution.

** Too few households to report.

Table 6.17
Distribution of Renter Occupied Units by Contract Rent and by Regulatory Status
New York City 2002

Contract Rent	All	Rent Controlled	Rent Stabilized				Other		Public Housing	In Rem
			All	Pre-1947	Post-1947	Regulated	All Unregulated			
All Renter Occupied^a	2,023,504	59,324	988,393	752,130	236,263	151,521	638,368	174,490	11,408	
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
\$1 - \$299	8.8%	18.5%	3.8%	4.0%	3.4%	17.2%	1.3%	51.0%	38.8%	
\$300 - \$399	4.1%	14.0%	3.0%	3.4%	1.9%	3.8%	1.7%	13.2%	44.6%	
\$400 - \$499	7.2%	13.2%	7.4%	8.5%	4.2%	6.5%	3.3%	17.6%	**	
\$500 - \$599	11.4%	15.4%	14.9%	15.7%	12.2%	10.5%	6.4%	9.7%	**	
\$600 - \$699	14.2%	8.9%	17.6%	17.7%	17.2%	12.4%	12.2%	6.1%	**	
\$700 - \$799	13.4%	8.1%	15.6%	15.3%	16.6%	12.1%	14.5%	**	**	
\$800 - \$899	10.9%	6.1%*	11.0%	10.2%	13.6%	9.5%	14.6%	**	**	
\$900 - \$999	7.4%	**	7.2%	6.3%	9.8%	7.0%	10.4%	**	**	
\$1,000 - \$1,249	10.1%	**	9.1%	8.8%	10.2%	9.6%	15.3%	**	**	
\$1,250 - \$1,499	3.8%	**	4.2%	4.1%	4.4%	3.6%	4.5%	**	**	
\$1,500 - \$1,999	4.2%	**	4.7%	5.0%	3.7%	2.8%	4.9%	**	**	
\$2,000 & Over	4.6%	**	1.5%	1.2%	2.7%	5.1%	10.9%	**	**	

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

Notes:

a Includes households paying no cash rent (44,984) which are not included in percent distribution.

* Since the number of households is small, interpret with caution.

** Too few households to report.

Of all renter units in the City, 20 percent rented for a contract rent between \$1 and \$499 a month, while 39 percent rented for a rent of \$500 to \$799 (Table 6.17). In addition, 18 percent had rents of \$800 to \$999, while another 14 percent had rents of \$1,000 to \$1,499. The rents of the remaining 9 percent were \$1,500 or more: 4 percent rented for \$1,500 to \$1,999, and 5 percent rented for \$2,000 or more. Compared to the city-wide distribution of rent, a larger proportion of rent-controlled units were low-rent units. Of all rent-controlled units in the City, almost four-fifths (78 percent) rented for less than \$800; 46 percent rented for between \$1 and \$499 and 32 percent rented for \$500 to \$799. On the other hand, of all rent-stabilized units, two-thirds rented for \$500 to \$999; 48 percent for \$500 to \$799; and 18 percent for \$800 to \$999. In addition, another fifth rented for \$1,000 or more; 13 percent for \$1,000 to \$1,499; and 6 percent for \$1,500 or more. Of rent-stabilized units in buildings built after 1947, seven in ten rented for \$500 to \$999; 46 percent for \$500 to \$799; and 23 percent for \$800 to \$999. Only 10 percent of such units rented for less than \$500 (Figures 6.7 and 6.8).

Compared to the city-wide distribution of all rental units and to the distribution in other rental categories, a substantially larger proportion of unregulated rental units rented for higher rents (Table 6.17). More than a third of all unregulated rental units rented for a contract rent of \$1,000 or more; 20 percent for \$1,000 to \$1,499; and 16 percent for \$1,500 or more. It is worth noting that more than one in ten of unregulated rental units in the City rented for \$2,000 or more (Figure 6.9).

Figure 6.7
Number of Renter Occupied Units by Contract Rent Level within Rent Regulation Status
New York City 2002

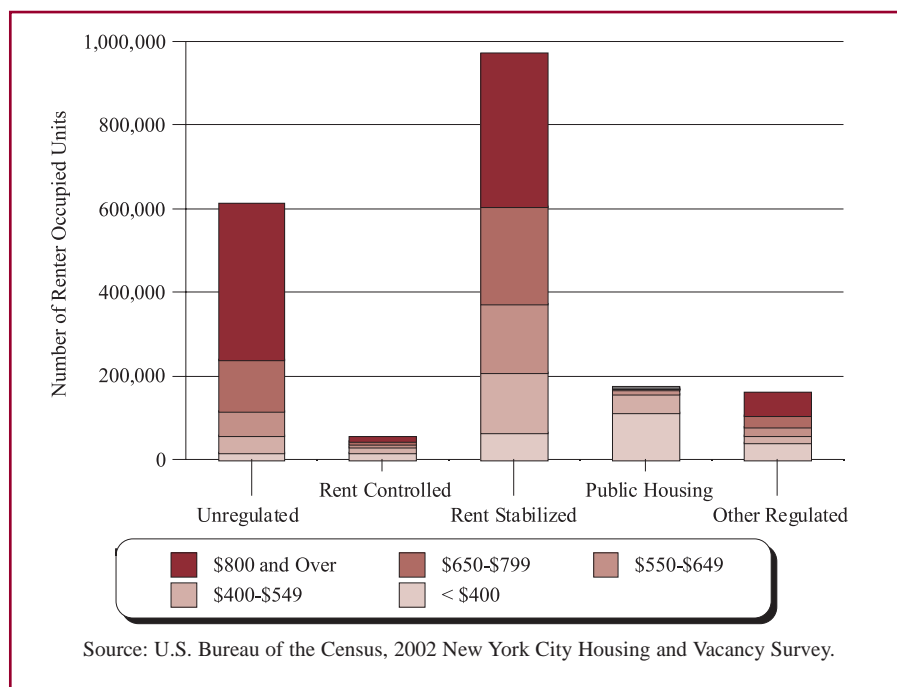


Figure 6.8
Distribution of Renter Occupied Stabilized Units by Contract Rent
New York City 2002

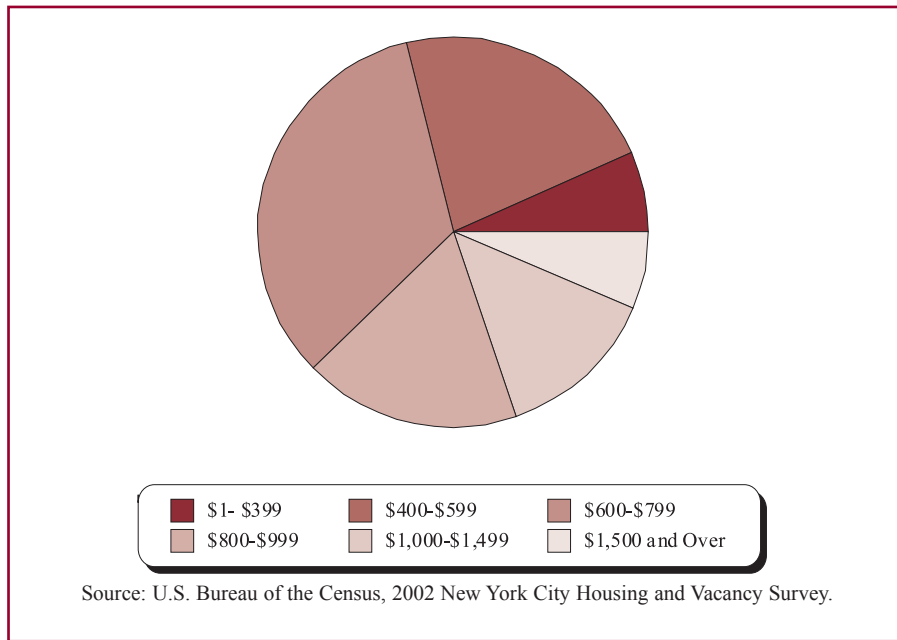
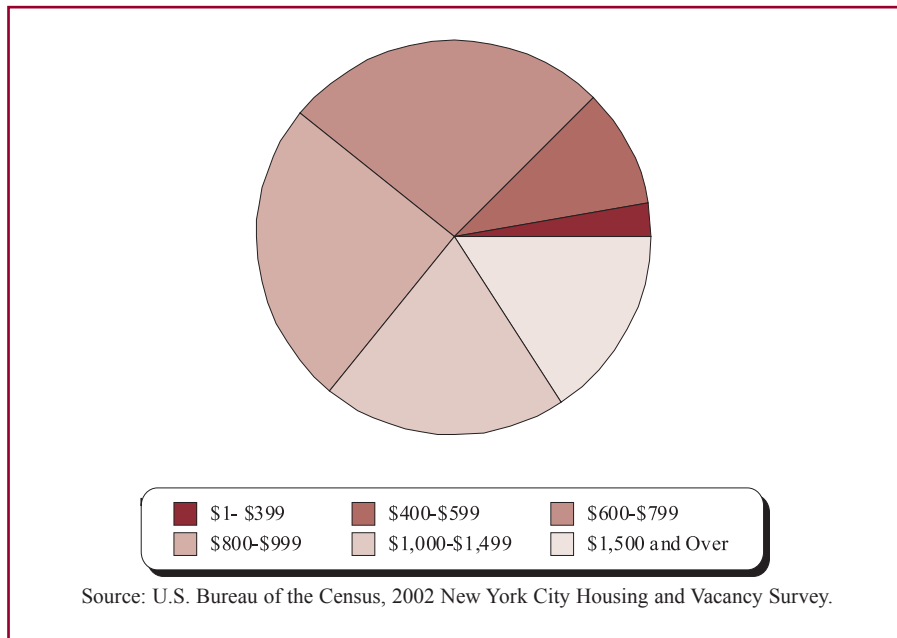


Figure 6.9
Distribution of Renter Occupied Unregulated Units by Contract Rent
New York City 2002



In rem and Public Housing units were the least expensive. More than four-fifths of *in rem* units (83 percent) rented for a contract rent between \$1 and \$399, while 39 percent rented for between \$1 and \$299 (Table 6.17). At the same time, almost all Public Housing units rented for between \$1 and \$699, while 82 percent rented for between \$1 and \$499.

Differences in Rent by Unit Size

As in most housing markets, it is expected that, in the City, rent will increase as the size of the unit increases. This relationship was consistently steady and positive for all sizes of units in the City, except in Manhattan. In 2002, the rent for one-bedroom units in the City was \$695, only 5 percent higher than the rent for studios (Table 6.18). This is because more than half of the studio rentals in the City were located in Manhattan, where rents are the highest of all the boroughs.⁷ However, the rent for two-bedroom units in the City was \$750, 8 percent higher than that for one-bedroom units, while the rent for three-or-more-bedroom units was \$816, 9 percent higher than that for two-bedroom units.

Table 6.18
Median Contract Rents by Number of Bedrooms and by Borough
New York City 2002

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All Renter Occupied Units	\$706	\$660	\$695	\$750	\$816
Bronx ^a	\$620	\$494	\$600	\$650	\$772
Brooklyn	\$700	\$582	\$650	\$700	\$825
Manhattan ^a	\$810	\$898	\$900	\$765	\$635
Queens	\$800	\$660	\$737	\$850	\$980
Staten Island	\$700	\$550*	\$682	\$800	\$900

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

Note:

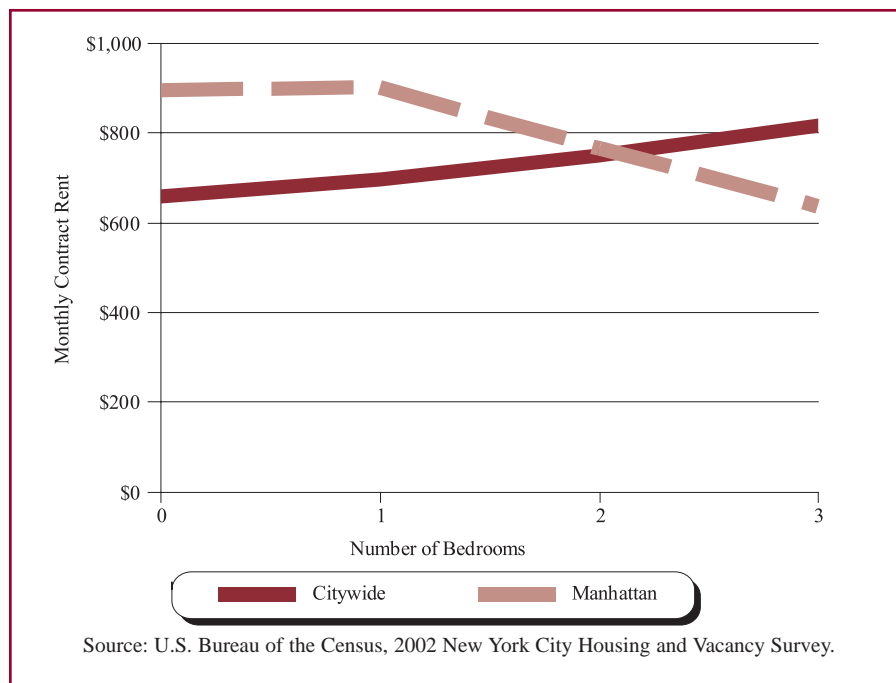
a Marble Hill in the Bronx.

* Since the number of households is small, interpret with caution.

In Manhattan, the median contract rent for studios was \$898, while the rent for one-bedroom units was virtually the same at \$900; the rents for two-bedroom and three-or-more-bedroom units were \$765 and \$635 respectively (Figure 6.10). Major reasons for this pattern are as follows: in Manhattan, negligibly few rental studios were in the heavily rent-subsidized very-low rent categories of Public Housing, *in rem*, “other” rent-regulated, and rent-controlled (Table 6.19), while relatively larger proportions were in the

⁷ U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Figure 6.10
Monthly Contract Rent by Number of Bedrooms
New York City and Manhattan 2002



categories of rent-stabilized or unregulated rental units in rental buildings or in cooperative and condominium buildings, many of which were built in later years and the rents of which were very high. Specifically, the median contract rent for unregulated rental units in the borough was \$2,200, 2.7 times the borough-wide median rent, and about 7 times the rent for Public Housing (\$327) or *in rem* (\$302) units in the borough. Also, compared to their proportion of all rental units, a larger proportion of rental studios were in rent-stabilized buildings built after 1947, the median rent for which was \$910, about three times the rent for Public Housing or *in rem* units. On the other hand, a large proportion of two-bedroom and three-or-more-bedroom units were very-low-rent Public Housing, other-regulated or rent-controlled units. For example, more than seven in ten of Public Housing units were either two-bedroom units (49 percent) or three-bedroom units (24 percent), while fewer than one in ten rent-stabilized units had three or more bedrooms. Particularly, of rent stabilized units in buildings built after 1947 in Manhattan, only eight percent were three-bedroom units.

A consistently positive relationship between unit size and rent level is exhibited within each rent-regulation category, except for very old units, such as rent-controlled units and rent-stabilized units in buildings built in 1947 or before. For rent-controlled units, the median contract rent for two-bedroom units was \$500, exactly the same as for one-bedroom units in this category (Table 6.20). The rent for pre-1947 rent-stabilized studio units was \$700, higher than that for one-bedroom units in the same rental category, which was \$682. This is because almost seven in ten of pre-1947 rent-stabilized studios were located in Manhattan.⁸

8 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 6.19
Median Contract Rents and Number of Units in Manhattan
by Rent Regulatory Status and Year Built, by Number of Bedrooms
New York City 2002

Rent Regulatory Status	All Renter Occupied Units in Manhattan											
	0			1			2			3 or More		
	Number	Median Contract Rent	Median Contract Rent	Number	Median Contract Rent	Median Contract Rent	Number	Median Contract Rent	Median Contract Rent	Number	Median Contract Rent	Median Contract Rent
All	557,491	\$810	\$898	240,068	\$900	\$765	161,377	\$900	\$765	65,887	\$635	
Controlled	27,537	\$582	**	13,601	\$600	\$625	7,945	\$600	\$625	**	\$501*	
Stabilized	328,574	\$826	\$850	147,985	\$900	\$800	82,894	\$900	\$800	31,898	\$700	
Pre-1947	274,059	\$800	\$800	124,141	\$865	\$780	68,023	\$865	\$780	27,704	\$705	
Post-1947	54,515	\$978	\$910	23,844	\$1,100	\$992	14,871	\$1,100	\$992	4,194*	\$619*	
Mitchell-Lama	14,418	\$660	**	6,439	\$660	\$732	5,134	\$660	\$732	**	**	
Unregulated	89,787	\$2,200	\$1,750	39,127	\$2,210	\$2,300	28,128	\$2,210	\$2,300	9,092	\$3,400	
In Rental Buildings	74,273	\$2,200	\$1,825	30,761	\$2,210	\$2,250	25,143	\$2,210	\$2,250	8,695	\$3,300	
Sublet Coops	15,513	\$2,000	\$1,600*	8,366	\$2,450	**	**	\$2,450	**	**	**	
Public Housing	54,850	\$327	**	12,967	\$268	\$368	26,751	\$268	\$368	13,174	\$350	
<i>In Rem</i>	8,119	\$302	**	**	**	**	**	**	**	**	\$330*	
Year Built												
1980 or Later	37,325	\$2,150	\$1,665	21,757	\$2,195	\$2,694	9,136	\$2,195	\$2,694	**	**	
1970 - 1979	40,557	\$950	\$924	19,498	\$1,175	\$760	11,630	\$1,175	\$760	4,383*	\$950	
1947 - 1969	107,286	\$620	\$800	38,165	\$850	\$495	39,320	\$850	\$495	15,031	\$465	
Before 1947	372,323	\$820	\$875	160,648	\$857	\$810	101,291	\$857	\$810	44,758	\$705	

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table 6.20
Median Contract Rents by Regulatory Status and by Number of Bedrooms
New York City 2002

Rent Regulatory Status	Number of Bedrooms				
	All	0	1	2	3 or More
All	\$706	\$660	\$695	\$750	\$816
Controlled	\$500	**	\$500	\$500	\$571
Stabilized	\$700	\$680	\$700	\$740	\$755
Pre-1947	\$700	\$700	\$682	\$706	\$735
Post-1947	\$750	\$650	\$745	\$820	\$900
Mitchell-Lama	\$635	\$492	\$585	\$700	\$900
Unregulated	\$850	\$725	\$750	\$875	\$995
In Rental Buildings	\$850	\$650	\$750	\$850	\$990
In Coops/Condos	\$950	\$900	\$930	\$1,000	\$1,000*
Public Housing	\$290	\$180	\$217	\$349	\$305
<i>In Rem</i>	\$302	**	**	\$293	\$330

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

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

Rent and Housing and Neighborhood Conditions

Some of the most important determinants of rent are, first, the condition of rental units; second, the condition of buildings which contain those units; and, third, the condition of the neighborhoods where the units are located. Thus, it is expected that the rent for units with better housing, building, and neighborhood conditions will be higher than the rent for units with poorer conditions. The 2002 HVS confirms that such a clearly positive relationship between rents and housing, building, and/or neighborhood conditions exists in the City. Specifically the median contract rent of units in buildings that were not dilapidated was \$710, or \$60 higher than that of units in dilapidated buildings (Table 6.21). The rent of units in buildings without any building defects was \$716, but the level of rent decreased as the number of defects increased: \$700 for units in buildings with one defect type, and \$650 for units in buildings with two defect types. Then, the rent moved up slightly to \$678 for units in buildings with three or more building defect types.

A positive relationship between housing maintenance condition and rent was also vividly displayed, according to the 2002 HVS. The rent of units without maintenance deficiencies was \$750; it fell to \$700, \$650, and \$642 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies (Table 6.21).

Table 6.21
Median Contract Rent by Housing and Neighborhood Conditions
New York City 2002

Housing and Neighborhood Conditions	Median Contract Rent
Dilapidation Status	
Dilapidated	\$650
Not Dilapidated	\$710
Number of Building Defect Types	
None	\$716
1	\$700
2	\$650
3 or More	\$678
Number of Maintenance Deficiencies	
None	\$750
1-2	\$700
3-4	\$650
5 or More	\$642
Presence of Boarded-Up Building on Same Street	
Yes	\$650
No	\$725
Neighborhood Satisfaction Rating	
Excellent	\$870
Good	\$725
Fair	\$650
Poor	\$600

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

A solidly positive relationship also existed between neighborhood conditions and rent. The rent for units located on a street where there were no boarded-up buildings was \$725, while it was \$650 for units located on a street where boarded-up buildings were present (Table 6.21). The rent level was highest, \$870, for units in neighborhoods rated “excellent” by survey respondents; the level declined as the neighborhood rating declined: \$725 for units in neighborhoods rated “good,” \$650 for units in neighborhoods rated “fair,” and \$600 for units in neighborhoods rated “poor.”

Rents for Unregulated Rental Units

Of the 2,024,000 occupied rental units in the City in 2002, 638,000, or 32 percent, were unregulated rental units (Table 6.17). Of all occupied unregulated rental units, 590,000, or 92 percent, were in rental buildings, while 49,000 were in cooperative or condominium buildings (Table 6.22). In 2002, the median

Table 6.22
Median Contract Rent of Unregulated Units by Borough and by Type of Building
New York City 1999 and 2002

Borough	Total	In Rental Buildings	In Coops and Condos
1999 (in 2002 dollars)			
All	\$817	\$817	\$937
Bronx ^a	\$763	\$763	\$817
Brooklyn	\$763	\$763	\$817
Manhattan ^a	\$2,174	\$2,223	\$1,602
Queens	\$817	\$817	\$872
Staten Island	\$708	\$708	*
2002			
Total Occupied Units ^b	638,368	589,719	48,649
All	\$850	\$850	\$950
Bronx ^a	\$750	\$750	\$800
Brooklyn	\$800	\$800	\$900
Manhattan ^a	\$2,200	\$2,200	\$2,000
Queens	\$850	\$850	\$900
Staten Island	\$725	\$725	*

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

b Includes 23,918 households paying no cash rent, that are not included in the median rents presented.

* Too few to report.

contract rent for unregulated rental units, particularly those in cooperative or condominium buildings, was the highest of any rental category in the City. Furthermore, the rents for unregulated rental units as a whole and for separate sub-categories of this rental category—units in rental buildings and units in cooperative or condominium buildings— in Manhattan were the highest of rents in all the boroughs. The rent for all unregulated rental units in the borough was \$2,200, or 2.6 times the rent for such units in the City as a whole. The rents for such units in other boroughs ranged from \$725 in Staten Island, to \$750 in the Bronx, \$800 in Brooklyn, and \$850 in Queens (Table 6.22). The rent for such units in cooperative or condominium buildings in Manhattan was \$2,000, or 2.1 times the rent for all such units in the City and the highest for such units in any of the other boroughs, which ranged from \$800 in the Bronx to \$900 in Brooklyn and Queens. The number of such units in Staten Island was too inappreciable to report.

As discussed earlier, more unregulated rental units in the City were in the middle and upper rent ranges in 2002. The rent for almost nine in ten unregulated rental units was \$600 or more: 52 percent rented for \$600-\$999, and 36 percent rented for \$1,000 or more (Table 6.23). The rent distribution of unregulated rental units in rental buildings was very similar to that of all unregulated rental units. However, of unregulated units in cooperative and condominium buildings, more units had high rents. The rents of 27 percent of such units were \$1,500 or more, and 18 percent rented for \$2,000 or more.

From 1999 to 2002, the proportion of unregulated rental units renting for less than \$600 declined from 19 percent to 13 percent and the proportion renting between \$600 and \$999 declined from 54 percent to 52 percent (Table 6.23). Contrarily, the proportion of such units renting for \$1,000 or more increased considerably from 27 percent to 36 percent.

Of all 67,000 unregulated rental units renting for \$2,000 or more in 2002, 87.6 percent were in rental buildings, while only 12.4 percent were in cooperative or condominium buildings. In 1999, the comparable proportions of such units in rental buildings and in cooperative or condominium buildings were 78.9 percent and 21.1 percent respectively. In the three years, the proportion of such units in rental

Table 6.23
Distribution of Unregulated Renter Occupied Units by Contract Rent Interval
(in 2002 Dollars) by Type of Building
New York City 1999 and 2002

Contract Rent Interval	Total		In Coops and Condos		In Rental Buildings	
	1999	2002	1999	2002	1999	2002
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
\$1 - \$299	1.3%	1.3%	**	**	1.5%	1.4%
\$300 - \$399	2.3%	1.7%	**	**	2.3%	1.8%
\$400 - \$499	5.4%	3.3%	**	**	5.8%	3.3%
\$500 - \$599	9.8%	6.4%	5.1%*	**	10.4%	6.4%
\$600 - \$699	10.9%	12.2%	7.8%	7.5%*	11.3%	12.6%
\$700 - \$799	17.1%	14.5%	12.7%	10.0%	17.7%	14.8%
\$800 - \$899	15.6%	14.6%	15.1%	12.1%	15.7%	14.9%
\$900 - \$999	10.1%	10.4%	9.9%	11.7%	10.2%	10.3%
\$1,000 - \$1,249	12.0%	15.3%	14.0%	16.5%	11.7%	15.2%
\$1,250 - \$1,499	4.1%	4.5%	7.9%	**	3.6%	4.5%
\$1,500 - \$1,999	3.4%	4.9%	8.8%	9.5%	2.7%	4.5%
\$2,000 and Over	7.9%	10.9%	14.4%	17.7%	7.1%	10.3%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

* Since the number of renter occupied households is small, interpret with caution.

** Too few households to report.

buildings renting for the highest rent level increased by 8.7 percentage points.⁹ This increase does not appear to have resulted merely from increases in the rents of units at the next lower rent level. Instead, much of the increase could consist of units that were rent-stabilized at the highest levels of rent in 1999 and, between 1999 and 2002, became unregulated rental units as their rents rose above the \$2,000 level. In fact, according to the 1999 HVS, of the 29,000 unregulated rental units in rental buildings with six or more units renting for \$2,000 or more in 1999, 20,000 units, or 75.0 percent, had been rent-stabilized in 1996.¹⁰

Rents of Units in Cooperative and Condominium Buildings

The number of rental units in cooperative and condominium buildings in New York City changes as the demand for and supply of rental or owner units in the City change, since the tenure of unregulated rental units in such buildings can change as owners of buildings and/or units want. The number of all occupied rental units in cooperative and condominium buildings was 108,000 in 2002. The share of rent-regulated units in such buildings was 55.1 percent in 2002 (Table 6.24).

Table 6.24
Number of Renter Occupied Units in Cooperative and Condominium
Buildings by Regulatory Status of Unit
New York City 1999 and 2002

Regulatory Status	1999	2002		Change 1999-2002
	Percent	Number	Percent	
All Renter Occupied Units in Coops and Condos ^a	100.0%	108,363	100.0%	
Rent Regulated	53.5%	59,714	55.1%	+1.6
Unregulated	46.5%	48,649	44.9%	-1.6

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Excluding Mitchell-Lama cooperatives.

9 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.
 10 Moon Wha Lee, *Housing New York City*, 1999, page 360. A similar analysis cannot be done using the 2002 HVS data. Since the sample and weight for the 2002 HVS are different from the sample and weight used for the 1999 HVS, the 2002 HVS does not provide longitudinal data.

In 2002, as in 1999, the rent of unregulated rental units in cooperative and condominium buildings was substantially higher than that of rent-regulated units in such buildings. In 2002, the median contract rent of unregulated rental units in such buildings was \$950, which was \$225 or 31 percent higher than the rent of rent-regulated units in such buildings (Table 6.25). The difference was exceptionally large in Manhattan. The rent of unregulated rental units in such buildings in the borough was \$2,000—that is, \$932 or 87 percent higher than the rent of rent-regulated units in such buildings.

For rent-regulated and unregulated rental units in cooperative and condominium buildings, the relationship between the size of the units and the level of rent was consistently positive for all sizes of units. The median contract rent for rent-regulated units in such buildings was \$650 for studios, \$716 for one-bedroom units, \$760 for two-bedroom units, and \$840 for three-or-more-bedroom units (Table 6.26). At the same time, the median rents for unregulated rental units in such buildings also showed a consistent relationship: \$900 for studios, \$930 for one-bedroom units, and \$1,000 for two-bedroom and three-or-more-bedroom units.

Table 6.25
Median Contract Rent of Renter Occupied Units in Cooperative or
Condominium Buildings by Borough and by Regulatory Status
New York City 1999 and 2002

Borough	Regulatory Status				Percent Difference	
	Rent Regulated		Unregulated		1999	2002
	1999 ^c	2002	1999 ^c	2002		
All Renter Occupied Units in Coops and Condos ^a	\$763	\$725	\$937	\$950	22.8%	31.0%
Bronx ^b	\$691	\$700	\$817	\$800	18.2%	14.3%
Brooklyn	\$692	\$598	\$817	\$900	18.1%	50.5%
Manhattan ^b	\$1,084	\$1,068	\$1,602	\$2,000	47.8%	87.3%
Queens	\$744	\$730	\$872	\$900	17.2%	23.3%
Staten Island	*	*	*	*	--	--

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

- a Excluding Mitchell-Lama cooperatives.
- b Marble Hill in the Bronx.
- c In 2002 dollars.
- * Too few units to report.

Table 6.26
Median Contract Rents of Renter Occupied Units in
Cooperative or Condominium Buildings^a by Number of Bedrooms and Regulatory Status
New York City 2002

Number of Bedrooms	Regulatory Status		Percent Difference
	Rent Regulated	Unregulated	
All	\$725	\$950	31.0%
0	\$650	\$900	38.5%
1	\$716	\$930	29.9%
2	\$760	\$1,000	31.6%
3 or More	\$840	\$1,000*	19.0%

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

Note:

a Excluding Mitchell-Lama cooperatives.

* Since the number of units is small, interpret with caution.

Affordability (Rent/Income Ratio) of Rental Housing

The rent/income ratio, a composite measure of rent viewed in relation to household income, is one of the most serious issues tenants, owners, and policy-makers face in considering how the rental housing market performs in providing affordable housing to renter households in the City. However, the rent/income ratio, as an affordability indicator, has the following two major limitations, among other things: first, it does not take into account the needs and preferences of different households for specific kinds of housing units in certain locations; and, second, it does not reflect certain needs of different households for basic non-housing goods and services that these households should have in order to maintain a decent life.¹¹ Despite these limitations, the rent/income ratio is the most commonly used measure of the proportion of household income tenants spend for rent, since so far there appears to be no better alternative indicator that is easy to use and understand.

The median gross rent/income ratio, or the proportion of income that households spend for the gross rent of the units they occupy, was 28.6 percent in 2002. (Rent data are for the survey year, while income data are for the year before the survey year. In this report, the rent/income ratio is estimated using gross rent, which is the contract rent plus any charges for fuel or utilities paid separately from the rent by the tenants.) This was a slight decline from three years earlier in 1999, when it was 29.4 percent, and a consecutive decline from 1996, when the ratio was 30.0 percent (Table 6.27).

As in previous survey years, there is a clear-cut gradient in effect as income level rises, with the gross rent/income ratio progressively moving down (Table 6.28). The median gross rent/income ratio was 54.4

¹¹ For further discussion of the limitations of the rent/income ratio, see Paul L. Niebanck, *Rent Control and the Rental Housing Market, New York City*, 1968, page 148.

Table 6.27
Median Gross Rent/Income Ratio
New York City, Selected Years 1960-2002

Year	Gross Rent/Income Ratio ^a
2002	28.6%
1999	29.4%
1996	30.0%
1993	30.0%
1991	28.5%
1987	29%
1984	29%
1981	27%
1978	28%
1975	25%
1970	20%
1968	21%
1965	20%
1960	19%

Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Censuses, and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a For 1993, 1996, 1999 and 2002 the ratio was calculated using imputed rent and income. For prior years the ratio was based on reported rent and income only.

percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2001, the Median Income of the New York, New York, Primary Metropolitan Statistical Area (PMSA) adjusted for household size by the U.S. Department of Housing and Urban Development (Table 6.28). Then, the ratio declined to 41.2 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 21.2 percent for moderate-income households, whose incomes were between 81 percent and 100 percent of the AMI; and to only 15.1 percent for households with incomes greater than the AMI.

The solid gradient effect in the relationship between incomes and rent/income ratios was vividly confirmed in the detailed distribution of rent/income ratios by household income level. The median rent/income ratio for households with incomes between \$10,000 and \$14,999 in 2001 was 65.0 percent. Then the ratio declined progressively without interruption as household incomes increased (Table 6.29). The ratio dropped to 36.9 percent for households with incomes between \$20,000 and \$29,999 and to 27.8

Table 6.28
Median Contract Rent and Median Gross Rent/Income Ratio by Area Median Income Level
New York City 2002

Percent of Area Median Income (AMI) Level ^a	Median Contract Rent	Median Gross Rent/Income Ratio
All Renters	\$706	28.6%
Greater than AMI (100%)	\$925	15.1%
81% – 100% AMI	\$760	21.2%
≤80% AMI	\$645	41.2%
51% – 80% AMI	\$700	27.3%
≤50% AMI	\$600	54.4%

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

Note:

^a Percent of New York, New York PMSA Median Income (\$62,800 in 2002) adjusted for household size by the U.S. Department of Housing and Urban Development (HUD).

percent for households with incomes between \$30,000 and \$39,999. The ratio continued to go down as household income rose: to 18.3 percent for households with incomes between \$50,000 and \$69,999, to 12.4 percent for households with incomes between \$100,000 and \$124,999, and to a mere 9.3 percent for households with incomes of \$175,000 or more.

This suggests that there is no single optimal ratio to indicate that households are paying a comfortable proportion of their income for rents. Household characteristics—such as household size and age of household members—as well as housing unit characteristics—such as age, size, and location of the unit—all determine the housing needs of different households. Nevertheless, low-income households, certainly those with incomes below \$20,000 had a heavy rent burden, paying well over 40 percent of their income for rent. However, as incomes moved up the income scale, the rent burden was substantially alleviated. The basic issue here is whether it is high rents or low incomes that dominate the affordability situation in the City. The situation certainly appears to partake of both. However, for low-income households it is definitely their lower incomes that dominate their appallingly serious rent burden.

The overall median gross rent/income ratio for rent-subsidized households was 60.8 percent (Table 6.30). That is, the overall gross rent of the apartment of a household receiving Section 8, SCRIE, or some other type of federal, State, or City subsidy was altogether—as a combination of both the household’s out-of-pocket rent and the rent subsidy—60.8 percent of the household’s income. On the other hand, the out-of-pocket rent/income ratio—that is, the portion of the household’s income that was actually spent out of pocket for the rent of the subsidized unit—was only 29.3 percent of the household’s monthly income.

This means that, if rent-subsidized households had had to pay the total rent asked by the landlord out of their own pockets for the units these households occupied, without any rent subsidy, the amount of their rent would have been 60.8 percent of their income, although the rent they actually paid was only 29.3

Table 6.29
Median Income, Median Gross Rent and Median Gross Rent/Income Ratio by Household Income Level
New York City 2002

Household Income Level	Median Income		Median Gross Rent		Median Gross Rent/Income Ratio		Pts Difference		
	1999 ^a	2002	% Difference	1999 ^a	2002	% Difference		1999 ^a	2002
All Renters	\$28,022	\$31,000	+ 10.6%	\$763	\$788	+ 3.3%	29.4	28.6	- 0.8 points
< \$5,000	1,186	0	--	659	668	+ 1.4%	>100.0	>100.0	--
\$5,000 - \$9,999	7,592	7,584	- 0.1%	545	528	- 3.1%	84.9	82.5	- 2.4
\$10,000 - \$14,999	12,394	12,000	- 3.2%	653	657	+ 0.6%	62.7	65.0	+ 2.3
\$15,000 - \$19,999	17,244	17,000	- 1.4%	696	696	0	46.6	48.6	+ 2.0
\$20,000 - \$29,999	24,789	24,120	- 2.7%	721	746	+ 3.5%	35.1	36.9	+ 1.8
\$30,000 - \$39,999	34,488	33,600	- 2.6%	774	787	+ 1.7%	26.8	27.8	+ 1.0
\$40,000 - \$49,999	44,188	44,000	- 0.4%	801	832	+ 3.9	21.2	22.8	+ 1.6
\$50,000 - \$69,999	58,199	57,700	- 0.9%	874	888	+ 1.6%	17.7	18.3	+ 0.6
\$70,000 - \$99,999	80,832	80,000	- 1.0%	992	975	- 1.7%	14.2	14.5	+ 0.3
\$100,000 - \$124,999	108,315	110,000	+ 1.6%	1,107	1,145	+ 3.4%	11.9	12.4	+ 0.5
\$125,000 - \$149,999	134,182	135,000	+ 0.6%	1,106	1,359	+ 22.9%	9.7	11.4	+ 1.7
\$150,000 - \$174,999	161,665	157,000	- 2.9%	1,569	1,580	+ 0.7%	11.7	11.2	- 0.5
\$175,000 and over	280,219	247,200	- 11.8%	1,933	1,962	+ 1.5%	8.0	9.3	+ 1.3

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.
Note: a 1999 rent is in April 2002 dollars; 1999 income is in average 2001 dollars.

Table 6.30
Median Gross Rent/Income Ratio, Distribution of All Renter Households,
Subsidized Households and Unsubsidized Households
New York City 2002

Household Subsidy Category	Median Gross Rent/Income Ratio ^a	Number of Households	Percent
All Renter Households	28.6	2,023,504 ^b	100.0%
Subsidized Households	60.8	197,200	11.9%
Out-of-Pocket Rent/ Income Ratio	29.3		
Unsubsidized Households	27.1	1,462,731	88.1%
Not-Reporting Subsidy	28.4	318,589	

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

Notes:

- a Data includes imputed rent and income where not reported by respondent, but excludes households with no cash rent or zero or negative income.
- b Includes 44,984 households paying no cash rent, that are not included in the percent distribution.

percent (Table 6.30). The difference between the rents landlords received, as a proportion of these households' incomes, and the portion of the rent the households actually paid out of pocket, as a proportion of their household income, was extremely large: 31.5 percentage points (60.8 percent - 29.3 percent). Even applying the standard thirty percent of household income for rent, which is the rent/income ratio HUD uses for determining affordability in the Consolidated Plan and the Section 8 program, the affordability gap here was 30.8 percentage points (again, 60.8 percent - 30.0 percent). Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received. The affordability burden of subsidized households was not appreciably alleviated in the three years between 1999 and 2002.¹²

The gross rent for rent-subsidized households is the overall housing cost they pay for their units (including any additional charges for fuel and utilities paid by the household)—that is, it is the rent the landlord received from the renter and/or the government. On the other hand, out-of-pocket rent is the portion of gross rent the renter actually pays, in addition to the rent subsidy paid by the government to the renter or directly to the landlord. Therefore, a discussion of the difference between the gross rent/income ratio and the out-of-pocket rent/income ratio will aid an adequate understanding of the rent burden subsidized households face. The standard affordability measure of thirty percent for the gross rent/income ratio will be used in this chapter in estimating comparably the affordability gap these subsidized households might have experienced if they had not received a subsidy. The affordability gap defined here is the difference between the gross rent/income ratio of rent-subsidized households and the standard thirty percent rent/income ratio affordability measurement.

¹² Moon Wha Lee, *Housing New York City, 1999*, page 364

Analysis of the components of the median contract rent for subsidized households—that is, the sum of out-of-pocket rent and rent subsidy—sheds additional light on the serious affordability gap these households face. (Contract rent, rather than gross rent, is used in this paragraph, since the paragraph covers rent data, not rent/income ratio data.) The median contract rent for households that received HUD Section 8 subsidies was \$725, the highest of the four household subsidy types. Of this amount, the household paid only 25.5 percent, or \$185, out of pocket (Table 6.3). The difference between the rent the landlord received and the portion of that rent these households actually paid was \$540 (\$725 - \$185) on average, which was the amount of the Section 8 subsidy, whether it was a Section 8 certificate or voucher. This was 2.9 times these households' out-of-pocket rent (\$540/\$185).

The rent for households that received the City's SCRIE was the second highest, \$550, and these households paid the highest proportion of their rent, 82.7 percent, or a median of \$455, out of pocket (Table 6.3). Thus, these households received a rent increase exemption of \$95 (\$550 - \$455), which was only 20.9 percent of their out-of-pocket rent. Households that received a Federal subsidy other than Section 8 paid the next lowest rent, at \$544. Of this, 46.0 percent, or \$250, was paid out of pocket; consequently, the subsidy they received was \$294 (\$544 - \$250), 1.2 times their out-of-pocket rent.

For households that received a New York State or City subsidy other than SCRIE, the rent was the lowest, \$428. Of this, 58.2 percent, or \$249, was paid by the households out of pocket; consequently, the subsidy they received was \$179 (\$428 - \$249), 72 percent of their out-of-pocket rent.

The median gross rent/income ratio for households that did not receive any of the four subsidies covered in the 2002 HVS and that had to pay the total amount of their rent out of their own pockets was 27.1 percent, 2.2 percentage points lower than the out-of-pocket rent/income ratio for rent-subsidized households (Table 6.31). However, these rent/income ratios are quite different in meaning one from the other. Rent-unsubsidized households were able to afford the apartments they occupied by spending less than the affordability standard of 30 percent of their incomes for rent, without any rent subsidies, while it is most unlikely that the 197,000 rent-subsidized households, or 11.9 percent of all renter households in the City in 2002 (Table 6.5), could have afforded the apartments they occupied without the subsidies they received, since, although the median rent they paid from their own pockets was only 29.3 percent of their income, their total housing costs—that is, the contract rent the landlord received as a combination of these households' out-of-pocket rent and the rent subsidy—were 60.8 percent of their income.

Affordability for Different Rent-Regulation Categories

The proportion of income households living in rental housing units pay for their units, varies among the different rent-regulation categories. The median gross rent/income ratio for households in rent-controlled units, most of which were elderly households with very low and fixed incomes, was high: 33.4 percent, the highest of any rent-regulatory category and 4.8 percentage points higher than the ratio of 28.6 percent for all renter households in 2002 (Table 6.31). Such a high rent burden was most likely the result of rent-controlled tenants' very low incomes, since the rent of rent-controlled units was the third lowest, after Public Housing units and *in rem* units. The rent/income ratio for households in rent-stabilized units was 28.3 percent, not appreciably different from the city-wide ratio. However, the ratio for households in post-1947 rent-stabilized units was 27.2 percent, considerably lower than the city-wide ratio, while the ratio for households in pre-1947 rent-stabilized units was 28.8 percent. Here again, low incomes dominate the

Table 6.31
Median Gross Rent/Income Ratios of All Renter Households,
Subsidized Households and Unsubsidized Households and Out-of-Pocket
Rent/Income Ratios of Subsidized Households by Regulatory Status
New York City 2002

Regulatory Status		All Renter Households	Subsidized Households		Unsubsidized Households
		Gross Rent/Income Ratio	Gross Rent/Income Ratio	Out-of-Pocket Rent/Income Ratio	Gross Rent/Income Ratio
All	Rent/Income	28.6	60.8	29.3	27.1
	% of Units	100.0%	11.9%		88.1%
Controlled	Rent/Income	33.4	63.0*	**	31.1
	% of Units	100.0%	7.0%*		93.0%
Stabilized	Rent/Income	28.3	73.2	30.7	26.3
	% of Units	100.0%	12.5%		87.5%
Pre-1947	Rent/Income	28.8	75.2	30.4	26.8
	% of Units	100.0%	12.9%		87.1%
Post-1947	Rent/Income	27.2	66.5	36.0	25.3
	% of Units	100.0%	11.2%		88.8%
Unregulated	Rent/Income	28.4	80.8	27.7	27.6
	% of Units	100.0%	5.2%		94.8%
In Rental Buildings	Rent/Income	28.8	80.8	26.2	27.9
	% of Units	100.0%	5.2%		94.8%
In Coops and Condos	Rent/Income	26.6	**	**	25.2
	% of Units	100.0%	**		94.2%

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

Notes:

* Since the number of households is small, interpret with caution.

** Too few households to report.

difference in the rent/income ratio. The median contract rent of post-1947 rent-stabilized units was \$750, \$50 or 7 percent higher than the rent of pre-1947 rent-stabilized units. At the same time, the median income of households in post-1947 rent-stabilized units was \$36,000, \$5,000 or 16 percent higher than the income of households in pre-1947 rent-stabilized units (Table 6.15).

The rent/income ratios for unregulated rental units as a whole and for such units in rental buildings were 28.4 percent, and 28.8 percent respectively, not much different from the city-wide ratio (Table 6.31). But the ratio for unregulated rental units in cooperative and condominium buildings was only 26.6 percent, the lowest of any rent-regulation category.

The gross rent/income ratio for rent-subsidized renter households as a whole was 60.8 percent in 2002, while it was 27.1 percent for unsubsidized households, as discussed earlier (Table 6.31). Thus, using

overall rent—which is a combination of out-of-pocket rent plus any subsidies a household receives—without subsidies, subsidized households would have had to pay more than twice the proportion of their income for rent that the average renter household or unsubsidized household paid. The rent burden for subsidized households was particularly unbearable for rent-subsidized households in unregulated rental units. The total rent, as the sum of out-of-pocket rent plus rent subsidy, for rent-subsidized households in unregulated rental units was 80.8 percent of their income in 2002, while the proportion of the total rent paid out of their own pockets was only 27.7 percent. The resulting difference between their overall rent/income ratio and their out-of-pocket rent/income ratio was 53.1 percentage points (80.8 percent-27.7 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 50.8 percentage points. As a result, without subsidies, most of these households could not have afforded to rent the units they occupied. This situation of such a high overall rent/income ratio, a lower out-of-pocket rent/income ratio, and a high affordability gap was repeated for subsidized households in unregulated rental units in rental buildings. A high affordability gap situation also existed for subsidized households in pre-1947 rent-stabilized units. The rent/income ratio and the out-of-pocket rent/income ratio for subsidized households in pre-1947 rent-stabilized units were 75.2 percent and 30.4 percent respectively, with an affordability gap of 45.2 percentage points (75.2 percent-30.0 percent). Judging from these findings, it can be inferred that the affordability gap was so large that these households were in housing poverty and, without rent subsidies, could not have afforded their apartment—even if they had made sacrifices on other necessities—and could, thus, have been at great risk of homelessness.

On the other hand, with a rent/income ratio of 27.1 percent, the rent burden unsubsidized households bore was generally low enough for them to be able to afford the units they occupied without any subsidies, except for single elderly households and single households with minor children, which will be discussed later. Still, 43.2 percent of unsubsidized households paid 30.0 percent or more of their income for housing costs, and 21.3 percent had a rent burden of 50.0 percent or more (Table 6.32).

Affordability by Different Racial and Ethnic Groups

The rent burden each racial and ethnic group experienced in 2002 was considerably different from group to group. In 2002, the gross rent/income ratio for non-Puerto Rican Hispanic households was 31.7 percent, 3.1 percentage points higher than the rent/income ratio of 28.6 percent for all renter households but 1.5 percentage points lower than it was in 1999 (Table 6.33). The ratio for Asian households was 31.3 percent, 2.7 percentage points higher than the rate for all renters and 2.6 percentage points higher than it was for the group in 1999. On the other hand, the ratio for Puerto Rican households was 30.1 percent, slightly higher than the overall ratio and not a noticeable change from three years earlier, when it was 30.6 percent. The ratio for black households was 27.9 percent in 2002, down 1.3 percentage points from their ratio 1999. The ratio for white households was 26.6 percent, lower than the city-wide ratio and down slightly from what it was in 1999.

The reason for the high rent/income ratio for non-Puerto Rican Hispanic households was not their high rent level, but rather their low income level. Even though their median gross rent was \$759, which was 96 percent of the city-wide rent (Table 6.33), their median household income was only \$25,640, the second-lowest household income of any racial and ethnic group and only 83 percent of the median household income of all renter households (Table 3.18).

The median gross rent/income ratio for rent-subsidized households, their out-of-pocket rent/income ratio, and the difference between the two ratios varied widely for the different racial and ethnic groups. For white rent-subsidized households, the median gross rent/income ratio was 73.7 percent, while their out-

Table 6.32
Distribution of Gross Rent/Income Ratio of All Renter Households, Subsidized Households
and Unsubsidized Households
New York City 2002

Gross Rent/Income Ratio Categories	All Renter Households	Subsidized Households		Unsubsidized Households
		Gross Rent/Income Ratio	Out-of-Pocket Gross Rent/Income Ratio	Gross Rent/Income Ratio
All	100.0%	100.0%	100.0%	100.0%
Less than 10%	6.1%	3.8%	14.2%	6.1%
10% - 19.9%	23.7%	7.1%	15.4%	26.0%
20% - 29.9%	23.1%	13.1%	23.0%	24.7%
30% - 39.9%	13.5%	10.2%	17.5%	14.0%
40% - 49.9%	7.8%	8.8%	8.9%	7.9%
50% - 59.9%	5.6%	6.3%	6.2%	5.5%
60% - 69.9%	3.8%	5.2%	4.1%	3.4%
70% - 79.9%	2.9%	6.1%	2.8%	2.4%
80% - 99.9%	4.2%	10.2%	2.3%	3.3%
100% and Over	9.5%	29.3%	5.5%	6.6%

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

of-pocket rent/income ratio was only 32.5 percent (Table 6.33). In other words, the rent landlords received would have been 73.7 percent of white rent-subsidized households' income, but the portion of rent actually paid by these households was 32.5 percent of their income, a difference of 41.2 percentage points. Using 30.0 percent of household income as the affordability standard, the affordability gap here was 43.7 percent. Based on this, it can be said that, without the rent subsidies they received, most white rent-subsidized households could not have afforded the apartments they occupied. The rent/income ratio for rent-subsidized non-Puerto Rican Hispanic households was also extremely high, 65.8 percent, while their out-of-pocket rent/income ratio was 27.3 percent, creating an affordability gap of 35.8 percentage points (Figure 6.11).

Other racial and ethnic groups that received some kind of rent subsidy also would have had to pay a high proportion, over 50 percent, of their income for rent. It was 51.9 percent for Puerto Rican households, 50.7 percent for black households, and 50.1 percent for Asian households (Table 6.33). These groups' out-of-pocket rent/income ratios were 28.9 percent, 27.2 percent, and 32.7 percent respectively. The resulting affordability gaps were 21.9 percentage points, 20.7 percentage points, and 20.1 percentage points respectively.

Table 6.33
Median Gross Rent (in 2002 Dollars) and Median Gross Rent/Income Ratio of All Renter Households,
Subsidized Households and Unsubsidized Households by Race/Ethnicity
New York City 1999 and 2002

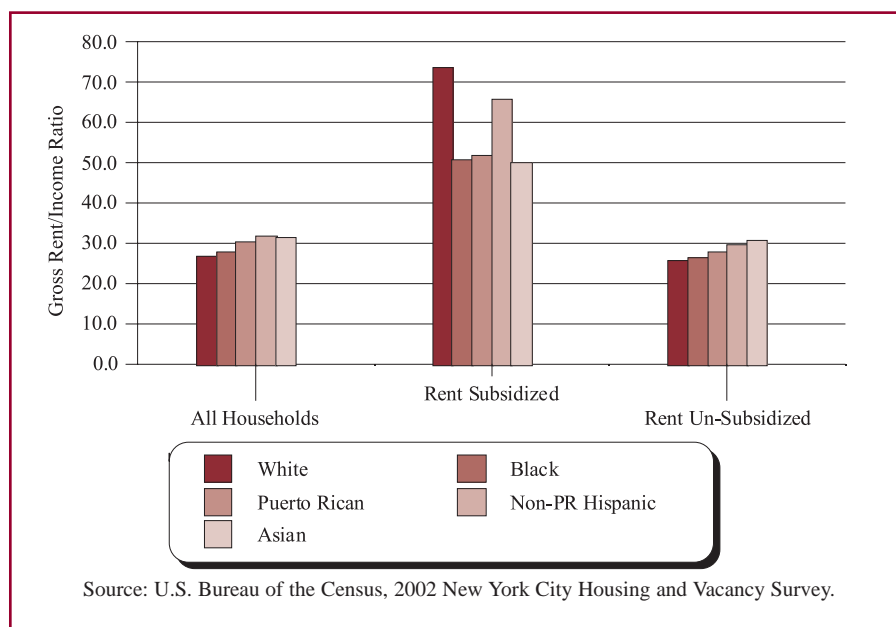
Race/Ethnicity	All Renter Households			Subsidized Households			Unsubsidized Households		
	Median Gross Rent	Median Gross Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio	Median Gross Rent	Median Out-of-Pocket Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio	
1999 (in 2002 Dollars)									
All	\$763	29.4	\$680	58.8	27.8	\$763	27.8	27.8	
White	\$869	27.5	\$632	64.6	29.8	\$877	29.8	25.8	
Black	\$683	29.2	\$736	49.2	26.2	\$681	26.2	27.7	
Puerto Rican	\$627	30.6	\$644	58.8	26.9	\$621	26.9	28.4	
Non-Puerto Rican Hispanic	\$730	33.2	\$687	68.4	29.2	\$736	29.2	31.2	
Asian	\$866	28.7	*	*	28.8	\$872	28.8	28.5	
2002									
All	\$788	28.6	\$668	60.8	29.3	\$791	29.3	27.1	
White	\$925	26.6	\$635	73.7	32.5	\$942	32.5	25.6	
Black	\$700	27.9	\$675	50.7	27.2	\$699	27.2	26.3	
Puerto Rican	\$614	30.1	\$626	51.9	28.9	\$600	28.9	27.7	
Non-Puerto Rican Hispanic	\$759	31.7	\$771	65.8	27.3	\$754	27.3	29.5	
Asian	\$870	31.3	\$500	50.1	32.7	\$870	32.7	30.6	

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

* Too few households to report.

Figure 6.11
Median Gross Rent/Income Ratio of All Renter Households,
Rent Subsidized and Rent Unsubsidized Households by Race/Ethnicity
New York City 2002



Affordability of Rental Housing by Household Type

Single elderly households paid the highest proportion of their income for rent of any household group: an extremely high 51.0 percent in 2002, 22.4 percentage points higher than the average renter household in the City (Table 6.34). The affordability gap for these single elderly households was 21.0 percentage points. The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 41.8 percent was 13.2 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 11.8 percentage points. The rent/income ratio for elderly households was 34.6 percent, 6.0 percentage points higher than the city-wide ratio.

The proportion of income that adult households paid for rent in 2002 was the lowest of any household group, only 22.1 percent, or 6.5 percentage points lower than the median gross rent/income ratio for the City (Table 6.34). Adult households with minor children paid 27.2 percent of their income for rent, 1.4 percentage points lower than the city-wide median. Single adult households paid 27.6 percent, 1.0 percentage point lower than the average renter in the City.

Compared to their incomes, the gross rent that the various rent-subsidized household groups had to pay, as a combination of their out-of-pocket rent and their rent subsidy, was extremely high in 2002. Particularly, the median gross rent/income ratio for subsidized single households with minor children was troublingly high: 80.1 percent (Table 6.34). This means that, if these households had had to pay their total rent without any rent subsidy, they would have had to spend almost all of their household income for rent.

Table 6.34
Median Gross Rent, Median Household Income and Median Gross Rent/Income Ratio of
All Renter Households, Subsidized Households and Unsubsidized Households by Household Type
New York City 2002

Household Type	All Renter Households			Subsidized Households			Out-of-Pocket			Unsubsidized Households		
	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio
All	\$788	\$31,000	28.6	\$668	\$10,512	60.8	\$792	\$35,000	29.3	\$792	\$35,000	27.1
Single Elderly	\$555	\$9,096	51.0	\$555	\$7,724	73.2	\$553	\$10,800	33.6	\$553	\$10,800	43.4
Single Adult	\$795	\$33,000	27.6	\$607	\$7,668	71.0	\$795	\$35,000	29.8	\$795	\$35,000	26.7
Single with Minor Child(ren)	\$700	\$15,444	41.8	\$797	\$10,400	80.1	\$675	\$18,000	26.0	\$675	\$18,000	35.9
Elderly Household	\$685	\$20,892	34.6	\$635	\$11,388	51.0	\$687	\$23,312	31.2	\$687	\$23,312	31.9
Adult Household	\$885	\$50,000	22.1	\$760	\$17,096	43.0	\$880	\$52,000	21.3	\$880	\$52,000	21.7
Adult Household with Minor Child(ren)	\$850	\$35,500	27.2	\$842	\$19,000	45.4	\$849	\$37,700	19.3	\$849	\$37,700	26.1

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

But because these households received some kind of rent subsidy, the proportion of rent they actually paid out of pocket was only 26.0 percent of their income. The affordability gap was 50.1 percentage points. This means that, without the subsidy they received, these households, which were in housing poverty, would have been too poor to afford the rent of the units they occupied and would have been at great risk of homelessness or doubling up with other households.

The total median gross rent/income ratios for rent-subsidized single-elderly and single-adult households were also unbearably high: 73.2 percent and 71.0 percent respectively of their household income in 2002. But the proportions of their income that went out of pocket toward rent were 33.6 percent and 29.8 percent respectively, producing affordability gaps of 43.2 and 41.0 percentage points (Table 6.34). Again, most of these single-elderly and single-adult households could not have afforded the apartment in which they lived without the rent subsidy they received.

The median gross rent/income ratios for other subsidized household types were lower than the ratio of 60.8 percent for all subsidized households in the City (Table 6.34). However, the differences between rent/income ratios and out-of-pocket rent/income ratios and the affordability gaps for these other subsidized households were also considerably large. Particularly, the rent/income ratio for subsidized elderly households was 51.0 percent, while their out-of-pocket rent/income ratio was 31.2 percent, and their affordability gap was 21.0 percentage points.

It is important to reiterate that it is not high median gross rents that create the very high median gross rent/income ratios for subsidized households. Rather, it is because of the very low incomes of subsidized households that their gross rent/income ratios are so high. The median income of all subsidized households was only \$10,512 in 2001, a mere 34 percent of the median household income of all renter households (Table 6.34). Subsidized single households with minor children, single elderly households, and single adult households—the household types with higher affordability gaps—were troublingly poor. Their median incomes were \$10,400, \$7,724, and \$7,668 respectively, or less than 34 percent of the median income of all renter households.

The overall proportion of income that rent-unsubsidized household groups paid for rent was 27.1 percent, unparalleledly smaller than the proportion paid by subsidized households groups. However, unsubsidized single elderly households and single adult households with minor children, in particular, paid disproportionately high proportions of their income for rent: 43.4 percent and 35.9 percent respectively (Table 6.34). Again, the dominant cause of this high rent/income ratio for these two unsubsidized household types was their extremely low income, not their high rent. The median incomes of these two household types were \$10,800 and \$18,000 respectively, only 35 percent and 58 percent of the median income of all renter households in 2001. Many of these unsubsidized single adult households with minor children and single elderly households could benefit from some kind of rent subsidy in order to lower their seriously high rent burdens.

Affordability by Rent/Income Ratio Level and Receipt of Subsidy

In 2002, 53 percent of renter households paid below the standard affordability measure of 30.0 percent for rent; 21 percent paid between 30.0 and 49.9 percent, and 26 percent paid 50.0 percent or more (Table 6.32).

On the other hand, of rent-subsidized households, 76 percent paid 30.0 percent or more of their income for rent: 19 percent paid between 30.0 percent and 49.9 percent, and the remaining 57 percent paid 50

percent or more (Table 6.32). However, only 47 percent of subsidized households had out-of-pocket rent/income ratios higher than 30.0 percent. Of this proportion, 26 percent had out-of-pocket rent/income ratios between 30.0 percent and 49.9 percent, and the remaining 21 percent had ratios of 50.0 percent or more.

The majority of unsubsidized households, 57 percent, had rent/income ratios below 30.0 percent in 2002 (Table 6.32). Therefore, 43 percent had ratios of 30.0 percent or more: 22 percent had ratios between 30.0 percent and 49.9 percent, and 21 percent had ratios of 50.0 percent or more.

Affordability by Location

In terms of median gross rent/income ratios, rental units in Queens, Manhattan, and Staten Island, with gross rent/income ratios of 27.4 percent, 27.5 percent, and 27.7 percent respectively, were more affordable than units in the Bronx and Brooklyn, where the ratios were 31.0 percent and 29.1 percent respectively (Table 6.35). However, the median rent/income ratio for each borough disguises the unique distribution of households by rent/income ratio levels in the borough (Map 6.3).

Table 6.35
Distribution of Renter Households by Gross Rent/Income Ratio Category and Median Gross Rent/Income Ratio by Borough
New York City 2002

Gross Rent/ Income Ratio	Total	Bronx^a	Brooklyn	Manhattan^a	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 10%	6.1%	4.1%	5.7%	8.6%	5.1%	6.4%*
10% - 19.9%	23.7%	20.6%	23.4%	25.3%	24.3%	28.0%
20% - 29.9%	23.1%	23.2%	22.4%	21.9%	25.8%	19.0%
30% - 39.9%	13.5%	13.2%	14.2%	13.6%	13.0%	9.3%
40% - 49.9%	7.8%	7.9%	8.0%	6.9%	8.2%	8.7%
50% - 59.9%	5.6%	5.5%	5.8%	4.9%	6.0%	5.8%*
60% - 69.9%	3.8%	3.6%	3.9%	3.6%	4.1%	**
70% - 79.9%	2.9%	3.9%	3.4%	2.2%	2.3%	**
80% - 99.9%	4.2%	5.1%	4.5%	3.8%	3.6%	**
100% and Over	9.5%	12.9%	8.6%	9.1%	7.7%	13.4%
Median	28.6	31.0	29.1	27.5	27.4	27.7

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

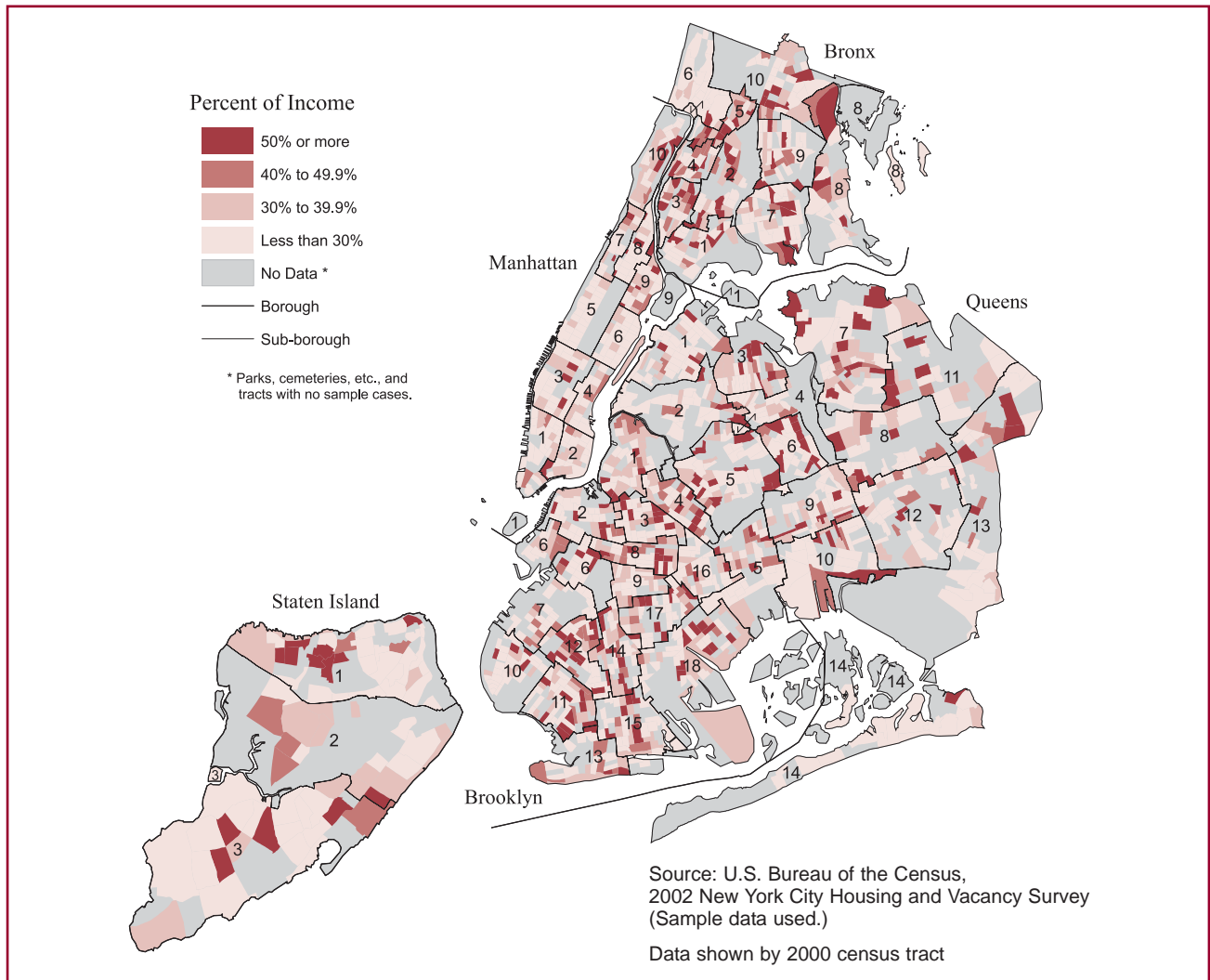
Notes:

a Marble Hill in the Bronx.

* Since the number of households is small, interpret with caution.

** Too few households to report.

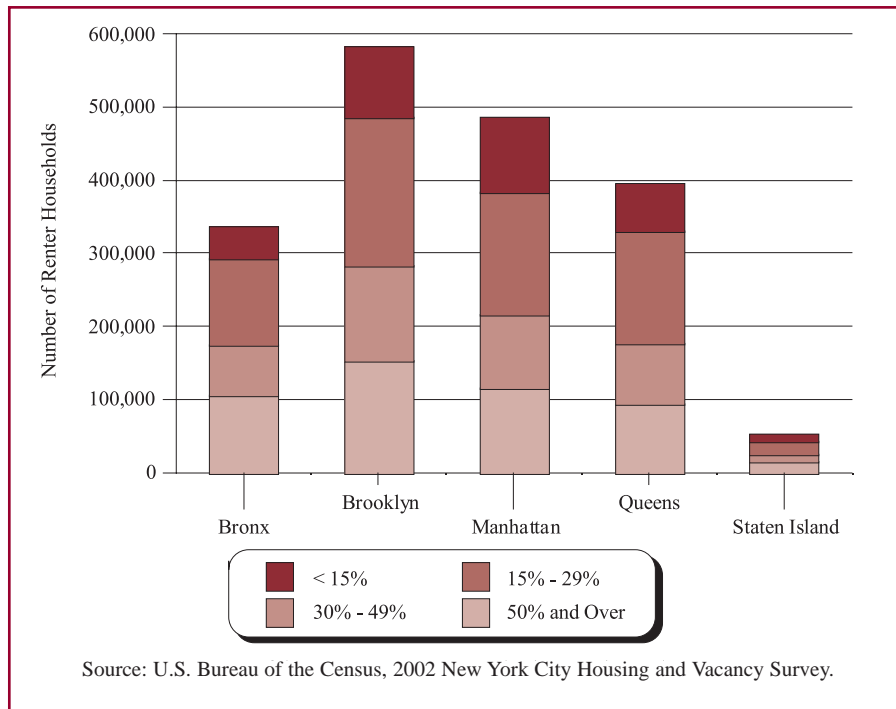
Map 6.3
Median Gross Rent to Income Ratios
New York City 2002



In Manhattan and Queens, 56 percent and 55 percent respectively of renter households paid less than 30.0 percent of their income for rent (Table 6.35). In the Bronx and Brooklyn, 48 percent and 52 percent respectively of renter households paid less than 30.0 percent of their income for rent (Table 6.35 and Figure 6.12).

In every borough except Staten Island, 21 or 22 percent of renter households paid between 30.0 and 49.9 percent of their income for rent (Table 6.35). Meanwhile, in Manhattan and Queens, 24 percent of renter households in each borough paid 50 percent or more of their income for rent, while 31 percent in the Bronx and 26 percent in Brooklyn paid that proportion of their income for rent.

Figure 6.12
Distribution of Renter Households by Gross Rent/Income Ratio within Borough
New York City 2002



In Staten Island, 53 percent of renter households paid less than 30 percent of their income for rent, while 18 percent paid between 30.0 and 49.9 percent (Table 6.35). However, the remaining 29 percent of renter households paid more than 50 percent of their income for housing.

In short, the dominant component of the high rent/income ratios in the Bronx and Brooklyn was the lower household incomes in the two boroughs compared to incomes in Manhattan and Queens. Median renter incomes in Manhattan and Queens were the highest and second-highest of any borough in the City in 2001, while incomes in the Bronx and Brooklyn were the lowest and second-lowest respectively (Tables 3.9 and 3.10). Particularly in the Bronx and Brooklyn, 40 percent and 32 percent of renter households had incomes lower than \$20,000 in 2001, compared to 26 percent and 21 percent in Manhattan and Queens.

7

Housing Conditions in New York City

Introduction

Today, a good housing unit means much more than shelter: it is not just a weather-tight structure that gives protection from elements outside the shelter and provides a minimum measure of sanitary facilities. Good housing means security, privacy for a wide variety of activities of daily life, public and private neighborhood services, access to jobs, aesthetic satisfaction, comfort, and investment opportunities. In short, a house provides a whole bundle of services to its occupants along each of these dimensions. Housing condition has to take them all into account to give an adequate view of the extent to which a given housing situation is meeting the needs and preferences of households using it. Since housing condition is so important in assessing the City's housing situation, the Local Emergency Housing Rent Control Act of 1962 specifically requires that the New York City Council determine the existence of a housing emergency based on a survey not only of the supply of housing accommodations, but also of the conditions of such accommodations, among other housing situations in the City. For this reason, since 1965, when the first HVS was conducted, the HVS has collected data on many physical and non-physical variables of housing conditions.

Housing conditions are often assessed by emphasizing the following four aspects of those conditions: the physical condition of housing units, buildings, neighborhood conditions, and the adequacy of space. Physical conditions are usually measured by focusing on the structural conditions of the buildings where housing units are situated and of the units themselves, as well as on the presence and functional adequacy of the equipment within the units.

At the beginning of this chapter, the structural condition of buildings will be discussed. A basic element of good housing is the structural safety of the building, since the primary function of housing is protecting the occupants from a hostile environment and from dangers that might derive from the unit itself, or the building in which it is situated. The HVS provides data on two specific structural conditions: units in dilapidated buildings and units in buildings with certain structural defects. An analysis of these two measures of structural conditions will portray the level of structural soundness of dwelling units.

The second part of the chapter analyzes a set of non-structural housing quality elements. The quality of housing condition is not only a question of structural deficiencies; questions of unit maintenance and equipment deficiencies are just as vital. Thus, in addition to structural soundness, good housing is expected to provide a level of maintenance of the unit and its equipment that is adequate for residents to be able to conduct a wide variety of necessary activities in a way that is safe and convenient for their daily lives.

Although numerous factors, alone or in combination, could provide infinite gradations of unit maintenance and equipment deficiencies, the HVS provides data on seven categories of such deficiencies: three categories of housing maintenance deficiencies, three categories of equipment deficiencies, and one category of public-health-related deficiency. Analysis of data on these seven maintenance and equipment

deficiencies and their relationship to structural conditions will help to depict the physical conditions of housing units in the City.

The third part of the chapter deals with neighborhood conditions. In addition to building structural and unit maintenance conditions, good housing means a decent home in a suitable neighborhood that provides a bundle of neighborhood services. For example, when households select housing units in which they want to live, they select not only those particular housing units, but also the neighborhoods where the housing units are located. The services a neighborhood provides relate not only to the physical condition of the neighborhood, but also to the quality of a broad combination of private and public services needed for daily living in a suitable environment. Neighborhood quality is increasingly important to a household's satisfaction with its housing, since more and more residents in New York City, as in other large central cities in the country, are concerned about the quality of life in their neighborhoods. For this very reason, neighborhood quality has been one of the prime concerns of housing policy in the City.

The fourth part of the chapter presents and analyzes data on the aggregate number and characteristics of physically poor rental units and the characteristics of households residing in them. According to recent HVSs, the City of New York has made tremendous improvements in physical housing and neighborhood conditions. In 2002, these conditions were the best since the HVS started covering comparable conditions in the 1970s, as discussed later in this chapter. But there are still a substantial number of units—particularly rental units—with structural defects and maintenance deficiencies. Thus, it is useful to estimate the changes in the number of physically poor rental units and the characteristics of households in such units between recent survey years.

There is evidence that the geographical concentration of poor housing conditions measured by various building, unit, and neighborhood conditions, is having a serious impact on the quality of life in certain neighborhoods. Thus, two specific analytic attempts have been made: first, to portray geographical areas, defined at the census tract level, where marked improvements have been made in structural and maintenance conditions between recent survey years; and, second, to identify the problem of neighborhood effects from the concentration of poorer quality housing by clearly deducing from data on characteristics of housing, households, and neighborhoods in the areas with such concentrations.

At the end of the analysis of physical housing conditions, the impact of City-sponsored new construction, rehabilitation, and other efforts to improve housing conditions in the City will be reviewed. As findings of Chapter 4, “New York City’s Housing Inventory,” and this chapter reveal, with the City’s extensive contributions, not only did the housing inventory expand considerably between 1999 and 2002, but physical housing conditions greatly improved as well. Thus, the significant improvements in the condition of housing in the City deserve to be analytically reviewed.

Finally, the chapter will discuss the utilization of residential space in the City. In dense central cities in large metropolitan regions—and especially in New York City, where population and households have increased in the 1990s and in recent years much more than the housing stock has, as discussed in Chapter 1, “Residential Population and Households,” and Chapter 4, “New York City’s Housing Inventory”—the general importance of adequate indoor space hardly needs justification. The number of rooms in the units and the size of those rooms in relation to the size of the household are of central importance to each household as it seeks satisfaction of its unique needs and preferences.

The HVS provides data on the size of housing units and the size of the households in them. With data on these two characteristics, the chapter will analyze the adequacy of indoor housing space. Crowding has

been a growing problem in the City in recent years. The crowding rate is a measure of space utilization—that is, how much space is available to each member of a household. Efforts here to analyze the insistent problem of crowding and related issues not only will provide valuable insights into a numerical summary of housing conditions related to space utilization, but may also help us understand the causes and implications of this situation for the City.

Structural Condition of Housing

In organizing and presenting data on units in dilapidated buildings, the Census Bureau treats vacant units in such buildings as vacant unavailable units, as explained in Chapter 5, “Housing Vacancies and Vacancy Rates.” Therefore, in discussing the number and proportion of units in dilapidated buildings, HVS reports have covered only occupied units. On the other hand, in counting units in buildings with structural defects, the Census Bureau covers both occupied and vacant units. However, **to make analyses of housing conditions easy to compare, this chapter covers only occupied units.**

Renter-Occupied Units in Dilapidated Buildings

One useful description of structural condition that the HVS provides is the number and proportion of housing units in dilapidated buildings. The Census Bureau’s interviewers determine that the structural condition of a building containing a sample unit is dilapidated by observing that it has at least one critical structural defect, or a combination of intermediate defects, or inadequate construction. Critical defects include continued neglect, or deep and serious damage to the structure requiring extensive repair work to correct the problems; in some cases, the damage is so severe that the building or unit should be torn down. Intermediate defects are those that need repair if the building or housing unit is to continue to provide safe and adequate shelter. These defects are more serious than those that can be corrected by normal maintenance and repairs.¹ Thus, the term “dilapidation” describes buildings that provide residents with inadequate protection from elements that create a danger to the physical safety of the occupants.

Conceptually, research on the measurement of the structural adequacy of housing conditions has advanced greatly. However, in practice it is still very difficult to measure these conditions in a reliable manner. This is mainly because many aspects of structural condition can only be assessed correctly by engineers, architects, and/or well-trained technicians and because, in general surveys with large samples, assessments often involve interviewers’ and respondents’ subjective judgments and application of their values, preferences, tastes, images of social status, and other socio-economic characteristics.

Because, despite training of field representatives, the determination of dilapidation is still somewhat subjective, it is too subject to enumeration variability to be quantitatively reliable on an individual-unit basis, although aggregate estimates of dilapidation appear to be reasonably reliable. Interviewers have to exercise considerable personal judgment in classifying buildings or units as dilapidated, and no matter how carefully criteria and instructions have been prepared and provided to interviewers, a substantial amount of variability among interviewers is bound to occur. Thus, according to the Census Bureau’s

1 U.S. Census Bureau, Field Representative’s Manual, 2002 New York City Housing and Vacancy Survey, Appendix B: Determining Building Condition.

evaluation of consistency of interviewers' determination of dilapidation, involving repeat visits by different interviewers, the proportion of units determined to be dilapidated by interviewers on both the first and second visits was low, but the overall level of dilapidation was consistent between visits. Because of such general consistency in the aggregate, although not on an individual-unit basis,² HVS data on dilapidation are believed to be reasonably reliable and useful. In addition, the subjectivity of building condition makes comparison of the dilapidation rate over time difficult. However, the Census Bureau's thorough training of interviewers and close field supervision and quality-control of data collected help keep the data on dilapidation reliable enough to be compared in regard to the magnitude and direction of change in the condition.

The 2002 HVS reports that the dilapidation rate, the proportion of renter-occupied units in dilapidated buildings, was just 0.6 percent (11,000 units) in 2002, a further improvement over 1999, when the rate was 1.0 percent (Tables 7.1 and 7.2). The 2002 dilapidation rate was the lowest in the thirty-seven-year period since the first HVS in 1965 (Figure 7.1). Based on the dilapidation rate, it can be said that almost

Table 7.1
Incidence of Dilapidation in Renter Occupied Units
New York City, Selected Years 1970-2002

Year	Dilapidation Rate ^a
2002	0.6%
1999	1.0%
1996	1.3%
1993	1.2%
1991	1.2%
1987	2.1%
1984	3.4%
1981	4.2%
1978	3.4%
1975	5.7%
1970	5.0%

Sources: 1970-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, p. 232; 1978-2002 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Dilapidation rate is defined as the number of renter occupied units in dilapidated buildings as a percentage of total renter occupied units.

2 For further information on the reliability of dilapidation data, see Peter Marcuse, *Rental Housing in the City of New York: Supply and Condition, 1975-1978*, pages 145-149.

Table 7.2
Incidence of Renter Occupied Units in Dilapidated Buildings by Borough
New York City 1999 and 2002

Borough	1999		2002		
	Dilapidation Rate	Percent of Total	Number Of Units	Dilapidation Rate	Percent of Total
All	1.0%	100.0%	11,458	0.6%	100.0%
Bronx ^a	**	**	**	**	**
Brooklyn	0.8%	23.4%	**	0.6%*	30.7%*
Manhattan ^a	1.6%	46.9%	**	0.6%*	27.4%*
Queens	**	**	**	**	**
Staten Island	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

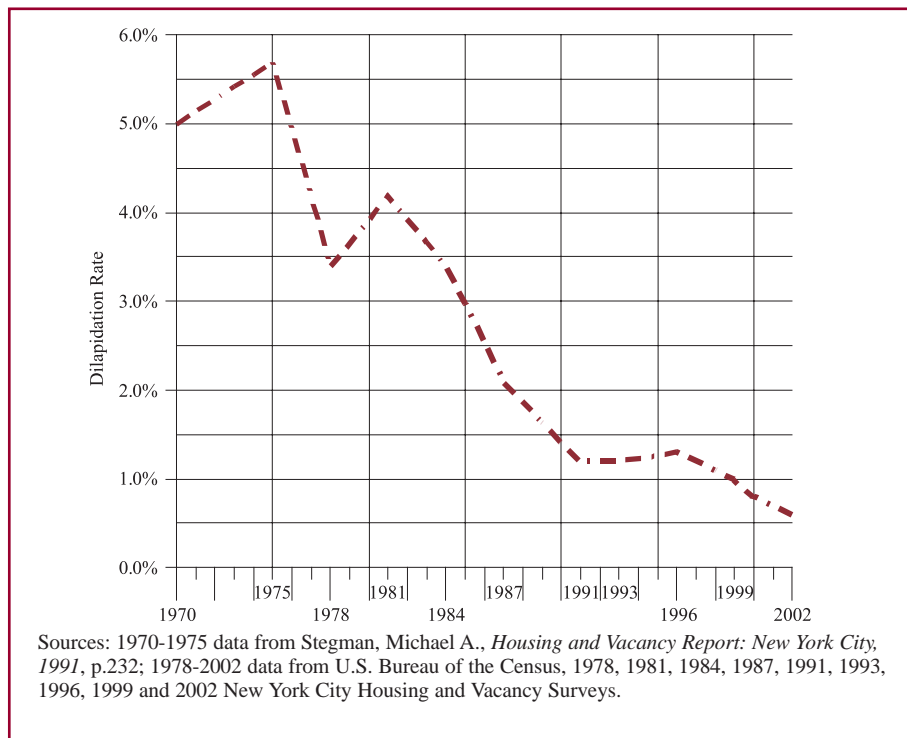
Notes:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Figure 7.1
Dilapidation Rate for Renter Occupied Units
New York City, Selected Years 1970 - 2002



all renter-occupied units in the City were in structurally sound buildings, and overall building conditions in 2002 were the best since the HVS started covering them.

As the dilapidation rate for the City as a whole declined considerably and the number of renter-occupied units in dilapidated buildings was reduced to 11,000 in 2002, the number of dilapidated units in each borough was down to either a number too small to estimate the dilapidation rate or small enough for users to interpret it with caution. The dilapidation rate in Manhattan was 0.6 percent in 2002, a one full percentage-point decline from 1999 (Table 7.2).

The change in the dilapidation rate in each of the remaining four boroughs was inappreciably small. About three-fifths of the dilapidated renter-occupied units in the City were concentrated in the two older boroughs: Brooklyn (31 percent), and Manhattan (27 percent) (Table 7.2).

In general, structural condition is closely related to a building's structural type and age. In 2002, nine in ten of renter-occupied units in dilapidated buildings were in multiple dwellings. More than half of dilapidated units were in New-Law tenements, where the dilapidation rate was 1.0 percent (Table 7.3).

Table 7.3
Number of Units in Dilapidated Buildings and Incidence of Dilapidation in
Renter Occupied Housing by Building Structure Classification
New York City 2002

Structure Classification	Number of Units	Dilapidation Rate	Percent of Dilapidated
All	11,458 ^a	0.6% ^a	100.0% ^b
Multiple Dwellings	10,540 ^a	0.6% ^a	91.2% ^b
Old Law Tenement	**	**	**
New Law Tenement	5,501	1.0%	53.0%
Post-1929 Multiple Dwelling	**	**	**
Other	**	**	**
1-2 Unit Family Houses	**	**	**

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

Notes:

a Includes units for which structure classification within multiple dwellings class was not reported.

b Excludes units in multiple dwellings whose structure class was not reported.

** Too few units to report.

Renter-Occupied Units in Buildings with Structural Defects

The second perspective of the Census Bureau's efforts to determine the structural condition of buildings in which housing units are situated is the interviewer's observation of the condition of the following thirteen specific structural features of buildings:

- A. External walls
 - 1. Missing bricks, siding, or other outside wall material
 - 2. Sloping or bulging outside walls
 - 3. Major cracks in outside walls
 - 4. Loose or hanging cornices, roofing, or other material

- B. Windows
 - 1. Broken or missing windows
 - 2. Rotted/loose window frames/sashes
 - 3. Boarded-up windows

- C. Stairways (exterior and interior)
 - 1. Loose, broken, or missing stair railings
 - 2. Loose, broken, or missing steps

- D. Floors
 - 1. Sagging or sloping floors
 - 2. Slanted or shifted doorsills or door frames
 - 3. Deep wear in floors causing depressions
 - 4. Holes or missing flooring

The determination of structural defects is considered to be more objective and reliable than the dilapidation rate, since structural defects cover specific areas of buildings and the defects to be observed are relatively less ambiguous than the determination of dilapidation, which is largely based on the composite, but subjective, judgment of interviewers regarding the overall condition of buildings.

Structural defects of buildings that are covered in the HVS, as shown above, must be repaired if the structure is to continue to provide safe and proper housing services. The proportion of renter-occupied units in buildings with any of the thirteen building defects shown above was 10.0 percent in 2002, while it was 10.9 percent in 1999 (Table 7.4).

The level of the structural condition of buildings varies from borough to borough. Between 1999 and 2002, structural condition, as measured by the incidence of one or more observable building defects, improved in the three older boroughs, while it worsened in the other two relatively newer boroughs. In the Bronx and Brooklyn, the proportion of renter-occupied units in buildings with one or more building defects decreased by 2.5 percentage points to 13.3 percent and by 2.6 percentage points to 11.0 percent respectively, while it decreased by 1.0 percentage point to 8.2 percent in Manhattan (Table 7.5). Conversely, the incidence of one or more observable building defects in renter-occupied units increased in Queens by 1.1 percentage points to 7.5 percent, and it jumped in Staten Island to 13.0 percent from a

Table 7.4
Incidence of Observable Building Defects in Renter Occupied Housing by Type of Defect
New York City 1999 and 2002

Type of Building Defect	Percent of Units in Buildings with Defects	
	1999	2002
Any Defect	10.9%	10.0%
Any External Defect	2.8%	2.5%
Missing Siding	1.5%	1.1%
Sloping or Bulging Walls	0.4%	0.3%
Major Cracks	0.6%	0.7%
Loose Cornice or Roofing	0.8%	0.8%
Any Window Defect	3.4%	3.0%
Broken or Missing	1.5%	1.5%
Rotted/Loose Frames/Sashes	2.0%	1.2%
Boarded-Up	0.6%	0.6%
Any Stairway Defect	5.7%	5.4%
Loose/Broken Railings	1.7%	1.4%
Loose/Broken Steps	4.4%	4.5%
Any Floor Defect	5.9%	5.2%
Sagging or Sloping	2.8%	2.1%
Doorsills or Frames Slanted/Shifted	1.0%	0.6%
Deeply Worn	2.1%	2.2%
Holes or Missing Flooring	1.5%	1.4%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

much smaller proportion three years earlier. In 2002, the structural condition of buildings in Queens was the best, while the Bronx was the worst. However, when the structural conditions in the City in 1991 and 2002 are compared, it is readily visible that a tremendous improvement in such conditions, even in the Bronx and in Harlem in Manhattan, was achieved in the eleven-year period (Maps 7.1 and 7.2).

Structural condition, as measured by building defects, is associated with building structure class and age, as was the case with the dilapidation rate. In 2002, of occupied rental units in Old-Law tenement buildings (which were built before 1901), 18.2 percent were in buildings with one or more building defects, the highest percentage of any building structure class, as in 1999, when it was 21.8 percent, and almost twice the city-wide proportion (Table 7.6). At the same time, of occupied rental units in New-Law tenement

Table 7.5
Incidence of One or More Observable Building Defects in Renter Occupied Housing by Borough
New York City, Selected Years 1991 - 2002

Borough	Percent of Units in Buildings with One or More Defects				
	1991	1993	1996	1999	2002
All	14.0%	10.7%	11.4%	10.9%	10.0%
Bronx ^a	24.0%	8.8%	14.3%	15.8%	13.3%
Brooklyn	13.0%	10.0%	13.1%	13.6%	11.0%
Manhattan ^a	14.1%	15.0%	12.0%	9.2%	8.2%
Queens	5.8%	7.0%	5.8%	6.4%	7.5%
Staten Island	19.8%	10.9%	9.1%	**	13.0%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx, except 1991 in Manhattan.

* Since the number of units is small, interpret with caution.

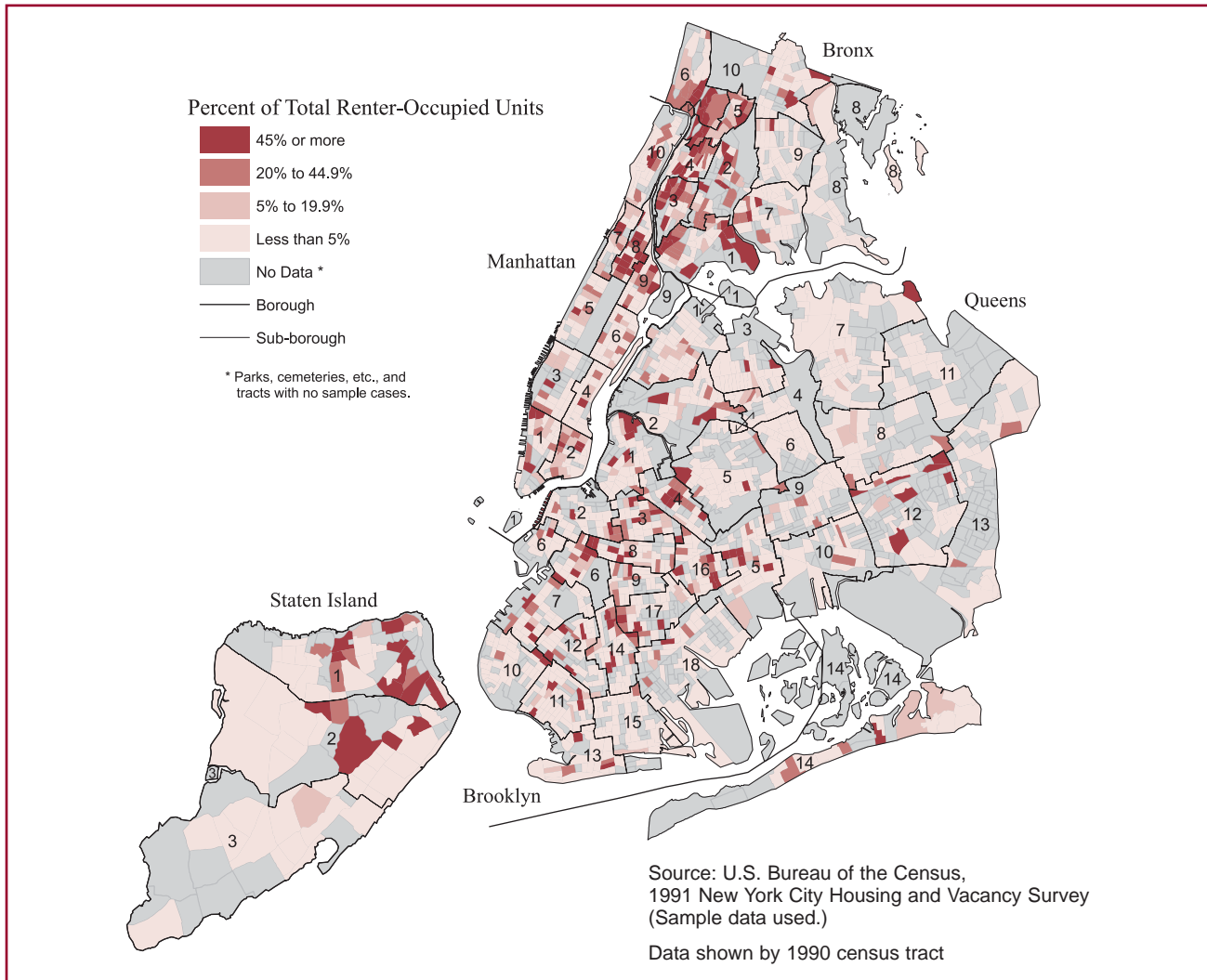
** Too few units to report.

buildings (which were built between 1901 and 1929), 15.4 percent were in buildings with one or more building defects. The comparable proportion for units in buildings built after 1929 was only 4.1 percent, less than a fourth of the proportion for Old-Law tenement buildings and less than half of the city-wide proportion.

An analysis of building defects by rent-regulation categories further proves that, in general, the older the building, the more building defects. In 2002, of rent-stabilized units in buildings built in or before 1947, 17 percent were in buildings with one or more building defects, while only 3 percent of such units in buildings built after 1947 were in buildings with such structural conditions (Table 7.7). The proportion of rent-controlled units in structurally defective buildings was 8.4 percent, lower than the city-wide proportion of 10.0 percent, after the proportion of rent-controlled units in buildings with such structural conditions decreased markedly by 4.4 percentage points in the three years between 1999 and 2002.

The structural condition of Public Housing in the City was very good. In 2002, only less than one in twenty Public Housing units was in a building with one or more building defects (Table 7.7). The proportion of units in *in rem* buildings with such structural conditions decreased tremendously by 22.9 percentage points, from 54.8 percent in 1999 to 31.9 percent in 2002. However, the proportion of *in rem* units in buildings with such structural conditions was still very high: more than three times the city-wide proportion. There are two reasons why the proportion remains high: first, since these *in rem* units are in tax-delinquent buildings that were not properly maintained or repaired by their owners for a long period of time, improvements to the buildings' structural condition after the City takes over also require a long period of time; and, second, HPD returns *in rem* buildings that have been upgraded to a better overall

Map 7.1
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 1991

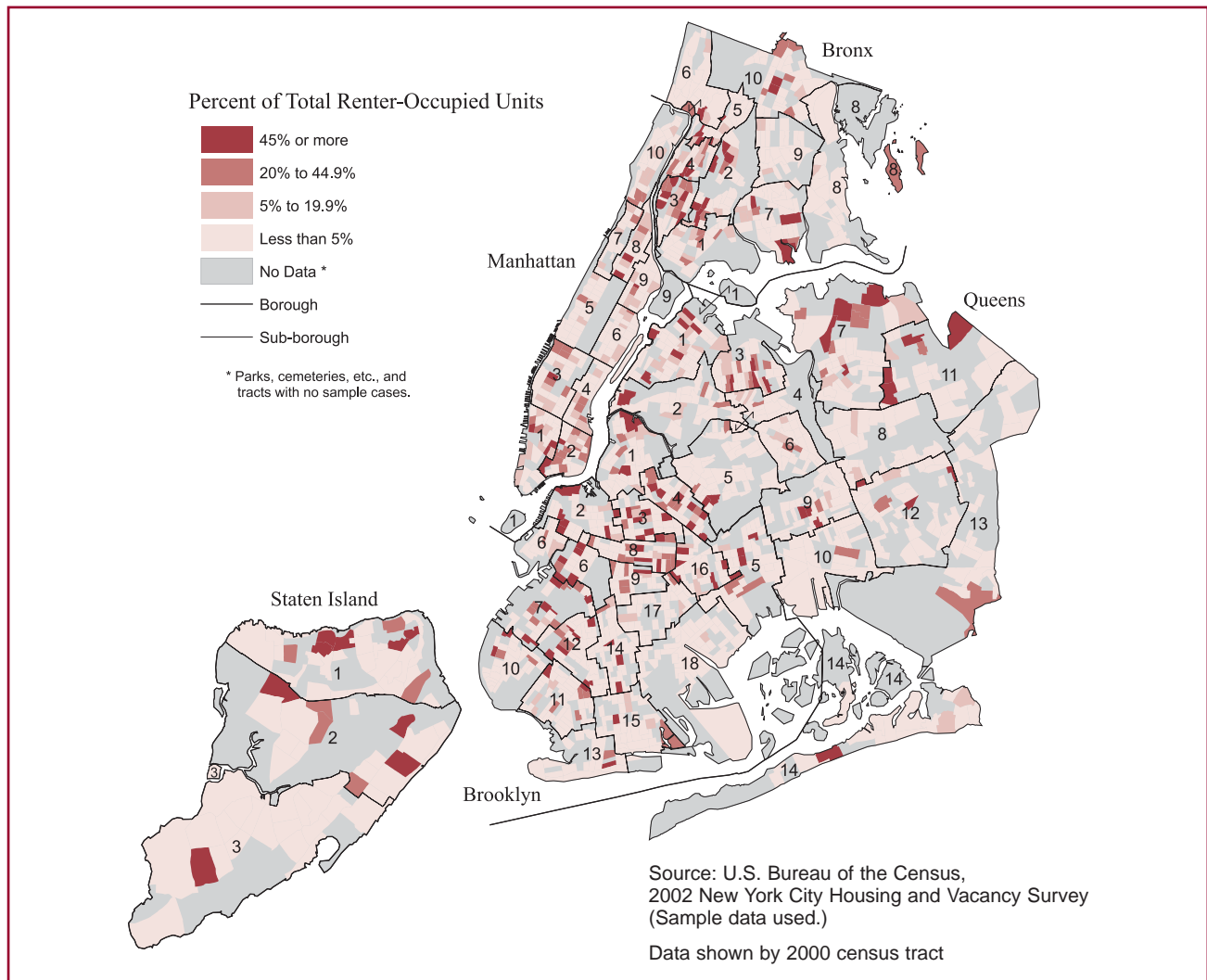


condition (by replacing and/or repairing critical building systems, including elevators, boilers, electrical, roofs, and entrance doors) to responsible private owners, at which time the buildings are no longer classified as *in rem*. In fact, according to the official record, the number of *in rem* units declined by 37 percent, or by about 7,500 units, during the three-year period between June 30, 1999 and June 30, 2002.³

As in the past, a review of the 2002 HVS data on the incidence of building defects by building size (number of units) holds the following relationship between these two building characteristics: except for

³ New York City Department of Housing Preservation and Development, Office of Housing Operations, Division of Property Management.

Map 7.2
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 2002



the smallest buildings (those with one through five units), the larger the building, the better the structural condition. In 2002, of renter-occupied units in buildings with 6-19 units, the proportion of units in buildings with one or more building defects was 17.6 percent (Table 7.8). The proportions declined steadily as building size increased: to 13.0 percent, 7.8 percent, and 3.5 percent respectively for such units in buildings with 20-49 units, 50-99 units, and 100 or more units. This relationship between structural conditions and building size derives largely from the fact that smaller buildings are older buildings, and older buildings have more defects, again except for the smallest buildings. In 2002, 87 percent of units in buildings with 6-19 units were built in or before 1947 (Table 7.9). The proportion declined as the size of the building increased: 83 percent for buildings with 20-49 units, 58 percent for buildings with 50-99 units, and 19 percent for buildings with 100 or more units.

Table 7.6
Incidence of One or More Observable Building Defects
in Renter Occupied Housing by Building Structure Classification
New York City 1999 and 2002

Structure Classification	Number/Percent of Units in Buildings with One or More Defects		
	1999	2002	
	Percent Incidence	Number of Units	Percent Incidence
All^a	10.9%	182,872	10.0%
Multiple Dwellings^a	11.1%	166,605	10.3%
Old-Law Tenement	21.8%	33,012	18.2%
New-Law Tenement	17.6%	81,019	15.4%
Post-1929 Multiple Dwelling	4.1%	25,562	4.1%
Other	7.0%	14,045	10.8%
1-2 Unit Family Houses	7.6%	16,267	7.2%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Includes units in multiple dwellings with no structure class reported (12,966 in 2002).

Table 7.7
Incidence of One or More Observable Building Defects
in Renter Occupied Housing by Regulatory Status
New York City 1999 and 2002

Regulatory Status	Percent of Units with One or More Defects	
	1999	2002
All	10.9%	10.0%
Controlled	12.8%	8.4%
Stabilized	13.1%	12.4%
Pre-1947	16.6%	15.3%
Post-1947	3.3%	3.1%
Other Regulated	**	7.1%
Mitchell-Lama Rental	**	5.5%*
Unregulated	8.4%	8.1%
In Rental Buildings	9.2%	8.6%
In Coops and Condos	**	**
Public Housing	5.7%	4.2%
<i>In Rem</i>	54.8%	31.9%*

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table 7.8
Incidence of One or More Observable Building Defects in
Renter Occupied Units by Building Size Category
New York City 2002

Building Size Category	Percent Units with One or More Defects
All	10.0%
1 – 5 Units	9.3%
6 – 19 Units	17.6%
20 – 49 Units	13.0%
50 – 99 Units	7.8%
100 or More Units	3.5%

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

Table 7.9
Distribution of Renter Occupied Units by Year Built within Building Size Categories
New York City 2002

Building Size Category	All	Pre-1947	1947-69	1970-79	1980+
All	100.0%	64.3%	24.7%	5.4%	5.5%
1 – 2 Units	100.0%	66.8%	21.6%	3.3%	8.3%
3 – 5 Units	100.0%	80.3%	9.6%	3.8%	6.3%
6 – 19 Units	100.0%	87.1%	8.0%	1.1%*	3.8%
20 – 49 Units	100.0%	82.5%	14.3%	2.0%	1.2%
50 – 99 Units	100.0%	58.2%	32.7%	4.2%	4.9%
100 or More Units	100.0%	19.4%	54.6%	16.2%	9.8%

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

Note:

* Since the number of units is small, interpret with caution.

The higher the rent, the lower the proportion of units in buildings with defects. This inverse relationship was maintained throughout the rent intervals, except for the lowest level (\$1-\$399), where many units were Public Housing units. Of units renting for less than \$400, 44 percent were Public Housing units, a structurally well-maintained sector of the housing stock, as discussed above.⁴ Of all units in Public Housing, 64 percent rented for less than \$400 (Table 6.19). The proportion of units in buildings with zero defects was 87 percent for renter-occupied units with contract rents of \$400-\$599. It was 89 percent for such units in the \$600-\$699 rent level (Table 7.10). The proportion continued to increase to 90 percent, 91 percent, and 93 percent respectively for such units with rents of \$700-\$899, \$900-\$1,249, and \$1,250 and over.

The two measurements of the structural condition of buildings—the dilapidation rate, which is an overall approximation of building condition, and the proportion of units with building defects, which is a specific measure of building defects in particular areas of buildings—significantly supplement each other. The 2002 HVS reports that, of occupied rental units in dilapidated buildings, only three in ten were in buildings with zero defects (Table 7.11). On the other hand, of occupied rental units in non-dilapidated buildings, nine in ten were in buildings with zero defects, and only one in a hundred were in buildings with three or more defects, while, of such units in dilapidated buildings, almost one in two had as many defects.

Table 7.10
Incidence of Number of Building Defect Types by Contract Rent Level
for All Renter-Occupied Units
New York City 2002

Contract Rent Level	Number of Building Defect Types Present				
	Total	0	1	2	3 or More
All	100.0%	90.0%	6.0%	2.7%	1.3%
\$1 - \$399	100.0%	91.2%	4.8%	2.5%*	1.4%*
\$400 - \$599	100.0%	87.2%	7.7%	3.8%	1.3%
\$600 - \$699	100.0%	88.8%	6.6%	3.1%	1.6%*
\$700 - \$899	100.0%	90.1%	6.1%	2.3%	1.5%
\$900 - \$1,249	100.0%	91.0%	5.6%	2.5%	**
\$1,250 and Over	100.0%	92.7%	4.8%	1.9%	**
Median Contract Rent	\$706	\$716	\$700	\$650	\$678

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

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

4 U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 7.11
Distribution of Renter Occupied Units by Number of Building Defect Types by Dilapidation Status
New York City 2002

Dilapidation Status	Number of Building Defect Types				
	Total	0	1	2	3 or More
All	100.0%	90.0%	6.0%	2.7%	1.3%
Dilapidated	100.0%	30.4%*	**	**	49.4%
Non-Dilapidated	100.0%	90.5%	6.0%	2.6%	1.0%

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

Note:

* Since the number of units is small, interpret with caution.

** Too few units to report.

Structural Condition of Owner-Occupied Units

Compared to the structural condition of buildings containing renter-occupied units, the condition of buildings containing owner-occupied units was unparalleledly better. In 2002, the number and proportion of owner-occupied units which were situated in dilapidated buildings was too small to present, while the dilapidation rate for renter-occupied units was 0.6 percent (Tables 7.1 and 7.12). The dilapidation rate for owner units in 1999 was 0.6 percent. In 2002, 4.6 percent of owner-occupied units were in buildings with one or more defects. The comparable proportion of renter units in such buildings was 10.0 percent (Table 7.5).

Table 7.12
Incidence of Dilapidation and Observable Building Defects in Owner Occupied Housing Units
New York City 1999 and 2002

Condition	1999	2002
In Dilapidated Building	0.6%	**
In Building with Observable Defects	4.4%	4.6%
1 Defect	3.4%	3.7%
2 Defects	0.6%	0.6%
3 or More Defects	0.4%*	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

Maintenance Condition of the Occupied Housing Inventory

Another set of physical conditions of central importance to an adequate understanding of the condition of housing units is the level of maintenance and equipment deficiencies.

The Census Bureau's interviewers gathered information on the level of maintenance deficiencies in the following seven categories from the occupants of surveyed housing units: (1) inadequate heating; (2) heating equipment breakdowns; (3) cracks or holes in walls, ceilings, or floors; (4) non-intact plaster or paint; (5) the presence of rodents; (6) inoperative toilets; and (7) water leakage from outside the units. **Since the HVS only provides data on maintenance deficiencies for occupied units, the discussion in this section will only deal with occupied units.**

Maintenance Deficiencies in Renter-Occupied Units

Housing maintenance conditions have improved steadily: between 1996 and 2002, the maintenance of housing units and the operation of units' facilities and equipment covered in the HVS improved on almost all measures (Table 7.13, Figure 7.2). The proportion of renter-occupied units with no maintenance deficiencies increased from 42.1 percent in 1996 to 45.5 percent in 1999 and to 46.3 percent in 2002 (Table 7.14 and Maps 7.3 and 7.4).

Table 7.13
Incidence of Maintenance and Equipment Deficiencies
in Renter Occupied Units by Type of Deficiency
New York City, Selected Years 1991-2002

Deficiency Type	1991	1993	1996	1999	2002
Heating Inadequate	20.9%	18.2%	18.7%	15.3%	14.8%
Heating Breakdowns					
None	75.9%	79.9%	80.4%	83.7%	84.9%
1 or More Times	24.1%	20.1%	19.6%	16.3%	15.1%
4 or More Times	9.9%	7.5%	8.2%	6.5%	6.5%
Cracks or Holes in Walls, Ceilings, Floors	23.9%	21.8%	20.6%	18.9%	18.2%
Non-intact Plaster or Paint ^a	13.2%	11.4%	11.1%	9.6%	9.1%
Rodents Present	32.4%	31.2%	30.1%	27.1%	28.7%
Inoperative Toilets	13.1%	10.9%	12.0%	12.5%	10.3%
Water Leakage from Outside Unit	27.4%	24.1%	24.9%	21.7%	21.3%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Area of non-intact plaster or paint exceeding 8.5 x 11.0 inches.

Figure 7.2
Incidence of Maintenance and Equipment Deficiencies in
Renter Occupied Units by Type of Deficiency
New York City, Selected Years 1978 - 2002

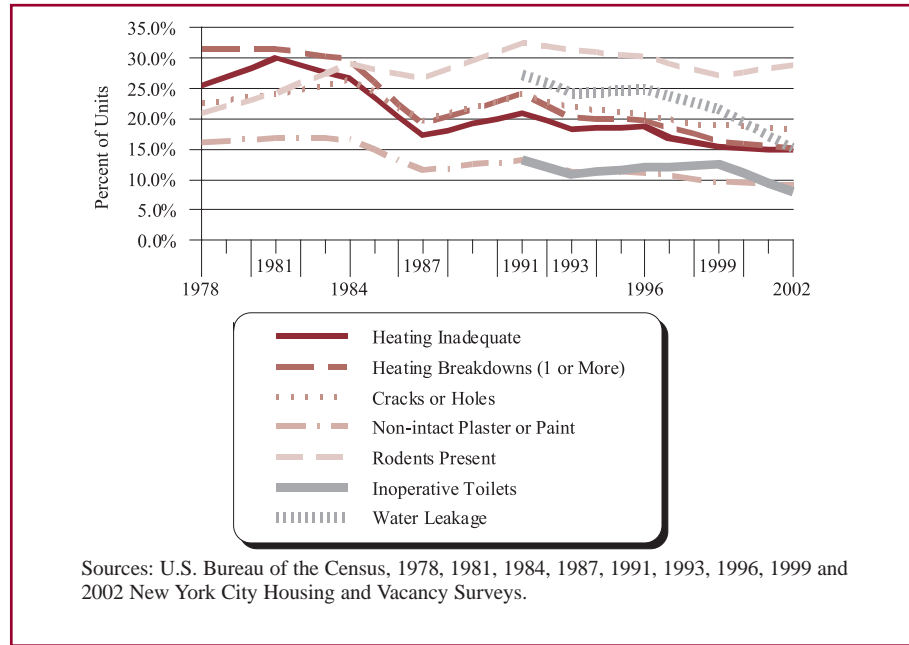


Table 7.14
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies
in Renter Occupied Units by Borough
New York City 1996, 1999 and 2002

Borough	Percent of Renter Occupied Units With					
	No Deficiencies			5 or More Deficiencies		
	1996	1999	2002	1996	1999	2002
All	42.1%	45.5%	46.3%	6.1%	4.4%	4.0%
Bronx ^a	30.4%	36.7%	31.9%	9.7%	6.5%	7.3%
Brooklyn	43.1%	41.8%	46.1%	6.0%	5.3%	4.7%
Manhattan ^a	37.9%	44.7%	45.5%	7.3%	4.3%	3.2%
Queens	53.2%	55.9%	57.8%	2.6%	2.1%	1.6%
Staten Island	58.3%	68.4%	59.1%	*	*	*

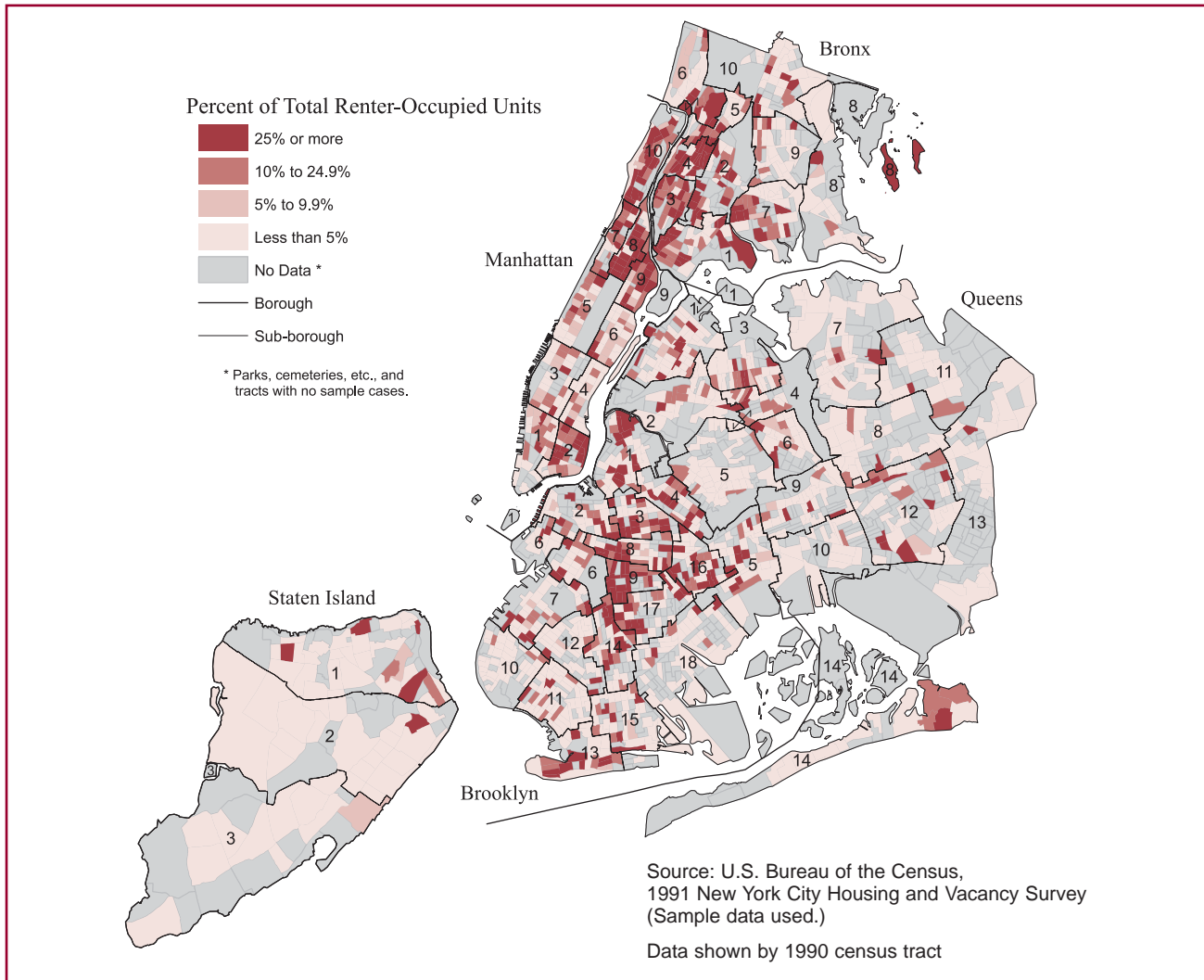
Sources: U.S. Bureau of the Census, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

^a Marble Hill in the Bronx.

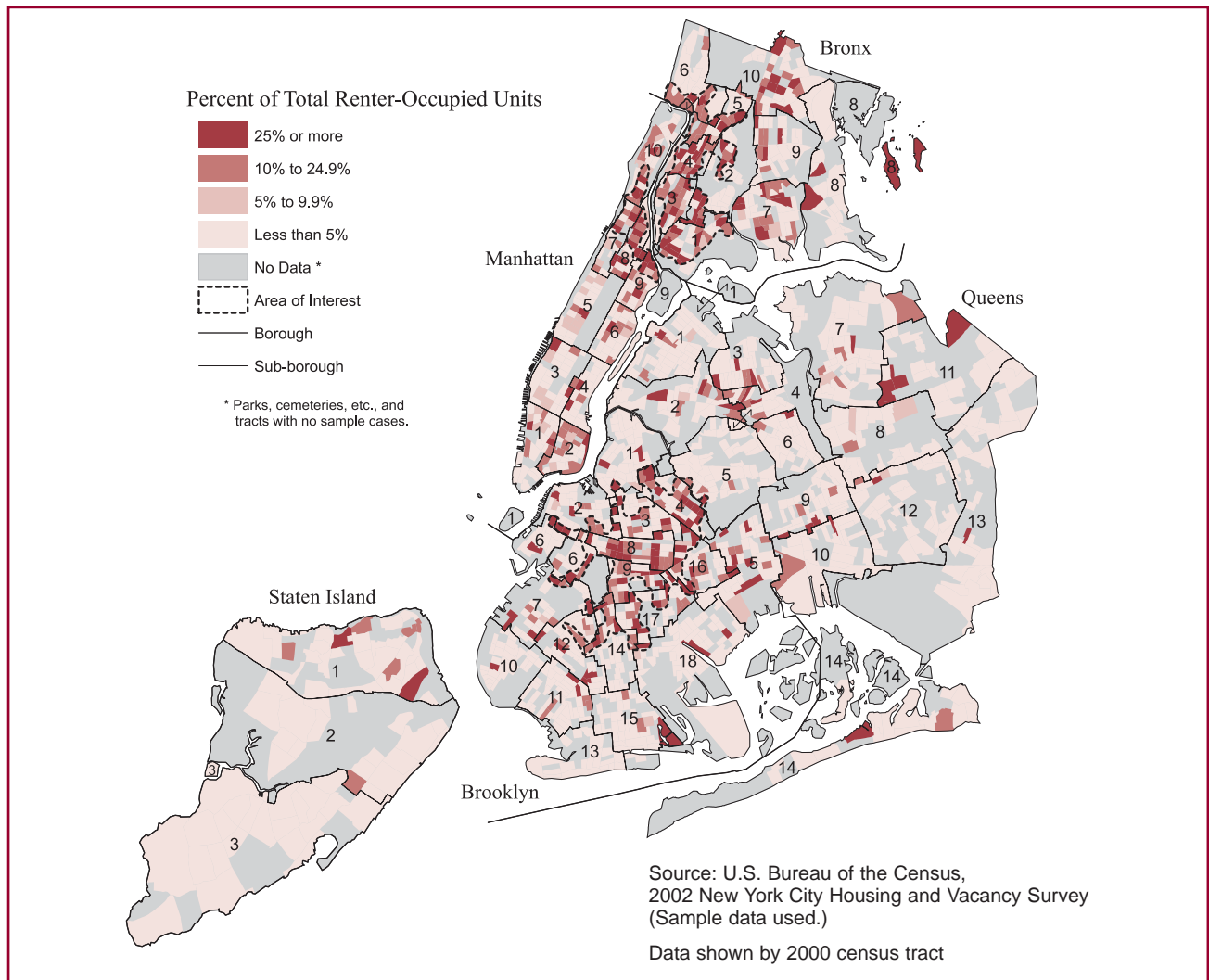
* Too few units to report.

Map 7.3
Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 1991



In the three years between 1999 and 2002, maintenance conditions improved markedly in Brooklyn: the proportion of renter units with no deficiencies climbed 4.3 percentage points, from 41.8 percent to 46.1 percent (Table 7.14). In 2002 as in 1999, maintenance conditions in Staten Island were the best of any of the boroughs, but maintenance conditions there declined by 9.3 percentage points during the same three years, wiping out most of the 10.1-percentage-point improvement made in the previous three years. In the Bronx, between 1996 and 1999, the proportion of renter-occupied units with no maintenance deficiencies improved by 6.3 percentage points, from 30.4 percent to 36.7 percent. However, between 1999 and 2002, the proportion declined by 4.8 percentage points to 31.9 percent. Maintenance conditions improved steadily in Queens. The proportion of renter-occupied units with no maintenance deficiencies moved up

Map 7.4
Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 2002



from 53.2 percent in 1996 to 55.9 percent in 1999 and to 57.8 percent in 2002. In Manhattan, after a substantial 6.8-percentage-point improvement in the three years between 1996 and 1999, the proportion of renter-occupied units with no maintenance deficiencies inched up by 0.8 percentage points in the next three years.

Housing Needs of Areas with a High Concentration of Poorly Maintained Units

Although the improvement in maintenance conditions in the City in all five boroughs between 1991 and 2002 was impressive, conditions in the following three areas were still seriously poor with high

concentrations of units with 4 or more maintenance deficiencies: the west and south Bronx; the northern Manhattan area that covers parts of sub-boroughs 7, 8, and 9; and north-central Brooklyn (Map 7.4). In the west and south Bronx, three-fifths of householders were either non-Puerto Rican Hispanic (33 percent) or Puerto Rican (28 percent), while almost three in ten were black. Nine in ten housing units in the area were rentals (Table 7.15). Tenants in the area were very poor, with a median income of \$18,000 in 2001, only 58 percent of the City's tenants' income of \$31,000. Their median contract rent was \$600, 85 percent of the city-wide median rent in 2002. As a consequence of the relatively lower proportion of the area's income and the higher proportion of rent, compared to the city-wide income and rent, the area's median gross rent/income ratio was 34.3 percent, 5.7 percentage points higher than the city-wide ratio of 28.6 percent in 2002. Even though the area's tenants paid slightly more than one-third of their income for rent, many tenants suffered poor structural and maintenance conditions. Of renter units in the area, more than one in five units were situated in buildings with one or more building defects, while about a quarter of units had four or more maintenance deficiencies. Comparable situations in the City were 10.0 percent and 9.1 percent in 2002. Moreover, 16.4 percent of the area's tenants were crowded, 5.3 percentage points higher than the city-wide proportion of crowded tenants.

In the northern Manhattan area that covers about half of sub-borough areas 7, 8, 9 and 10, with a high concentration of poorly maintained units, more than four-fifths of the householders were either black (47 percent) or non-Puerto Rican Hispanic (37 percent). Of all housing units in the area, more than four-fifths were rentals (Table 7.15). The area's median renter household income was \$25,600, or 83 percent of the city-wide renter median in 2001, while the area's median contract rent was \$584, or 83 percent of the city-wide median in 2002. Since the area's income and rent proportions of the city-wide income and rent are equal, the area's median gross rent/income ratio was 28.0 percent, almost the same as the city-wide median of 28.6 percent. Compared to city-wide, the area had a high concentration of structurally defective buildings, inadequately maintained units, and units located in physically distressed neighborhoods. In the area, 13.2 percent of rental units were situated in buildings with one or more building defects, while 24.0 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 10.0 percent and 9.1 percent respectively. At the same time, a third of the rental units in the area were located on the same street as boarded-up buildings, while only 8.7 percent of rental units in the City were located in such physically distressed neighborhoods in 2002.

More than three-fifths of the householders in the north-central Brooklyn area with a high concentration of poorly maintained units were black, while the remainder were mostly white (14 percent), non-Puerto Rican Hispanic (12 percent), and Puerto Rican (8 percent) (Table 7.15). Four-fifths of the area's units were rentals. The area's median renter household income was \$27,000, or 87 percent of the city-wide median, while the area's median contract rent was \$675, or 96 percent of the city-wide median. As a result of the relatively higher proportion of rent and lower proportion of income in the area, compared to the city-wide rent and income, the area's median gross rent/income ratio was 30.0 percent, higher than the city-wide ratio. Despite the fact that renters in the area paid rent that was almost equal to the city-wide median rent, substantially higher proportions of their housing, buildings, and neighborhoods were poor. One in six renter units in the area were situated in buildings with one or more building defects, while one in ten rental units in the City were in such buildings. A fifth of the renter units in the area had four or more maintenance deficiencies, compared to fewer than one in ten in the City as a whole. In addition, a quarter of the rental units in the area were located on the same street as boarded-up buildings, while fewer than one in ten units in the City as a whole were in such physically distressed neighborhoods. Moreover, one in seven renter households in the area (14.9 percent) were crowded, compared to 11.1 percent of renter households in the City in 2002.

Table 7.15
Characteristics of Areas with High Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 2002

Characteristics of the Area	All			Bronx		Manhattan		Brooklyn	
	NYC	All	Group 1	All	Group 2	All	Group 3		
Race/Ethnicity of Householder ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
White	44.4	19.5	7.9	58.6	**	41.9	14.1		
Black	23.9	32.0	28.1	13.8	47.4	34.9	61.9		
Puerto Rican	8.9	23.4	28.4	6.8	7.6	8.1	8.4		
Non-PR Hispanic	13.4	21.5	32.5	12.6	37.4	8.5	12.1		
Asian	8.8	2.8	2.6	7.4	**	6.4	3.0		
Other	0.6	0.8*	**	0.7	**	0.3	**		
Immigrant Householder ^a	37.9%	34.8%	39.4%	23.2%	38.7%	44.9%	43.3%		
Median Household Income ^a	\$39,000	\$26,000	\$18,600	\$48,400	\$25,600	\$33,800	\$30,000		
Median Household Income (Renters)	\$31,000	\$22,000	\$18,000	\$40,000	\$25,600	\$29,000	\$27,000		
Household Income ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
<\$20,000	28.4	40.3	51.4	26.2	40.3	31.8	34.8		
\$20,000 - \$49,999	31.3	34.6	32.4	24.1	35.4	33.7	37.4		
\$50,000+	40.3	25.2	16.2	49.7	24.3	34.5	27.8		
Median Contract Rent	\$706	\$620	\$600	\$810	\$584	\$700	\$675		
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
<\$500	20.1	26.3	27.7	22.3	36.2	22.3	21.7		
\$500 - \$799	39.0	50.3	54.4	25.6	42.4	43.6	47.7		
\$800 - \$999	18.2	15.1	11.1	10.5	13.3	19.2	18.5		
\$1,000+	22.7	8.3	6.7	41.7	8.1	15.0	12.1		
Median Gross Rent/Income Ratio	28.6	31.0	34.3	27.5	28.0	29.1	30.0		
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
Owner Occupied & For Sale	31.1	21.6	5.9	20.9	7.6	27.5	15.7		
Renter Occupied & For Rent	65.0	75.6	91.1	72.6	83.5	69.4	80.8		
Vacant not Available	4.0	2.8	3.1	6.5	8.8	3.1	3.5		
One+ Building Defects (Renters)	10.0%	13.3%	22.1%	8.2%	13.2%	11.0%	16.1%		
Four+ Maintenance Deficiencies (Renters)	9.1%	16.4%	24.4%	8.5%	24.0%	9.4%	20.8%		
Crowded Renter Units	11.1%	13.0%	16.4%	6.1%	8.0%	12.6%	14.9%		
Boarded Up Windows on Street (Renters)	8.7%	4.7%	7.2%	9.8%	33.6%	13.7%	24.7%		
Boarded Up Windows on Street (All)	7.9%	4.8%	7.5%	8.3%	33.8%	13.1%	24.9%		

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

Notes: a All occupied units.

* Since the number is small, interpret with caution.

**Too few to report.

In short, in the areas with a high concentration of poorly maintained units, not only maintenance conditions, but also the buildings themselves needed to be repaired. In addition, in the northern Manhattan area and the north-central Brooklyn area, neighborhood physical conditions urgently needed to be improved. Moreover, in the west and south Bronx and the north-central Brooklyn areas, crowding situations needed to be alleviated. However, considering the very low household incomes and high rent burdens, particularly in the west and south Bronx, it is difficult for renters in the areas to improve their housing and neighborhood conditions by choosing better housing units in better neighborhoods because there are very few vacant rental units in the City that low-income people can afford. In 2002, the rental vacancy rate for units with rents of less than \$800 was 1.73 percent, as reported in Chapter 5, “Housing Vacancies and Vacancy Rates.” In other words, any efforts to improve the areas’ housing and neighborhood quality should begin with an adequate understanding of the residents’ level of affordability.

Maintenance Conditions by Structure Class

As maintenance conditions in the City improved considerably, the condition of units in Old-Law tenements also improved. The proportion of renter units with five or more maintenance deficiencies in such buildings fell by 6.9 percentage points, from 11.1 percent in 1996 to 6.6 percent in 1999 and to 4.2 percent in 2002 (Table 7.16). Although the condition in New-Law tenement buildings also improved during the six-year period, the comparable proportion in such buildings was still considerably higher at 6.8 percent than either the city-wide proportion or the proportion in any other structural category. The comparable proportion for post-1929 multiple dwellings was 3.3 percent, while the proportion for one- or two-family houses was only 1.4 percent, about a third of the city-wide proportion of 4.0 percent. This

Table 7.16
Incidence of Five or More Maintenance and Equipment Deficiencies
in Renter Occupied Housing by Building Structure Classification
New York City 1996, 1999 and 2002

Structure Classification	Percent of Units in Buildings with Five or More Deficiencies		
	1996	1999	2002
All	6.1%	4.4%	4.0%
Multiple Dwellings	6.9%	5.0%	4.6%
Old-Law Tenement	11.1%	6.6%	4.2%
New-Law Tenement	9.7%	6.2%	6.8%
Post-1929 Multiple Dwelling	4.3%	4.0%	3.3%
Other	3.5%	3.0%*	**
1-2 Unit Family Houses	2.5%	**	1.4%*

Sources: U.S. Bureau of the Census, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

finding confirms that the level of maintenance condition of renter-occupied units is linked to the structural category of the building where the unit is situated—that is, the older the unit, the higher the likelihood of poorer maintenance conditions.

Maintenance Conditions by Rent Regulation Categories

Reviewing the proportion of renter units with maintenance deficiencies by rent-regulation categories discloses that the maintenance condition of units in each category is identifiably different. Measured by units with no maintenance deficiencies, the maintenance condition of unregulated rental units, particularly those in rental buildings, was the best of all categories in 2002, as in 1999. Of unregulated units, 59.7 percent had no maintenance deficiencies (Table 7.17). Of unregulated rental units, the condition of those in rental buildings was noticeably better than the condition of those in cooperative or condominium

Table 7.17
Incidence of Maintenance and Equipment Deficiencies (None and Five or More)
In Renter Occupied Units by Regulatory Status
New York City 1999 and 2002

Regulatory Status	No Deficiencies		5 or More Deficiencies	
	1999	2002	1999	2002
All	45.5%	46.3%	4.4%	4.0%
Controlled	41.5%	40.3%	**	**
Stabilized	40.0%	38.7%	4.9%	5.2%
Pre-1947	35.4%	35.4%	5.9%	6.1%
Post-1947	53.4%	49.3%	2.2%	2.3%
Other Regulated	45.5%	50.8%	4.2%	2.6%*
Mitchell-Lama	48.9%	56.7%	**	**
Non-Mitchell-Lama	41.8%	46.9%	**	**
Unregulated	59.1%	59.7%	2.0%	2.2%
In Rental Buildings	59.6%	60.1%	2.0%	2.3%
In Coops and Condos	55.2%	55.0%	**	**
Public Housing	36.1%	40.3%	8.3%	4.6%
<i>In Rem</i> ^a	**	**	**	**

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.

a In 2002 65.2% of renter-occupied *in rem* units had 1 – 4 maintenance deficiencies.

buildings: 60.1 percent, compared to 55.0 percent, had no maintenance deficiencies. The maintenance conditions of Mitchell-Lama rental units were also very good, relatively speaking. Of Mitchell-Lama rental units, 56.7 percent were free of maintenance deficiencies. This represents a substantial improvement of 7.8 percentage points from 1999. The maintenance conditions of post-1947 rent-stabilized units were good: of such units, 49.3 percent had no maintenance deficiencies. However, the condition of post-1947 rent-stabilized units worsened by 4.1 percentage points over the three years.

On the other hand, the maintenance conditions of rent-controlled units, rent-stabilized units in buildings built in or before 1947, and Public Housing units were relatively poor in 2002: 40.3 percent of rent-controlled and 35.4 percent of pre-1947 rent-stabilized units had no maintenance deficiencies. Of Public Housing units, 40.3 percent had no maintenance deficiencies, although this was a 4.2 percentage-point improvement over the three years (Table 7.17). The maintenance condition of *in rem* units could not be reliably measured, since the numbers of such units with no maintenance deficiencies or with five or more were too small to estimate the level of maintenance condition.

Maintenance Conditions by Building Size

As the relationship between the number of building defects and the size of a building revealed, maintenance condition appears to be best for the smallest buildings (1-5 units) and the largest buildings (100+ units). In 2002, of units in buildings with 1-5 units and 100 or more units, 2.5 percent each had five or more maintenance deficiencies (Table 7.18). On the other hand, of units in buildings with 6-19 units and 50-99 units, 5.0 percent each had five or more maintenance deficiencies. The proportion of such serious maintenance deficiencies was highest, 5.8 percent, for units in buildings with 20-49 units (Table 7.18).

Table 7.18
Incidence of Five or More Maintenance and Equipment Deficiencies
in All Renter Occupied Units by Building Size
New York City 2002

Building Size Category	Percent Units with Five or More Deficiencies
All	4.0%
1 - 5 Units	2.5%
6 - 19 Units	5.0%
20 - 49 Units	5.8%
50 - 99 Units	5.0%
100 or More Units	2.5%

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

Maintenance Conditions by Rent Level

The higher the rent, the better the maintenance condition. This relationship was maintained in a positive linear pattern throughout the rent intervals. In 2002, the maintenance condition of rental units with contract rents of \$1-\$399 was very poor: only 39.6 percent of such units had no maintenance deficiencies, while 46.3 percent of all rental units in the City had no maintenance deficiencies (Table 7.19). The proportion climbs as the rent level increases. The proportion for units with rents of \$600-\$699 was 45.3 percent, while the proportion for units with rents of \$900-\$1,249 was 49.8 percent. Of units with rents of \$1,250 or more, the proportion with no maintenance deficiencies was 54.5 percent.

Functionally, structural deficiencies of buildings and unit maintenance and equipment deficiencies provide two sets of information on different aspects of housing condition. The general distinction between them is clear, and they have quite different implications. However, they support and reinforce each other. An analysis of the relationship between the two conditions reveals that both should be good if the condition of the housing unit is to be considered good; and, in fact, they substantiate each other's importance and limitations. For example, structural defects measure problems that are more deeply seated, less easily repaired, and more serious than maintenance deficiencies. On the other hand, maintenance deficiencies are linked to the operation and maintenance of a building and the units in it and are usually less profound and more easily fixed through routine repairs than are structural problems. At the same time, both are a function of investment decisions; but structural defects are largely connected to capital disinvestment, while maintenance deficiencies are a reflection of efforts to reduce current expenses.

Table 7.19
Incidence of Maintenance and Equipment Deficiencies
by Contract Rent Level for Renter Occupied Units
New York City 2002

Contract Rent Level	Number of Deficiencies				
	Total	0	1-2	3-4	5 or More
All	100.0%	46.3%	36.5%	13.2%	4.0%
\$1 - \$399	100.0%	39.6%	39.2%	15.8%	5.3%
\$400 - \$599	100.0%	39.7%	37.3%	17.4%	5.5%
\$600 - \$699	100.0%	45.3%	35.7%	14.2%	4.8%
\$700 - \$899	100.0%	46.9%	36.8%	12.7%	3.6%
\$900 - \$1,249	100.0%	49.8%	36.4%	10.7%	3.2%
\$1,250 and Over	100.0%	54.5%	34.9%	8.6%	2.0%*
Median Contract Rent	\$706	\$750	\$700	\$650	\$642

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

Note:

* Since the number of units is small, interpret with caution.

In 2002, of rental units in non-dilapidated buildings, 46.5 percent had no maintenance deficiencies, while only 3.9 percent had five or more deficiencies (Table 7.20). A similar relationship existed between building defects and maintenance conditions. Of rental units in buildings with no defects, 47.8 percent had no maintenance deficiencies, while only 3.2 percent had five or more. On the other hand, of rental units in buildings with three or more defect types, only 16.5 percent had no maintenance deficiencies, while 26.2 percent had five or more.

Maintenance Deficiencies in Owner-Occupied Units

As in building structural conditions, maintenance conditions of owner units were substantially better than those of rental units. In 2002, 70.4 percent of owner units, compared to 46.3 percent of renter units, had no maintenance deficiencies (Tables 7.20 and 7.21). Of owner units, Mitchell-Lama cooperatives had the best maintenance condition: 73.4 percent had no deficiencies (Table 7.21). Conventional owner units were the next best (72.2 percent were maintenance-deficiency free), followed by condominiums (72.0 percent had no deficiencies) and private cooperatives (64.3 percent had no deficiencies).

Table 7.20
Distribution of Renter Occupied Units by Building Condition
by Number of Maintenance and Equipment Deficiencies
New York City 2002

Building Condition	Number of Deficiencies				
	Total	0	1-2	3-4	5 or More
All	100.0%	46.3%	36.5%	13.2%	4.0%
Dilapidation Status					
Dilapidated	100.0%	**	**	**	**
Not Dilapidated	100.0%	46.5%	36.4%	13.2%	3.9%
Number of Building Defect Types					
None	100.0%	47.8%	36.7%	12.3%	3.2%
One	100.0%	33.5%	39.9%	20.0%	6.6%
Two	100.0%	21.7%	30.3%	30.0%	18.0%
Three or More	100.0%	16.5%*	32.5%	24.8%	26.2%

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

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report. Of units in dilapidated buildings 48% had 2 or fewer maintenance deficiencies; 52% had 3 or more deficiencies.

Table 7.21
Distribution of Maintenance and Equipment Deficiencies
in Owner Occupied Units by Form of Ownership
New York City 2002

Form of Ownership	Number of Deficiencies				
	Total	0	1-2	3-4	5 or More
All	100.0%	70.4%	27.0%	2.3%	**
Conventional	100.0%	72.2%	26.1%	1.6%	**
Coop					
Private	100.0%	64.3%	30.6%	4.5%	**
Mitchell-Lama	100.0%	73.4%	24.6%	**	**
Condominium	100.0%	72.0%	26.0%	**	**

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

Notes:

** Too few units to report.

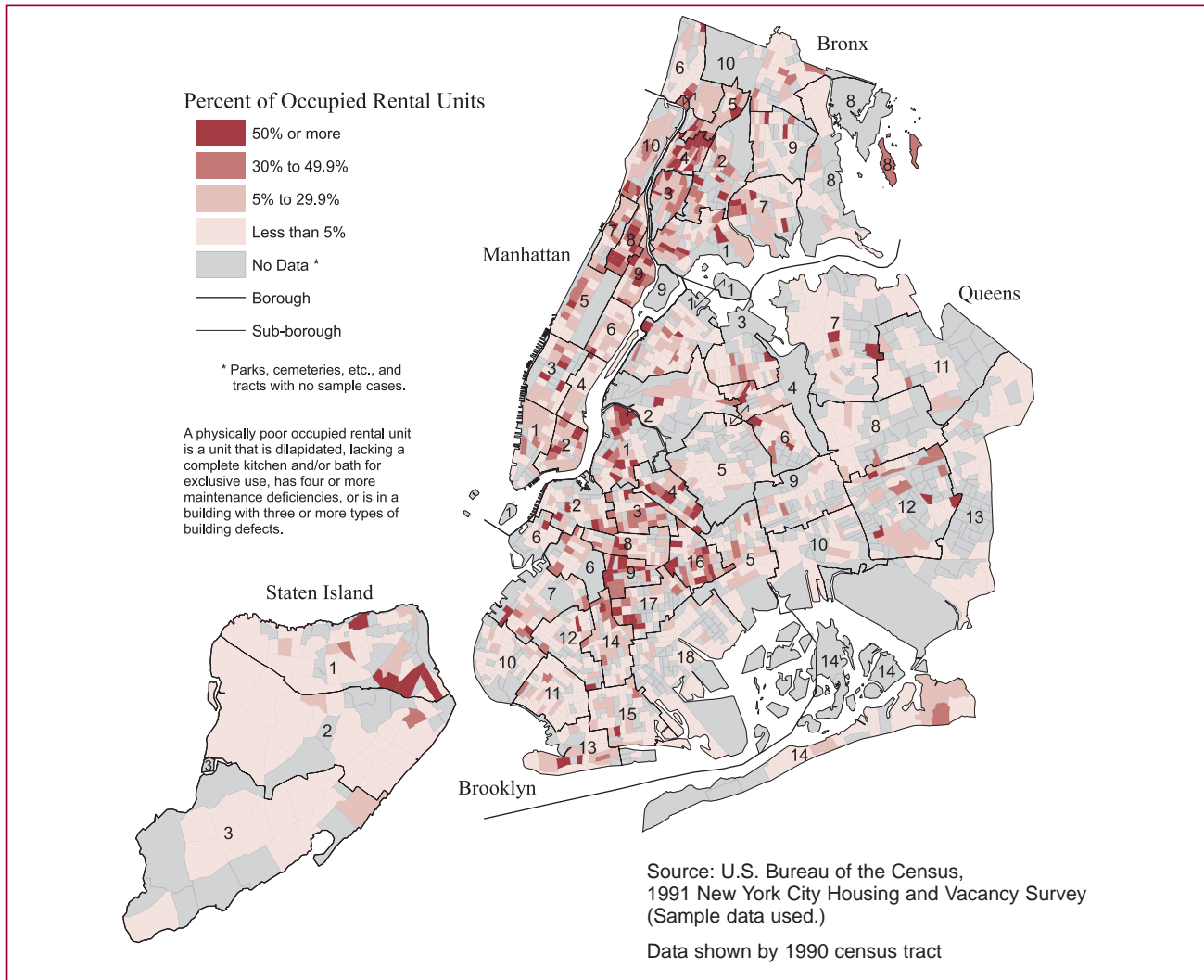
Physically Poor Renter-Occupied Units

Characteristics of Physically Poor Renter-Occupied Units

As discussed above, physical housing conditions can be approximated by two housing-condition components covered in the HVS: the structural condition of the building containing the units, and the adequacy of maintenance and equipment for the units. Also as discussed above, these two components reflect quite different aspects of physical conditions. “Dilapidation” and “structural defects” do not describe physical problems occupants suffer that are caused by “deficiencies in maintenance and equipment.” At the same time, “deficiencies in maintenance and equipment” does not indicate the level of potential danger occupants may face because of poor structural conditions. Some buildings are structurally too poor to be habitable, while some units have too many maintenance deficiencies to provide decent housing services to occupants. Thus, it is useful to assess the number of housing units that are in physically poor condition due to structural and/or maintenance defects. In doing this, it appears reasonable to focus on renter-occupied units, since owner units do not have serious physical problems and the HVS does not provide data on maintenance deficiencies for vacant units.

The definition of a physically poor housing unit used by the City for many years in the Comprehensive Housing Affordability Strategy (CHAS) and the Consolidated Plan, which have been required by and submitted to HUD, is “a housing unit that is in a dilapidated building, lacks a complete kitchen and/or bath for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.” Applying this definition based on the proportion of physically poor renter

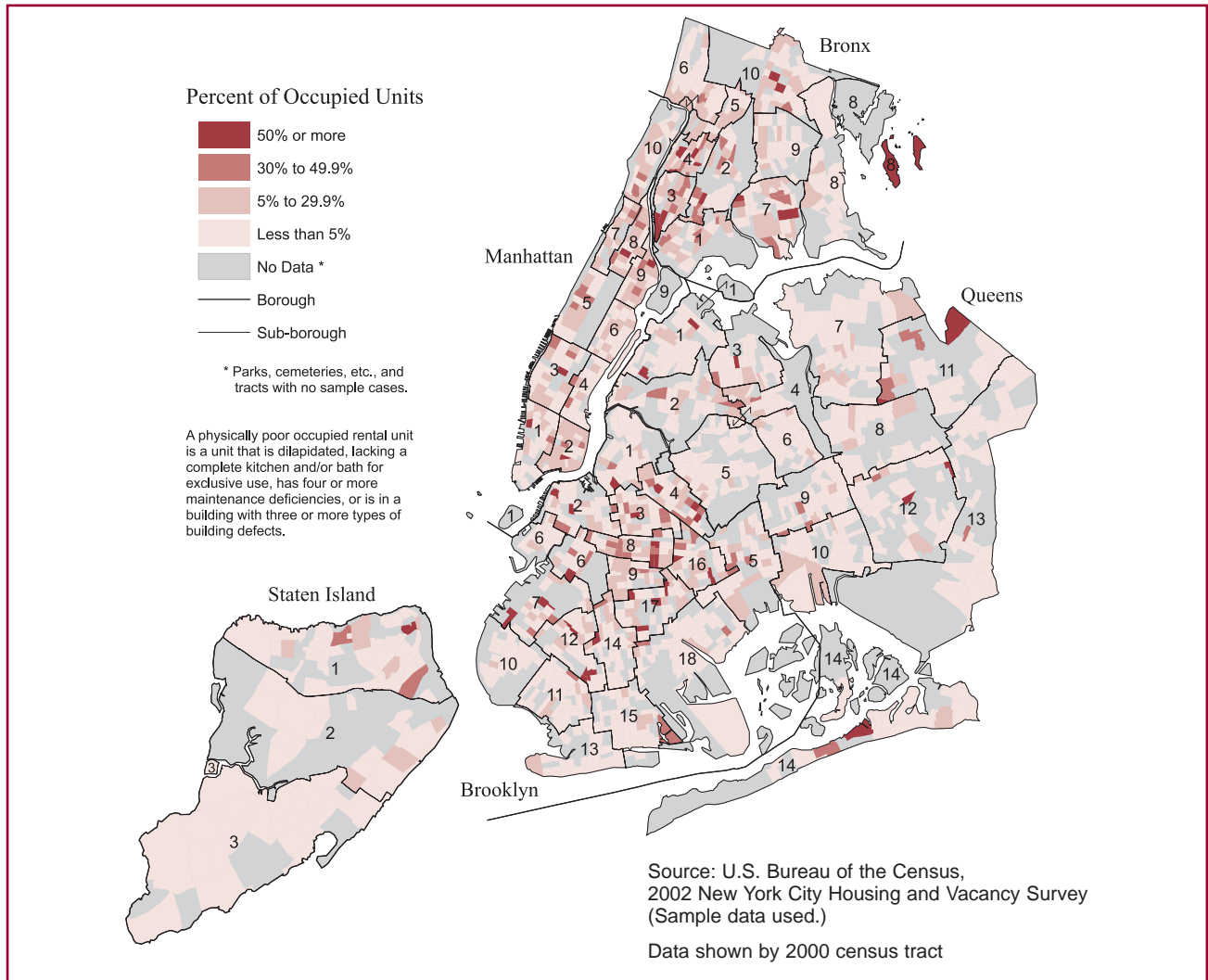
Map 7.5
Physically Poor Occupied Rental Units as a Percentage of Total Occupied Rental Units
New York City 1991



housing units in the City, the 2002 HVS reports that the physical condition of housing units in the City was the best since 1991, when the HVS started collecting data on all conditions covered in the definition of physically poor renter-occupied units. There were 196,000 physically poor renter-occupied units, 10 percent of the total number of renter-occupied units, in 2002 (Table 7.22). Proportionally, this was a 6-percentage-point decline from 1991 to 1999 and almost a 1-percentage-point decline from 1999 to 2002.

The proportion of physically poor renter-occupied units declined noticeably in each of the five boroughs between 1991 and 2002. The decline in the three older boroughs of the Bronx, Brooklyn, and Manhattan—particularly in the south Bronx, Harlem in Manhattan, and the northern portion of Brooklyn—was clearly visible (Maps 7.5 and 7.6).

Map 7.6
Physically Poor Occupied Rental Units as a Percentage of Total Occupied Rental Units
New York City 2002



The proportion of physically poor units in the Bronx dropped by 6.7 percentage points in the eleven years, from 22.0 percent in 1991 to 15.3 percent in 2002 (Table 7.22). However, in 2002, the Bronx still had the highest incidence of physically poor housing of any borough. The number of physically poor renter-occupied units in the borough was still 55,000, or 28 percent of the 196,000 such units in the City, while only 18 percent of all renter-occupied units in the City were located in the borough (Table 7.23). In Manhattan and Brooklyn, the proportion of physically poor units was cut by about half, from 19 percent to 10 percent and from 18 percent to 10 percent respectively, between 1991 and 2002 (Figure 7.3).

In terms of the proportion of physically poor units, Queens was the best in the City in 2002. From 1991, the proportion of physically poor units in the borough was reduced by 3.3 percentage points to 5.1 percent

Table 7.22
Number and Incidence of Physically Poor Renter Occupied Units by Borough
New York City, Selected Years 1991 - 2002

Borough	Number and Percent Physically Poor ^b Units					
	1991	1993	1996	1999	2002	
	Percent	Percent	Percent	Percent	Number	Percent
All	16.8%	13.4%	13.6%	10.4%	196,013	9.7%
Bronx ^a	22.0%	15.8%	19.0%	14.5%	55,088	15.3%
Brooklyn	18.1%	14.2%	14.3%	11.9%	60,250	9.6%
Manhattan ^a	18.9%	16.7%	15.6%	10.9%	55,583	10.0%
Queens	8.4%	6.7%	6.1%	5.2%	21,445	5.1%
Staten Island	8.8%	6.1%	8.4%	**	**	6.5%*

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

a Marble Hill in the Bronx.

b A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

* Since the number of units is small, interpret with caution.

** Too few units to report.

in 2002, the lowest of all five boroughs. In 2002, of all 196,000 physically poor renter-occupied units in the City, 21,000, or 10.9 percent, were located in Queens, while 20.9 percent of all renter-occupied units in the City were located in the borough (Table 7.23).

Physical housing condition is most closely related to the age of the dwelling and building structure type. Of all 196,000 physically poor occupied renter units in 2002, close to six in ten were in either Old-Law tenement buildings (12 percent) or New-Law tenement buildings (44 percent). New-Law tenement units' proportion of all physically poor units in the City was much higher than their proportion of renter-occupied units in such a structure class: 31 percent (Table 7.24). On the other hand, only a quarter of the physically poor renter-occupied units were in multiple dwellings built after 1929, although 36 percent of the renter occupied units in the City were in such dwellings.

As stated earlier, the city-wide proportion for renter-occupied units in physically poor condition was 10 percent (Table 7.25). However, the incidence of poor housing is more frequent in medium-sized buildings. Of renter-occupied units in buildings with 20-49 units, 13 percent were in physically poor housing, compared to 10 percent for buildings with 50-99 units and just 7 percent for buildings with

Table 7.23
Distribution of Physically Poor Renter Occupied Units
by Borough by Type of Physically Poor Condition
New York City 2002

Borough	Total	Physically Poor^a (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,023,504	196,013 (9.7%)	27,592	11,458	23,805	151,612
Bronx ^b	358,885	55,088 (15.3%)	**	**	4,675*	48,759
Brooklyn	627,536	60,250 (9.6%)	7,704	**	7,867	48,422
Manhattan ^b	557,491	55,583 (10.0%)	12,318	**	5,923	37,977
Queens	423,206	21,445 (5.1%)	**	**	4,745*	14,335
Staten Island	56,386	** (6.5%)*	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx ^b	17.7%	28.1%	14.2%*	**	19.6%	32.2%
Brooklyn	31.0%	30.7%	27.9%	30.7%*	33.0%	31.9%
Manhattan ^b	27.6%	28.4%	44.6%	27.4%*	24.9%	25.0%
Queens	20.9%	10.9%	**	**	19.9%	9.5%
Staten Island	2.8%	1.9%*	**	**	**	**

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

b Marble Hill in the Bronx.

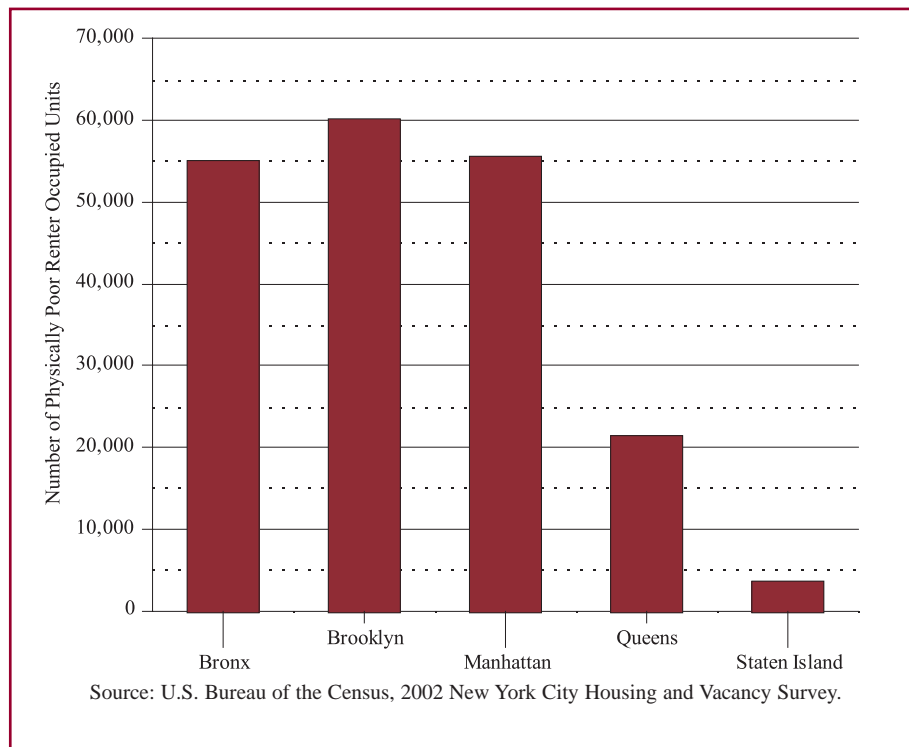
* Since the number of units is small, interpret with caution.

** Too few units to report.

100 or more units. The equivalent proportions for smaller buildings with 3-19 units and with 1-2 units were 11 percent and 5 percent respectively.

Of the physically poor renter-occupied units in the City, 19 percent were units with three or more bedrooms, while only 15 percent of the renter-occupied units in the City as a whole were such large units (Table 7.26). This is a very serious finding, since, for the City as a whole, there has been and remains a great shortage of large units compared to the number of large households, particularly large households with low incomes. Specifically, the crowding rates for four-person and five-person renter households were 26.8 percent and 53.8 percent respectively, while the rate for renter households as a whole was 11.1

Figure 7.3
Number of Physically Poor Renter Occupied Units by Borough
New York City 2002



percent (see Table 7.48). The seriousness of the shortage of large units, in terms of crowding, will be further discussed in the section on crowding below. Studios also had a higher share of physically poor rental units compared to their overall proportion of renter households in the City: 13 percent versus 8 percent. Fully 71.1 percent of the physically poor studios were in such condition because they did not have complete kitchens and/or bathrooms for the exclusive use of the tenant. In other words, most physically poor studios were SRO or SRO-type rental units.

In 2002, rent-stabilized housing built in or before 1947 had a higher incidence of physically poor housing: 15 percent of its units, compared to 10 percent of all renter units in the City (Table 7.27). In fact, because a very high proportion of the City's renter units were in pre-1947 stabilized housing, this category contained close to three-fifths (57 percent) of the units in poor condition in the City.

The lower the rent, the more likely it is that units will be in physically poor condition. In 2002, physically poor occupied renter units with a contract rent below \$600 captured a disproportionate 45 percent, while units with a rent between \$600 and \$899 took another 36 percent (Table 7.28). Units with rent of \$900 or more had the remaining 20 percent of physically poor renter-occupied units.

Table 7.24
Number, Incidence and Distribution of Physically Poor Renter Occupied Units
by Structure Class by Type of Physically Poor Condition
New York City 2002

Structure Class	All	Physically Poor ^c (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All ^a	2,023,504	196,013 (9.7%)	27,592	11,458	23,805	151,612
Multiple Dwellings						
Old-Law Tenement	200,965	21,046 (10.5%)	**	**	**	16,315
New-Law Tenement	558,357	79,902 (14.3%)	**	5,501	12,258	69,108
Post-1929 Multiple Dwelling	660,434	45,101 (6.8%)	**	**	**	41,444
Other	47,715	11,610 (24.3%)	10,135	**	**	**
Converted	99,788	9,899 (9.9%)	**	**	**	5,588
1-2 Unit Houses	266,160	13,280 (5.0%)	**	**	**	7,589
Distribution						
All ^b	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multiple Dwellings						
Old-Law Tenement	11.0%	11.6%	**	**	**	11.5%
New-Law Tenement	30.5%	44.2%	**	53.0%	54.3%	48.8%
Post-1929 Multiple Dwelling	36.0%	24.9%	**	**	**	29.3%
Other	2.6%	6.4%	44.6%	**	**	**
Converted	5.4%	5.5%	**	**	**	3.9%
1-2 Unit Houses	14.5%	7.3%	14.2%*	**	**	5.4%

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

Notes:

a Includes units whose structure class within multiple dwellings was not reported.

b Excludes units whose structure class was not reported.

c A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table 7.25
Physically Poor Renter Occupied Units by Building Size
New York City 2002

Number of Units In Building	Total Renter Occupied Units	Number Physically Poor^a	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Renter Units
All	2,023,504	196,013	9.7%	100.0%
1 – 2	266,160	13,280	5.0%	6.8%
3 – 19	582,358	63,297	10.9%	32.3%
20 – 49	434,158	58,267	13.4%	29.7%
50 – 99	342,559	35,090	10.2%	17.9%
100 +	398,269	26,078	6.5%	13.3%

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

Table 7.26
Distribution of Physically Poor Renter Occupied Units
by Number of Bedrooms by Type of Physically Poor Condition
New York City 2002

Number of Bedrooms	Total	Physically Poor^a	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,023,504	196,013	27,592	11,458	23,805	151,612
None	166,849	24,839	17,656	**	**	7,574
One	846,130	66,491	5,276	**	7,791	55,770
Two	707,863	68,163	**	5,716	10,962	56,292
Three or More	302,662	36,521	**	**	**	31,976
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	8.2%	12.7%	64.0%	**	**	5.0%
One	41.8%	33.9%	19.1%	30.6%*	32.7%	36.8%
Two	35.0%	34.8%	**	49.9%	46.0%	37.1%
Three or More	15.0%	18.6%	**	**	16.1%*	21.1%

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table 7.27
Physically Poor Renter Occupied Units by Rent Regulatory Status
New York City 2002

Regulatory Status	Total Renter Occupied Units	Number Physically Poor^a	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Renter Units
All	2,023,504	196,013	9.7%	100.0%
Controlled	59,324	7,596	12.8%	3.9%
Stabilized	988,393	124,304	12.6%	63.4%
Pre-1947	752,130	111,124	14.8%	56.7%
Post-1947	236,263	13,180	5.6%	6.7%
Other Regulated	151,521	7,709	5.1%	3.9%
Mitchell-Lama	63,818	**	**	**
Other ^b	87,703	5,747	6.6%	2.9%
Unregulated	638,368	35,983	5.6%	18.4%
In Rental Buildings	589,719	34,417	5.8%	17.6%
Sublet Coops	48,649	**	**	**
Public Housing	174,490	17,032	9.8%	8.7%
<i>In Rem</i>	11,408	**	29.7%*	1.7%*

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

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Includes primarily units whose rents are regulated by HUD, and also units with rents regulated by the Loft Board or under the provisions of the Article 4 program, which built limited-profit rental buildings for households with moderate incomes under Article 4 of the state PHL.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

Table 7.28
Physically Poor Renter Occupied Units by Contract Rent Interval (in 2002 dollars)
New York City 1999 and 2002

Contract Rent Interval	1999		2002		
	Physically Poor	All Renter Occupied		Physically Poor Units^a	
	Percent	Number	Percent^c	Number	Percent^c
All ^b	100.0%	2,023,504	100.0%	196,013	100.0%
\$1 - \$399	25.5%	256,545	13.0%	40,345	21.0%
\$400 - \$599	28.4%	366,575	18.5%	45,608	23.7%
\$600 - \$699	15.2%	280,697	14.2%	27,504	14.3%
\$700 - \$899	18.3%	480,405	24.3%	41,326	21.5%
\$900 - \$1,249	9.8%	345,585	17.5%	25,012	13.0%
\$1,250 and Over	2.8%	248,713	12.6%	12,686	6.6%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Total includes units for which no cash rent was reported.
- c Total excludes units for which no cash rent was reported.

Characteristics of Households in Physically Poor Renter Units

Seven in ten of the households occupying physically poor rental units in 2002 were either black, Puerto Rican, or non-Puerto Rican Hispanic. The proportion of each of these three racial and ethnic household groups in physically poor renter units was markedly higher than each group's proportional share of the overall number of renter households. Of households living in such units, blacks accounted for 33 percent, while 25 percent of all renter households were black (Table 7.29). Puerto Ricans' and non-Puerto Rican Hispanics' shares of households in such units were 16 percent and 20 percent respectively, while their corresponding shares of all renter households were 11 percent and 17 percent respectively (Figure 7.4).

Table 7.29
Distribution of Physically Poor Renter Occupied Units
by Race/Ethnicity by Type of Physically Poor Condition
New York City 2002

Race/ Ethnicity	All Renter Occupied	Physically Poor Units ^a (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,023,504	196,013 (9.7%)	27,592	11,458	23,805	151,612
White	765,975	45,437 (5.9%)	11,132	**	5,813	28,008
Black	508,052	64,734 (12.7%)	8,441	**	7,748	54,268
Puerto Rican	227,116	31,989 (14.1%)	**	**	**	26,591
Non-Puerto Rican Hispanic	341,482	39,307 (11.5%)	**	**	4,341*	32,918
Asian	169,900	13,367 (7.9%)	**	**	**	8,648
Other	10,979	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	37.9%	23.2%	40.3%	26.4%*	24.4%	18.5%
Black	25.1%	33.0%	30.6%	26.2%*	32.5%	35.8%
Puerto Rican	11.2%	16.3%	**	**	12.9%*	17.5%
Non-Puerto Rican Hispanic	16.9%	20.1%	12.3%*	**	18.2%	21.7%
Asian	8.4%	6.8%	**	**	**	5.7%
Other	0.5%	**	**	**	**	**

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

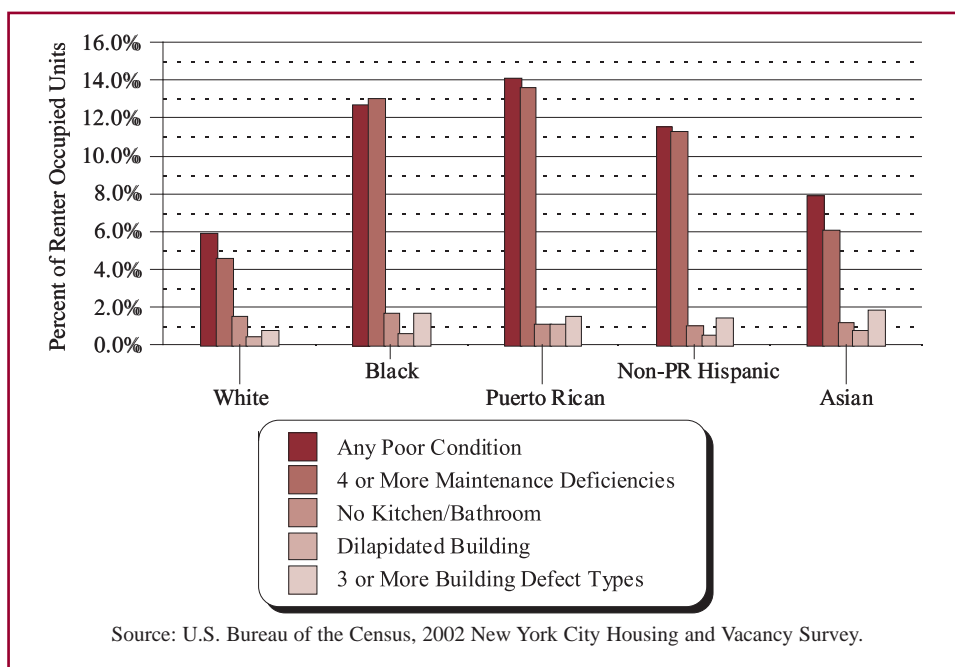
Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Figure 7.4
Incidence of Physically Poor Renter Occupied Units
and Specific Physically Poor Conditions by Race/Ethnicity
New York City 2002



Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units. In 2002, of households in such units, 14 percent were single adults with minor children, while this household type's share of all renter households in the City was only 9 percent (Table 7.30). At the same time, 28 percent of households in physically poor renter units were adults with minor children, while this household type's share of all renter households was 23 percent. On the other hand, fewer single-elderly households and adult households lived in physically poor rental units. Of households in physically poor renter-occupied units, only 9 percent were single-elderly households, while their share of all renter households was 11 percent. At the same time, 22 percent of households in such units were adult households, while their share of all renter households was 25 percent.

Table 7.30
Distribution of Physically Poor Renter Occupied Units
by Household Type by Type of Physically Poor Condition
New York City 2002

Household Type	All	Physically Poor Units ^a (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,023,504	196,013 (9.7%)	27,592	11,458	23,805	151,612
Single Elderly	222,339	17,769 (8.0%)	5,109	**	**	11,746
Single Adult	504,808	44,395 (8.8%)	15,475	**	5,523	25,216
Single with Minor Child(ren)	182,464	26,694 (14.6%)	**	**	**	23,056
Elderly Household	131,766	9,722 (7.4%)	**	**	**	8,263
Adult Household	513,987	42,478 (8.3%)	**	**	6,471	34,920
Adult Household with Minor Child(ren)	468,140	54,953 (11.7%)	**	**	6,193	48,410
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.0%	9.1%	18.5%	**	5.6%	7.7%
Single Adult	24.9%	22.6%	56.1%	31.3%*	23.2%	16.6%
Single with Minor Child(ren)	9.0%	13.6%	**	**	13.7%*	15.2%
Elderly Household	6.5%	5.0%	**	**	**	5.5%
Adult Household	25.4%	21.7%	14.0%*	**	27.2%	23.0%
Adult Household with Minor Child(ren)	23.1%	28.0%	**	**	26.0%	31.9%

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

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

Table 7.31
Distribution of Physically Poor Renter Occupied Units
by Income Group by Type of Physically Poor Condition
New York City 2002

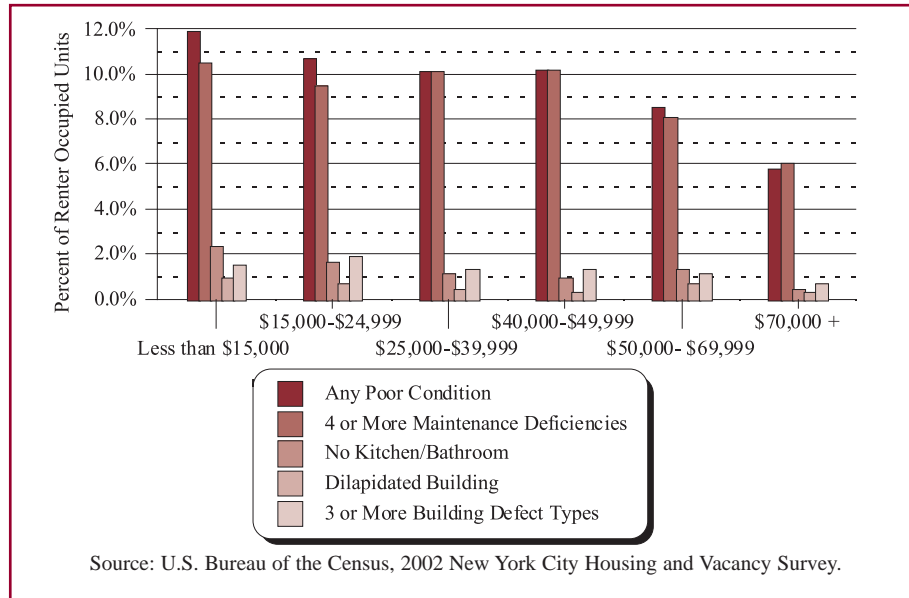
Household Income Group	All	Physically Poor Units ^a (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All ^b	2,023,504	196,013 (9.7%)	27,592	11,458	23,805	151,612
< \$15,000	547,283	64,884 (11.9%)	12,627	4,646*	7,339	47,252
\$15-24,999	286,706	30,613 (10.7%)	4,523*	**	4,834*	22,483
\$25-39,999	366,843	37,230 (10.1%)	4,125*	**	4,371*	30,718
\$40-49,999	190,539	19,355 (10.2%)	**	**	**	15,891
\$50-69,999	258,221	22,076 (8.5%)	**	**	**	17,138
\$70,000 +	373,913	21,855 (5.8%)	**	**	**	18,131
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< \$15,000	27.0%	33.1%	45.8%	40.5%	30.8%	31.2%
\$15-24,999	14.2%	15.6%	16.4%	**	20.3%	14.8%
\$25-39,999	18.1%	19.0%	14.9%	**	18.4%	20.3%
\$40-49,999	9.4%	9.9%	**	**	**	10.5%
\$50-69,999	12.8%	11.3%	12.0%*	**	**	11.3%
\$70,000 +	18.5%	11.1%	**	**	**	12.0%

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

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Includes units occupied by households whose incomes are zero or negative.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

Figure 7.5
Incidence of Physically Poor Renter Occupied Units
and Specific Physically Poor Conditions by Income Group
New York City 2002



As seen in the pattern revealed in the relationship between the proportion of physically poor renter-occupied units and the level of contract rent, the lower the household income, the more likely it is that a household will be living in a physically poor rental unit. Of households in such units, almost half were households with incomes of less than \$25,000 in 2001, while about two-fifths of all renter households had incomes at that level (Table 7.31). Particularly, of households in physically poor rental units, a markedly high 33.1 percent had incomes below \$15,000 (Figure 7.5).

Among renter households with incomes below the poverty level in 2001, 13.2 percent lived in physically poor housing, and 16.0 percent of households receiving Public Assistance lived in physically poor housing, compared to 9.7 percent of all renter households in 2002.⁵

Of renter households in physically poor units in the City in 2002, 48.7 percent paid more than 30.0 percent of their income for gross rent, while 46.1 percent of all renter households paid that much of their income for rent (Table 7.32). At the same time, 27.7 percent of households occupying physically poor units paid more than 50.0 percent of their income for rent, while 25.5 percent of all renter households in the City paid that much.

⁵ U.S. Census Bureau, 2002 New York City Housing and Vacancy Survey.

Table 7.32
Distribution of Physically Poor Renter Occupied Units
by Gross Rent/Income Ratio by Type of Physically Poor Condition
New York City 2002

Gross Rent/Income Ratio	All	Physically Poor Units ^a	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All ^b	2,023,504	196,013	27,592	11,458	23,805	151,612
30% or less	1,000,340	94,406	12,822	4,035*	10,474	74,978
31% - 40%	239,397	23,272	**	**	**	19,590
41% - 50%	140,888	15,409	**	**	**	12,860
51% - 70%	170,700	16,091	**	**	**	10,507
Over 70%	302,994	35,012	5,820	**	5,301	26,055
Distribution						
All ^c	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
30% or less	53.9%	51.3%	49.4%	42.1%	49.9%	52.1%
31% - 40%	12.9%	12.6%	**	**	**	13.6%
41% - 50%	7.6%	8.4%	**	**	**	8.9%
51% - 70%	9.2%	8.7%	14.0%*	**	**	7.3%
Over 70%	16.3%	19.0%	22.4%	**	25.2%	18.1%

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

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

b Includes units occupied by households with zero or negative incomes and households with no cash rent.

c Excludes households with zero or negative incomes and households with no cash rent.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Of heads of all renter households in the City in 2002, 21.7 percent were born in Puerto Rico or the rest of the Caribbean. But 30.8 percent of heads of households living in physically poor rental units were born in Puerto Rico or the rest of the Caribbean (Table 7.33). On the other hand, 9.1 percent of renter household heads in the City were from western and eastern Europe, while only 4.5 percent of the household heads living in physically poor renter units were from that region. In short, a relatively large proportion of households in physically poor renter units were from the Caribbean, while a relatively small proportion of households in such units were from western and eastern Europe, which includes Russia.

Table 7.33
Distribution of Physically Poor Renter Occupied Units
by Birthplace of Household Head by Type of Physically Poor Condition
New York City 2002

Birthplace Region	All Renter Occupied	Physically Poor Units ^a (Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All ^b	2,023,204	196,013 (9.7%)	27,592	11,458	23,805	151,612
USA	871,260	87,818 (10.1%)	13,740	4,658*	9,447	68,437
Puerto Rico	122,186	19,349 (15.8%)	**	**	**	16,434
Caribbean	264,689	39,664 (15.0%)	**	**	**	34,830
Latin America	155,834	17,435 (11.2%)	**	**	**	12,892
Europe/USSR	163,181	8,623 (5.3%)	**	**	**	5,089
Asia	146,619	11,453 (7.8%)	**	**	**	8,241
Africa	29,937	** (13.3%*)	**	**	**	**
Other	29,769	** (10.8%*)	**	**	**	**
Distribution						
All ^c	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
USA	48.9%	45.9%	51.9%	47.8%	43.4%	45.1%
Puerto Rico	6.9%	10.1%	**	**	**	10.8%
Caribbean	14.8%	20.7%	14.6%*	**	15.5%*	23.0%
Latin America	8.7%	9.1%	**	**	14.3%*	8.5%
Europe/USSR	9.1%	4.5%	**	**	**	3.4%
Asia	8.2%	6.0%	**	**	**	5.4%
Africa	1.7%	2.1%*	**	**	**	2.3%*
Other	1.7%	1.7%*	**	**	**	**

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

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Includes units occupied by households that did not report birthplace region.
- c Excludes units occupied by households that did not report birthplace region.
- * Since the number of units is small, interpret with caution.
- ** Too few units to report.

Neighborhood Physical Condition

Neighborhood quality is important to residents' satisfaction with their housing and is certainly one of the most serious community concerns. But measuring neighborhood quality in a reliable manner is not easy. There is neither a standard conceptual definition of what a suitable neighborhood is, nor are there generally accepted and usable operational standards by which to measure neighborhood quality. One of the major difficulties in measuring it stems from the subjectivity of residents' judgments about their present neighborhoods and their preferences toward alternative neighborhoods. These judgments and preferences are influenced by residents' current and previous life experiences. Residents' reactions to existing as well as hypothetical neighborhoods are influenced by their social and economic situations; and their preferences for and judgments about living environments undergo changes with changes in age, life status, and income level, among other things.⁶

The HVS does not provide data on all important elements of neighborhood services. Instead, it collects information on three variables intended to indicate the physical condition of buildings in the neighborhood of each sampled unit. First, the interviewer objectively notes his or her observation of the presence or absence of buildings with broken or boarded-up windows on the street where the sample unit is located. Second, the respondent residing in the sample unit is asked to report if there are any boarded-up buildings in the neighborhood where the sample unit is located. In asking the respondent this question, the HVS does not provide a definition of "neighborhood." Instead, "neighborhood" can be defined any way the respondent wants to define it. The third variable is based on a subjective, perception-based rating by the sample unit's respondent of the "physical condition of residential structures in the neighborhood." When this question is asked, again, "neighborhood" is not defined, so answers relate to what the respondent perceives to be his or her neighborhood. It is important to note that the HVS questionnaire limits the definition of neighborhood quality to a physical aspect of that quality and excludes neighborhood services, such as schools, hospitals, sanitation, and many other services provided by public or private agencies or individuals; it also excludes psychological, social, and/or socio-economic aspects of neighborhood characteristics. This narrower defining of neighborhood quality is expected to help survey interviewers and respondents understand the definition clearly, thereby making it possible to gather more reliable and easier-to-understand data on the subject.

This part of the chapter covers only data on the following two characteristics of neighborhood physical conditions: the first is the interviewer's observation of whether or not there are buildings with broken or boarded-up windows on the street where the sample unit is located; and the second is the resident's rating of the quality of residential structures in his or her neighborhood. Analysis of the data on these two neighborhood characteristics allows for a general judgment on, first, how many households face a situation that has the ingredients of present blight and probable future decay and, second, how many households feel that they live in good neighborhoods, at least in terms of physical residential conditions.

Neighborhood Conditions of Renter-Occupied Units

The 2002 HVS reports that neighborhood physical conditions in New York City as a whole were maintained as well as they were three years earlier. The proportion of renter-occupied units on the same street as a building with broken or boarded-up windows (boarded-up buildings) declined by 6.9 percentage points (from 15.7 percent to 8.8 percent) between 1991 and 1999, and this eight-year improvement was maintained in the following three years (Table 7.34).

6 Peter Marcuse, *Rental Housing in the City of New York: Supply and Condition, 1975-1978*, page 176.

Table 7.34
Incidence of Renter Occupied Units on Same Street
as a Building with Broken/Boarded-Up Windows, by Borough
New York City, Selected Years 1991-2002

Borough	1991	1993	1996	1999	2002
All	15.7%	13.7%	11.4%	8.8%	8.7%
Bronx ^a	16.2%	9.1%	10.0%	6.9%	4.7%
Brooklyn	18.0%	14.7%	16.0%	12.7%	13.7%
Manhattan ^a	20.6%	22.0%	12.6%	11.3%	9.8%
Queens	4.7%	5.0%	4.7%	2.4%	3.7%
Staten Island	17.1%	9.9%	9.4%	**	6.9%*

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

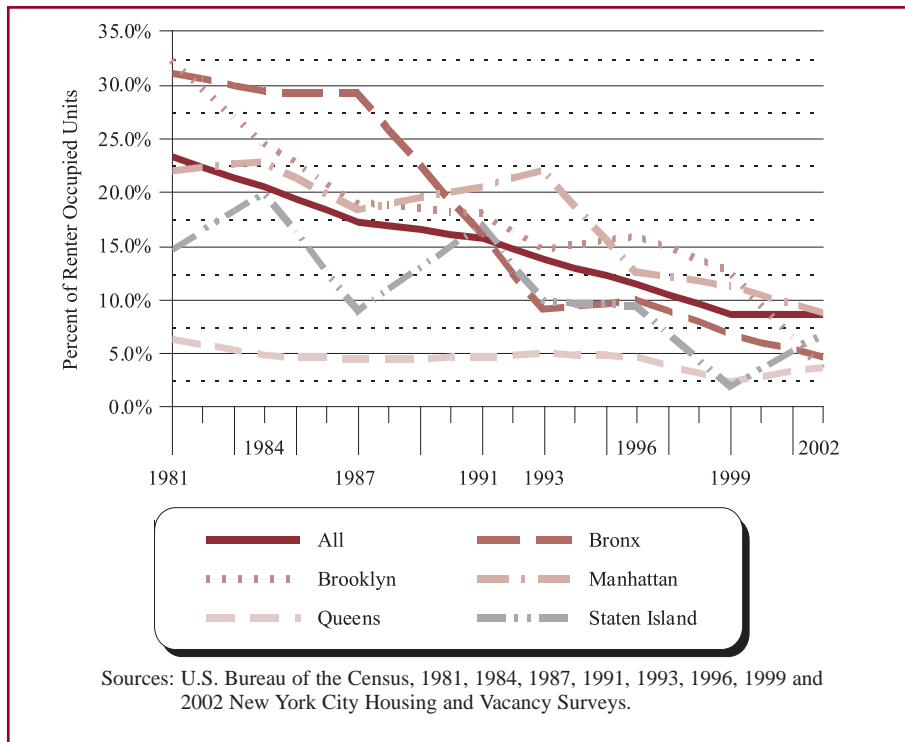
Note:

a Marble Hill in the Bronx (1993, 1996, 1999 and 2002); in Manhattan (1991).

* Since the number of units is small, interpret with caution.

** Too few units to report.

Figure 7.6
Incidence of Renter Occupied Units on Same Street as a Building
with Broken/Boarded-up Windows by Borough
New York City, Selected Years 1981 - 2002



In the Bronx and Manhattan, the tremendous improvement in neighborhood physical condition achieved in the 1990s continued in the early 2000s (Figure 7.6). In the Bronx, the proportion of units on streets with boarded-up buildings declined overall by 9.3 percentage points in the eight years between 1991 and 1999 (from 16.2 percent in 1991, to 9.1 percent in 1993, and 6.9 percent in 1999) and by another 2.2 percentage points to just 4.7 percent by 2002 (Table 7.34). The greatest improvement was in the Bronx, overall by 11.5 percentage points in eleven years, from 16.2 percent to 4.7 percent. During the eight years between 1991 and 1999, neighborhood physical condition also improved remarkably in Manhattan, by 9.3 percentage points (from 20.6 percent to 11.3 percent). The substantial eight-year neighborhood improvement achieved in Manhattan continued in the following three years through 2002 by another 1.5 percentage points (from 11.3 percent to 9.8 percent). The improvement in the two areas of the two boroughs—the South Bronx and the northern portion of Manhattan—between 1991 and 2002 is apparent (Maps 7.7 and 7.8).

In Brooklyn and Queens, neighborhood physical condition improved greatly between 1991 and 1999. But that eight-year improvement in these two boroughs did not continue in the following three years. Instead, neighborhood physical condition in those two boroughs declined marginally. In the eleven years between 1991 and 2002, great improvement in neighborhood condition was made in Staten Island, where the proportion of units on streets with boarded-up buildings declined remarkably by 10.2 percentage points, from 17.1 percent to 6.9 percent (Table 7.34).

As expected, there is an inverse relationship between the level of rent and neighborhood condition: the higher the contract rent in a neighborhood, the better the physical condition of that neighborhood. In other words, the proportion of renter-occupied units on streets with boarded-up buildings declines as the level of contract rent increases. Of renter-occupied units with contract rents of \$1-\$399, 11.4 percent were on streets with boarded-up buildings (Table 7.35). The corresponding proportion for units with contract rents of \$600-\$699 was 8.9 percent. The proportions were 6.9 percent for units with rents of \$900-\$1,249 and 5.0 percent for units with rents of \$1,250 or more.

Table 7.35
Percentage of Renter Occupied Units on Same Street
as a Building with Broken/Boarded-Up Windows by Contract Rent Level
New York City 2002

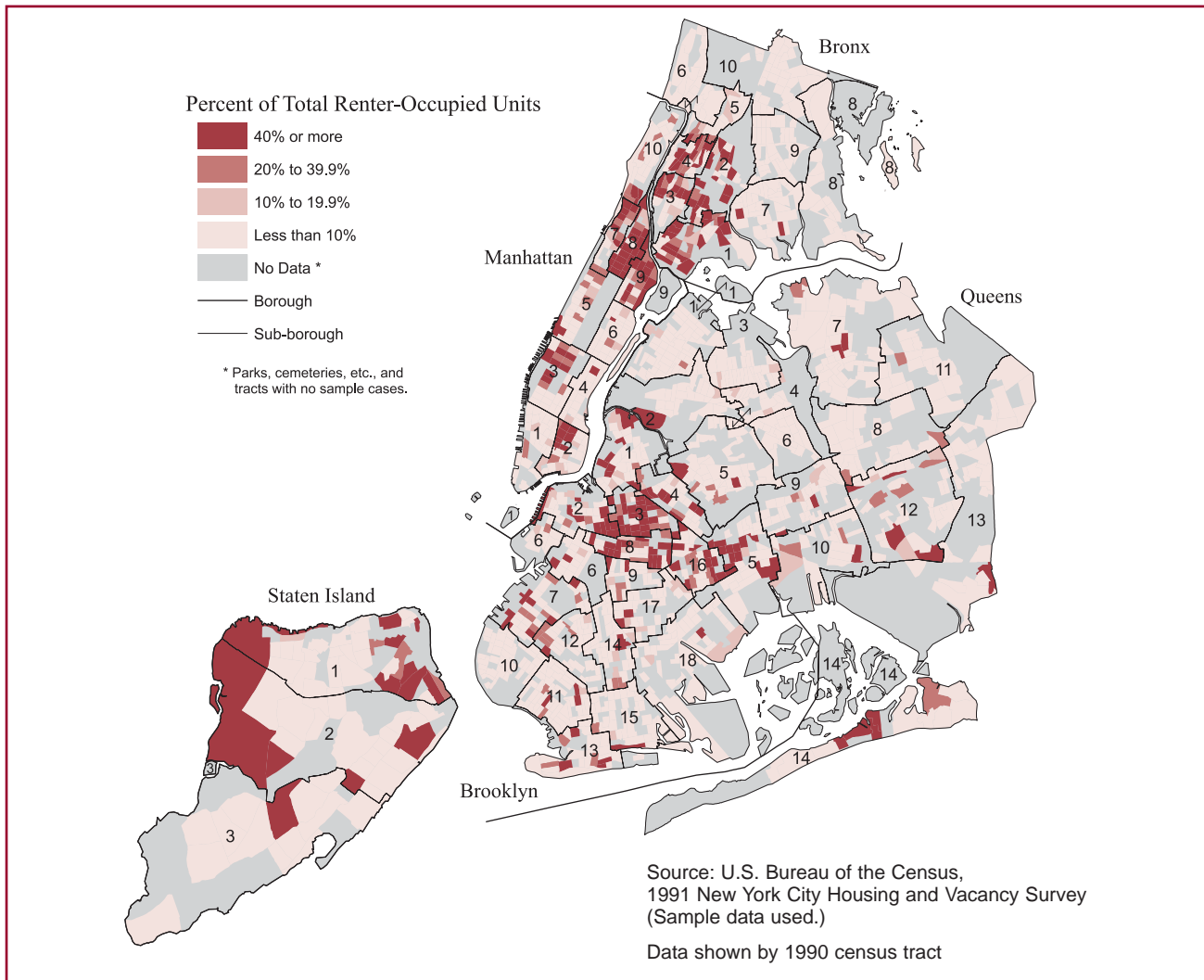
Contract Rent Level ^a	Percentage on Street with a Building with Broken/Boarded-Up Windows
All	8.7%
\$1 - \$399	11.4%
\$400 - \$599	11.6%
\$600 - \$699	8.9%
\$700 - \$899	8.4%
\$900 - \$1,249	6.9%
\$1,250 and Over	5.0%

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

Notes:

a Excludes units occupied by households who paid no cash rent.

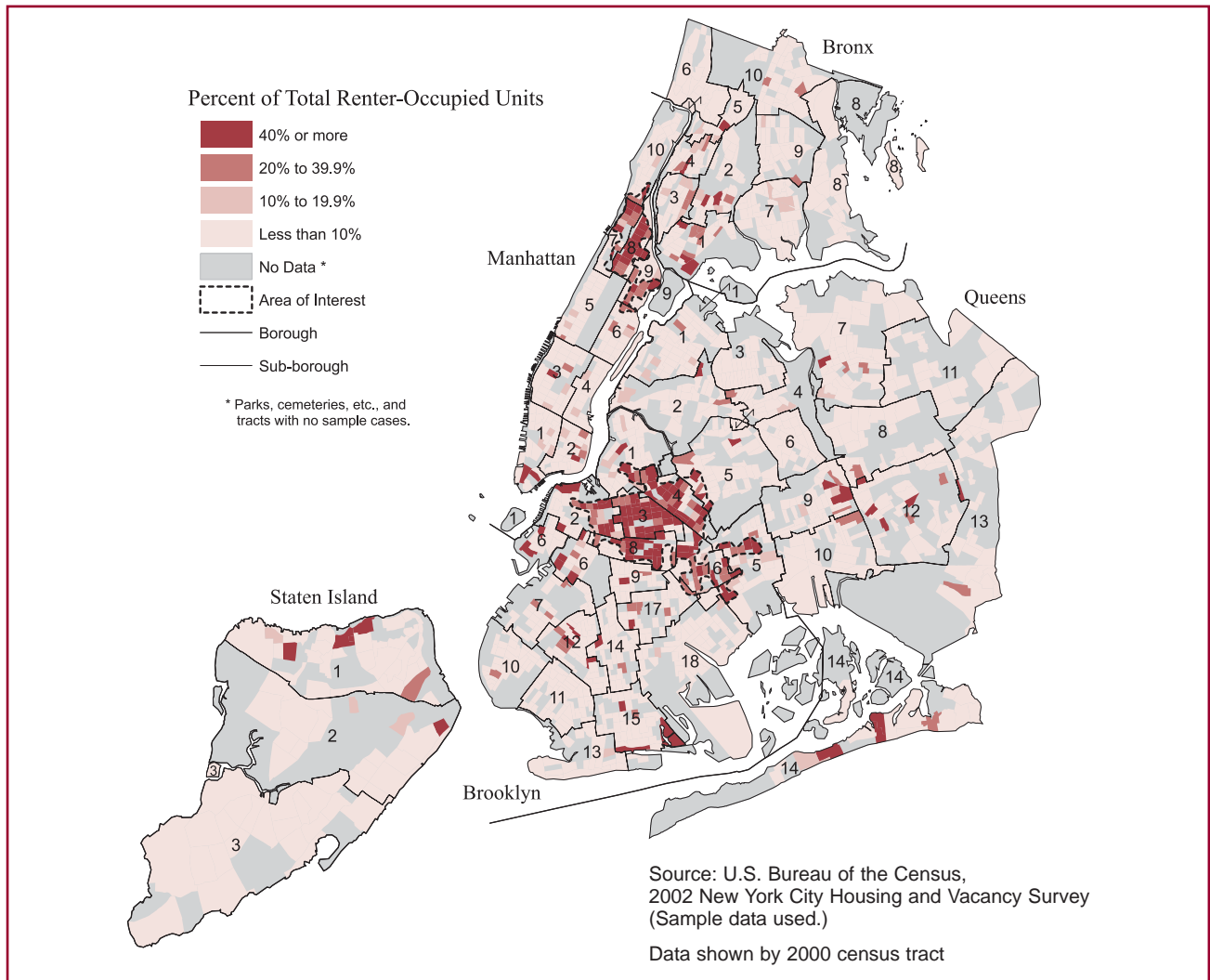
Map 7.7
Percentage of Renter-Occupied Units on the Same Street as a Building
with Broken or Boarded-Up Windows
New York City 1991



Housing Needs of Areas with Physically Distressed Neighborhoods

As discussed above, neighborhood conditions in the City improved impressively between 1991 and 2002. As a result, physically distressed areas shrank dramatically during the eleven-year period (Maps 7.7 and 7.8). However, in the following two areas, a very high proportion of units were still in distressed neighborhoods: the northern Manhattan area that covers sub-borough areas 7, 8, and 9, and the north-central Brooklyn area (Map 7.8). In the northern Manhattan area, one in every two householders was black, while the remainder were mostly either non-Puerto Rican Hispanic (21 percent), white (15 percent), or Puerto Rican (11 percent) (Table 7.36). Four-fifths of the housing units in the area were rentals. The area’s 2001 median renter household income was \$27,000, 87 percent of the city-wide median renter income of \$31,000. On the other hand, the area’s median contract rent was \$600, 85 percent of the city-wide median rent of \$706. As the area’s income and rent proportions of the city-wide income

Map 7.8
Percentage of Renter-Occupied Units on the Same Street as a Building
with Broken or Boarded-Up Windows
New York City 2002



and rent were very similar, the area’s median gross rent/income ratio was 28.8 percent, about the same as the city-wide median ratio of 28.6 percent in 2002. Although the area’s rent burden was not heavy, the area’s residents suffered an unparalleled high concentration of units in physically distressed neighborhoods. In the area, one in every two renter units was located on the same street as boarded-up buildings, while only less than one in ten renter units in the City as a whole was in such a distressed neighborhood in 2002. In addition, more than one in seven rental units in the area were poorly maintained, with four or more maintenance deficiencies, while only less than one in ten rental units in the City as a whole was so poorly maintained.

In the north-central Brooklyn area, where an extremely high concentration of units was located in physically distressed neighborhoods, almost two-thirds of the households (64 percent) were black, while the remainder were mostly Puerto Rican or non-Puerto Rican Hispanic (Table 7.36). Almost four-fifths of

Table 7.36
Characteristics of Areas with High Percentage of Renter-Occupied Units on
Same Street as Building with Broken/Boarded-up Windows
New York City 2002

Characteristics of the Area	All		Manhattan		Brooklyn	
	NYC	All	All	Group 1	All	Group 2
Race/Ethnicity of Householder ^a	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	44.4	58.6	14.9	41.9	7.1	63.9
Black	23.9	13.8	50.1	8.1	13.4	13.0
Puerto Rican	8.9	6.8	10.9	8.5	**	**
Non-PR Hispanic	13.4	12.6	20.7	6.4	**	**
Asian	8.8	7.4	**	0.3	33.7%	\$27,400
Other	0.6	0.7	**	44.9%	\$33,800	\$25,000
Immigrant Householder ^a	37.9%	23.2%	26.0%	100.0%	100.0%	100.0%
Median Household Income ^a	\$39,000	\$48,400	\$27,350	31.8	39.2	38.1
Median Household Income (Renters)	\$31,000	\$40,000	\$27,000	33.7	22.7	22.7
Household Income ^a	100.0%	100.0%	100.0%	34.5	\$600	\$600
<\$20,000	28.4	26.2	38.8	\$700	100.0%	100.0%
\$20,000 - \$49,000	31.3	24.1	33.6	22.3	31.3	31.3
\$50,000+	40.3	49.7	27.5	43.6	41.4	41.4
Median Contract Rent	\$706	\$810	\$600	19.2	15.8	15.8
Contract Rent Distribution	100.0%	100.0%	100.0%	15.0	11.5	11.5
<\$500	20.1	22.3	36.4	29.1	30.0	30.0
\$500 - \$799	39.0	25.6	36.3	100.0%	100.0%	100.0%
\$800 - \$999	18.2	10.5	12.3	27.5	16.6	16.6
\$1,000+	22.7	41.7	15.0	69.4	78.6	78.6
Median Gross Rent/Income Ratio	28.6	27.5	28.8	3.1	4.8	4.8
All Housing Units	100.0%	100.0%	100.0%	11.0%	17.2%	17.2%
Owner Occupied & For Sale	31.1	20.9	9.2	9.4%	14.2%	14.2%
Renter Occupied & For Rent	65.0	72.6	80.4	12.6%	8.9%	8.9%
Vacant not Available	4.0	6.5	7.4	13.7%	46.5%	46.5%
One+ Building Defects (Renters)	10.0%	8.2%	11.0%	13.1%	47.2%	47.2%
Four+ Maintenance Deficiencies (Renters)	9.1%	8.5%	15.1%			
Crowded Renter Units	11.1%	6.1%	6.3%			
Boarded Up Windows on Street (Renters)	8.7%	9.8%	49.5%			
Boarded Up Windows on Street ^a	7.9%	8.3%	47.7%			

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

Notes: a All occupied units.

**Too few to report.

the units in the area were rentals. The area's median renter household income was \$25,000, or 81 percent of the city-wide median in 2001. On the other hand, the area's median contract rent was \$600, or 85 percent of the city-wide median in 2002. As the area's rent share of the city-wide rent was higher than the area's income share of the city-wide income, the area's gross rent/income ratio was 30.0 percent, higher than the city-wide ratio of 28.6 percent. As in the northern Manhattan area, a tremendously high proportion of households in the north-central Brooklyn area lived in physically distressed neighborhoods. Close to half of the renter units (47 percent) in the north-central Brooklyn area were located on the same street as boarded-up buildings, compared to less than one in ten in the City as a whole. In addition, one in seven renter units in the area was poorly maintained, with four or more maintenance deficiencies. The comparable city-wide proportion was less than one in ten in 2002.

In summary, while remarkable improvements have been achieved in the Bronx, neighborhoods in northern Manhattan and in north-central Brooklyn are still severely distressed. In addition, a substantial proportion of renter-occupied units were poorly maintained. Such high geographical concentrations of poor housing and neighborhood conditions are assumed to be having a serious impact on the quality of life in these neighborhoods. Thus, efforts to alleviate the housing and neighborhood quality deficit are urgent. However, considering the areas' median renter incomes and rents, it appears to be difficult for renters in the area to improve their housing and neighborhood conditions by attempting to find better units in better neighborhoods, since vacant rental units available for low rents in the City are extremely scarce. The rental vacancy rate for units with asking rents of less than \$800 was 1.73 percent in 2002.

Residents' Satisfaction with the Physical Condition of Neighborhood Residential Structures

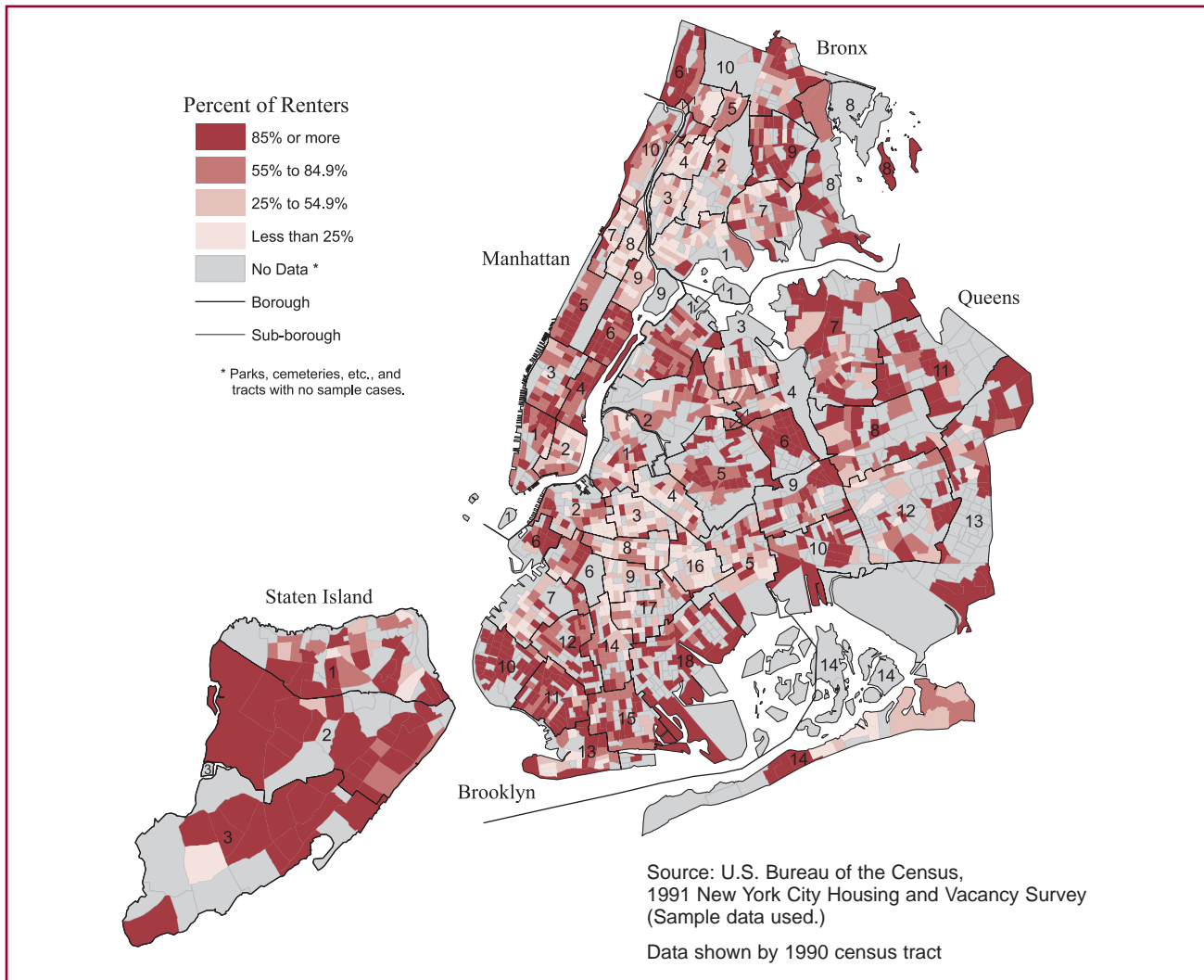
New Yorkers' opinions about the physical condition of neighborhood residential structures supported the Census Bureau's observation of considerable improvement in neighborhood physical conditions in recent years. According to the 2002 HVS, of renter households in the City, 69.0 percent rated the condition of their neighborhoods' residential structures as either "good" (54.3 percent) or "excellent" (14.7 percent) (Table 7.37 and Figure 7.7). This was consistent with residential satisfaction three years earlier, when the proportion was 68.6 percent.

Between 1991 and 2002, the levels of tenants' ratings of the physical condition of their neighborhoods increased visibly in all five boroughs⁷ (Maps 7.9 and 7.10). Between 1999 and 2002, the City residents' satisfaction with their neighborhood conditions increased noticeably in Brooklyn and Queens (Table 7.37 and Figure 7.8). In 2002, of renter households in the two boroughs, 67.3 percent and 79.0 percent respectively rated their neighborhood condition as either "good" or "excellent," compared to 64.4 percent and 74.6 percent respectively in 1999. Contrarily, residents' satisfaction in the Bronx declined considerably from 58.4 percent to 51.8 percent. Meanwhile, residents' satisfaction in Manhattan and Staten Island did not change appreciably.

In neighborhoods with higher rents, renters' ratings of neighborhood physical condition were also higher. This relationship was firm throughout the rent levels, particularly for ratings of "excellent" and "poor." Of renters who paid contract rents less than \$400, only 7.4 percent rated their neighborhood's physical condition as "excellent" (Table 7.38). But ratings moved up steadily as rent levels moved up: to 8.8 percent for renters paying \$400-\$599, 10.9 percent for those paying \$600-\$699, and 13.0 percent for those paying \$700-\$899. Ratings climbed to 19.6 percent for renters paying \$900-\$1,249 and to 29.6 percent for those paying \$1,250 or more.

7 Moon Wha Lee, *Housing New York City, 1999*, page 423.

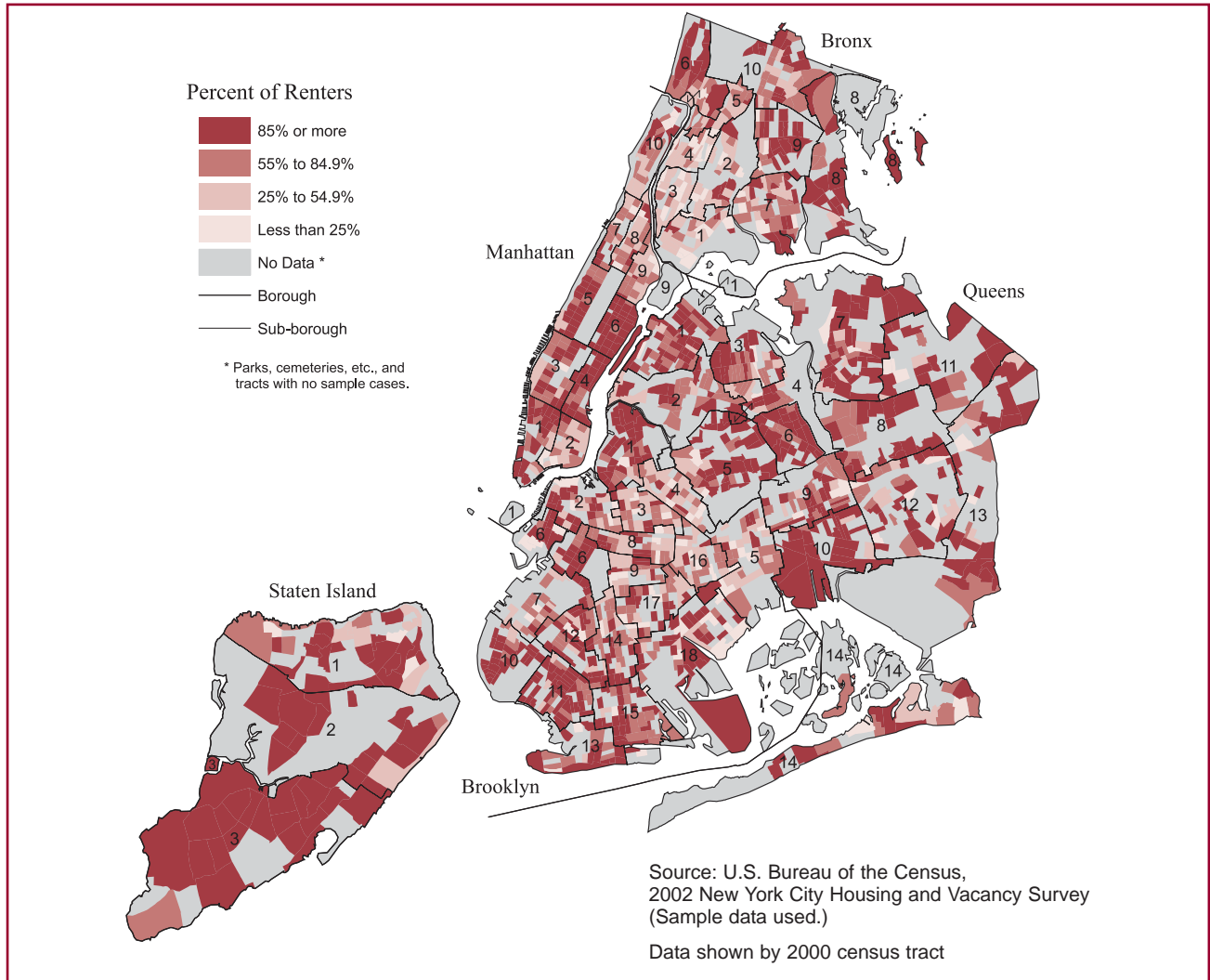
Map 7.9
Percentage of Renters Rating the Physical Condition of Residential Buildings
in Their Neighborhood as “Good” or “Excellent”
New York City 1991



On the other hand, the level of tenants’ rating of the physical condition of their neighborhood as “poor” decreased as rent levels increased. Of tenants paying a contract rent of \$1-\$399, 8.9 percent rated the physical condition of their neighborhood as “poor” (Table 7.38). The rate decreased steadily, without exception, as the rent level increased, dwindling to 3.0 percent for renters paying rents of \$900-\$1,249. The number of tenants paying rents of \$1,250 or more who rated their neighborhood condition as “poor” was too small to report.

Compared to interviewers’ observations of the existence of buildings with broken or boarded-up windows on the streets where sample units were located, residents’ ratings of the physical condition of residential

Map 7.10
Percentage of Renters Rating the Physical Condition of Residential Buildings
in Their Neighborhood as “Good” or “Excellent”
New York City 2002



structures in their neighborhoods were relatively less objective. However, according to the 2002 HVS, data on the two neighborhood conditions supported each other. Specifically, of renters whose units were on streets with boarded-up buildings, 13.1 percent rated their neighborhood’s physical condition as “poor,” while, of renters whose units were on streets without boarded-up buildings, only 4.5 percent rated their neighborhood’s physical condition as “poor” (Table 7.39). Conversely, of renters who lived on streets without boarded-up buildings, 71.0 percent rated their neighborhood’s physical condition as either “good” or “excellent,” while, of renters whose units were on streets with boarded-up buildings, only 50.4 percent rated their neighborhood’s physical condition as either “good” or “excellent.”

Table 7.37
Distribution of Renter Ratings of the Physical Condition of Residential Structures
in the Neighborhood by Borough
New York City 1999 and 2002

Borough	Rating of Physical Condition of Residential Structures in Neighborhood				
	All	Excellent	Good	Fair	Poor
1999					
All	100.0%	14.6%	54.0%	25.7%	5.7%
Bronx ^a	100.0%	7.4%	51.0%	34.4%	7.3%
Brooklyn	100.0%	10.3%	54.1%	29.3%	6.4%
Manhattan ^a	100.0%	22.7%	50.9%	20.8%	5.6%
Queens	100.0%	14.1%	60.5%	21.7%	3.7%
Staten Island	100.0%	35.6%	48.0%	12.3%	*
2002					
All	100.0%	14.7%	54.3%	25.7%	5.3%
Bronx ^a	100.0%	8.8%	43.0%	38.8%	9.4%
Brooklyn	100.0%	11.1%	56.2%	26.1%	6.6%
Manhattan ^a	100.0%	21.6%	51.6%	23.3%	3.5%
Queens	100.0%	13.9%	65.1%	18.7%	2.4%
Staten Island	100.0%	32.7%	51.6%	12.7%	*

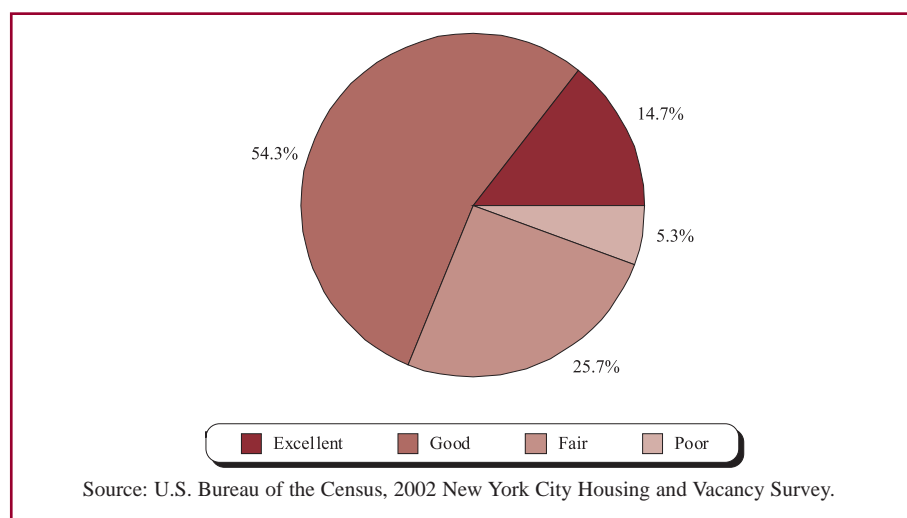
Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

* Too few units to report.

Figure 7.7
Distribution of Renter Ratings of the Physical Condition
of Residential Structures in the Neighborhood
New York City 2002



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

Figure 7.8
Renter Household Ratings of Physical Condition of Residential Structures
in the Neighborhood by Borough
New York City 2002

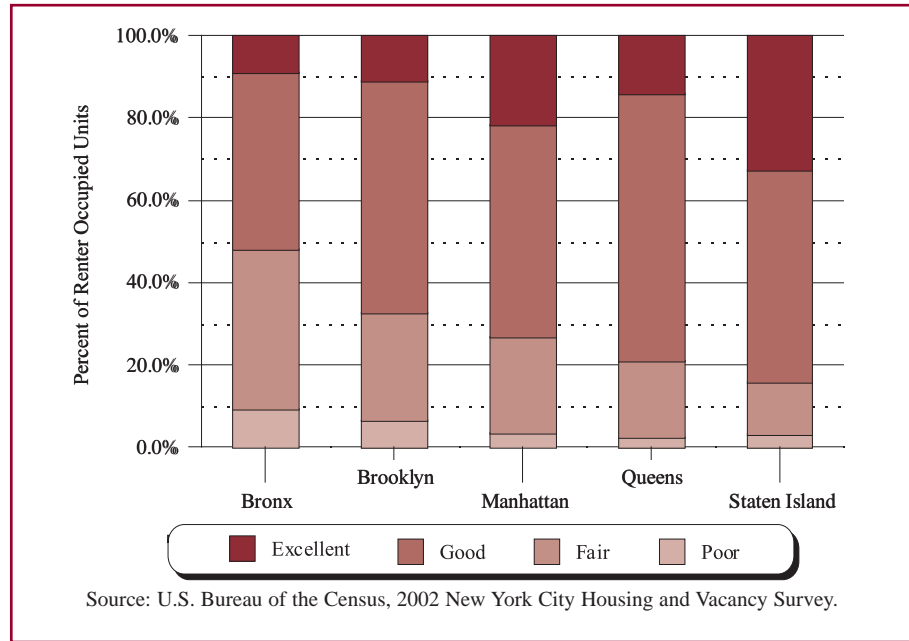


Table 7.38
Distribution of Renter Ratings of the Physical Condition
of Residential Structures in the Neighborhood by Contract Rent Level
New York City 2002

Contract Rent Level	Rating of Physical Condition of Residential Structures in Neighborhood				
	All	Excellent	Good	Fair	Poor
All ^a	100.0%	14.7%	54.3%	25.7%	5.3%
\$1 - \$399	100.0%	7.4%	50.1%	33.6%	8.9%
\$400 - \$599	100.0%	8.8%	51.7%	32.2%	7.3%
\$600 - \$699	100.0%	10.9%	53.7%	29.4%	6.0%
\$700 - \$899	100.0%	13.0%	55.4%	26.7%	5.0%
\$900 - \$1,249	100.0%	19.6%	58.5%	18.9%	3.0%
\$1,250 and Over	100.0%	29.6%	56.7%	12.4%	*
Median Contract Rent	\$706	\$870	\$725	\$650	\$600

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

Note:

a Includes those who reported no cash rent.

* Too few units to report.

Table 7.39
Distribution of Renter Ratings of the Physical Condition of
Residential Buildings in the Renter's Neighborhood by the Presence/Absence of
Buildings with Broken or Boarded-Up Windows on Renter's Street
New York City 2002

Rating of the Physical Condition of Residential Buildings in Renter's Neighborhood	Presence/Absence of Buildings with Broken or Boarded- Up Windows on Renter's Street	
	Present	Absent
All	100.0%	100.0%
Excellent	7.1%	15.5%
Good	43.3%	55.5%
Fair	36.5%	24.6%
Poor	13.1%	4.5%

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

Housing and Neighborhood Conditions of Immigrant Renter Households

The 2002 HVS reports that maintenance conditions of housing units for immigrant renter households were not noticeably poorer than they were for all renter households (Table 7.40). However, building conditions for immigrant renter households were slightly poorer than they were for all renter households: 11.7 percent of units occupied by immigrant renter households were in buildings with one or more building defect types, compared to 10.0 percent for all renter households and only 8.7 percent for non-immigrant households (Table 7.40). At the same time, 65.6 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as "good" or "excellent," compared to 69.0 percent of all renter households and 70.9 percent of non-immigrant households.

Neighborhood Conditions of Owner-Occupied Housing

Based on interviewers' observation of the presence or absence of boarded-up buildings and on occupants' satisfaction, measured by their own ratings of their neighborhood's physical condition, the physical condition of neighborhoods where owner housing units were located was markedly better than was the case for renters. In 2002, of all owners, the proportion living on a street with a boarded-up building was only 6.3 percent, compared to 8.7 percent for renters. The 2002 rate for owners was 2.2 percentage points higher than it was three years earlier (Table 7.41). At the same time, owner ratings of the physical

Table 7.40
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for Renter Households
New York City 2002

Condition Characteristic	All Renter Households	Immigrant Households	Non-Immigrant Households ^b
Total	2,023,504	679,824	1,076,030
Physically Poor^a	9.7%	10.8%	10.8%
Unit Conditions			
0 Maintenance Deficiencies	46.3%	46.4%	45.6%
4+ Maintenance Deficiencies	9.1%	9.4%	9.1%
Crowding			
1.01+ persons per room	11.1%	20.0%	6.6%
1.51+ persons per room	3.9%	7.4%	2.0%
Mean household size	2.56	3.15	2.31
Building Conditions			
Dilapidated	0.6%	0.5%*	0.6%
One or More Defect Types	10.0%	11.7%	8.7%
Neighborhood Conditions			
Rating Good/Excellent	69.0%	65.6%	70.9%
Rating Fair/Poor	31.0%	34.4%	29.1%
Boarded Up Buildings on Street	8.7%	7.7%	9.6%

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

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Includes householders born in U.S. or Puerto Rico.
- * Since the number of units is small, interpret with caution.

condition of residential structures in their neighborhoods as either “good” or “excellent” were much higher than those of renters: 89.4 percent of owners rated the condition of their neighborhood as “good” (55.0 percent) or “excellent” (34.4 percent), compared to 69.0 percent of renters (Tables 7.37 and 7.41). The overall rate for owners was 20.4 percentage points higher than the corresponding rate for renters. The 2002 rate for owners who rated the physical condition of their neighborhood as “excellent” was also higher than the 1999 rate by 5.0 percentage points.

Table 7.41
Incidence of Owner Occupied Units on Same Street as
Building with Broken or Boarded-Up Windows and Distribution of Owner Ratings
of the Physical Condition of Residential Structures in the Neighborhood
New York City 1999 and 2002

	1999	2002
Percentage on Same Street with Broken or Boarded-Up Windows	4.1%	6.3%
Percentage Rating Physical Condition of Residential Structures in Neighborhood		
Excellent	29.4%	34.4%
Good	57.9%	55.0%
Fair	11.5%	9.7%
Poor	1.1%	0.9%

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Physical Housing and Neighborhood Conditions and City-Sponsored Rehabilitation and New Construction

With concerted and persistent efforts to meet the increased need and demand for affordable housing and to break the cycle of abandonment, the City rehabilitated or newly constructed a total of 24,133 units through various City-funded housing programs between July 1, 1999, and June 30, 2002, the three-year period between the 1999 HVS and the 2002 HVS. Of these units, 13,423 were moderately rehabilitated and 10,710 were gut-rehabilitated or newly constructed.⁸ In addition, the City made another remarkable contribution to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax abatements in the amount of \$348,167,000 for improving the physical conditions of buildings containing 233,573 housing units in the City.⁹ Along with remarkable improvements in the quality of life and significant economic growth, the City's housing efforts contributed not only to meeting the increased demand for housing, but also to improving the conditions of existing affordable housing and neighborhoods.

Additionally, the City supported and/or worked with quasi-public agencies (such as HDC, which creates new housing with financial support from the City and private financial institutions) and non-profit and private groups in their efforts to preserve and create affordable new housing.

⁸ New York City Department of Housing Preservation and Development, Office of Planning and Policy, Division of Policy and Program Analysis.

⁹ New York City Department of Housing Preservation and Development, Office of the Commissioner, Division of Tax Incentives.

Crowded Households

In New York City, as population and households continued to increase faster than the number of newly created housing units in the 1990s and in the early 2000s, as discussed in Chapter 2, “Residential Population and Households,” the proportion of renter households that were crowded (more than one person per room) remained very high at 11.1 percent in 2002 (Table 7.42). The 2002 crowding rate for renter households was the highest since 1965, when it was also 11.0 percent. At the same time, 3.9 percent of renter households were severely crowded (more than 1.5 persons per room) in 2002, as in 1999, and also the highest since 1960 (Figure 7.9).

In 2002, the crowding rate for renters in Queens was 14.3 percent, virtually the same as in 1999 (Table 7.43). The borough’s 2002 rate was the highest of any borough in the City and 3.2 percentage points higher than the city-wide rate of 11.1 percent. The rates in the Bronx and Brooklyn in 2002 were also high at 13.0 percent and 12.6 percent respectively, a noticeable increase, by 1.0 percentage point and 1.5 percentage points respectively, over the rates three years earlier. The crowding rate in Manhattan was 6.1

Table 7.42
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1960-2002

Year	Crowded Units (>1 Person Per Room)	Severely Crowded Units (>1.5 Persons Per Room)
	Percent ^a	Percent ^a
2002	11.1%	3.9%
1999	11.0%	3.9%
1996	10.3%	3.5%
1993	10.3%	3.4%
1991	10.4%	3.6%
1987	7.1%	2.3%
1984	7.7%	2.4%
1981	6.5%	1.7%
1978	6.5%	1.5%
1975	8.1%	1.9%
1970	10.8%	3.0%
1965	11.0%	2.9%
1960	14.1%	4.8%

Sources: 1960-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, Table 7.44, p. 266; 1978-1999 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Note:

a Percent based on unrounded numbers.

Figure 7.9
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1970 - 2002

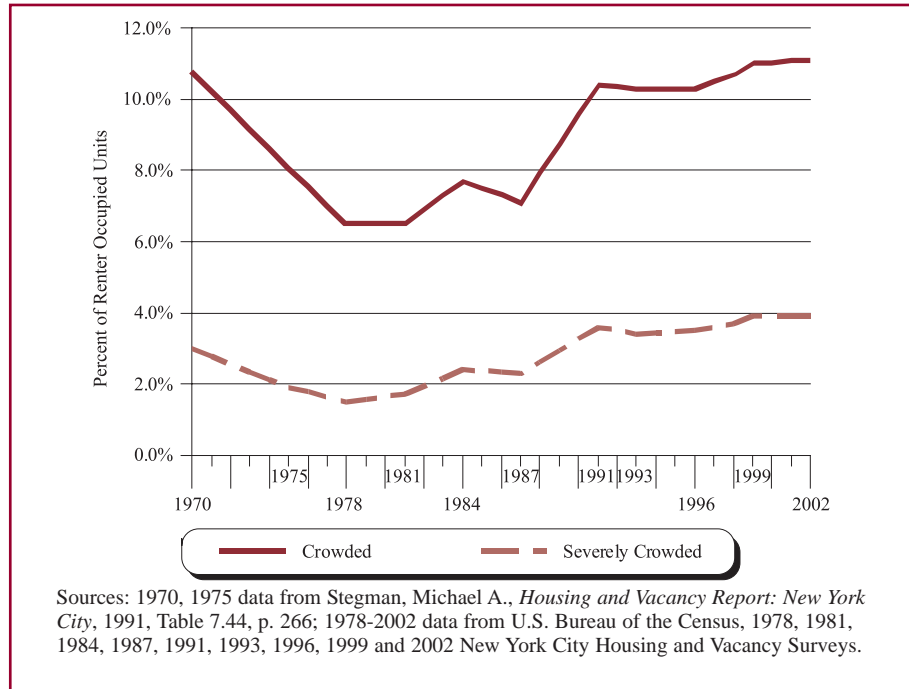


Table 7.43
Incidence of Crowding and Severe Crowding in Renter Occupied Units by Borough
New York City 1996, 1999 and 2002

Borough	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
	1996	1999	2002	1996	1999	2002
All	10.3%	11.0%	11.1%	3.5%	3.9%	3.9%
Bronx ^a	12.3%	12.0%	13.0%	4.0%	4.2%	3.8%
Brooklyn	10.9%	11.1%	12.6%	3.2%	3.1%	3.6%
Manhattan ^a	7.4%	8.3%	6.1%	3.4%	3.7%	3.1%
Queens	11.8%	14.2%	14.3%	3.6%	5.2%	5.6%
Staten Island	8.3%	6.2%*	7.6%	**	**	**

Sources: U.S. Bureau of the Census, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

^a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

percent, 2.2 percentage points lower than in 1999. The borough's 2002 rate of 6.1 percent was 5.0 percentage points lower than the city-wide rate and was the lowest of any of the boroughs. The crowding rate in Staten Island in 2002 was 7.6 percent, 3.5 percentage points lower than the city-wide rate. The borough's 2002 crowding rate was 1.4 percentage points higher than the rate three years earlier.

Crowding is, in general, a phenomenon of big households: the larger the number of big households, the larger the number of crowded households. The 2002 HVS again confirms this phenomenon. In the City as a whole, 8.9 percent of renter households were households with five or more persons. Of these large households, 65.9 percent were crowded (Table 7.44). Looking at this phenomenon from a different perspective, 52.4 percent of crowded renter households in the City were households with five or more persons.

Table 7.44
Incidence of Crowding in Renter Occupied Units by Borough by Household Size
New York City 2002

Borough	Household Size				
	All	1 Person	2 Persons	3-4 Persons	5 or More Persons
All					
Percent Crowded	11.1%	--	3.9%	15.3%	65.9%
Percent of Households	100.0%	35.9%	27.6%	27.6%	8.9%
Percent of Crowded	100.0%	--	9.6%	38.0%	52.4%
Bronx^a					
Percent Crowded	13.0%	--	**	14.3%	63.3%
Percent of Households	100.0%	30.1%	24.3%	34.0%	11.7%
Percent of Crowded	100.0%	--	**	37.2%	56.7%
Brooklyn					
Percent Crowded	12.6%	--	2.1%*	15.9%	68.3%
Percent of Households	100.0%	29.6%	28.6%	31.4%	10.3%
Percent of Crowded	100.0%	--	4.8%*	39.4%	55.8%
Manhattan^a					
Percent Crowded	6.1%	--	5.3%	14.1%	59.6%
Percent of Households	100.0%	51.5%	28.5%	16.1%	3.9%
Percent of Crowded	100.0%	--	24.8%	37.3%	38.0%
Queens					
Percent Crowded	14.3%	--	5.1%	17.2%	67.5%
Percent of Households	100.0%	29.1%	27.9%	32.1%	10.9%
Percent of Crowded	100.0%	--	9.9%	38.6%	51.4%
Staten Island					
Percent Crowded	7.6%	--	**	**	66.5%*
Percent of Households	100.0%	41.0%	25.0%	25.9%	8.0%
Percent of Crowded	100.0%	--	**	**	69.8%*

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

Notes:

a Marble Hill in the Bronx.

* Since the number of units is small, interpret with caution.

** Too few units to report.

From this, it becomes apparent that the source of such a high crowding rate in Queens was the relatively high proportion of big households in the borough. In 2002, 10.9 percent of renter households in the borough were households with five or more persons, compared to the city-wide proportion of 8.9 percent (Table 7.44). Of these big renter households in Queens, 67.5 percent were crowded. Of all crowded renter households in the borough, 51.4 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also relatively high, 32.1 percent, compared to the city-wide proportion of 27.6 percent. Of these households with three to four persons in Queens, 17.2 percent were crowded; and 38.6 percent of the crowded renter households in the borough were households with three to four persons.

The source of the high crowding rate in the Bronx appears also to be the high proportion of big households in the borough. Of renter households there, 11.7 percent, the highest of any borough, housed five or more persons (Table 7.44). The crowding rate for these big households was 63.3 percent, and 56.7 percent of crowded households in the borough were such big households.

On the other hand, the lower crowding rate in Manhattan appears to be the result of its extremely high proportion, 51.5 percent, of one person households and its disproportionately low proportion of big households: a mere 3.9 percent of all renter households in the borough in 2002 (Table 7.44).

The crowding rate for rent-stabilized units as a whole was 13.3 percent, considerably higher than the city-wide rate of 11.1 percent (Table 7.45). The higher crowding rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 14.1 percent, compared to 10.8 percent

Table 7.45
Incidence of Crowding and Severe Crowding in Renter Occupied Units by Regulatory Status
New York City 1996, 1999 and 2002

Regulatory Status	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
	1996	1999	2002	1996	1999	2002
All	10.3%	11.0%	11.1%	3.5%	3.9%	3.9%
Controlled	**	**	**	**	**	**
Stabilized	11.8%	13.2%	13.3%	4.8%	5.3%	5.3%
Pre-1947	12.8%	13.6%	14.1%	5.0%	5.3%	5.5%
Post-1947	9.2%	11.9%	10.8%	4.4%	5.3%	4.7%
Other Regulated ^a	5.4%	6.3%	8.0%	**	**	2.5%*
Unregulated	10.0%	9.5%	10.2%	2.8%	2.6%	3.1%
Public Housing	8.4%	9.5%	7.5%	**	2.1%*	**
<i>In Rem</i>	13.8%*	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1996, 1999 and 2002 New York City Housing and Vacancy Surveys.

Notes:

^a Includes Mitchell-Lama, Article 4, HUD and Loft Board rent regulated units.

* Since the number of units is small, interpret with caution.

** Too few units to report.

for the category's post-1947 units in 2002. Crowding did not exist in rent-controlled units. The crowding rate in Public Housing units was very low at 7.5 percent. The rate in other-regulated units—which includes Mitchell-Lama rentals and Article 4, HUD, and Loft Board rent-regulated units—was also very low: 8.0 percent.

In 2002 as in 1999, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households. The crowding rates for non-Puerto Rican Hispanic renters and Asian renters—whose populations have increased markedly in recent years, as discussed in Chapter 2, “Residential Population and Households”—were extraordinarily high: 21.3 percent and 21.0 percent respectively (Table 7.46). Again, the source of these high crowding rates appears to be large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.28 and 3.18 respectively, considerably larger than the city-wide average of 2.56. The crowding rate for white renters was only 5.4 percent, half the city-wide rate of 11.1 percent. The rate for black renter households was 10.9 percent, very close to the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 8.2 percent, the second lowest after whites (Figure 7.10).

Table 7.46
Crowding, Severe Crowding and Mean Household Size of Renter Households by Race/Ethnicity
New York City 1999 and 2002

Race/Ethnicity	Crowded (> 1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
	1999	2002	1999	2002	1999	2002
All	11.0%	11.1%	3.9%	3.9%	2.48	2.56
White	5.4%	5.4%	2.5%	2.0%	1.94	2.03
Black	9.6%	10.9%	2.7%	3.1%	2.68	2.61
Puerto Rican	8.5%	8.2%	2.6%	2.0%	2.61	2.68
Non-Puerto Rican Hispanic	23.9%	21.3%	7.8%	8.9%	3.25	3.28
Asian	21.4%	21.0%	9.0%	7.8%	2.80	3.18

Sources: U.S. Bureau of the Census, 1999 and 2002 New York City Housing and Vacancy Surveys.

Adult households with minor children had a crowding rate that was three times higher than the city-wide average of 11.1 percent. The rate for this household type was 33.8 percent in 2002. That is to say, almost one in every three households of this type was crowded (Table 7.47). The source of this extremely high crowding rate was the household type's relatively large mean household size of 4.56, compared to 2.56 for renter households overall. The crowding rate for single adult households with minor children was 11.4 percent, very close to the overall rate for all renter households. The rates for other household types were all lower than the city-wide rate.

Figure 7.10
Crowding and Mean Household Size in Renter Households by Race/Ethnicity
New York City 2002

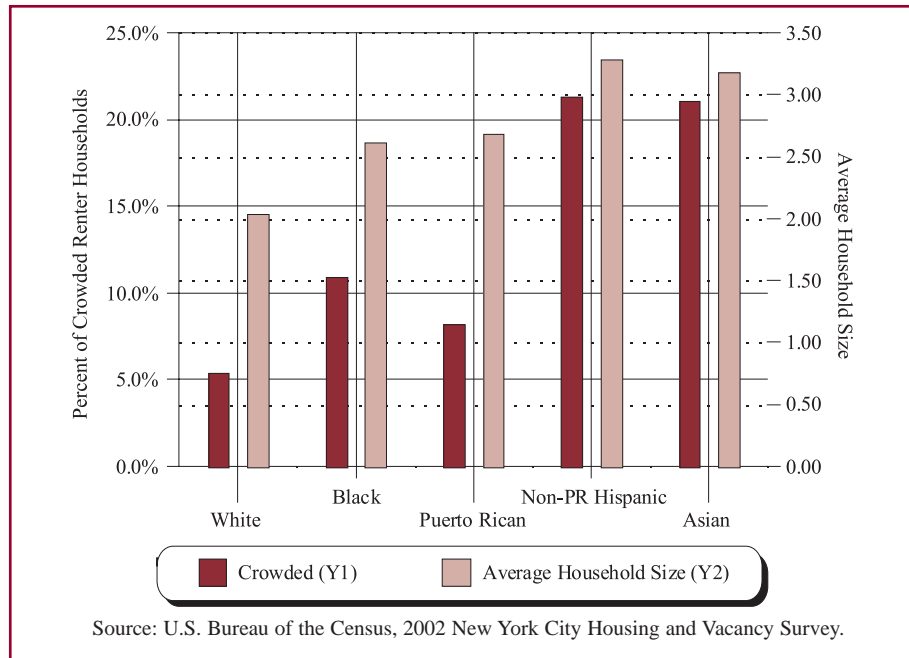


Table 7.47
Distribution of Renter Occupied Units by Crowding Level and
Mean Household Size by Household Type
New York City 2002

Household Type	Percent Crowded (>1 person per room)	Percent Severely Crowded (>1.5 persons per room)	Mean Household Size
All	11.1%	3.9%	2.56
Single Elderly	--	--	1.00
Single Adult	--	--	1.00
Single with Minor Child(ren)	11.4%	3.4%	3.14
Elderly Household	3.0%*	**	2.52
Adult Household	8.2%	4.7%	2.75
Adult Household with Minor Child(ren)	33.8%	10.1%	4.56

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

Note:

* Since the number of units is small, interpret with caution.

** Too few units to report.

As discussed earlier, crowding is a phenomenon of big households. The distribution of the crowding rate by household size vividly confirms this relationship. For renter households in 2002, the crowding rate for two-person households was only 3.9 percent, and the rate for three-person households was 6.6 percent (Table 7.48). However, the rate for four-person households was 26.8 percent, more than twice the city-wide rate. The rate climbed further as household size increased, jumping to 53.8 percent for five-person households and 76.9 percent for six-person households. The rate for households with seven or more persons was an incredibly high 95.7 percent. In other words, almost all such large renter households were crowded.

A disproportionately larger proportion of immigrant renter households were crowded: 20.0 percent, almost two times the proportion of all renter households (Table 7.40). Again, this is attributable to the larger mean household size of 3.15 for immigrant households.

In general, owner households were not crowded. In 2002, the crowding rate for all owner households in the City was a mere 3.5 percent. However, even owner households were crowded if they were big households (Table 7.49). The rate for six-person owner households was 26.9 percent, and it was 55.3 percent for owner households with seven or more persons. In other words, more than half of such large owner households were crowded. In short, crowding is a phenomenon of larger households, whether or not the households are renter or owner households.

Table 7.48
Incidence of Crowding and Severe Crowding in Renter Occupied Units
by Number of Persons in Household
New York City 2002

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	11.1%	3.9%
1	--	--
2	3.9%	3.9%
3	6.6%	1.7%
4	26.8%	4.9%
5	53.8%	19.8%
6	76.9%	16.0%
7 or More	95.7%	45.8%

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

Table 7.49
Incidence of Crowding and Severe Crowding in
Owner Occupied Units by Number of Persons in Household
New York City 2002

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	3.5%	0.9%
1	--	--
2	1.3%*	1.3%*
3	**	**
4	3.1%	**
5	9.3%	**
6	26.9%	**
7 or More	55.3%	**

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

Notes:

* Since the number of units is small, interpret with caution.

** Too few units to report.



2002 HVS Data for Sub-Borough Areas

There are 59 Community Districts (CDs) in New York City. However, because of the Census Bureau's confidentiality requirements and CD/census tract boundary incompatibility for many CDs, the Census Bureau cannot provide data for each of the 59 CDs. Therefore, as an alternative to using CDs, beginning with the 1991 HVS, the Census Bureau developed 55 sub-borough areas containing 100,000 or more persons, based on the decennial census. For the 2002 HVS, boundaries of sub-borough areas were determined by the 2000 Census tracts but were unchanged from sub-borough boundaries based on the 1990 census. Although the boundaries of the current 55 sub-borough areas do not completely conform to the City's 59 CD boundaries, they generally provide a reasonably good approximation for most CDs.¹

The 1991 and following HVS samples were stratified by sub-borough areas to improve the statistical reliability of the data at the sub-borough level. However, the HVS is principally designed to provide statistically reliable data for New York City as a whole and for each of the five boroughs. Data for sub-borough areas are not as reliable as data for the City and the boroughs. Thus, sub-borough area data should be used with an adequate understanding of the probable statistical limitations of the data and, particularly where sample sizes remain small, sub-borough area data should be interpreted with caution.

Comparisons of sub-borough area data between two survey years should be done with great caution, since the sample size covered for housing and household characteristics for many sub-borough areas is very small, and the reliability of changes in such characteristics between survey years might, thus, be very low. For this reason, the HVS reports have never presented sub-borough area data for two or more survey years in a comparative manner. Moreover, absolute numbers from the 2002 HVS are not comparable with absolute numbers from the 1999 and previous HVSs, since the samples and sample weights for the 2002 HVS and for previous HVSs are different.

All of the statistical limitations mentioned above have been taken into consideration in the sub-borough area tables presented in this report, according to the general rule described in Chapter 1, "Overview of the 2002 Housing and Vacancy Survey (HVS) and the *Housing New York City, 2002* Report."

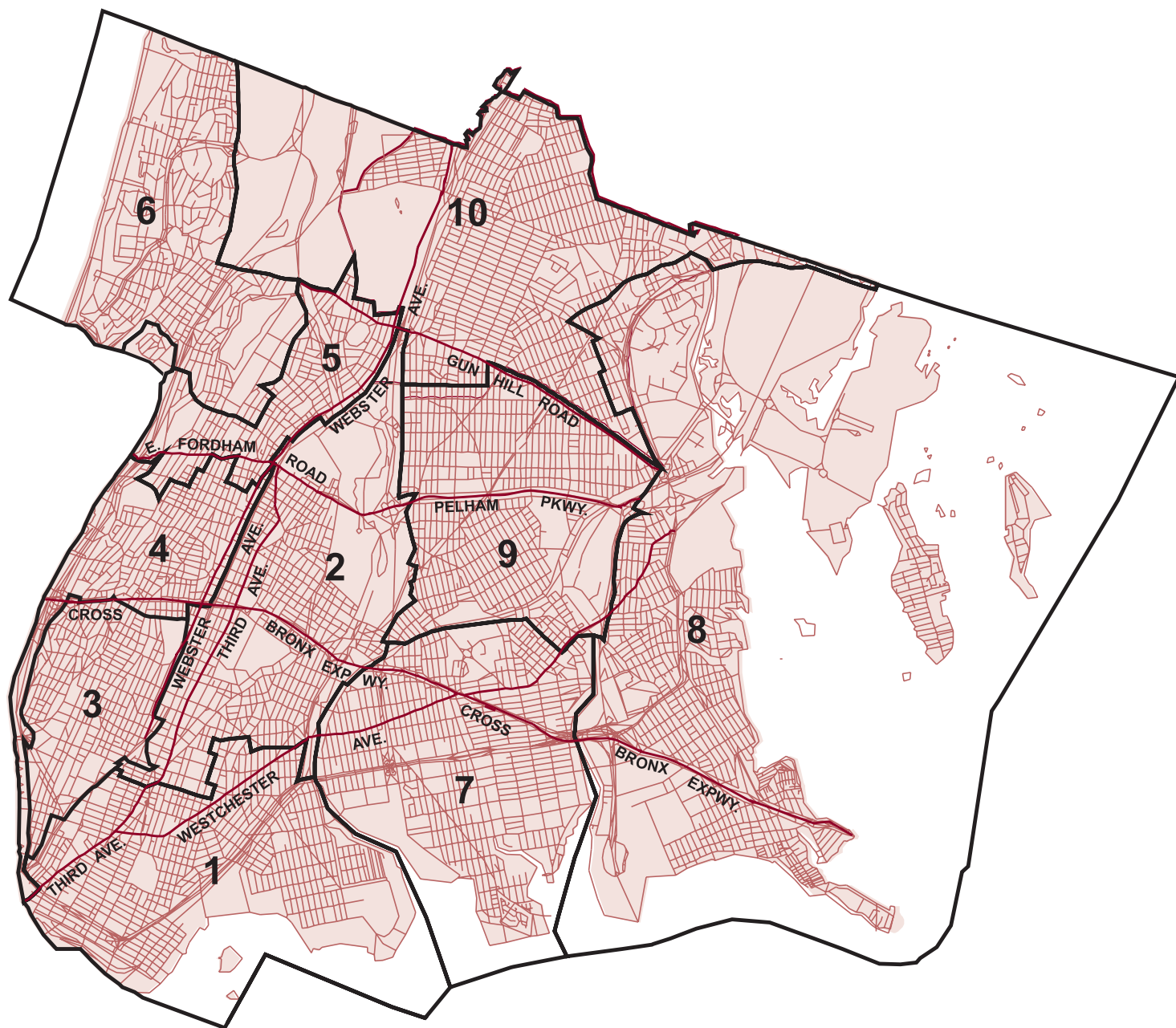
This Appendix consists of three parts. First is a set of maps, by borough, showing the boundaries of the sub-borough areas within each borough. Second is a set of 29 tables based on data from the survey. And last is a large table, by sub-borough, that identifies the Census tracts within each sub-borough. (Sub-borough boundaries are coterminous with tract boundaries. This is not true of Community Districts.)

1 The map for the New York City Housing and Vacancy Survey prepared by the U.S. Bureau of the Census in 2005 shows the boundaries of the City, each of the five boroughs, each of the 59 CDs and 55 sub-borough areas, and all census tracts.

Considering the usefulness and statistical limitations of sub-borough area data, this Appendix covers 29 tables of data on the most often sought population, housing, and neighborhood characteristics. The sub-borough area data tables presented here can be grouped into five categories:

1. **Population and Households:** Population (A.1), Households (A.1), Household Size (A.1), Race/Ethnicity (A.2 and A.6), Age Composition (A.3), Educational Attainment (A.4), Tenure and Ownership Rate (A.5), Household Type (A.7), Birth Region (A.8), Immigrants (A.9), Sub-Families and Secondary Individuals (A.10).
2. **Income and Public Assistance:** Median Income (A.11), Income Distribution (A.12), Poverty Rates (A.13), Public Assistance Dependency (A.13), 50% or 80% of HUD Area Median Income (A.14).
3. **Housing Inventory:** Ownership Rate (A.5), Tenure (A.15), Regulatory Status (A.16), Size of Units (A.17), Structure Class (A.18), Forms of Ownership (A.19), Estimated Home Values (A.19).
4. **Contract Rent and Gross Rent:** Median Contract Rents (A.20), Distribution of Contract Rents (A.21), Median Gross Rents (A.20), Distribution of Gross Rents (A.22), Median Gross Rent/Income Ratios (A.20), Rent Burden (A.23).
5. **Housing and Neighborhood Conditions:** Maintenance Deficiencies (A.24), Building Defects (A.25), Board-Ups (A.25 and A.26), Physically Poor Units (A.27), Neighborhood Rating (A.28), Crowding (A.29), Severe Crowding (A.29).

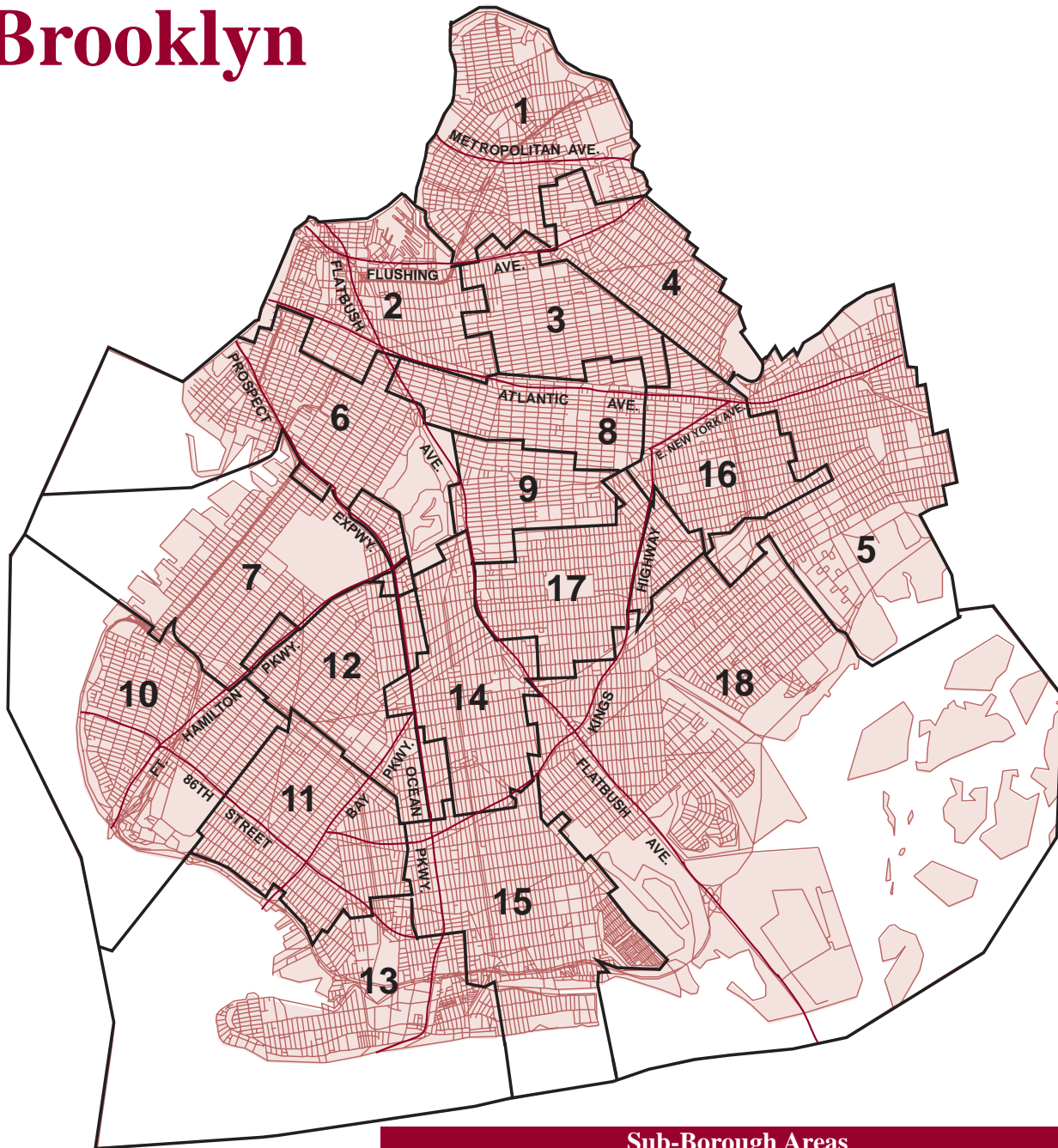
Bronx



Sub-Borough Areas

- | | |
|--------------------------------|-------------------------------|
| 1) Mott Haven/Hunts Point | 6) Riverdale/Kingsbridge |
| 2) Morrisania/East Tremont | 7) Soundview/Parkchester |
| 3) Highbridge/S. Concourse | 8) Throgs Neck/Co-op City |
| 4) University Heights/Fordham | 9) Pelham Parkway |
| 5) Kingsbridge Heights/Mosholu | 10) Williamsbridge/Baychester |

Brooklyn



Sub-Borough Areas

- | | |
|---|--------------------------------|
| 1) Williamsburg / Greenpoint | 10) Bay Ridge |
| 2) Brooklyn Heights / Fort Greene | 11) Bensonhurst |
| 3) Bedford Stuyvesant | 12) Borough Park |
| 4) Bushwick | 13) Coney Island |
| 5) East New York / Starrett City | 14) Flatbush |
| 6) Park Slope / Carroll Gardens | 15) Sheepshead Bay / Gravesend |
| 7) Sunset Park | 16) Brownsville / Ocean Hill |
| 8) North Crown Heights / Prospect Heights | 17) East Flatbush |
| 9) South Crown Heights | 18) Flatlands / Canarsie |

Manhattan



Sub-Borough Areas

- 1) Greenwich Village /Financial District
- 2) Lower East Side /Chinatown
- 3) Chelsea /Clinton /Midtown
- 4) Stuyvesant Town /Turtle Bay
- 5) Upper West Side
- 6) Upper East Side
- 7) Morningside Heights /Hamilton Heights
- 8) Central Harlem
- 9) East Harlem
- 10) Washington Heights /Inwood

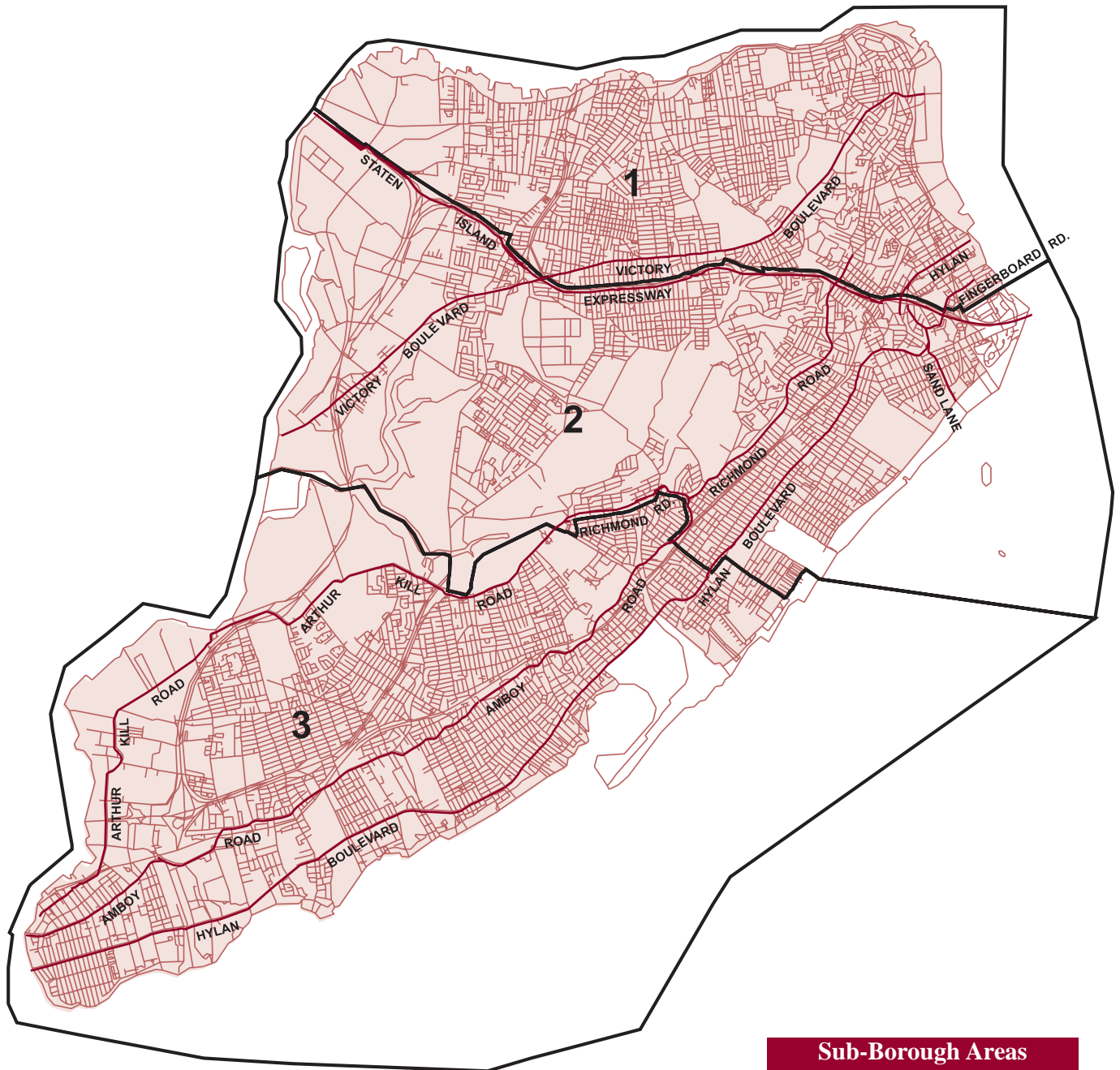
Queens



Sub-Borough Areas

- | | |
|-------------------------------|-------------------------------------|
| 1) Astoria | 8) Hillcrest / Fresh Meadows |
| 2) Sunnyside / Woodside | 9) Kew Gardens / Woodhaven |
| 3) Jackson Heights | 10) Howard Beach / South Ozone Park |
| 4) Elmhurst / Corona | 11) Bayside / Little Neck |
| 5) Middle Village / Ridgewood | 12) Jamaica |
| 6) Forest Hills / Rego Park | 13) Bellerose / Rosedale |
| 7) Flushing / Whitestone | 14) Rockaways |

Staten Island



- Sub-Borough Areas**
- 1) North Shore
 - 2) Mid-Island
 - 3) South Shore

**Table A.1 Number of Households, Number of Individuals and Mean Household Size
by Sub-Borough, New York City 2002**

Sub-Borough Area	Households	Population	Mean Size
New York City	3,005,318	7,944,577	2.64
Bronx	462,878	1,313,014	2.84
1. Mott Haven/Hunts Point	41,456	123,885	2.99
2. Morrisania/East Tremont	44,489	120,721	2.71
3. Highbridge/South Concourse	42,784	128,824	3.01
4. University Heights/Fordham	42,201	135,684	3.22
5. Kingsbridge Heights/Mosholu	43,408	119,024	2.74
6. Riverdale/Kingsbridge ^a	49,580	119,525	2.41
7. Soundview/Parkchester	63,276	183,168	2.89
8. Throgs Neck/Co-op City	48,867	113,494	2.32
9. Pelham Parkway	37,917	111,925	2.95
10. Williamsbridge/Baychester	48,900	156,764	3.21
Brooklyn	879,557	2,452,478	2.79
1. Williamsburg/Greenpoint	51,131	158,718	3.10
2. Brooklyn Heights/Fort Greene	47,019	100,558	2.14
3. Bedford Stuyvesant	44,620	114,600	2.57
4. Bushwick	37,456	116,890	3.12
5. East New York/Starrett City	47,055	141,652	3.01
6. Park Slope/Carroll Gardens	43,854	105,063	2.40
7. Sunset Park	43,273	132,354	3.06
8. North Crown Heights/Prospect Heights	45,659	118,737	2.60
9. South Crown Heights	40,319	110,580	2.74
10. Bay Ridge	49,802	123,955	2.49
11. Bensonhurst	63,857	181,205	2.84
12. Borough Park	48,312	161,258	3.34
13. Coney Island	46,171	108,028	2.34
14. Flatbush	55,008	162,954	2.96
15. Sheepshead Bay/Gravesend	59,843	163,376	2.73
16. Brownsville/Ocean Hill	41,391	112,475	2.72
17. East Flatbush	49,440	145,841	2.95
18. Flatlands/Canarsie	65,347	194,235	2.97
Manhattan	720,071	1,511,478	2.10
1. Greenwich Village/Financial District	65,097	119,253	1.83
2. Lower E. Side/Chinatown	70,021	187,647	2.68
3. Chelsea/Clinton/Midtown	66,549	117,481	1.77
4. Stuyvesant Town/Turtle Bay	82,127	137,903	1.68
5. Upper West Side	108,870	207,646	1.91
6. Upper East Side	119,827	221,736	1.85
7. Morningside Heights/Hamilton Heights	50,335	131,562	2.61
8. Central Harlem	44,005	99,758	2.27
9. East Harlem	41,282	101,030	2.45
10. Washington Heights/Inwood ^a	71,957	187,461	2.61
Queens	783,735	2,219,003	2.83
1. Astoria	74,040	178,969	2.42
2. Sunnyside/Woodside	47,675	127,690	2.68
3. Jackson Heights	53,239	165,774	3.11
4. Elmhurst/Corona	43,090	132,318	3.07
5. Middle Village/Ridgewood	63,706	185,343	2.91
6. Forest Hills/Rego Park	52,997	118,941	2.24
7. Flushing/Whitestone	90,448	242,393	2.68
8. Hillcrest/Fresh Meadows	57,549	155,922	2.71
9. Kew Gardens/Woodhaven	44,884	140,806	3.14
10. Howard Beach/S. Ozone Park	41,277	134,016	3.25
11. Bayside/Little Neck	45,198	126,452	2.80
12. Jamaica	71,036	221,683	3.12
13. Bellerose/Rosedale	60,635	187,255	3.09
14. Rockaways	37,960	101,441	2.67
Staten Island	159,078	448,605	2.82
1. North Shore	56,907	167,542	2.94
2. Mid-Island	45,002	121,019	2.69
3. South Shore	57,168	160,044	2.80

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

Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.

Table A.2 Number of Individuals by Race/Ethnicity by Sub-Borough, New York City 2002

Sub-Borough Area	All ^b	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	7,944,577	2,926,866	1,974,837	742,342	1,345,154	902,640
Bronx	1,313,014	199,647	428,060	293,318	327,919	52,555
1. Mott Haven/Hunts Point	123,885	**	25,077	55,764	40,067	**
2. Morrisania/East Tremont	120,721	5,992	44,053	33,222	35,904	**
3. Highbridge/South Concourse	128,824	4,786*	35,969	28,990	54,951	**
4. University Heights/Fordham	135,684	**	48,523	29,612	48,546	**
5. Kingsbridge Heights/Mosholu	119,024	9,506	25,685	31,793	37,037	13,523
6. Riverdale/Kingsbridge ^a	119,525	55,437	16,424	8,832	28,667	9,017
7. Soundview/Parkchester	183,168	8,575	72,231	49,107	44,201	8,550
8. Throgs Neck/Co-op City	113,494	53,474	33,388	18,960	6,192	**
9. Pelham Parkway	111,925	43,147	20,434	18,756	19,216	9,993
10. Williamsbridge/Baychester	156,764	13,506	106,274	18,282	13,138	**
Brooklyn	2,452,478	932,845	830,743	202,798	267,295	207,924
1. Williamsburg/Greenpoint	158,718	108,837	6,301	21,542	19,372	**
2. Brooklyn Heights/Fort Greene	100,558	36,592	40,558	5,950	12,146	5,138
3. Bedford Stuyvesant	114,600	7,236	81,281	15,631	9,436	**
4. Bushwick	116,890	9,298	32,514	28,224	44,802	**
5. East New York/Starrett City	141,652	4,315*	65,499	30,643	31,130	6,909
6. Park Slope/Carroll Gardens	105,063	64,363	15,606	11,933	7,231	4,958*
7. Sunset Park	132,354	39,325	**	18,889	28,337	41,859
8. North Crown Heights/Prospect Heights	118,737	9,185	89,125	**	11,280	**
9. South Crown Heights	110,580	17,171	84,176	**	5,417	**
10. Bay Ridge	123,955	90,464	**	**	10,054	19,986
11. Bensonhurst	181,205	110,320	**	5,723	13,834	49,477
12. Borough Park	161,258	117,292	**	7,230	13,989	19,579
13. Coney Island	108,028	77,901	10,721	7,143	4,817*	7,446
14. Flatbush	162,954	57,739	57,757	7,449	20,695	19,137
15. Sheepshead Bay/Gravesend	163,376	128,401	4,973*	7,409	7,219	14,939
16. Brownsville/Ocean Hill	112,475	**	89,790	12,710	7,903	**
17. East Flatbush	145,841	**	136,961	**	5,541	**
18. Flatlands/Canarsie	194,235	53,596	107,265	9,973	14,092	8,677
Manhattan	1,511,478	729,773	225,940	119,613	262,280	158,973
1. Greenwich Village/Financial District	119,253	95,591	**	**	4,953*	13,000
2. Lower E. Side/Chinatown	187,647	52,547	7,104	39,719	18,899	68,154
3. Chelsea/Clinton/Midtown	117,481	76,637	5,739	7,016	9,814	16,590
4. Stuyvesant Town/Turtle Bay	137,903	107,366	5,674	**	5,781	16,088
5. Upper West Side	207,646	146,916	16,656	6,698	16,232	17,735
6. Upper East Side	221,736	184,606	5,246	4,100*	12,728	13,296
7. Morningside Heights/Hamilton Heights	131,562	30,173	38,761	9,468	45,875	6,140
8. Central Harlem	99,758	**	77,586	**	11,859	**
9. East Harlem	101,030	8,249	41,101	31,343	17,093	**
10. Washington Heights/Inwood ^a	187,461	23,723	26,939	12,420	119,047	**
Queens	2,219,003	750,078	449,630	94,326	455,380	457,769
1. Astoria	178,969	83,462	13,837	9,608	36,956	34,611
2. Sunnyside/Woodside	127,690	34,777	4,248*	**	46,451	38,617
3. Jackson Heights	165,774	24,011	14,939	4,375*	91,030	30,395
4. Elmhurst/Corona	132,318	15,844	15,068	7,098	59,864	33,713
5. Middle Village/Ridgewood	185,343	119,506	**	15,428	39,314	8,405
6. Forest Hills/Rego Park	118,941	80,807	**	4,824*	9,176	21,815
7. Flushing/Whitestone	242,393	100,875	6,112	6,491	32,471	96,445
8. Hillcrest/Fresh Meadows	155,922	54,593	27,816	4,177*	20,165	49,172
9. Kew Gardens/Woodhaven	140,806	37,168	16,555	8,284	43,359	34,225
10. Howard Beach/S. Ozone Park	134,016	41,010	25,207	11,708	18,866	36,267
11. Bayside/Little Neck	126,452	72,823	4,173*	**	8,431	38,653
12. Jamaica	221,683	7,246	163,965	**	27,609	17,512
13. Bellerose/Rosedale	187,255	35,129	112,905	7,773	14,273	16,285
14. Rockaways	101,441	42,828	41,047	7,560	7,416	**
Staten Island	448,605	314,524	40,464	32,287	32,280	25,419
1. North Shore	167,542	80,283	37,669	18,668	16,569	11,988
2. Mid-Island	121,019	89,424	**	9,250	13,115	6,324
3. South Shore	160,044	144,817	**	4,370*	**	7,106

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Includes 52,738 "Other" (Native Hawaiian, Pacific Islander, American Indian or Alaska Native and individuals of two or more races), who are too few to report at the sub-borough level. Hispanics are removed first from other race/ethnicity categories.

* Since the number of individuals is small, interpret with caution.

**Too few individuals to report.

Table A.3 Number of Individuals by Age Group by Sub-Borough, New York City 2002

Sub-Borough Area	Total	Under 18	18 - 64	65 or Over
New York City	7,944,577	1,935,746	5,121,780	887,051
Bronx	1,313,014	399,428	791,434	122,151
1. Mott Haven/Hunts Point	123,885	45,632	68,317	9,936
2. Morrisania/East Tremont	120,721	43,919	67,206	9,596
3. Highbridge/South Concourse	128,824	44,399	77,137	7,288
4. University Heights/Fordham	135,684	48,575	81,152	5,958
5. Kingsbridge Heights/Mosholu	119,024	38,191	72,115	8,718
6. Riverdale/Kingsbridge ^a	119,525	25,997	75,844	17,685
7. Soundview/Parkchester	183,168	54,732	112,070	16,366
8. Throgs Neck/Co-op City	113,494	24,028	70,193	19,272
9. Pelham Parkway	111,925	29,523	69,599	12,803
10. Williamsbridge/Baychester	156,764	44,434	97,801	14,530
Brooklyn	2,452,478	649,368	1,540,093	263,017
1. Williamsburg/Greenpoint	158,718	49,953	97,036	11,730
2. Brooklyn Heights/Fort Greene	100,558	21,411	68,640	10,506
3. Bedford Stuyvesant	114,600	34,445	65,780	14,375
4. Bushwick	116,890	34,952	75,208	6,730
5. East New York/Starrett City	141,652	42,374	88,332	10,946
6. Park Slope/Carroll Gardens	105,063	21,356	76,076	7,631
7. Sunset Park	132,354	30,519	90,276	11,559
8. North Crown Heights/Prospect Heights	118,737	34,936	74,914	8,887
9. South Crown Heights	110,580	27,920	72,824	9,836
10. Bay Ridge	123,955	23,086	84,958	15,911
11. Bensonhurst	181,205	34,760	116,853	29,593
12. Borough Park	161,258	52,421	92,132	16,705
13. Coney Island	108,028	22,686	63,663	21,679
14. Flatbush	162,954	48,933	95,722	18,299
15. Sheepshead Bay/Gravesend	163,376	34,981	101,841	26,553
16. Brownsville/Ocean Hill	112,475	34,646	67,416	10,413
17. East Flatbush	145,841	41,794	90,536	13,511
18. Flatlands/Canarsie	194,235	58,194	117,888	18,152
Manhattan	1,511,478	268,809	1,065,382	177,287
1. Greenwich Village/Financial District	119,253	11,324	94,631	13,298
2. Lower E. Side/Chinatown	187,647	42,391	122,676	22,579
3. Chelsea/Clinton/Midtown	117,481	11,482	92,158	13,841
4. Stuyvesant Town/Turtle Bay	137,903	11,384	104,961	21,558
5. Upper West Side	207,646	28,128	153,365	26,154
6. Upper East Side	221,736	29,169	162,884	29,682
7. Morningside Heights/Hamilton Heights	131,562	30,372	89,593	11,597
8. Central Harlem	99,758	29,835	58,926	10,998
9. East Harlem	101,030	27,476	62,748	10,806
10. Washington Heights/Inwood ^a	187,461	47,248	123,439	16,773
Queens	2,219,003	504,539	1,443,081	271,382
1. Astoria	178,969	36,285	123,474	19,210
2. Sunnyside/Woodside	127,690	23,334	89,204	15,152
3. Jackson Heights	165,774	36,417	112,113	17,244
4. Elmhurst/Corona	132,318	25,262	94,029	13,028
5. Middle Village/Ridgewood	185,343	51,434	112,434	21,475
6. Forest Hills/Rego Park	118,941	22,165	76,295	20,482
7. Flushing/Whitestone	242,393	41,903	163,207	37,284
8. Hillcrest/Fresh Meadows	155,922	33,409	99,064	23,450
9. Kew Gardens/Woodhaven	140,806	38,935	90,150	11,721
10. Howard Beach/S. Ozone Park	134,016	32,809	83,818	17,389
11. Bayside/Little Neck	126,452	25,171	85,142	16,138
12. Jamaica	221,683	59,290	139,187	23,207
13. Bellerose/Rosedale	187,255	47,422	114,091	25,743
14. Rockaways	101,441	30,705	60,875	9,862
Staten Island	448,605	113,602	281,788	53,214
1. North Shore	167,542	49,259	105,179	13,104
2. Mid-Island	121,019	26,989	78,201	15,828
3. South Shore	160,044	37,354	98,408	24,282

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

Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

Table A.4 Number of Individuals 18 Years of Age and Over by Level of Educational Attainment by Sub-Borough, New York City 2002

Sub-Borough Area	Years of Education				
	All	Less than 12	12 Years	13-15 Years	16+
New York City	6,008,831	1,343,560	1,640,975	1,198,612	1,825,342
Bronx	913,585	292,275	281,914	197,923	141,473
1. Mott Haven/Hunts Point	78,253	34,770	22,777	14,493	6,212
2. Morrisania/East Tremont	76,802	37,535	21,264	11,742	6,261
3. Highbridge/South Concourse	84,425	37,769	23,476	17,262	5,918
4. University Heights/Fordham	87,109	37,043	26,026	14,463	9,578
5. Kingsbridge Heights/Mosholu	80,833	24,038	28,239	18,315	10,241
6. Riverdale/Kingsbridge ^a	93,528	18,412	22,424	18,341	34,351
7. Soundview/Parkchester	128,436	39,593	42,712	29,235	16,896
8. Throgs Neck/Co-op City	89,465	20,810	27,730	26,176	14,750
9. Pelham Parkway	82,402	16,976	27,379	21,229	16,819
10. Williamsbridge/Baychester	112,331	25,329	39,887	26,667	20,448
Brooklyn	1,803,110	452,949	517,263	369,157	463,570
1. Williamsburg/Greenpoint	108,765	36,602	32,366	17,208	22,590
2. Brooklyn Heights/Fort Greene	79,146	13,790	16,574	10,217	38,565
3. Bedford Stuyvesant	80,155	24,148	27,516	17,997	10,493
4. Bushwick	81,938	35,677	28,082	11,720	6,459
5. East New York/Starrett City	99,278	31,603	35,724	20,543	11,409
6. Park Slope/Carroll Gardens	83,707	12,639	14,029	11,175	45,864
7. Sunset Park	101,835	38,499	22,193	20,235	20,910
8. North Crown Heights/Prospect Heights	83,801	21,755	24,732	19,816	17,498
9. South Crown Heights	82,660	18,702	20,615	27,625	15,546
10. Bay Ridge	100,869	12,407	30,798	20,661	37,002
11. Bensonhurst	146,446	46,492	43,445	24,451	32,058
12. Borough Park	108,837	24,049	35,423	19,667	29,698
13. Coney Island	85,342	12,839	19,305	19,825	33,373
14. Flatbush	114,021	31,576	30,065	22,705	29,675
15. Sheepshead Bay/Gravesend	128,395	16,198	40,915	28,679	42,604
16. Brownsville/Ocean Hill	77,829	19,950	30,724	17,695	9,460
17. East Flatbush	104,047	38,836	22,004	24,225	18,982
18. Flatlands/Canarsie	136,041	17,188	42,753	34,713	41,386
Manhattan	1,242,669	210,731	194,783	178,203	658,781
1. Greenwich Village/Financial District	107,929	8,448	10,807	9,590	79,084
2. Lower E. Side/Chinatown	145,255	47,867	29,278	24,551	43,560
3. Chelsea/Clinton/Midtown	105,999	9,089	11,821	13,710	71,379
4. Stuyvesant Town/Turtle Bay	126,519	4,652*	11,801	14,620	95,446
5. Upper West Side	179,519	13,504	21,028	24,588	120,400
6. Upper East Side	192,567	7,043	13,606	18,593	153,325
7. Morningside Heights/Hamilton Heights	101,190	30,289	21,239	14,262	35,401
8. Central Harlem	69,923	18,083	18,195	16,331	17,314
9. East Harlem	73,554	25,229	22,129	12,876	13,320
10. Washington Heights/Inwood ^a	140,213	46,527	34,878	29,084	29,554
Queens	1,714,464	345,568	523,869	364,442	480,585
1. Astoria	142,684	29,954	38,204	28,472	46,053
2. Sunnyside/Woodside	104,356	17,781	37,688	22,605	26,281
3. Jackson Heights	129,357	46,068	31,814	26,694	24,781
4. Elmhurst/Corona	107,056	32,356	33,184	22,635	18,881
5. Middle Village/Ridgewood	133,909	32,959	47,450	24,531	28,968
6. Forest Hills/Rego Park	96,777	8,500	19,916	20,453	47,908
7. Flushing/Whitestone	200,490	41,058	56,938	39,548	62,946
8. Hillcrest/Fresh Meadows	122,513	18,611	26,248	29,161	48,493
9. Kew Gardens/Woodhaven	101,871	23,387	35,430	18,961	24,092
10. Howard Beach/S. Ozone Park	101,207	20,412	43,431	17,424	19,940
11. Bayside/Little Neck	101,280	10,185	24,482	24,940	41,673
12. Jamaica	162,394	36,077	53,566	43,855	28,897
13. Bellerose/Rosedale	139,833	16,667	48,686	31,455	43,026
14. Rockaways	70,737	11,553	26,831	13,708	18,644
Staten Island	335,003	42,037	123,146	88,886	80,934
1. North Shore	118,283	16,766	39,915	33,964	27,638
2. Mid-Island	94,029	11,170	35,052	23,668	24,140
3. South Shore	122,690	14,101	48,179	31,255	29,157

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

Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of individuals is small, interpret with caution

Table A.5 Number of Owner Households, Number of Renter Households, and Homeownership Rate by Sub-Borough, New York City 2002

Sub-Borough Area	Number of Households		Ownership Rate (%)
	Owner	Renter	
New York City	981,814	2,023,504	32.7
Bronx	103,993	358,885	22.5
1. Mott Haven/Hunts Point	**	39,124	**
2. Morrisania/East Tremont	**	40,798	8.3*
3. Highbridge/South Concourse	**	39,554	7.5*
4. University Heights/Fordham	**	41,285	**
5. Kingsbridge Heights/Mosholu	**	39,965	7.9*
6. Riverdale/Kingsbridge ^a	16,009	33,571	32.3
7. Soundview/Parkchester	13,745	49,531	21.7
8. Throgs Neck/Co-op City	33,590	15,277	68.7
9. Pelham Parkway	11,145	26,772	29.4
10. Williamsbridge/Baychester	15,892	33,008	32.5
Brooklyn	252,021	627,536	28.7
1. Williamsburg/Greenpoint	8,913	42,219	17.4
2. Brooklyn Heights/Fort Greene	14,940	32,080	31.8
3. Bedford Stuyvesant	8,444	36,176	18.9
4. Bushwick	5,189	32,267	13.9
5. East New York/Starrett City	11,066	35,989	23.5
6. Park Slope/Carroll Gardens	13,147	30,708	30.0
7. Sunset Park	11,823	31,450	27.3
8. North Crown Heights/Prospect Heights	8,326	37,333	18.2
9. South Crown Heights	6,176	34,143	15.3
10. Bay Ridge	19,540	30,263	39.2
11. Bensonhurst	18,333	45,524	28.7
12. Borough Park	13,805	34,507	28.6
13. Coney Island	14,970	31,201	32.4
14. Flatbush	10,911	44,097	19.8
15. Sheepshead Bay/Gravesend	25,569	34,274	42.7
16. Brownsville/Ocean Hill	7,980	33,410	19.3
17. East Flatbush	15,492	33,948	31.3
18. Flatlands/Canarsie	37,398	27,949	57.2
Manhattan	162,580	557,491	22.6
1. Greenwich Village/Financial District	18,304	46,793	28.1
2. Lower E. Side/Chinatown	11,371	58,650	16.2
3. Chelsea/Clinton/Midtown	16,293	50,256	24.5
4. Stuyvesant Town/Turtle Bay	22,458	59,669	27.3
5. Upper West Side	31,675	77,195	29.1
6. Upper East Side	40,197	79,630	33.5
7. Morningside Heights/Hamilton Heights	5,671	44,664	11.3
8. Central Harlem	7,076	36,930	16.1
9. East Harlem	4,253*	37,029	10.3
10. Washington Heights/Inwood ^a	5,282	66,675	7.3
Queens	360,529	423,206	46.0
1. Astoria	14,181	59,859	19.2
2. Sunnyside/Woodside	13,126	34,549	27.5
3. Jackson Heights	19,151	34,088	36.0
4. Elmhurst/Corona	11,215	31,876	26.0
5. Middle Village/Ridgewood	27,745	35,961	43.6
6. Forest Hills/Rego Park	23,208	29,789	43.8
7. Flushing/Whitestone	44,888	45,559	49.6
8. Hillcrest/Fresh Meadows	28,671	28,878	49.8
9. Kew Gardens/Woodhaven	18,263	26,622	40.7
10. Howard Beach/S. Ozone Park	25,760	15,516	62.4
11. Bayside/Little Neck	32,135	13,063	71.1
12. Jamaica	41,552	29,484	58.5
13. Bellerose/Rosedale	44,696	15,940	73.7
14. Rockaways	15,938	22,022	42.0
Staten Island	102,692	56,386	64.6
1. North Shore	32,931	23,976	57.9
2. Mid-Island	28,341	16,661	63.0
3. South Shore	41,420	15,749	72.5

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
* Since the number of households is small, interpret with caution.
**Too few households to report.

Table A.6 Distribution of All Householders by Race/Ethnicity by Sub-Borough, New York City 2002

Sub-Borough Area	All ^b	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	100.0%	44.4	23.9	8.9	13.4	8.8
Bronx	100.0	19.5	32.0	23.4	21.5	2.8
1. Mott Haven/Hunts Point	100.0	**	20.2	48.2	29.1	**
2. Morrisania/East Tremont	100.0	7.7	36.3	29.2	25.2	**
3. Highbridge/South Concourse	100.0	**	34.8	22.2	34.7	**
4. University Heights/Fordham	100.0	**	34.9	25.2	34.4	**
5. Kingsbridge Heights/Mosholu	100.0	10.9	24.8	27.5	27.2	8.5*
6. Riverdale/Kingsbridge ^a	100.0	53.8	11.3	8.8	20.4	**
7. Soundview/Parkchester	100.0	5.5*	38.5	30.5	22.1	**
8. Throgs Neck/Co-op City	100.0	53.4	27.6	12.9	**	**
9. Pelham Parkway	100.0	44.2	17.4	19.6	12.2	**
10. Williamsbridge/Baychester	100.0	10.6	67.8	11.5	7.9*	**
Brooklyn	100.0	41.9	34.9	8.1	8.5	6.4
1. Williamsburg/Greenpoint	100.0	65.1	**	15.1	12.8	**
2. Brooklyn Heights/Fort Greene	100.0	38.9	39.6	**	10.4	**
3. Bedford Stuyvesant	100.0	**	75.9	13.2	**	**
4. Bushwick	100.0	9.5*	29.6	28.6	30.5	**
5. East New York/Starrett City	100.0	**	51.4	21.1	16.0	**
6. Park Slope/Carroll Gardens	100.0	66.7	13.8	7.8*	**	**
7. Sunset Park	100.0	42.4	**	15.5	14.1	24.3
8. North Crown Heights/Prospect Heights	100.0	10.1	74.9	**	7.5*	**
9. South Crown Heights	100.0	12.3	79.5	**	**	**
10. Bay Ridge	100.0	80.6	**	**	6.1*	11.0
11. Bensonhurst	100.0	71.8	**	**	4.8*	19.2
12. Borough Park	100.0	74.5	**	**	6.7*	12.1
13. Coney Island	100.0	75.4	8.8	**	**	**
14. Flatbush	100.0	39.7	36.8	5.7*	9.9	7.9
15. Sheepshead Bay/Gravesend	100.0	84.4	**	**	**	5.3
16. Brownsville/Ocean Hill	100.0	**	81.2	9.2*	**	**
17. East Flatbush	100.0	**	93.9	**	**	**
18. Flatlands/Canarsie	100.0	33.6	52.5	5.2*	6.0*	**
Manhattan	100.0	58.6	13.8	6.8	12.6	7.4
1. Greenwich Village/Financial District	100.0	85.8	**	**	**	7.5
2. Lower E. Side/Chinatown	100.0	42.6	4.7	20.9	8.1	22.7
3. Chelsea/Clinton/Midtown	100.0	75.0	**	**	6.4	10.0
4. Stuyvesant Town/Turtle Bay	100.0	81.8	4.6*	**	**	8.2
5. Upper West Side	100.0	74.8	8.7	**	5.8	7.1
6. Upper East Side	100.0	86.0	**	**	4.9	5.7
7. Morningside Heights/Hamilton Heights	100.0	28.7	32.3	6.5*	27.6	**
8. Central Harlem	100.0	**	80.0	**	8.1*	**
9. East Harlem	100.0	9.9	42.1	31.6	15.0	**
10. Washington Heights/Inwood ^a	100.0	20.0	12.5	8.0	56.3	**
Queens	100.0	42.8	19.3	4.0	16.3	17.2
1. Astoria	100.0	55.4	8.4	**	16.3	15.5
2. Sunnyside/Woodside	100.0	40.1	**	**	28.7	25.6
3. Jackson Heights	100.0	23.1	10.0	**	44.4	18.5
4. Elmhurst/Corona	100.0	18.5	12.6	**	38.3	24.4
5. Middle Village/Ridgewood	100.0	72.3	**	7.3	14.8	**
6. Forest Hills/Rego Park	100.0	72.4	**	**	7.8	14.1
7. Flushing/Whitestone	100.0	50.3	3.7*	**	11.6	32.2
8. Hillcrest/Fresh Meadows	100.0	43.9	21.1	**	10.9	22.1
9. Kew Gardens/Woodhaven	100.0	37.1	10.6	**	24.2	20.3
10. Howard Beach/S. Ozone Park	100.0	41.8	15.9	8.1*	11.5	22.1
11. Bayside/Little Neck	100.0	64.7	**	**	**	24.0
12. Jamaica	100.0	**	78.0	**	9.9	6.6
13. Bellerose/Rosedale	100.0	28.0	53.5	**	6.9	7.2
14. Rockaways	100.0	45.1	39.1	**	**	**
Staten Island	100.0	74.4	7.5	5.7	6.4	5.1
1. North Shore	100.0	52.8	19.4	10.2	9.1	6.6
2. Mid-Island	100.0	79.8	**	**	8.4*	**
3. South Shore	100.0	91.7	**	**	**	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Includes 17,216 (0.6%) "Other" householders (Native Hawaiian, Pacific Islander, American Indian or Alaska Native and individuals of two or more races), who are too few to report at the sub-borough level.

* Since the number of households is small, interpret with caution.

**Too few households to report.

Table A.7 Distribution of Households by Household Type by Sub-Borough, New York City 2002

Sub-Borough Area	All	Single			Adults		
		Elderly	Adult	w. Child	Elderly	2 or More	w. Child
New York City	100.0%	11.6	21.4	7.0	9.9	25.5	24.6
Bronx	100.0	11.5	18.9	14.0	7.9	20.3	27.4
1. Mott Haven/Hunts Point	100.0	15.0	15.1	18.5	**	19.9	27.6
2. Morrisania/East Tremont	100.0	14.0	19.1	22.8	**	14.3	24.5
3. Highbridge/South Concourse	100.0	11.0	14.5	21.9	**	19.4	29.0
4. University Heights/Fordham	100.0	7.2*	13.7	18.9	**	21.6	34.9
5. Kingsbridge Heights/Mosholu	100.0	7.8*	24.9	13.2	**	19.8	29.0
6. Riverdale/Kingsbridge ^a	100.0	11.3	25.8	6.7*	13.3	21.7	21.2
7. Soundview/Parkchester	100.0	8.4	22.3	12.9	8.5	19.7	28.3
8. Throgs Neck/Co-op City	100.0	19.4	21.7	**	11.7	20.7	20.6
9. Pelham Parkway	100.0	10.1*	13.9	**	11.3	27.2	30.4
10. Williamsbridge/Baychester	100.0	10.6	15.1	14.3	10.2	20.1	29.7
Brooklyn	100.0	11.6	16.2	8.2	10.0	26.2	27.7
1. Williamsburg/Greenpoint	100.0	10.6	18.0	**	6.2*	26.5	34.2
2. Brooklyn Heights/Fort Greene	100.0	15.2	25.9	9.3	6.8*	26.2	16.6
3. Bedford Stuyvesant	100.0	12.8	20.9	16.1	10.4	19.4	20.5
4. Bushwick	100.0	**	12.3	15.0	**	27.6	34.0
5. East New York/Starrett City	100.0	10.4	10.8	13.1	9.0	23.4	33.3
6. Park Slope/Carroll Gardens	100.0	9.4	27.5	**	**	32.2	21.4
7. Sunset Park	100.0	10.2	9.6	**	8.7*	37.9	30.5
8. North Crown Hgts/Pros. Hgts.	100.0	10.2	22.0	15.6	8.3*	24.1	19.9
9. South Crown Heights	100.0	7.6	16.5	11.1	10.5	27.3	27.1
10. Bay Ridge	100.0	13.5	19.4	**	10.8	31.0	22.8
11. Bensonhurst	100.0	12.5	13.0	**	16.8	28.6	25.6
12. Borough Park	100.0	12.5	11.0	**	11.2	24.4	38.1
13. Coney Island	100.0	23.8	12.4	**	15.6	22.0	20.4
14. Flatbush	100.0	11.5	15.6	6.9*	10.5	22.2	33.4
15. Sheepshead Bay/Gravesend	100.0	15.1	13.7	**	15.8	28.6	24.6
16. Brownsville/Ocean Hill	100.0	11.6	16.8	18.0	**	22.7	24.3
17. East Flatbush	100.0	4.0	16.1	13.8	8.2	24.1	33.9
18. Flatlands/Canarsie	100.0	10.7	12.9	8.5	8.4	24.1	35.5
Manhattan	100.0	12.6	38.0	4.4	7.4	25.0	12.5
1. Greenwich Village/Fin. Dist.	100.0	10.1	42.8	**	7.4	30.9	7.4
2. Lower E. Side/Chinatown	100.0	11.4	28.1	5.5*	9.5	26.7	18.9
3. Chelsea/Clinton/Midtown	100.0	12.2	45.8	**	6.1	27.6	7.4
4. Stuyvesant Town/Turtle Bay	100.0	15.9	44.6	**	8.0	25.3	4.9*
5. Upper West Side	100.0	11.7	42.3	**	7.7	24.0	12.3
6. Upper East Side	100.0	12.9	42.6	**	7.1	25.5	9.8
7. Morningside Hgts./Ham. Hgts.	100.0	9.4	29.8	6.2	6.2*	27.7	20.7
8. Central Harlem	100.0	17.2	33.1	12.5	**	15.4	16.9
9. East Harlem	100.0	15.6	25.5	14.1	9.7*	20.1	15.0
10. Washington Heights/Inwood ^a	100.0	11.4	30.6	8.8	6.8	23.1	19.4
Queens	100.0	11.0	14.7	4.1	12.6	28.1	29.5
1. Astoria	100.0	11.5	21.4	5.1*	9.0	33.3	19.7
2. Sunnyside/Woodside	100.0	15.9	15.6	**	10.3	30.5	24.8
3. Jackson Heights	100.0	10.7	13.8	**	11.3	28.5	33.2
4. Elmhurst/Corona	100.0	10.2	12.6	**	9.4	33.3	30.1
5. Middle Village/Ridgewood	100.0	11.6	12.1	**	13.0	23.0	36.0
6. Forest Hills/Rego Park	100.0	17.2	20.1	**	11.1	27.0	22.6
7. Flushing/Whitestone	100.0	12.5	13.3	**	17.1	31.2	23.0
8. Hillcrest/Fresh Meadows	100.0	14.6	17.2	**	11.8	23.8	29.6
9. Kew Gardens/Woodhaven	100.0	**	13.6	**	7.8*	26.9	40.7
10. Howard Beach/S. Ozone Park	100.0	**	10.1	**	14.9	29.2	38.0
11. Bayside/Little Neck	100.0	7.4*	12.0	**	17.3	33.0	28.2
12. Jamaica	100.0	8.5	13.4	7.1	13.6	25.3	32.1
13. Bellerose/Rosedale	100.0	10.2	9.2	6.6	16.4	25.6	32.0
14. Rockaways	100.0	8.8*	21.2	**	9.9*	20.8	32.7
Staten Island	100.0	9.2	15.5	5.1	12.9	26.8	30.6
1. North Shore	100.0	7.4	15.9	8.8	8.0	27.8	32.0
2. Mid-Island	100.0	10.1	16.8	**	15.0	26.3	29.5
3. South Shore	100.0	10.2	13.9	**	16.1	26.2	30.0

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of households is small, interpret with caution.

** Too few households to report.

**Table A.8 Distribution of Households by Birth Region of Householder (USA/non-USA)
by Sub-Borough, New York City 2002**

Sub-Borough Area	All	USA	Puerto Rico/Non-USA
New York City	100.0%	51.5	48.5
Bronx	100.0	45.4	54.6
1. Mott Haven/Hunts Point	100.0	33.0	67.0
2. Morrisania/East Tremont	100.0	48.3	51.7
3. Highbridge/South Concourse	100.0	38.5	61.5
4. University Heights/Fordham	100.0	32.7	67.3
5. Kingsbridge Heights/Mosholu	100.0	39.6	60.4
6. Riverdale/Kingsbridge ^a	100.0	51.5	48.5
7. Soundview/Parkchester	100.0	47.9	52.1
8. Throgs Neck/Co-op City	100.0	73.7	26.3
9. Pelham Parkway	100.0	47.8	52.2
10. Williamsbridge/Baychester	100.0	40.1	59.9
Brooklyn	100.0	46.6	53.4
1. Williamsburg/Greenpoint	100.0	44.7	55.3
2. Brooklyn Heights/Fort Greene	100.0	73.7	26.3
3. Bedford Stuyvesant	100.0	64.7	35.3
4. Bushwick	100.0	37.8	62.2
5. East New York/Starrett City	100.0	45.2	54.8
6. Park Slope/Carroll Gardens	100.0	73.5	26.5
7. Sunset Park	100.0	33.2	66.8
8. North Crown Heights/Prospect Heights	100.0	55.2	44.8
9. South Crown Heights	100.0	38.8	61.2
10. Bay Ridge	100.0	63.3	36.7
11. Bensonhurst	100.0	36.2	63.8
12. Borough Park	100.0	43.3	56.7
13. Coney Island	100.0	31.7	68.3
14. Flatbush	100.0	34.7	65.3
15. Sheepshead Bay/Gravesend	100.0	44.1	55.9
16. Brownsville/Ocean Hill	100.0	56.0	44.0
17. East Flatbush	100.0	28.7	71.3
18. Flatlands/Canarsie	100.0	44.9	55.1
Manhattan	100.0	64.6	35.4
1. Greenwich Village/Financial District	100.0	77.9	22.1
2. Lower E. Side/Chinatown	100.0	43.7	56.3
3. Chelsea/Clinton/Midtown	100.0	68.0	32.0
4. Stuyvesant Town/Turtle Bay	100.0	74.4	25.6
5. Upper West Side	100.0	69.8	30.2
6. Upper East Side	100.0	76.2	23.8
7. Morningside Heights/Hamilton Heights	100.0	58.8	41.2
8. Central Harlem	100.0	74.1	25.9
9. East Harlem	100.0	58.1	41.9
10. Washington Heights/Inwood ^a	100.0	37.0	63.0
Queens	100.0	43.9	56.1
1. Astoria	100.0	38.0	62.0
2. Sunnyside/Woodside	100.0	28.8	71.2
3. Jackson Heights	100.0	22.6	77.4
4. Elmhurst/Corona	100.0	21.9	78.1
5. Middle Village/Ridgewood	100.0	50.8	49.2
6. Forest Hills/Rego Park	100.0	43.1	56.9
7. Flushing/Whitestone	100.0	42.7	57.3
8. Hillcrest/Fresh Meadows	100.0	49.0	51.0
9. Kew Gardens/Woodhaven	100.0	39.4	60.6
10. Howard Beach/S. Ozone Park	100.0	48.7	51.3
11. Bayside/Little Neck	100.0	52.7	47.3
12. Jamaica	100.0	52.8	47.2
13. Bellerose/Rosedale	100.0	50.6	49.4
14. Rockaways	100.0	73.6	26.4
Staten Island	100.0	77.0	23.0
1. North Shore	100.0	72.7	27.3
2. Mid-Island	100.0	76.8	23.2
3. South Shore	100.0	81.3	18.7

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

Table A.9 Percent of Householders Born in Puerto Rico or Outside the United States and Percent Who Came to U.S. as Immigrants by Sub-Borough, New York City 2002

Sub-Borough Area	Percent Born Abroad^b	Percent Immigrants^c
New York City	48.5	37.9
Bronx	54.6	34.8
1. Mott Haven/Hunts Point	67.0	27.1
2. Morrisania/East Tremont	51.7	27.5
3. Highbridge/South Concourse	61.5	43.7
4. University Heights/Fordham	67.3	43.8
5. Kingsbridge Heights/Mosholu	60.4	41.0
6. Riverdale/Kingsbridge ^a	48.5	36.9
7. Soundview/Parkchester	52.1	26.3
8. Throgs Neck/Co-op City	26.3	16.3
9. Pelham Parkway	52.2	40.4
10. Williamsbridge/Baychester	59.9	49.7
Brooklyn	53.4	44.9
1. Williamsburg/Greenpoint	55.3	41.2
2. Brooklyn Heights/Fort Greene	26.3	18.0
3. Bedford Stuyvesant	35.3	23.6
4. Bushwick	62.2	40.3
5. East New York/Starrett City	54.8	39.0
6. Park Slope/Carroll Gardens	26.5	19.5
7. Sunset Park	66.8	53.5
8. North Crown Heights/Prospect Heights	44.8	39.1
9. South Crown Heights	61.2	56.2
10. Bay Ridge	36.7	35.3
11. Bensonhurst	63.8	58.2
12. Borough Park	56.7	51.8
13. Coney Island	68.3	61.7
14. Flatbush	65.3	51.4
15. Sheepshead Bay/Gravesend	55.9	52.2
16. Brownsville/Ocean Hill	44.0	39.2
17. East Flatbush	71.3	67.1
18. Flatlands/Canarsie	55.1	49.2
Manhattan	35.4	23.2
1. Greenwich Village/Financial District	22.1	13.8
2. Lower E. Side/Chinatown	56.3	33.6
3. Chelsea/Clinton/Midtown	32.0	18.8
4. Stuyvesant Town/Turtle Bay	25.6	16.6
5. Upper West Side	30.2	17.8
6. Upper East Side	23.8	13.9
7. Morningside Heights/Hamilton Heights	41.2	29.4
8. Central Harlem	25.9	20.7
9. East Harlem	41.9	18.6
10. Washington Heights/Inwood ^d	63.0	53.8
Queens	56.1	49.2
1. Astoria	62.0	54.0
2. Sunnyside/Woodside	71.2	63.4
3. Jackson Heights	77.4	65.9
4. Elmhurst/Corona	78.1	68.4
5. Middle Village/Ridgewood	49.2	42.7
6. Forest Hills/Rego Park	56.9	49.6
7. Flushing/Whitestone	57.3	48.3
8. Hillcrest/Fresh Meadows	51.0	45.7
9. Kew Gardens/Woodhaven	60.6	52.5
10. Howard Beach/S. Ozone Park	51.3	43.1
11. Bayside/Little Neck	47.3	44.2
12. Jamaica	47.2	44.6
13. Bellerose/Rosedale	49.4	45.1
14. Rockaways	26.4	22.1
Staten Island	23.0	17.6
1. North Shore	27.3	20.3
2. Mid-Island	23.2	17.1
3. South Shore	18.7	15.2

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Born in Puerto Rico or outside the U.S.

c Born abroad who came to U.S. as immigrants (excludes born in Puerto Rico, a U.S. territory.)

**Table A.10 Number of Sub-Families and Secondary Individuals
by Sub-Borough, New York City 2002**

Sub-Borough Area	Sub-Families and Secondary Individuals
New York City	435,563
Bronx	52,168
1. Mott Haven/Hunts Point	7,022
2. Morrisania/East Tremont	**
3. Highbridge/South Concourse	5,715
4. University Heights/Fordham	4,300*
5. Kingsbridge Heights/Mosholu	4,420*
6. Riverdale/Kingsbridge ^a	**
7. Soundview/Parkchester	7,734
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	4,459*
10. Williamsbridge/Baychester	8,873
Brooklyn	123,992
1. Williamsburg/Greenpoint	10,997
2. Brooklyn Heights/Fort Greene	9,222
3. Bedford Stuyvesant	5,722
4. Bushwick	9,498
5. East New York/Starrett City	5,884
6. Park Slope/Carroll Gardens	9,519
7. Sunset Park	7,011
8. North Crown Heights/Prospect Heights	10,229
9. South Crown Heights	5,952
10. Bay Ridge	5,104
11. Bensonhurst	8,968
12. Borough Park	7,140
13. Coney Island	**
14. Flatbush	4,830*
15. Sheepshead Bay/Gravesend	4,939*
16. Brownsville/Ocean Hill	4,636*
17. East Flatbush	6,869
18. Flatlands/Canarsie	5,714
Manhattan	133,339
1. Greenwich Village/Financial District	11,141
2. Lower E. Side/Chinatown	18,330
3. Chelsea/Clinton/Midtown	11,323
4. Stuyvesant Town/Turtle Bay	13,913
5. Upper West Side	16,481
6. Upper East Side	19,789
7. Morningside Heights/Hamilton Heights	16,589
8. Central Harlem	4,083*
9. East Harlem	6,305
10. Washington Heights/Inwood ^a	15,384
Queens	115,308
1. Astoria	11,759
2. Sunnyside/Woodside	9,825
3. Jackson Heights	13,667
4. Elmhurst/Corona	10,601
5. Middle Village/Ridgewood	8,267
6. Forest Hills/Rego Park	4,331*
7. Flushing/Whitestone	11,627
8. Hillcrest/Fresh Meadows	5,823
9. Kew Gardens/Woodhaven	8,317
10. Howard Beach/S. Ozone Park	6,136
11. Bayside/Little Neck	**
12. Jamaica	12,039
13. Bellerose/Rosedale	6,718
14. Rockaways	**
Staten Island	10,755
1. North Shore	6,482
2. Mid-Island	**
3. South Shore	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number is small, interpret with caution.

**Too few to report.

Table A.11 Median Household Income by Tenure by Sub-Borough Area, New York City 2002

Sub-Borough Area	All Households	Owners	Renters
New York City	\$39,000	\$60,000	\$31,000
Bronx	\$26,000	\$45,500	\$22,000
1. Mott Haven/Hunts Point	14,724	**	14,000
2. Morrisania/East Tremont	14,000	33,000*	13,416
3. Highbridge/South Concourse	21,050	37,000*	20,000
4. University Heights/Fordham	21,000	**	20,800
5. Kingsbridge Heights/Mosholu	21,070	62,000*	20,000
6. Riverdale/Kingsbridge ^a	45,000	50,000	40,000
7. Soundview/Parkchester	30,000	40,000	27,000
8. Throgs Neck/Co-op City	38,400	44,000	29,000
9. Pelham Parkway	35,600	68,800	31,000
10. Williamsbridge/Baychester	33,000	40,000	30,000
Brooklyn	\$33,800	\$56,700	\$29,000
1. Williamsburg/Greenpoint	29,600	35,000	27,000
2. Brooklyn Heights/Fort Greene	40,000	68,000	33,000
3. Bedford Stuyvesant	24,840	34,301	19,000
4. Bushwick	24,800	31,200	23,400
5. East New York/Starrett City	30,000	54,000	25,500
6. Park Slope/Carroll Gardens	47,000	90,000	39,500
7. Sunset Park	36,000	40,000	35,000
8. North Crown Heights/Prospect Heights	26,724	50,600	24,000
9. South Crown Heights	32,000	74,904	30,000
10. Bay Ridge	52,000	66,462	42,000
11. Bensonhurst	34,560	54,000	30,000
12. Borough Park	35,000	60,000	26,200
13. Coney Island	25,000	50,000	20,000
14. Flatbush	30,950	60,000	28,660
15. Sheepshead Bay/Gravesend	40,000	60,000	31,000
16. Brownsville/Ocean Hill	27,000	45,000	24,960
17. East Flatbush	37,132	57,000	32,000
18. Flatlands/Canarsie	47,000	64,000	28,000
Manhattan	\$48,400	\$86,000	\$40,000
1. Greenwich Village/Financial District	77,000	112,000	60,863
2. Lower E. Side/Chinatown	30,000	47,000	28,000
3. Chelsea/Clinton/Midtown	50,000	78,000	46,000
4. Stuyvesant Town/Turtle Bay	72,000	105,000	60,000
5. Upper West Side	71,200	105,096	56,000
6. Upper East Side	79,700	123,000	70,000
7. Morningside Heights/Hamilton Heights	30,000	64,400	25,640
8. Central Harlem	24,000	31,000	23,000
9. East Harlem	18,000	36,000	16,072
10. Washington Heights/Inwood ^a	27,000	40,300	25,000
Queens	\$44,000	\$57,000	\$35,650
1. Astoria	36,000	39,416	35,000
2. Sunnyside/Woodside	39,872	51,000	35,000
3. Jackson Heights	38,600	48,320	36,000
4. Elmhurst/Corona	39,600	46,800	36,500
5. Middle Village/Ridgewood	41,000	58,000	35,000
6. Forest Hills/Rego Park	50,000	68,800	43,672
7. Flushing/Whitestone	45,116	58,101	35,000
8. Hillcrest/Fresh Meadows	43,000	50,000	35,650
9. Kew Gardens/Woodhaven	42,000	61,000	35,000
10. Howard Beach/S. Ozone Park	45,800	57,650	35,000
11. Bayside/Little Neck	60,000	70,000	50,000
12. Jamaica	42,000	54,000	33,000
13. Bellerose/Rosedale	54,348	60,000	40,000
14. Rockaways	42,000	57,000	30,910
Staten Island	\$53,000	\$69,700	\$32,000
1. North Shore	50,000	66,960	30,000
2. Mid-Island	47,000	69,000	29,000
3. South Shore	60,000	74,200	36,000

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

Notes: a. Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of households covered is small, interpret with caution..

** Too few households to report.

Table A.12 Distribution of Households by Household Income Group by Sub-Borough, New York City 2001

Sub-Borough Area	All	< \$10,000	\$10-24,999	\$25-39,999	\$40-59,999	\$60,000+
New York City	100.0%	14.7	19.8	16.0	16.7	32.8
Bronx	100.0	21.4	26.5	18.7	14.6	18.9
1. Mott Haven/Hunts Point	100.0	37.6	30.4	13.9	8.8*	9.3*
2. Morrisania/East Tremont	100.0	38.8	32.2	17.2	**	7.3*
3. Highbridge/South Concourse	100.0	26.0	28.5	22.5	12.5	10.6
4. University Heights/Fordham	100.0	27.0	29.4	24.1	13.0	**
5. Kingsbridge Heights/Mosholu	100.0	22.8	32.5	16.2	14.0	14.6
6. Riverdale/Kingsbridge ^a	100.0	12.3	19.5	13.3	18.3	36.6
7. Soundview/Parkchester	100.0	15.3	26.6	22.7	18.8	16.7
8. Throgs Neck/Co-op City	100.0	11.9	21.7	17.3	18.3	30.8
9. Pelham Parkway	100.0	15.6	20.2	17.5	17.6	29.1
10. Williamsbridge/Baychester	100.0	12.9	24.8	20.6	17.3	24.4
Brooklyn	100.0	16.7	21.5	17.5	17.4	26.8
1. Williamsburg/Greenpoint	100.0	18.8	24.3	20.1	21.4	15.4
2. Brooklyn Heights/Fort Greene	100.0	19.4	12.3	18.0	15.1	35.2
3. Bedford Stuyvesant	100.0	25.5	26.1	17.7	14.4	16.2
4. Bushwick	100.0	23.5	27.2	18.1	17.6	13.5
5. East New York/Starrett City	100.0	18.9	19.9	23.0	17.4	20.9
6. Park Slope/Carroll Gardens	100.0	12.6	12.5	18.5	14.1	42.3
7. Sunset Park	100.0	11.7	24.3	15.9	24.6	23.5
8. North Crown Heights/Prospect Heights	100.0	23.5	23.1	18.9	17.1	17.5
9. South Crown Heights	100.0	11.1	23.9	24.0	18.0	23.0
10. Bay Ridge	100.0	12.2	12.3	13.9	21.2	40.3
11. Bensonhurst	100.0	15.6	24.9	15.0	17.6	26.9
12. Borough Park	100.0	15.7	23.6	15.5	18.2	27.0
13. Coney Island	100.0	22.8	24.9	16.3	14.2	21.8
14. Flatbush	100.0	14.7	26.3	18.0	15.6	25.4
15. Sheepshead Bay/Gravesend	100.0	13.1	21.2	15.0	13.0	37.6
16. Brownsville/Ocean Hill	100.0	24.5	21.9	21.0	17.0	15.6
17. East Flatbush	100.0	10.7	23.8	18.1	23.2	24.4
18. Flatlands/Canarsie	100.0	12.4	16.7	13.6	14.4	43.0
Manhattan	100.0	15.4	15.7	11.9	13.0	44.0
1. Greenwich Village/Financial District	100.0	10.2	9.7	10.6	10.3	59.3
2. Lower E. Side/Chinatown	100.0	21.5	23.4	12.6	13.6	28.9
3. Chelsea/Clinton/Midtown	100.0	11.9	13.5	10.0	18.4	46.3
4. Stuyvesant Town/Turtle Bay	100.0	8.6	10.6	8.6	14.3	58.0
5. Upper West Side	100.0	12.3	10.1	9.1	11.7	56.8
6. Upper East Side	100.0	5.6	10.5	7.8	12.5	63.5
7. Morningside Heights/Hamilton He	100.0	23.7	20.2	18.6	12.4	25.0
8. Central Harlem	100.0	24.3	26.9	15.8	13.2	19.9
9. East Harlem	100.0	35.3	25.3	15.0	9.2	15.2
10. Washington Heights/Inwood ^d	100.0	24.0	22.9	20.0	13.9	19.2
Queens	100.0	8.8	18.6	17.4	20.3	34.9
1. Astoria	100.0	14.5	20.9	17.5	23.7	23.4
2. Sunnyside/Woodside	100.0	11.2	21.3	17.7	20.3	29.4
3. Jackson Heights	100.0	10.2	19.4	22.4	20.4	27.5
4. Elmhurst/Corona	100.0	8.2*	23.1	19.1	19.3	30.3
5. Middle Village/Ridgewood	100.0	8.1	22.1	16.8	20.2	32.8
6. Forest Hills/Rego Park	100.0	10.5	16.0	11.9	20.1	41.5
7. Flushing/Whitestone	100.0	10.5	19.0	15.0	18.3	37.1
8. Hillcrest/Fresh Meadows	100.0	7.9	21.0	16.9	17.6	36.6
9. Kew Gardens/Woodhaven	100.0	8.3*	16.0	21.0	21.2	33.4
10. Howard Beach/S. Ozone Park	100.0	**	20.8	17.4	20.9	35.6
11. Bayside/Little Neck	100.0	**	13.1	11.6	19.6	51.8
12. Jamaica	100.0	8.1	15.9	20.9	20.0	35.1
13. Bellerose/Rosedale	100.0	**	14.0	16.8	20.8	44.6
14. Rockaways	100.0	9.4*	17.5	19.0	23.1	30.9
Staten Island	100.0	9.1	15.6	11.8	17.9	45.5
1. North Shore	100.0	9.6	19.6	9.9	17.2	43.7
2. Mid-Island	100.0	9.5	16.1	14.8	18.5	41.2
3. South Shore	100.0	8.4	11.3	11.5	18.1	50.7

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of households is small, interpret with caution.

** Too few households to report.

Table A.13 Percent of All Households in Poverty and Percent Receiving Public Assistance by Sub-Borough, New York City 2002

Sub-Borough Area	Percent Below Poverty Level	Percent Receiving Public Assistance
New York City	17.5	14.1
Bronx	26.6	25.4
1. Mott Haven/Hunts Point	44.9	40.8
2. Morrisania/East Tremont	45.6	39.4
3. Highbridge/South Concourse	31.9	32.5
4. University Heights/Fordham	35.7	39.1
5. Kingsbridge Heights/Mosholu	33.7	27.7
6. Riverdale/Kingsbridge ^a	13.7	11.0
7. Soundview/Parkchester	20.5	17.5
8. Throgs Neck/Co-op City	11.0	11.2
9. Pelham Parkway	19.7	18.7
10. Williamsbridge/Baychester	16.7	17.0
Brooklyn	20.5	17.4
1. Williamsburg/Greenpoint	24.3	19.8
2. Brooklyn Heights/Fort Greene	17.7	13.5
3. Bedford Stuyvesant	29.8	28.0
4. Bushwick	33.6	30.2
5. East New York/Starrett City	22.2	22.6
6. Park Slope/Carroll Gardens	13.5	10.7*
7. Sunset Park	18.2	14.9
8. North Crown Heights/Prospect Heights	26.6	19.3
9. South Crown Heights	17.7	14.3
10. Bay Ridge	11.1	**
11. Bensonhurst	21.4	13.8
12. Borough Park	23.2	19.2
13. Coney Island	21.6	25.4
14. Flatbush	21.4	22.8
15. Sheepshead Bay/Gravesend	16.4	12.2
16. Brownsville/Ocean Hill	28.6	26.5
17. East Flatbush	14.8	11.4
18. Flatlands/Canarsie	14.5	8.6
Manhattan	16.2	10.5
1. Greenwich Village/Financial District	9.5	**
2. Lower E. Side/Chinatown	25.7	18.4
3. Chelsea/Clinton/Midtown	10.9	**
4. Stuyvesant Town/Turtle Bay	8.5	**
5. Upper West Side	11.9	5.6
6. Upper East Side	5.1	2.6*
7. Morningside Heights/Hamilton Heights	25.5	17.7
8. Central Harlem	25.7	17.2
9. East Harlem	33.5	33.6
10. Washington Heights/Inwood ^a	29.3	17.7
Queens	11.2	8.5
1. Astoria	17.7	8.9
2. Sunnyside/Woodside	14.2	**
3. Jackson Heights	14.0	13.2
4. Elmhurst/Corona	14.0	15.3
5. Middle Village/Ridgewood	11.6	5.8*
6. Forest Hills/Rego Park	10.3	**
7. Flushing/Whitestone	10.6	8.3
8. Hillcrest/Fresh Meadows	11.0	9.9
9. Kew Gardens/Woodhaven	11.9	13.0
10. Howard Beach/S. Ozone Park	8.3*	**
11. Bayside/Little Neck	**	**
12. Jamaica	9.6	8.9
13. Bellerose/Rosedale	5.1*	5.5*
14. Rockaways	12.7	10.1*
Staten Island	11.0	7.6
1. North Shore	14.8	11.5
2. Mid-Island	11.0	**
3. South Shore	7.2	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.
 * Since the number of households is small, interpret with caution.
 ** Too few households to report.

Table A.14 Percent of All Households with Income Less than/Equal to 50 Percent or 80 Percent of HUD Area Median Income by Sub-Borough, New York City 2002

Sub-Borough Area	50% AMI^b	80% AMI^b
New York City	36.7%	54.2%
Bronx	50.7	70.3
1. Mott Haven/Hunts Point	70.0	87.4
2. Morrisania/East Tremont	75.7	89.9
3. Highbridge/South Concourse	61.2	81.4
4. University Heights/Fordham	62.5	85.3
5. Kingsbridge Heights/Mosholu	58.9	74.8
6. Riverdale/Kingsbridge ^a	32.5	49.1
7. Soundview/Parkchester	44.6	65.9
8. Throgs Neck/Co-op City	33.1	54.7
9. Pelham Parkway	35.8	58.2
10. Williamsbridge/Baychester	40.1	63.7
Brooklyn	41.4	60.8
1. Williamsburg/Greenpoint	47.6	70.0
2. Brooklyn Heights/Fort Greene	32.7	50.6
3. Bedford Stuyvesant	53.7	72.0
4. Bushwick	58.7	76.1
5. East New York/Starrett City	45.9	68.0
6. Park Slope/Carroll Gardens	25.4	43.7
7. Sunset Park	38.5	59.3
8. North Crown Heights/Prospect Heights	51.2	69.9
9. South Crown Heights	40.2	67.8
10. Bay Ridge	24.7	43.3
11. Bensonhurst	42.3	60.1
12. Borough Park	42.0	62.1
13. Coney Island	51.1	65.6
14. Flatbush	43.7	62.8
15. Sheepshead Bay/Gravesend	36.8	52.7
16. Brownsville/Ocean Hill	50.5	73.6
17. East Flatbush	37.7	62.0
18. Flatlands/Canarsie	31.3	47.5
Manhattan	31.4	43.6
1. Greenwich Village/Financial District	18.8	30.2
2. Lower E. Side/Chinatown	47.5	60.3
3. Chelsea/Clinton/Midtown	24.9	35.7
4. Stuyvesant Town/Turtle Bay	18.6	27.0
5. Upper West Side	21.0	31.6
6. Upper East Side	15.2	23.9
7. Morningside Heights/Hamilton Heights	46.5	64.4
8. Central Harlem	53.0	70.1
9. East Harlem	62.9	74.9
10. Washington Heights/Inwood ^a	48.5	67.8
Queens	30.1	50.0
1. Astoria	37.8	58.8
2. Sunnyside/Woodside	34.2	55.7
3. Jackson Heights	35.4	56.8
4. Elmhurst/Corona	34.5	54.4
5. Middle Village/Ridgewood	32.0	52.7
6. Forest Hills/Rego Park	28.1	39.5
7. Flushing/Whitestone	31.1	47.3
8. Hillcrest/Fresh Meadows	29.9	50.6
9. Kew Gardens/Woodhaven	28.1	53.8
10. Howard Beach/S. Ozone Park	30.5	52.2
11. Bayside/Little Neck	19.6	31.5
12. Jamaica	28.7	53.4
13. Bellerose/Rosedale	19.4	40.0
14. Rockaways	29.8	50.8
Staten Island	26.0	40.5
1. North Shore	29.2	43.7
2. Mid-Island	27.8	44.2
3. South Shore	21.4	34.3

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b The 2002 area median income (AMI) for the New York, NY Primary Metropolitan Statistical Area was \$62,800 for a family of four. Levels are adjusted for household size. See Table 3.7 for more information.

Table A.15 Total of All Housing Units by Tenure by Sub-Borough, New York City 2002

Sub-Borough Area	Total Housing Units^b	Owner	Rental
New York City	3,208,587	997,003	2,084,769
Bronx	491,006	105,994	371,085
1. Mott Haven/Hunts Point	43,867	**	40,054
2. Morrisania/East Tremont	49,716	**	42,462
3. Highbridge/South Concourse	45,762	**	40,640
4. University Heights/Fordham	44,488	**	42,664
5. Kingsbridge Heights/Mosholu	45,984	**	41,451
6. Riverdale/Kingsbridge ^a	51,966	16,370	34,413
7. Soundview/Parkchester	66,019	14,117	51,162
8. Throgs Neck/Co-op City	49,956	33,782	15,948
9. Pelham Parkway	41,283	11,348	28,291
10. Williamsbridge/Baychester	51,966	16,433	34,000
Brooklyn	930,085	256,051	645,147
1. Williamsburg/Greenpoint	54,682	8,913	43,943
2. Brooklyn Heights/Fort Greene	50,141	15,153	33,664
3. Bedford Stuyvesant	48,224	8,478	37,200
4. Bushwick	40,514	5,396	34,089
5. East New York/Starrett City	48,425	11,066	36,600
6. Park Slope/Carroll Gardens	47,617	13,884	32,089
7. Sunset Park	46,942	12,019	32,116
8. North Crown Heights/Prospect Heights	50,894	8,687	38,594
9. South Crown Heights	42,493	6,395	35,561
10. Bay Ridge	53,282	19,540	31,978
11. Bensonhurst	66,672	18,526	46,394
12. Borough Park	49,370	13,805	34,682
13. Coney Island	48,173	14,970	31,995
14. Flatbush	58,480	11,904	44,493
15. Sheepshead Bay/Gravesend	61,460	25,779	34,674
16. Brownsville/Ocean Hill	43,169	7,980	33,428
17. East Flatbush	52,530	15,747	35,232
18. Flatlands/Canarsie	67,017	37,807	28,416
Manhattan	798,859	167,055	579,880
1. Greenwich Village/Financial District	72,726	18,625	48,789
2. Lower E. Side/Chinatown	74,735	11,575	59,891
3. Chelsea/Clinton/Midtown	76,626	16,641	53,663
4. Stuyvesant Town/Turtle Bay	95,955	22,639	62,368
5. Upper West Side	119,679	33,021	80,731
6. Upper East Side	135,015	41,910	83,647
7. Morningside Heights/Hamilton Heights	53,317	5,671	45,417
8. Central Harlem	52,663	7,243	39,042
9. East Harlem	43,972	4,253*	38,699
10. Washington Heights/Inwood ^a	74,172	5,476	67,633
Queens	820,704	364,022	430,864
1. Astoria	78,229	14,530	61,045
2. Sunnyside/Woodside	50,469	13,306	35,349
3. Jackson Heights	54,549	19,298	34,394
4. Elmhurst/Corona	45,181	11,418	32,235
5. Middle Village/Ridgewood	67,062	27,745	36,529
6. Forest Hills/Rego Park	55,460	23,208	29,789
7. Flushing/Whitestone	94,387	45,085	47,016
8. Hillcrest/Fresh Meadows	59,849	29,248	30,012
9. Kew Gardens/Woodhaven	47,320	18,602	27,260
10. Howard Beach/S. Ozone Park	43,037	26,045	15,948
11. Bayside/Little Neck	46,673	32,502	13,063
12. Jamaica	73,123	41,974	30,062
13. Bellerose/Rosedale	63,808	44,962	15,940
14. Rockaways	41,559	16,098	22,223
Staten Island	167,932	103,881	57,793
1. North Shore	62,051	33,417	24,738
2. Mid-Island	46,686	28,663	16,845
3. South Shore	59,195	41,801	16,210

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Total also includes vacant units not available for sale or for rent. Owner is owner-occupied plus vacant for sale; rental is renter-occupied plus vacant for rent.

* Since the number of units is small, interpret with caution

**Too few units to report.

Table A.16 Distribution of Renter Occupied Units by Regulatory Status by Sub-Borough, New York City, 2002

Sub-Borough Area	All	Public	Stabilized	Controlled	Other Regulated ^b	Un-Regulated
New York City	100.0%	8.6	48.8	2.9	8.1	31.5
Bronx	100.0	11.9	57.1	1.5	9.3	20.2
1. Mott Haven/Hunts Point	100.0	32.0	44.4	**	14.7	**
2. Morrisania/East Tremont	100.0	20.1	50.9	**	13.8	13.7
3. Highbridge/South Concourse	100.0	**	80.1	**	**	10.6
4. University Heights/Fordham	100.0	**	82.2	**	9.9	**
5. Kingsbridge Heights/Mosholu	100.0	**	87.6	**	**	**
6. Riverdale/Kingsbridge ^a	100.0	**	71.4	**	9.8*	15.7
7. Soundview/Parkchester	100.0	16.3	31.4	**	14.4	35.7
8. Throgs Neck/Co-op City	100.0	**	21.5*	**	**	47.5
9. Pelham Parkway	100.0	14.3*	52.2	**	**	28.0
10. Williamsbridge/Baychester	100.0	13.3	28.2	**	**	53.2
Brooklyn	100.0	9.2	42.3	2.5	7.0	39.0
1. Williamsburg/Greenpoint	100.0	10.9	46.9	**	13.2	25.2
2. Brooklyn Heights/Fort Greene	100.0	15.6	38.1	**	**	37.9
3. Bedford Stuyvesant	100.0	18.3	20.2	**	9.8*	49.0
4. Bushwick	100.0	13.1	41.1	**	**	41.7
5. East New York/Starrett City	100.0	20.5	19.1	**	16.8	42.5
6. Park Slope/Carroll Gardens	100.0	9.9*	32.3	**	**	52.1
7. Sunset Park	100.0	**	34.0	**	**	60.2
8. North Crown Hgts./Prospect Hgts.	100.0	13.3	51.9	**	**	24.7
9. South Crown Heights	100.0	**	76.5	**	**	19.2
10. Bay Ridge	100.0	**	48.9	**	**	40.2
11. Bensonhurst	100.0	**	39.8	**	**	54.6
12. Borough Park	100.0	**	43.6	**	**	52.7
13. Coney Island	100.0	18.4	42.8	**	21.7	16.6
14. Flatbush	100.0	**	74.5	**	7.0*	18.1
15. Sheepshead Bay/Gravesend	100.0	**	53.0	**	**	35.6
16. Brownsville/Ocean Hill	100.0	28.4	23.9	**	12.3	34.8
17. East Flatbush	100.0	**	49.1	**	**	43.4
18. Flatlands/Canarsie	100.0	19.1	**	**	**	64.2
Manhattan	100.0	9.8	58.9	4.9	10.2	16.1
1. Greenwich Village/Financial District	100.0	**	50.2	11.4	8.0*	30.5
2. Lower E. Side/Chinatown	100.0	28.1	54.5	**	10.5	5.5*
3. Chelsea/Clinton/Midtown	100.0	**	58.3	**	8.3	24.2
4. Stuyvesant Town/Turtle Bay	100.0	**	61.8	**	9.0	23.1
5. Upper West Side	100.0	6.0	55.9	7.7	9.1	21.3
6. Upper East Side	100.0	3.8*	57.8	4.6*	12.1	21.7
7. Morningside Hgts./Hamilton Hgts.	100.0	9.4	63.8	**	10.7	10.2
8. Central Harlem	100.0	10.6*	61.4	**	16.4	10.6*
9. East Harlem	100.0	47.1	29.5	**	15.3	8.2*
10. Washington Heights/Inwood ^a	100.0	**	83.5	5.0*	6.3	**
Queens	100.0	3.8	42.8	2.4	5.7	45.3
1. Astoria	100.0	12.4	51.9	**	**	30.7
2. Sunnyside/Woodside	100.0	**	60.1	13.4	**	24.9
3. Jackson Heights	100.0	**	41.1	**	**	53.1
4. Elmhurst/Corona	100.0	**	59.5	**	**	35.4
5. Middle Village/Ridgewood	100.0	**	26.0	**	**	72.6
6. Forest Hills/Rego Park	100.0	**	64.1	**	10.7*	21.3
7. Flushing/Whitestone	100.0	**	41.2	**	11.7	46.2
8. Hillcrest/Fresh Meadows	100.0	8.5	65.7	**	**	21.6
9. Kew Gardens/Woodhaven	100.0	**	34.4	**	**	63.8
10. Howard Beach/S. Ozone Park	100.0	**	**	**	**	84.9
11. Bayside/Little Neck	100.0	**	**	**	**	79.2
12. Jamaica	100.0	**	28.3	**	11.6*	52.7
13. Bellerose/Rosedale	100.0	**	**	**	**	77.8
14. Rockaways	100.0	17.5*	22.5	**	26.4	32.1
Staten Island	100.0	5.4*	15.4	**	8.6	70.5
1. North Shore	100.0	**	24.2	**	15.7*	50.5
2. Mid-Island	100.0	**	**	**	**	88.4
3. South Shore	100.0	**	**	**	**	82.0

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b "Other Regulated" includes HUD subsidized, Mitchell Lama rentals, Article 4, Loft Board and *in rem* units.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table A.17 Distribution of Occupied and Vacant Available Units by Number of Bedrooms by Sub-Borough, New York City 2002

Sub-Borough Area	Number of Bedrooms				
	All	None	One	Two	Three +
New York City	100.0%	6.5	34.3	32.9	26.3
Bronx	100.0	3.5	35.8	36.5	24.3
1. Mott Haven/Hunts Point	100.0	**	33.6	41.5	23.1
2. Morrisania/East Tremont	100.0	7.6*	26.9	43.6	22.0
3. Highbridge/South Concourse	100.0	**	40.0	38.1	16.6
4. University Heights/Fordham	100.0	**	45.9	34.9	16.5
5. Kingsbridge Heights/Mosholu	100.0	**	50.4	28.0	15.3
6. Riverdale/Kingsbridge ^a	100.0	**	40.3	33.7	21.8
7. Soundview/Parkchester	100.0	**	35.0	34.9	27.5
8. Throgs Neck/Co-op City	100.0	**	26.4	36.0	36.6
9. Pelham Parkway	100.0	**	35.4	37.9	24.7
10. Williamsbridge/Baychester	100.0	**	26.2	37.7	34.7
Brooklyn	100.0	3.8	32.6	36.1	27.5
1. Williamsburg/Greenpoint	100.0	**	36.1	42.2	20.1
2. Brooklyn Heights/Fort Greene	100.0	6.5*	40.9	36.7	15.9
3. Bedford Stuyvesant	100.0	7.2*	27.6	39.5	25.7
4. Bushwick	100.0	**	27.1	43.1	28.2
5. East New York/Starrett City	100.0	**	22.1	43.1	34.2
6. Park Slope/Carroll Gardens	100.0	4.6	37.5	34.8	23.1
7. Sunset Park	100.0	**	27.6	42.1	27.1
8. North Crown Heights/Prospect Heights	100.0	**	29.3	43.7	23.6
9. South Crown Heights	100.0	**	44.3	33.0	19.3
10. Bay Ridge	100.0	**	38.9	30.6	25.4
11. Bensonhurst	100.0	**	34.3	36.5	25.3
12. Borough Park	100.0	**	32.2	31.9	33.4
13. Coney Island	100.0	8.3*	41.9	30.1	19.7
14. Flatbush	100.0	**	45.2	28.6	22.3
15. Sheepshead Bay/Gravesend	100.0	5.9*	31.0	30.4	32.6
16. Brownsville/Ocean Hill	100.0	**	26.3	37.6	33.1
17. East Flatbush	100.0	**	31.1	34.9	29.6
18. Flatlands/Canarsie	100.0	**	15.7	35.4	48.4
Manhattan	100.0	15.0	42.8	29.9	12.3
1. Greenwich Village/Financial District	100.0	24.5	44.4	25.8	5.3*
2. Lower E. Side/Chinatown	100.0	11.9	41.8	35.1	11.2
3. Chelsea/Clinton/Midtown	100.0	26.1	52.2	18.8	3.0
4. Stuyvesant Town/Turtle Bay	100.0	19.2	52.8	21.4	6.6
5. Upper West Side	100.0	18.7	44.0	26.7	10.6
6. Upper East Side	100.0	15.1	46.8	26.9	11.2
7. Morningside Heights/Hamilton Heights	100.0	**	27.5	40.2	29.0
8. Central Harlem	100.0	11.4	30.5	39.0	19.1
9. East Harlem	100.0	**	33.8	45.5	16.3
10. Washington Heights/Inwood ^a	100.0	4.5*	36.4	37.6	21.5
Queens	100.0	4.1	30.1	32.0	33.9
1. Astoria	100.0	**	41.6	43.5	12.7
2. Sunnyside/Woodside	100.0	**	46.0	31.1	17.5
3. Jackson Heights	100.0	7.2*	35.8	30.8	26.3
4. Elmhurst/Corona	100.0	10.0	36.6	30.2	23.2
5. Middle Village/Ridgewood	100.0	**	19.6	43.4	36.4
6. Forest Hills/Rego Park	100.0	7.6	44.9	25.8	21.7
7. Flushing/Whitestone	100.0	4.4	29.0	33.0	33.6
8. Hillcrest/Fresh Meadows	100.0	7.7	27.5	30.9	33.9
9. Kew Gardens/Woodhaven	100.0	**	35.7	30.1	32.0
10. Howard Beach/S. Ozone Park	100.0	**	20.6	25.3	53.5
11. Bayside/Little Neck	100.0	**	21.4	33.1	45.1
12. Jamaica	100.0	**	22.7	24.5	49.2
13. Bellerose/Rosedale	100.0	**	13.9	24.8	59.8
14. Rockaways	100.0	**	28.7	36.2	29.4
Staten Island	100.0	2.3*	20.6	23.5	53.6
1. North Shore	100.0	**	19.6	34.7	42.4
2. Mid-Island	100.0	**	21.5	20.9	54.8
3. South Shore	100.0	**	21.0	14.3	63.8

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of units is small, interpret with caution.

**Too few units to report

Table A.18 Distribution of Occupied and Vacant Available Units by Structure Class by Sub-Borough, New York City 2002

Sub-Borough Area	All	Old Law/ New Law	Post 1929	Other Multiple Dwellings ^b	1 or 2 Family
New York City	100.0%	30.4	32.1	6.9	30.6
Bronx	100.0	35.8	38.9	4.0	21.3
1. Mott Haven/Hunts Point	100.0	42.2	46.8	**	10.3*
2. Morrisania/East Tremont	100.0	52.7	33.9	**	11.6
3. Highbridge/South Concourse	100.0	62.5	28.8	**	**
4. University Heights/Fordham	100.0	62.9	34.2	**	**
5. Kingsbridge Heights/Mosholu	100.0	55.5	32.8	**	**
6. Riverdale/Kingsbridge	100.0	23.0	58.5	**	15.6
7. Soundview/Parkchester	100.0	21.4	44.5	6.2*	27.9
8. Throgs Neck/Co-op City	100.0	**	49.6	**	42.7
9. Pelham Parkway	100.0	21.7	37.3	**	37.2
10. Williamsbridge/Baychester	100.0	19.4	21.9	9.5	49.2
Brooklyn	100.0	34.7	25.5	8.0	31.8
1. Williamsburg/Greenpoint	100.0	61.4	21.7	6.6*	10.2
2. Brooklyn Heights/Fort Greene	100.0	31.1	30.9	23.8	14.2
3. Bedford Stuyvesant	100.0	19.5	27.3	33.6	19.6
4. Bushwick	100.0	64.3	13.2	**	19.7
5. East New York/Starrett City	100.0	21.6	36.4	**	37.9
6. Park Slope/Carroll Gardens	100.0	53.0	8.7*	14.6	23.8
7. Sunset Park	100.0	43.0	7.9*	14.8	34.3
8. North Crown Heights/Prospect Heights	100.0	62.7	19.6	7.0*	10.7
9. South Crown Heights	100.0	53.1	22.3	**	22.6
10. Bay Ridge	100.0	37.5	20.2	6.4*	35.9
11. Bensonhurst	100.0	31.9	10.2	9.0	48.8
12. Borough Park	100.0	39.5	21.3	**	32.8
13. Coney Island	100.0	9.2*	57.0	12.0	21.8
14. Flatbush	100.0	36.7	39.7	**	22.5
15. Sheepshead Bay/Gravesend	100.0	7.0*	48.4	**	43.3
16. Brownsville/Ocean Hill	100.0	30.9	40.8	**	24.3
17. East Flatbush	100.0	36.6	20.7	**	42.2
18. Flatlands/Canarsie	100.0	**	17.1	**	79.3
Manhattan	100.0	45.7	41.5	12.2	0.6
1. Greenwich Village/Financial District	100.0	38.1	44.2	16.1	**
2. Lower E. Side/Chinatown	100.0	47.0	47.1	5.8*	**
3. Chelsea/Clinton/Midtown	100.0	35.4	41.8	22.8	**
4. Stuyvesant Town/Turtle Bay	100.0	29.7	59.9	9.9	**
5. Upper West Side	100.0	36.6	34.1	29.1	**
6. Upper East Side	100.0	45.7	47.3	5.7	**
7. Morningside Heights/Hamilton Heights	100.0	77.4	17.3	**	**
8. Central Harlem	100.0	49.8	34.8	14.6	**
9. East Harlem	100.0	31.0	66.7	**	**
10. Washington Heights/Inwood	100.0	77.8	19.7	**	**
Queens	100.0	13.6	30.8	3.3	52.3
1. Astoria	100.0	44.4	27.3	6.9	21.3
2. Sunnyside/Woodside	100.0	37.0	33.3	**	28.5
3. Jackson Heights	100.0	21.1	33.2	7.1*	38.6
4. Elmhurst/Corona	100.0	**	58.7	8.9*	25.4
5. Middle Village/Ridgewood	100.0	29.6	6.2*	**	59.3
6. Forest Hills/Rego Park	100.0	**	70.1	**	26.6
7. Flushing/Whitestone	100.0	7.6	39.2	**	50.4
8. Hillcrest/Fresh Meadows	100.0	**	54.2	**	42.0
9. Kew Gardens/Woodhaven	100.0	17.3	19.3	**	60.5
10. Howard Beach/S. Ozone Park	100.0	**	**	**	86.7
11. Bayside/Little Neck	100.0	**	12.9	**	85.3
12. Jamaica	100.0	**	25.5	**	69.0
13. Bellerose/Rosedale	100.0	**	**	**	95.7
14. Rockaways	100.0	**	49.5	**	41.9
Staten Island	100.0	**	11.5	**	85.9
1. North Shore	100.0	**	19.4	**	74.3
2. Mid-Island	100.0	**	10.0	**	88.6
3. South Shore	100.0	**	**	**	95.0

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b "Other Multiple Dwelling" includes apartments/hotels built before 1929, commercial buildings altered to apartments, tenements used for single room occupancy, 1-2-family houses converted to rooming houses, and miscellaneous class B structures.

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table A.19 Percent of Owner Occupied Units by Form of Ownership and Median Homeowner Estimated Home Value by Sub-Borough, New York City 2002

Sub-Borough Area	Conventional	Coop/Condo ^b	Median Estimated Value ^c
New York City	64.5%	35.5%	\$270,000
Bronx	61.3	38.7	200,000
1. Mott Haven/Hunts Point	**	**	**
2. Morrisania/East Tremont	80.5*	**	200,000*
3. Highbridge/South Concourse	**	**	76,000*
4. University Heights/Fordham	**	**	**
5. Kingsbridge Heights/Mosholu	**	**	95,000*
6. Riverdale/Kingsbridge ^a	38.8	61.2	125,000
7. Soundview/Parkchester	61.2	38.8	200,000
8. Throgs Neck/Co-op City	48.0	52.0	270,000
9. Pelham Parkway	87.1	**	250,000
10. Williamsbridge/Baychester	94.2	**	212,000
Brooklyn	79.4	20.6	275,000
1. Williamsburg/Greenpoint	73.3	**	450,000
2. Brooklyn Heights/Fort Greene	37.4	62.6	430,000
3. Bedford Stuyvesant	96.3	**	250,000
4. Bushwick	100.0	**	250,000
5. East New York/Starrett City	100.0	**	200,000
6. Park Slope/Carroll Gardens	67.3	32.7	350,000
7. Sunset Park	81.6	**	250,000
8. North Crown Heights/Prospect Heights	62.5	37.5*	200,000
9. South Crown Heights	90.5	**	200,000
10. Bay Ridge	71.3	28.7	318,000
11. Bensonhurst	99.0	**	325,000
12. Borough Park	74.8	25.2*	325,000
13. Coney Island	52.4	47.6	200,000
14. Flatbush	77.8	**	300,000
15. Sheepshead Bay/Gravesend	63.9	36.1	300,000
16. Brownsville/Ocean Hill	100.0	**	200,000
17. East Flatbush	100.0	**	220,000
18. Flatlands/Canarsie	95.9	**	270,000
Manhattan	2.6	97.4	375,000
1. Greenwich Village/Financial District	**	98.7	400,000
2. Lower E. Side/Chinatown	**	96.7	220,000
3. Chelsea/Clinton/Midtown	**	98.6	310,000
4. Stuyvesant Town/Turtle Bay	**	98.6	350,000
5. Upper West Side	**	97.5	600,000
6. Upper East Side	**	98.2	500,000
7. Morningside Heights/Hamilton Heights	**	96.0	93,000
8. Central Harlem	**	89.3	135,000
9. East Harlem	**	91.9*	**
10. Washington Heights/Inwood ^a	**	95.3	150,000
Queens	75.7	24.3	250,000
1. Astoria	76.2	23.8*	350,000
2. Sunnyside/Woodside	72.7	27.3*	300,000
3. Jackson Heights	67.1	32.9	290,000
4. Elmhurst/Corona	64.9	35.1*	270,000
5. Middle Village/Ridgewood	94.9	**	300,000
6. Forest Hills/Rego Park	44.3	55.7	200,000
7. Flushing/Whitestone	63.2	36.8	300,000
8. Hillcrest/Fresh Meadows	62.6	37.4	260,000
9. Kew Gardens/Woodhaven	91.1	**	250,000
10. Howard Beach/S. Ozone Park	90.2	**	250,000
11. Bayside/Little Neck	71.2	28.8	325,000
12. Jamaica	89.1	10.9	200,000
13. Bellerose/Rosedale	89.4	10.6	240,000
14. Rockaways	62.4	37.6	250,000
Staten Island	89.2	10.8	275,000
1. North Shore	87.4	12.6	215,000
2. Mid-Island	84.6	15.4	300,000
3. South Shore	93.8	**	300,000

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.

b Includes Mitchell Lama units

c Excludes Mitchell Lama units

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table A.20 Median Contract Rent, Median Gross Rent and Median Gross Rent/Income Ratio by Sub-Borough, New York City 2002

Sub-Borough Area	Contract Rent	Gross Rent	Gross Rent/ Income Ratio
New York City	\$706	\$788	28.6
Bronx	620	691	31.0
1. Mott Haven/Hunts Point	459	496	30.0
2. Morrisania/East Tremont	500	574	36.0
3. Highbridge/South Concourse	617	695	38.0
4. University Heights/Fordham	578	655	36.8
5. Kingsbridge Heights/Mosholu	678	750	37.4
6. Riverdale/Kingsbridge ^a	725	800	24.2
7. Soundview/Parkchester	604	656	27.2
8. Throgs Neck/Co-op City	680	740	31.7
9. Pelham Parkway	685	760	27.7
10. Williamsbridge/Baychester	700	775	30.3
Brooklyn	700	757	29.1
1. Williamsburg/Greenpoint	571	653	30.6
2. Brooklyn Heights/Fort Greene	736	805	26.4
3. Bedford Stuyvesant	500	603	27.6
4. Bushwick	650	724	33.3
5. East New York/Starrett City	634	694	29.2
6. Park Slope/Carroll Gardens	900	970	28.8
7. Sunset Park	750	830	28.4
8. North Crown Heights/Prospect Heights	600	695	31.6
9. South Crown Heights	700	769	31.0
10. Bay Ridge	765	879	25.2
11. Bensonhurst	725	796	29.5
12. Borough Park	730	801	33.3
13. Coney Island	550	570	28.8
14. Flatbush	700	780	31.9
15. Sheepshead Bay/Gravesend	750	800	30.2
16. Brownsville/Ocean Hill	558	625	28.2
17. East Flatbush	700	760	28.5
18. Flatlands/Canarsie	800	858	30.1
Manhattan	810	880	27.5
1. Greenwich Village/Financial District	1,300	1,387	26.1
2. Lower E. Side/Chinatown	618	660	27.9
3. Chelsea/Clinton/Midtown	1,200	1,248	27.4
4. Stuyvesant Town/Turtle Bay	1,200	1,230	26.8
5. Upper West Side	1,000	1,034	23.7
6. Upper East Side	1,350	1,396	25.2
7. Morningside Heights/Hamilton Heights	675	728	30.8
8. Central Harlem	500	565	27.4
9. East Harlem	495	511	31.3
10. Washington Heights/Inwood ^a	631	686	30.3
Queens	800	851	27.4
1. Astoria	785	845	26.0
2. Sunnyside/Woodside	729	800	27.3
3. Jackson Heights	800	870	30.6
4. Elmhurst/Corona	800	880	27.2
5. Middle Village/Ridgewood	750	845	28.6
6. Forest Hills/Rego Park	850	914	25.6
7. Flushing/Whitestone	850	900	31.1
8. Hillcrest/Fresh Meadows	800	852	26.9
9. Kew Gardens/Woodhaven	800	883	28.0
10. Howard Beach/S. Ozone Park	850	910	26.8
11. Bayside/Little Neck	1,000	1,104	30.2
12. Jamaica	700	760	26.4
13. Bellerose/Rosedale	800	895	26.0
14. Rockaways	650	700	24.2
Staten Island	700	830	27.7
1. North Shore	785	867	24.4
2. Mid-Island	650	760	34.6
3. South Shore	750	850	28.2

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

Note: ^a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

Table A.21 Distribution of Renter Occupied Units by Contract Rent Level by Sub-Borough, New York City 2002

Sub-Borough Area	Total^b	Less than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000+
New York City	100.0%	13.0	18.5	27.6	18.2	22.7
Bronx	100.0	17.8	25.9	32.8	15.1	8.3
1. Mott Haven/Hunts Point	100.0	43.1	23.0	21.3	7.9*	**
2. Morrisania/East Tremont	100.0	38.4	24.2	20.4	9.1*	7.9*
3. Highbridge/South Concourse	100.0	15.3	29.2	36.5	9.6*	9.4*
4. University Heights/Fordham	100.0	15.0	40.1	28.2	10.9*	**
5. Kingsbridge Heights/Mosholu	100.0	**	20.8	54.5	15.3	**
6. Riverdale/Kingsbridge ^a	100.0	**	20.6	35.8	19.5	17.6
7. Soundview/Parkchester	100.0	18.7	28.4	28.7	18.3	**
8. Throgs Neck/Co-op City	100.0	**	25.1*	33.8	21.9*	**
9. Pelham Parkway	100.0	**	25.7	41.0	18.5	**
10. Williamsbridge/Baychester	100.0	9.8*	18.5	33.0	28.2	10.4*
Brooklyn	100.0	13.8	20.1	31.9	19.2	15.0
1. Williamsburg/Greenpoint	100.0	20.4	30.1	18.4	11.8	19.3
2. Brooklyn Heights/Fort Greene	100.0	17.7	16.4	18.5	14.7	32.7
3. Bedford Stuyvesant	100.0	29.7	27.9	24.8	9.0*	8.6*
4. Bushwick	100.0	17.3	16.3	40.1	16.2	10.2*
5. East New York/Starrett City	100.0	19.4	21.2	33.2	20.1	**
6. Park Slope/Carroll Gardens	100.0	13.4	17.4	12.3*	13.9	43.0
7. Sunset Park	100.0	**	12.0*	40.2	25.3	18.5
8. North Crown Heights/Prospect Heights	100.0	20.2	25.8	24.5	17.4	12.1
9. South Crown Heights	100.0	**	19.1	48.6	22.5	**
10. Bay Ridge	100.0	**	**	36.1	21.5	26.6
11. Bensonhurst	100.0	**	17.4	43.6	21.2	13.9
12. Borough Park	100.0	**	12.9	44.7	24.2	14.3
13. Coney Island	100.0	28.0	25.7	22.7	14.6	**
14. Flatbush	100.0	8.0*	18.1	40.4	26.7	**
15. Sheepshead Bay/Gravesend	100.0	**	23.3	28.0	19.0	21.8
16. Brownsville/Ocean Hill	100.0	26.2	27.4	26.5	14.4	**
17. East Flatbush	100.0	**	21.4	46.6	21.3	**
18. Flatlands/Canarsie	100.0	14.4	14.5	19.7	33.4	18.0
Manhattan	100.0	15.1	16.3	16.5	10.5	41.7
1. Greenwich Village/Financial District	100.0	8.8*	8.8*	12.6	**	64.2
2. Lower E. Side/Chinatown	100.0	28.2	19.6	15.2	7.7	29.3
3. Chelsea/Clinton/Midtown	100.0	10.3	13.0	8.8	8.3	59.6
4. Stuyvesant Town/Turtle Bay	100.0	6.6*	**	10.0	13.6	65.8
5. Upper West Side	100.0	10.7	14.6	12.6	11.6	50.6
6. Upper East Side	100.0	4.2*	7.7	9.4	7.6	71.0
7. Morningside Heights/Hamilton Heights	100.0	16.3	23.2	23.1	14.6	22.8
8. Central Harlem	100.0	33.1	28.7	24.7	6.6	6.9
9. East Harlem	100.0	39.0	20.9	20.2	10.7	9.2
10. Washington Heights/Inwood ^a	100.0	12.6	29.4	33.4	16.8	7.7
Queens	100.0	5.2	13.5	30.0	28.6	22.7
1. Astoria	100.0	10.3	15.7	25.4	25.4	23.2
2. Sunnyside/Woodside	100.0	**	24.5	27.0	23.0	19.7
3. Jackson Heights	100.0	**	10.8	23.0	32.2	28.4
4. Elmhurst/Corona	100.0	**	10.9	33.9	34.2	18.2
5. Middle Village/Ridgewood	100.0	**	11.5	37.9	35.5	13.2
6. Forest Hills/Rego Park	100.0	**	8.9	27.2	31.9	30.7
7. Flushing/Whitestone	100.0	**	13.1	25.7	24.6	34.6
8. Hillcrest/Fresh Meadows	100.0	**	11.3	31.4	26.6	24.8
9. Kew Gardens/Woodhaven	100.0	**	8.6	36.7	35.3	18.7
10. Howard Beach/S. Ozone Park	100.0	**	**	38.0	32.6	22.8
11. Bayside/Little Neck	100.0	**	**	10.7*	26.5	56.7
12. Jamaica	100.0	11.6	19.7	38.9	22.1	7.8
13. Bellerose/Rosedale	100.0	**	9.9*	32.4	30.6	24.1
14. Rockaways	100.0	14.3	21.3	35.0	24.8	4.7*
Staten Island	100.0	9.7	14.0	38.6	25.9	11.8
1. North Shore	100.0	15.8	9.4	28.3	32.3	14.2
2. Mid-Island	100.0	**	22.1	46.0	16.5	9.6*
3. South Shore	100.0	**	12.6*	46.5	25.9	10.4*

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Distribution excludes households paying no cash rent.

* Since the number of units is small, interpret with caution.

** Too few units to report.

**Table A.22 Distribution of Renter Occupied Units by Gross Rent Level by Sub-Borough,
New York City 2002**

Sub-Borough Area	Total	Less than \$400	\$400-\$599	\$600-\$799	\$800-\$999	\$1,000+
New York City	100.0%	11.3	14.3	25.5	21.6	27.3
Bronx	100.0	15.1	19.2	32.9	20.1	12.7
1. Mott Haven/Hunts Point	100.0	40.2	20.1	23.5	10.6	**
2. Morrisania/East Tremont	100.0	34.0	21.8	23.6	10.3	10.3
3. Highbridge/South Concourse	100.0	10.4	22.1	36.5	19.3	11.7
4. University Heights/Fordham	100.0	9.2*	27.7	39.1	15.5	8.6*
5. Kingsbridge Heights/Mosholu	100.0	**	10.6	46.6	28.8	10.6
6. Riverdale/Kingsbridge ^a	100.0	**	16.2	26.9	29.3	23.1
7. Soundview/Parkchester	100.0	16.2	23.4	29.6	18.8	12.1
8. Throgs Neck/Co-op City	100.0	**	**	32.2	25.2*	**
9. Pelham Parkway	100.0	**	15.6	39.6	25.7	14.5*
10. Williamsbridge/Baychester	100.0	**	11.5*	33.3	26.0	20.0
Brooklyn	100.0	12.2	15.8	28.3	23.4	20.3
1. Williamsburg/Greenpoint	100.0	17.9	28.4	18.0	13.6	22.1
2. Brooklyn Heights/Fort Greene	100.0	15.9	15.0	18.2	16.9	34.1
3. Bedford Stuyvesant	100.0	27.5	21.8	27.5	12.8	10.5*
4. Bushwick	100.0	16.5	**	36.6	19.7	17.9
5. East New York/Starrett City	100.0	18.1	18.4	31.3	20.6	11.6
6. Park Slope/Carroll Gardens	100.0	10.4*	16.8	13.5	11.7*	47.6
7. Sunset Park	100.0	**	11.5*	27.8	33.0	25.3
8. North Crown Heights/Prospect He	100.0	18.4	17.9	27.4	18.2	18.1
9. South Crown Heights	100.0	**	**	39.7	37.5	9.8*
10. Bay Ridge	100.0	**	**	20.5	28.2	36.3
11. Bensonhurst	100.0	**	7.9*	39.2	30.3	19.7
12. Borough Park	100.0	**	11.1*	34.9	31.8	20.4
13. Coney Island	100.0	25.4	27.1	17.4	17.4	12.7*
14. Flatbush	100.0	7.1*	11.1	37.2	30.2	14.5
15. Sheepshead Bay/Gravesend	100.0	**	19.3	22.0	26.2	24.5
16. Brownsville/Ocean Hill	100.0	24.7	21.8	27.9	15.8	9.7*
17. East Flatbush	100.0	**	16.6	44.2	29.0	9.4*
18. Flatlands/Canarsie	100.0	14.4	**	17.5	28.5	29.8
Manhattan	100.0	13.3	13.6	17.0	12.3	43.9
1. Greenwich Village/Financial District	100.0	7.7*	7.2*	11.5	8.3*	65.4
2. Lower E. Side/Chinatown	100.0	25.4	17.6	14.0	13.1	29.9
3. Chelsea/Clinton/Midtown	100.0	7.6*	12.7	10.0	6.8*	62.8
4. Stuyvesant Town/Turtle Bay	100.0	6.6*	**	10.6	11.4	69.0
5. Upper West Side	100.0	10.5	11.2	14.7	12.4	51.3
6. Upper East Side	100.0	4.2*	6.2	9.0	7.4	73.2
7. Morningside Heights/Hamilton He	100.0	12.6	16.3	27.6	15.6	27.8
8. Central Harlem	100.0	28.3	27.2	25.6	10.4*	8.5*
9. East Harlem	100.0	36.9	20.6	16.7	15.6	10.2*
10. Washington Heights/Inwood ^a	100.0	9.1	23.3	34.7	21.7	11.2
Queens	100.0	4.4	10.0	25.8	31.2	28.6
1. Astoria	100.0	10.0	12.2	20.8	29.4	27.6
2. Sunnyside/Woodside	100.0	**	19.9	26.8	23.8	26.5
3. Jackson Heights	100.0	**	9.2*	17.7	36.0	32.1
4. Elmhurst/Corona	100.0	**	**	26.0	40.1	24.6
5. Middle Village/Ridgewood	100.0	**	**	29.8	39.9	20.6
6. Forest Hills/Rego Park	100.0	**	**	23.8	31.2	37.6
7. Flushing/Whitestone	100.0	**	7.7*	24.1	28.0	38.9
8. Hillcrest/Fresh Meadows	100.0	**	**	31.7	27.0	29.1
9. Kew Gardens/Woodhaven	100.0	**	**	26.2	43.4	24.8
10. Howard Beach/S. Ozone Park	100.0	**	**	29.8	32.3	31.3
11. Bayside/Little Neck	100.0	**	**	**	**	64.6
12. Jamaica	100.0	**	15.4	33.2	30.0	12.0*
13. Bellerose/Rosedale	100.0	**	**	33.5	24.7*	35.8
14. Rockaways	100.0	14.3*	19.7	32.4	21.7	**
Staten Island	100.0	9.0	6.6*	28.9	29.9	25.6
1. North Shore	100.0	15.1*	**	19.7	31.6	28.0
2. Mid-Island	100.0	**	**	38.4	25.2*	20.6*
3. South Shore	100.0	**	**	33.1	32.2	27.1

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table A.23 Percent of Renter Households with Gross Rent to Income Ratio of More Than 30 Percent or More Than 50 Percent by Sub-Borough, New York City 2002

Sub-Borough Area	More than 30 Percent	More than 50 Percent of Income
New York City	46.1%	25.5%
Bronx	50.9	30.8
1. Mott Haven/Hunts Point	47.3	25.8
2. Morrisania/East Tremont	58.8	33.6
3. Highbridge/South Concourse	57.8	38.8
4. University Heights/Fordham	57.0	37.1
5. Kingsbridge Heights/Mosholu	62.1	39.2
6. Riverdale/Kingsbridge ^a	37.7	22.8
7. Soundview/Parkchester	43.3	23.8
8. Throgs Neck/Co-op City	52.1	33.6
9. Pelham Parkway	39.3	26.7
10. Williamsbridge/Baychester	49.6	26.1
Brooklyn	47.5	25.9
1. Williamsburg/Greenpoint	50.3	22.8
2. Brooklyn Heights/Fort Greene	41.6	21.3
3. Bedford Stuyvesant	42.0	25.8
4. Bushwick	54.0	29.2
5. East New York/Starrett City	46.7	19.9
6. Park Slope/Carroll Gardens	44.4	20.2
7. Sunset Park	43.2	22.4
8. North Crown Heights/Prospect Heights	53.5	27.9
9. South Crown Heights	51.5	22.6
10. Bay Ridge	35.9	21.1
11. Bensonhurst	49.1	33.1
12. Borough Park	52.5	34.3
13. Coney Island	48.4	31.6
14. Flatbush	52.3	33.7
15. Sheepshead Bay/Gravesend	49.6	29.0
16. Brownsville/Ocean Hill	41.9	18.7
17. East Flatbush	44.7	26.6
18. Flatlands/Canarsie	49.0	20.7
Manhattan	42.8	23.1
1. Greenwich Village/Financial District	41.6	24.4
2. Lower E. Side/Chinatown	43.6	20.5
3. Chelsea/Clinton/Midtown	45.2	26.1
4. Stuyvesant Town/Turtle Bay	42.5	20.5
5. Upper West Side	35.0	20.0
6. Upper East Side	35.5	15.9
7. Morningside Heights/Hamilton Heights	50.1	31.2
8. Central Harlem	40.3	25.2
9. East Harlem	52.0	26.4
10. Washington Heights/Inwood ^a	49.4	27.6
Queens	43.8	23.3
1. Astoria	37.9	18.1
2. Sunnyside/Woodside	43.5	23.8
3. Jackson Heights	50.2	29.2
4. Elmhurst/Corona	45.8	24.3
5. Middle Village/Ridgewood	47.2	24.6
6. Forest Hills/Rego Park	43.3	28.2
7. Flushing/Whitestone	52.3	29.6
8. Hillcrest/Fresh Meadows	39.9	23.7
9. Kew Gardens/Woodhaven	46.3	22.1
10. Howard Beach/S. Ozone Park	43.1	**
11. Bayside/Little Neck	48.9	27.7*
12. Jamaica	41.0	17.2
13. Bellerose/Rosedale	38.4	20.0*
14. Rockaways	32.2	16.6*
Staten Island	46.2	28.3
1. North Shore	42.0	31.7
2. Mid-Island	55.1	26.1*
3. South Shore	43.8	25.2*

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of households is small, interpret with caution.

**Too few to report.

Table A.24 Percent of Renter Occupied Units with None, Three or More, and Five or More Maintenance Deficiencies by Sub-Borough, New York City 2002

Sub-Borough Area	Number of Maintenance Deficiencies		
	None	3 or more	5 or more
New York City	46.3%	17.3%	4.0%
Bronx	31.9	28.3	7.3
1. Mott Haven/Hunts Point	33.8	26.0	**
2. Morrisania/East Tremont	34.1	30.9	8.4*
3. Highbridge/South Concourse	18.9	32.7	**
4. University Heights/Fordham	12.2	39.7	10.0*
5. Kingsbridge Heights/Mosholu	22.9	32.5	**
6. Riverdale/Kingsbridge ^a	37.0	23.7	**
7. Soundview/Parkchester	43.3	22.1	**
8. Throgs Neck/Co-op City	61.9	**	**
9. Pelham Parkway	42.0	18.0*	**
10. Williamsbridge/Baychester	37.2	33.0	**
Brooklyn	46.1	18.0	4.7
1. Williamsburg/Greenpoint	81.2	**	**
2. Brooklyn Heights/Fort Greene	47.7	19.3	**
3. Bedford Stuyvesant	35.4	21.7	**
4. Bushwick	38.6	24.7	**
5. East New York/Starrett City	41.8	16.5	**
6. Park Slope/Carroll Gardens	42.1	19.3	**
7. Sunset Park	50.0	13.2*	**
8. North Crown Heights/Prospect Heights	32.0	32.4	**
9. South Crown Heights	32.8	28.5	**
10. Bay Ridge	63.7	**	**
11. Bensonhurst	55.6	10.4*	**
12. Borough Park	46.2	18.0	**
13. Coney Island	59.4	**	**
14. Flatbush	36.1	20.3	**
15. Sheepshead Bay/Gravesend	55.0	12.4*	**
16. Brownsville/Ocean Hill	31.2	29.6	**
17. East Flatbush	37.5	23.9	11.5*
18. Flatlands/Canarsie	47.4	**	**
Manhattan	45.5	16.8	3.2
1. Greenwich Village/Financial District	44.3	17.1	**
2. Lower E. Side/Chinatown	36.1	24.1	**
3. Chelsea/Clinton/Midtown	46.8	13.0	**
4. Stuyvesant Town/Turtle Bay	63.7	10.2	**
5. Upper West Side	52.0	11.8	**
6. Upper East Side	58.0	11.1	**
7. Morningside Heights/Hamilton Heights	35.7	20.0	**
8. Central Harlem	32.7	31.9	**
9. East Harlem	35.5	17.2	**
10. Washington Heights/Inwood ^a	35.2	21.0	**
Queens	57.8	8.5	1.6
1. Astoria	62.3	7.3*	**
2. Sunnyside/Woodside	52.4	**	**
3. Jackson Heights	45.9	14.4*	**
4. Elmhurst/Corona	36.9	**	**
5. Middle Village/Ridgewood	59.6	11.4*	**
6. Forest Hills/Rego Park	55.5	**	**
7. Flushing/Whitestone	58.3	8.6*	**
8. Hillcrest/Fresh Meadows	53.0	**	**
9. Kew Gardens/Woodhaven	59.1	**	**
10. Howard Beach/S. Ozone Park	77.3	**	**
11. Bayside/Little Neck	74.7	**	**
12. Jamaica	65.4	**	**
13. Bellerose/Rosedale	68.8	**	**
14. Rockaways	61.6	**	**
Staten Island	59.1	8.8	**
1. North Shore	44.3	18.7*	**
2. Mid-Island	62.1	**	**
3. South Shore	76.6	**	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table A.25 Incidence of Building Defects and Units on Same Street as Building with Broken/Boarded-Up Windows in Renter Occupied Units by Sub-Borough, New York City 2002

Sub-Borough Area	One or More Building Defects	Boarded-Up Windows on Same Street
New York City	10.0%	8.7%
Bronx	13.3	4.7
1. Mott Haven/Hunts Point	**	10.7
2. Morrisania/East Tremont	20.8	**
3. Highbridge/South Concourse	27.4	**
4. University Heights/Fordham	16.9	**
5. Kingsbridge Heights/Mosholu	16.3	**
6. Riverdale/Kingsbridge ^a	**	**
7. Soundview/Parkchester	7.7*	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	**	**
10. Williamsbridge/Baychester	12.0*	**
Brooklyn	11.0	13.7
1. Williamsburg/Greenpoint	**	8.9*
2. Brooklyn Heights/Fort Greene	**	22.9
3. Bedford Stuyvesant	15.2	52.9
4. Bushwick	24.0	47.7
5. East New York/Starrett City	**	10.1*
6. Park Slope/Carroll Gardens	16.8	14.7
7. Sunset Park	25.5	**
8. North Crown Heights/Prospect Heights	17.7	35.2
9. South Crown Heights	**	**
10. Bay Ridge	**	**
11. Bensonhurst	10.7	**
12. Borough Park	16.9	9.4*
13. Coney Island	**	**
14. Flatbush	**	**
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	17.5	24.7
17. East Flatbush	**	**
18. Flatlands/Canarsie	**	**
Manhattan	8.2	9.8
1. Greenwich Village/Financial District	12.4	**
2. Lower E. Side/Chinatown	17.8	7.2
3. Chelsea/Clinton/Midtown	10.4	**
4. Stuyvesant Town/Turtle Bay	10.8	**
5. Upper West Side	**	**
6. Upper East Side	**	6.2
7. Morningside Heights/Hamilton Heights	**	27.2
8. Central Harlem	9.1*	46.4
9. East Harlem	**	13.7
10. Washington Heights/Inwood ^a	9.3	5.4*
Queens	7.5	3.7
1. Astoria	10.5	2.0
2. Sunnyside/Woodside	**	**
3. Jackson Heights	15.8	**
4. Elmhurst/Corona	**	**
5. Middle Village/Ridgewood	**	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	12.0	**
8. Hillcrest/Fresh Meadows	**	**
9. Kew Gardens/Woodhaven	**	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	**	**
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
Staten Island	13.0	6.9*
1. North Shore	20.0	**
2. Mid-Island	**	**
3. South Shore	**	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of units is small, interpret with caution.

** Too few units to report.

Table A.26 Incidence of All Housing Units on Same Street as Buildings with Broken/Boarded-Up Windows by Sub-Borough, New York City 2002

Sub-Borough Area	Boarded Up Windows on Same Street
New York City	8.3%
Bronx	5.4
1. Mott Haven/Hunts Point	12.1
2. Morrisania/East Tremont	8.5
3. Highbridge/South Concourse	7.3*
4. University Heights/Fordham	7.9*
5. Kingsbridge Heights/Mosholu	**
6. Riverdale/Kingsbridge ^a	**
7. Soundview/Parkchester	**
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	**
10. Williamsbridge/Baychester	**
Brooklyn	13.5
1. Williamsburg/Greenpoint	7.1*
2. Brooklyn Heights/Fort Greene	18.8
3. Bedford Stuyvesant	52.3
4. Bushwick	48.6
5. East New York/Starrett City	16.3
6. Park Slope/Carroll Gardens	17.5
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	34.6
9. South Crown Heights	**
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	10.8
13. Coney Island	**
14. Flatbush	**
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	25.4
17. East Flatbush	9.3
18. Flatlands/Canarsie	**
Manhattan	8.7
1. Greenwich Village/Financial District	4.2*
2. Lower E. Side/Chinatown	6.8
3. Chelsea/Clinton/Midtown	**
4. Stuyvesant Town/Turtle Bay	**
5. Upper West Side	**
6. Upper East Side	4.4
7. Morningside Heights/Hamilton Heights	25.7
8. Central Harlem	47.1
9. East Harlem	12.5
10. Washington Heights/Inwood ^d	4.9*
Queens	4.6
1. Astoria	**
2. Sunnyside/Woodside	**
3. Jackson Heights	**
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	5.1*
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	**
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	7.9*
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	17.2
13. Bellerose/Rosedale	**
14. Rockaways	8.8*
Staten Island	4.7
1. North Shore	8.5
2. Mid-Island	**
3. South Shore	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of units is small, interpret with caution.

** Too few units to report

Table A.27 Percent of All Occupied Units in Physically Poor Housing by Sub-Borough, New York City 2002

Sub-Borough Area	Physically Poor^b
New York City	6.9%
Bronx	12.2
1. Mott Haven/Hunts Point	14.5
2. Morrisania/East Tremont	18.4
3. Highbridge/South Concourse	18.3
4. University Heights/Fordham	21.7
5. Kingsbridge Heights/Mosholu	13.5
6. Riverdale/Kingsbridge ^a	6.9*
7. Soundview/Parkchester	10.8
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	**
10. Williamsbridge/Bavchester	10.8
Brooklyn	7.3
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	6.8*
3. Bedford Stuyvesant	11.7
4. Bushwick	14.2
5. East New York/Starrett City	6.9*
6. Park Slope/Carroll Gardens	**
7. Sunset Park	8.5*
8. North Crown Heights/Prospect Heights	18.1
9. South Crown Heights	10.3
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	7.4*
13. Coney Island	**
14. Flatbush	9.8
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	13.2
17. East Flatbush	11.9
18. Flatlands/Canarsie	**
Manhattan	8.1
1. Greenwich Village/Financial District	6.4
2. Lower E. Side/Chinatown	12.9
3. Chelsea/Clinton/Midtown	7.1
4. Stuyvesant Town/Turtle Bay	4.7*
5. Upper West Side	9.0
6. Upper East Side	3.0*
7. Morningside Heights/Hamilton Heights	9.1
8. Central Harlem	17.9
9. East Harlem	7.6*
10. Washington Heights/Inwood ^a	10.2
Queens	3.0
1. Astoria	**
2. Sunnyside/Woodside	**
3. Jackson Heights	**
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	**
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	**
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	**
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	**
13. Bellerose/Rosedale	**
14. Rockaways	**
Staten Island	3.4
1. North Shore	7.7
2. Mid-Island	**
3. South Shore	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b "Physically Poor"- a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

* Since the number of units is small, interpret with caution.

**Too few units to report.

Table A.28 Condition of Residential Buildings in Neighborhood Rated by All Households by Sub-Borough, New York City 2002

Sub-Borough Area	All	Good or Excellent	Fair	Poor
New York City	100.0%	75.6	20.6	3.8
Bronx	100.0	58.2	33.9	7.8
1. Mott Haven/Hunts Point	100.0	44.3	43.3	12.5
2. Morrisania/East Tremont	100.0	44.1	43.6	12.3
3. Highbridge/South Concourse	100.0	33.2	54.5	12.3
4. University Heights/Fordham	100.0	32.4	50.9	16.6
5. Kingsbridge Heights/Mosholu	100.0	53.1	39.3	**
6. Riverdale/Kingsbridge ^a	100.0	75.3	21.4	**
7. Soundview/Parkchester	100.0	63.4	30.1	6.5*
8. Throgs Neck/Co-op City	100.0	88.4	11.6	**
9. Pelham Parkway	100.0	72.2	23.5	**
10. Williamsbridge/Baychester	100.0	75.9	21.2	**
Brooklyn	100.0	73.1	21.9	5.1
1. Williamsburg/Greenpoint	100.0	86.7	11.7	**
2. Brooklyn Heights/Fort Greene	100.0	77.3	19.5	**
3. Bedford Stuyvesant	100.0	56.7	31.7	11.6
4. Bushwick	100.0	47.2	44.4	**
5. East New York/Starrett City	100.0	59.2	32.8	8.0*
6. Park Slope/Carroll Gardens	100.0	84.5	13.1	**
7. Sunset Park	100.0	71.5	21.9	**
8. North Crown Heights/Prospect	100.0	58.4	32.8	8.7*
9. South Crown Heights	100.0	56.5	33.3	10.2*
10. Bay Ridge	100.0	91.5	7.6	**
11. Bensonhurst	100.0	90.3	9.4	**
12. Borough Park	100.0	80.3	17.0	**
13. Coney Island	100.0	79.5	18.0	**
14. Flatbush	100.0	66.5	26.8	6.7*
15. Sheepshead Bay/Gravesend	100.0	88.0	10.8	**
16. Brownsville/Ocean Hill	100.0	52.1	35.4	12.5
17. East Flatbush	100.0	72.5	21.6	**
18. Flatlands/Canarsie	100.0	80.7	17.4	**
Manhattan	100.0	77.4	19.8	2.8
1. Greenwich Village/Financial District	100.0	87.7	11.7	**
2. Lower E. Side/Chinatown	100.0	54.3	40.8	4.9*
3. Chelsea/Clinton/Midtown	100.0	83.6	15.0	**
4. Stuyvesant Town/Turtle Bay	100.0	92.1	7.7	**
5. Upper West Side	100.0	91.6	8.3	**
6. Upper East Side	100.0	95.0	4.6	**
7. Morningside Heights/Hamilton	100.0	63.3	29.6	7.1*
8. Central Harlem	100.0	50.3	37.9	11.8
9. East Harlem	100.0	61.4	33.0	**
10. Washington Heights/Inwood ^a	100.0	56.3	39.6	**
Queens	100.0	83.8	14.6	1.6
1. Astoria	100.0	86.5	11.7	**
2. Sunnyside/Woodside	100.0	84.6	14.8	**
3. Jackson Heights	100.0	79.3	17.6	**
4. Elmhurst/Corona	100.0	67.4	30.1	**
5. Middle Village/Ridgewood	100.0	86.8	11.8	**
6. Forest Hills/Rego Park	100.0	91.8	7.4	**
7. Flushing/Whitestone	100.0	87.6	11.7	**
8. Hillcrest/Fresh Meadows	100.0	86.3	13.4	**
9. Kew Gardens/Woodhaven	100.0	77.9	20.1	**
10. Howard Beach/S. Ozone Park	100.0	88.0	12.0	**
11. Bayside/Little Neck	100.0	92.7	6.7	**
12. Jamaica	100.0	73.7	22.6	**
13. Bellerose/Rosedale	100.0	88.6	11.0	**
14. Rockaways	100.0	77.5	17.5	**
Staten Island	100.0	90.6	8.0	**
1. North Shore	100.0	79.5	16.7	**
2. Mid-Island	100.0	95.9	3.6*	**
3. South Shore	100.0	97.1	2.9*	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of households is small, interpret with caution.

**Too few households to report.

Table A.29 Percent of Renter Households that are Crowded or Severely Crowded by Sub-Borough, New York City 2002

Sub-Borough	Crowded	Severely Crowded
New York City	11.1%	3.9%
Bronx	13.0	3.8
1. Mott Haven/Hunts Point	13.2	**
2. Morrisania/East Tremont	8.1*	**
3. Highbridge/South Concourse	19.2	**
4. University Heights/Fordham	20.7	**
5. Kingsbridge Heights/Mosholu	16.3	**
6. Riverdale/Kingsbridge ^a	9.3*	**
7. Soundview/Parkchester	11.5	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	15.2	**
10. Williamsbridge/Baychester	**	**
Brooklyn	12.6	3.6
1. Williamsburg/Greenpoint	16.3	**
2. Brooklyn Heights/Fort Greene	**	**
3. Bedford Stuyvesant	**	**
4. Bushwick	11.3*	**
5. East New York/Starrett City	9.1*	**
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	18.5	**
8. North Crown Heights/Prospect Heights	10.7	**
9. South Crown Heights	14.7	**
10. Bay Ridge	**	**
11. Bensonhurst	12.2	**
12. Borough Park	20.8	**
13. Coney Island	**	**
14. Flatbush	22.5	7.1*
15. Sheepshead Bay/Gravesend	10.2*	**
16. Brownsville/Ocean Hill	**	**
17. East Flatbush	24.5	9.6*
18. Flatlands/Canarsie	**	**
Manhattan	6.1	3.1
1. Greenwich Village/Financial District	**	**
2. Lower E. Side/Chinatown	11.8	7.7
3. Chelsea/Clinton/Midtown	9.2	6.4*
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	5.1*	**
6. Upper East Side	**	**
7. Morningside Heights/Hamilton Heights	**	**
8. Central Harlem	**	**
9. East Harlem	**	**
10. Washington Heights/Inwood ^a	9.5	**
Queens	14.3	5.6
1. Astoria	9.3	**
2. Sunnyside/Woodside	22.6	11.2*
3. Jackson Heights	23.9	15.3
4. Elmhurst/Corona	27.7	11.6*
5. Middle Village/Ridgewood	10.1*	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	11.8	**
8. Hillcrest/Fresh Meadows	**	**
9. Kew Gardens/Woodhaven	14.1*	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	17.3	**
13. Bellerose/Rosedale	**	**
14. Rockaways	14.8*	**
Staten Island	7.6	**
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

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

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

* Since the number of households is small, interpret with caution.

** Too few households to report.

CENSUS TRACTS INCLUDED IN EACH SUB-BOROUGH AREA

BRONX

1) Mott Haven/Hunts Point

5.00	11.00	15.00	17.00	23.00	25.00	27.01	27.02
31.00	33.00	35.00	37.00	39.00	41.00	43.00	47.00
49.00	65.00	67.00	69.00	71.00	73.00	75.00	77.00
79.00	81.00	83.00	85.00	87.00	89.00	91.00	97.00
99.00	105.00	115.01	115.02	119.00	121.02	127.01	127.02
129.01	129.02	131.00					

2) Morrisania/East Tremont

58.00	60.00	121.01	123.00	125.00	133.00	135.00	137.00
139.00	141.00	145.00	147.00	149.00	151.00	153.00	155.00
157.00	161.00	163.00	165.00	167.00	169.00	220.00	334.00
359.00	361.00	363.00	365.01	365.02	367.00	369.01	369.02
371.00	373.00	375.01	375.02	375.03	377.00	385.00	387.00
389.00	391.00	393.00	397.00				

3) Highbridge/South Concourse

57.00	59.01	59.02	61.00	143.00	171.00	173.00	175.00
177.00	179.00	181.00	183.00	187.00	189.00	193.00	195.00
197.00	199.00	201.00	211.00	213.02	217.02	219.00	221.00
223.00	225.00						

4) University Heights/Fordham

53.01	53.02	205.00	213.01	215.01	215.02	217.01	227.01
227.02	227.03	229.01	229.02	231.00	233.01	233.02	235.01
235.02	237.01	239.00	241.00	243.00	245.00	247.00	249.00
251.00	257.00	379.00	381.00	383.00			

5) Kingsbridge Heights/Mosholu

237.02	253.00	255.00	261.00	263.00	265.00	269.00	271.02
399.01	399.02	401.00	403.02	405.00	407.01	407.02	411.00
413.00	415.00	419.00	421.00	423.00	425.00	429.01	429.02
431.00							

6) Riverdale/Kingsbridge

267.00	271.01	273.00	277.00	279.00	281.00	283.00	285.00
287.00	289.00	293.00	295.00	297.00	301.00	307.00	317.00
319.00	323.00	329.00	333.00	339.00	341.00	343.00	345.00
351.00	403.01	409.00	309.00 ¹				

7) Soundview/Parkchester

2.00	4.00	16.00	20.00	24.00	28.00	36.00	38.00
40.01	40.02	44.00	46.00	48.00	50.00	52.00	54.00
56.00	62.00	64.00	66.00	68.00	70.00	72.00	74.00
78.00	84.00	86.00	88.00	92.00	94.00	98.00	102.00
196.00	202.00	204.00	206.01	206.02	208.00	210.00	212.00
214.00	216.01	216.02	218.00				

8) Throgs Neck/Co-op City

110.00	118.00	130.00	132.00	138.00	144.00	154.00	156.00
158.00	160.00	162.00	164.00	166.00	184.00	194.00	264.00
266.01	266.02	274.00	276.00	300.00	302.00	462.01	462.02
504.00	516.00						

9) Pelham Parkway

198.00	224.01	224.02	228.00	230.00	232.00	234.00	236.00
240.00	242.00	244.00	246.00	248.00	250.00	252.00	254.00
256.00	258.00	284.00	286.00	288.00	296.00	310.00	312.00
314.00	316.00	318.00	320.00	322.00	324.00	328.00	330.00
332.00	336.00	338.00	340.00	342.00	344.00	346.00	350.00
352.00	354.00	366.00					

10) Williamsbridge/Baychester

356.00	358.00	364.00	368.00	370.00	372.00	374.00	376.00
378.00	380.00	382.00	386.00	388.00	390.00	392.00	394.00
396.00	398.00	404.00	406.00	408.00	410.00	414.00	418.00
420.00	422.00	424.00	426.00	428.00	430.00	432.00	435.00
436.00	438.00	440.00	442.00	446.00	448.00	449.01	449.02
451.01	451.02	454.00	458.00	460.00	484.00	502.00	

BROOKLYN**1) Williamsburg/Greenpoint**

455.00	465.00	473.00	477.00	481.00	491.00	495.00	497.00
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1 Manhattan census tract 309.00 (Marble Hill) is included in this sub-borough area of the Bronx in the public use data tape provided by the Census Bureau.

1) Williamsburg/Greenpoint (continued)

499.00 501.00 503.00 505.00 509.00 511.00 513.00 515.00
517.00 519.00 523.00 525.00 527.00 529.00 533.00 535.00
537.00 539.00 545.00 547.00 549.00 551.00 553.00 555.00
557.00 559.00 563.00 565.00 567.00 569.00 571.00 573.00
575.00 577.00 579.00 589.00 591.00 593.00

2) Brooklyn Heights/Fort Greene

1.00 3.01 3.02 5.00 7.00 9.00 11.00 13.00
21.00 23.00 25.00 27.00 29.01 29.02 31.00 33.00
35.00 37.00 39.00 41.00 43.00 69.00 71.00 127.00
179.00 181.00 183.00 185.01 185.02 187.00 189.00 191.00
193.00 195.00 197.00 199.00 201.00 227.00 229.00 231.00
235.00 543.00

3) Bedford Stuyvesant

233.00 237.00 239.00 241.00 243.00 245.00 249.00 251.00
253.00 255.00 257.00 259.01 259.02 261.00 263.00 265.00
267.00 269.00 273.00 275.00 277.00 279.00 281.00 283.00
285.02 287.00 289.00 291.00 293.00 295.00 375.00 377.00
379.00 383.00 385.00 387.00 507.00 531.00

4) Bushwick

285.01 389.00 391.00 393.00 395.00 397.00 399.00 401.00
403.00 405.00 407.00 409.00 411.00 413.00 415.00 417.00
419.00 421.00 423.00 425.00 427.00 429.00 431.00 433.00
435.00 437.00 439.00 441.00 443.00 445.00 447.00 453.00
483.00 487.00 489.00 493.00

5) East New York/Starrett City

1058.00 1070.00 1078.00 1098.00 1100.00 1102.00 1106.00 1110.00
1112.00 1114.00 1118.00 1120.00 1124.00 1140.00 1142.01 1142.02
1146.00 1148.00 1150.00 1152.00 1160.00 1162.00 1164.00 1166.00
1168.00 1170.00 1172.01 1172.02 1174.00 1176.01 1176.02 1178.00
1180.00 1182.01 1182.02 1184.00 1186.00 1188.00 1190.00 1192.00
1194.00 1196.00 1200.00 1202.00 1208.00 1210.00 1214.00 1220.00

6) Park Slope/Carroll Gardens

45.00 47.00 49.00 51.00 55.00 57.00 59.00 63.00
65.00 67.00 75.00 77.00 85.00 117.00 121.00 123.00
125.00 129.01 129.02 131.00 133.00 135.00 137.00 139.00
141.00 143.00 149.00 151.00 153.00 155.00 157.00 159.00
165.00 167.00 177.00

7) Sunset Park

2.00	18.00	20.00	22.00	72.00	74.00	76.00	78.00
80.00	82.00	84.00	86.00	88.00	90.00	92.00	94.00
96.00	98.00	100.00	101.00	102.00	104.00	106.00	108.00
110.00	112.00	118.00	120.00	122.00	145.00	147.00	169.00
171.00	173.00	175.00	500.00	502.01	502.02	504.00	

8) North Crown Heights/Prospect Heights

161.00	163.00	203.00	205.00	207.00	215.00	217.00	219.00
221.00	223.00	225.00	247.00	271.01	271.02	297.00	299.00
307.00	309.00	311.00	313.00	315.00	317.01	317.02	337.00
339.00	341.00	343.00	345.00	347.00	349.00	351.00	353.00
357.00	359.00	381.00					

9) South Crown Heights

213.00	319.00	321.00	323.00	325.00	327.00	329.00	331.00
333.00	335.00	355.00	796.00	798.00	800.00	802.00	804.00
806.00	810.00	812.00	820.00	822.00	874.01	874.02	876.00
878.00	880.00						

10) Bay Ridge

30.00	32.00	34.00	36.00	38.00	40.00	42.00	46.00
50.00	52.01	52.02	54.00	56.01	56.02	58.00	60.00
62.00	64.00	66.00	68.00	70.00	124.00	128.01	128.02
130.00	132.00	134.00	136.00	138.00	140.00	142.00	144.00
146.00	148.00	150.00	154.00	156.00	158.00	160.00	162.00
164.00	194.00	196.00	198.00	200.00	202.00	204.00	206.00
208.00	210.00	212.00					

11) Bensonhurst

168.00	170.00	172.00	174.00	176.00	178.00	180.00	182.00
184.00	186.00	188.00	190.00	248.00	250.00	252.00	254.00
256.00	258.00	260.00	262.00	264.00	266.00	268.00	270.00
272.00	274.00	276.00	278.00	280.00	282.00	284.00	286.00
288.00	290.00	292.00	294.00	296.00	298.00	300.00	302.00
304.00	400.00	402.00	404.00	406.00	408.00	410.00	412.00
424.00	426.00	428.00	430.00	432.00	434.00	436.00	

12) Borough Park

114.00	116.00	192.00	214.00	216.00	218.00	220.00	222.00
224.00	226.00	228.00	230.00	232.00	234.00	236.00	238.00
240.00	242.00	244.00	246.00	438.00	440.00	442.00	444.00
446.00	448.00	450.00	452.00	454.00	462.02	464.00	468.00

12) Borough Park (continued)

470.00 472.00 474.00 476.00 478.00 484.00 486.00 488.00
490.00 492.00 494.00 496.00 498.00

13) Coney Island

306.00 308.00 314.00 320.00 326.00 328.00 330.00 336.00
340.00 342.00 348.01 348.02 350.00 352.00 354.00 356.00
360.01 360.02 362.00 364.00 366.00 370.00 374.00 382.00
386.00 398.00 610.01 610.02

14) Flatbush

456.00 458.00 460.01 460.02 462.01 480.00 482.00 506.00
508.00 510.00 512.00 514.00 516.00 518.00 520.00 522.00
524.00 526.00 528.00 530.00 532.00 534.00 536.00 538.00
540.00 542.00 544.00 546.00 748.00 750.00 752.00 754.00
756.00 758.00 760.00 762.00 764.00 766.00 770.00 772.00
774.00 786.00 788.00

15) Sheepshead Bay/Gravesend

388.00 390.00 392.00 394.00 396.00 414.01 414.02 416.00
418.00 420.00 422.00 548.00 550.00 552.00 554.00 556.00
558.00 560.00 562.00 564.00 566.00 568.00 570.00 572.00
574.00 576.00 578.00 580.00 582.00 584.00 586.00 588.00
590.00 592.00 594.01 594.02 596.00 598.00 600.00 606.00
608.00 612.00 614.00 616.00 618.00 622.00 626.00 628.00
632.00 638.00 642.00

16) Brownsville/Ocean Hill

301.00 303.00 361.00 363.00 365.01 365.02 367.00 369.00
371.00 373.00 892.00 894.00 896.00 898.00 900.00 902.00
904.00 906.00 908.00 910.00 912.00 914.00 916.00 918.00
920.00 922.00 1122.00 1126.00 1128.00 1130.00 1132.00 1134.00
1136.00 1138.00 1154.00 1156.00 1158.00

17) East Flatbush

780.00 782.00 784.00 790.00 792.00 794.00 814.00 816.00
818.00 824.00 826.00 828.00 830.00 832.00 834.00 836.00
838.00 840.00 842.00 846.00 848.00 850.00 852.00 854.00
856.00 858.00 860.00 862.00 864.00 866.00 868.00 870.00
872.00 882.00 884.00 886.00 888.00 890.00 928.00 930.00
934.00 936.00 938.00 940.00 942.00

18) Flatlands/Canarsie

636.00 640.00 644.00 646.00 648.00 650.00 652.00 654.00
656.00 658.00 660.00 662.00 666.00 670.00 672.00 674.00
676.00 678.00 680.00 682.00 686.00 688.00 690.00 692.00
696.00 698.00 700.00 702.01 702.02 702.03 706.00 720.00
722.00 724.00 726.00 728.00 730.00 732.00 734.00 736.00
738.00 740.00 742.00 744.00 746.00 776.00 844.00 944.01
944.02 950.00 954.00 956.00 958.00 960.00 962.00 964.00
966.00 968.00 970.00 974.00 982.00 984.00 986.00 988.00
990.00 992.00 994.00 996.00 998.00 1004.00 1006.00 1008.00
1010.00 1012.00 1014.00 1016.00 1018.00 1020.00 1022.00
1024.00 1026.00 1028.00 1034.00

MANHATTAN

1) Greenwich Village/Financial District

1.00 5.00 7.00 9.00 13.00 15.01 15.02 21.00
31.00 33.00 39.00 41.00 43.00 45.00 47.00 49.00
51.00 53.00 55.01 55.02 57.00 59.00 61.00 63.00
65.00 67.00 69.00 71.00 73.00 75.00 77.00 79.00
317.01 317.02 319.00

2) Lower East Side/Chinatown

2.01 2.02 6.00 8.00 10.01 10.02 12.00 14.01
14.02 16.00 18.00 20.00 22.01 22.02 24.00 25.00
26.01 26.02 27.00 28.00 29.00 30.01 30.02 32.00
34.00 36.01 36.02 38.00 40.00 42.00

3) Chelsea/Clinton/Midtown

52.00 54.00 56.00 58.00 74.00 76.00 81.00 83.00
84.00 87.00 89.00 91.00 93.00 94.00 95.00 96.00
97.00 99.00 101.00 102.00 103.00 104.00 109.00 111.00
112.01 112.02 113.00 115.00 117.00 119.00 121.00 125.00
127.00 129.00 131.00 133.00 135.00 137.00 139.00

4) Stuyvesant Town/Turtle Bay

44.01 44.02 48.00 50.00 60.00 62.00 64.00 66.00
68.00 70.00 72.00 78.00 80.00 82.00 86.00 88.00
90.00 92.00 98.00 100.00 106.01 108.00 112.03

5) Upper West Side

143.00 145.00 147.00 149.00 151.00 153.00 155.00 157.00
159.00 161.00 163.00 165.00 167.00 169.00 171.00 173.00
175.00 177.00 179.00 181.00 183.00 185.00 187.00 189.00
191.00 315.00

6) Upper East Side

106.02	110.00	114.01	114.02	116.00	118.00	120.00	122.00
124.00	126.00	128.00	130.00	132.00	134.00	136.00	138.00
140.00	142.00	144.01	144.02	146.01	146.02	148.01	148.02
150.01	150.02	152.00	154.00	156.01	158.01	160.01	238.00

7) Morningside/Hamilton Hgts.

193.00	195.00	197.01	199.00	201.01	203.00	205.00	207.01
209.01	211.00	213.01	217.01	219.00	221.01	223.01	223.02
225.00	227.01	229.00	231.01	233.00	235.01	237.00	

8) Central Harlem

186.00	190.00	197.02	200.00	201.02	206.00	207.02	208.00
209.02	212.00	213.02	214.00	216.00	217.02	218.00	220.00
221.02	222.00	224.00	226.00	227.02	228.00	230.00	231.02
232.00	234.00	235.02	236.00	243.02			

9) East Harlem

156.02	158.02	160.02	162.00	164.00	166.00	168.00	170.00
172.01	172.02	174.01	174.02	178.00	180.00	182.00	184.00
188.00	192.00	194.00	196.00	198.00	202.00	204.00	210.00
240.00							

10) Washington Heights/Inwood

239.00	241.00	243.01	245.00	247.00	249.00	251.00	253.00
255.00	261.00	263.00	265.00	267.00	269.00	271.00	273.00
275.00	277.00	279.00	281.00	283.00	285.00	287.00	289.00
291.00	293.00	295.00	297.00	301.00	303.00	307.00	311.00
313.00							

QUEENS**1) Astoria**

1.00 ²	25.00	27.00	29.00	31.00	35.00	37.00	39.00
41.00	43.00	45.00	47.00	49.00	51.00	53.00	55.00
57.00	59.00	61.00	63.00	65.00	67.00	69.00	71.00
73.00	75.00	77.00	79.00	81.00	83.00	87.00	91.00
95.00	97.00	99.00	101.00	103.00	105.00	107.00	111.00
113.00	115.00	117.00	119.00	121.00	123.00	135.00	137.00
141.00	143.00	145.00	147.00	149.00	151.00	153.00	155.00
157.00	159.00	161.00	163.00	299.00	317.00		

2 Bronx census tract 1.00 (Rikers Island) is included in this sub-borough area of Queens. However, no residential units are included in the tract.

2) Sunnyside/Woodside

1.00	7.00	19.00	169.00	171.00	179.00	181.00	183.00
185.00	187.00	189.00	191.00	197.00	205.01	205.02	219.00
229.00	235.00	243.00	245.00	247.00	249.00	251.00	253.00
255.00	257.00	259.00	261.00	263.00	265.00	293.00	295.00
297.00	479.00	483.00	485.00	489.00			

3) Jackson Heights

273.00	275.00	277.00	279.00	281.00	283.00	285.00	287.00
289.00	291.00	309.01	309.02	327.00	329.00	331.00	337.00
339.00	347.00	351.00	353.00	355.00	361.00	363.00	365.00
367.00	369.00	371.00	373.00	375.00	377.00	379.00	381.00
401.00	403.00	405.00	407.00	409.00			

4) Elmhurst/Corona

267.00	269.00	271.00	383.00	399.00	411.00	413.00	415.00
427.00	437.00	439.00	443.00	455.00	457.00	459.00	461.00
463.00	465.00	467.00	469.00	471.00	473.00	475.00	481.00
499.00	683.00						

5) Middle Village/Ridgewood

493.01	493.02	495.00	497.00	505.00	507.00	511.00	513.00
515.00	517.00	521.00	525.00	527.00	529.00	535.00	539.00
545.00	547.00	549.00	551.00	553.00	555.00	557.00	559.00
561.00	565.00	567.00	577.00	579.00	581.00	583.00	585.00
587.00	589.00	591.00	593.00	595.00	599.00	601.00	603.00
607.00	613.00	619.00	621.00	623.00	625.00	627.00	629.00
633.01	633.02	635.00	637.00	639.00	655.00	657.01	657.02
659.00	661.00	663.00	665.00	667.00	669.00	671.01	671.02
677.00	679.00						

6) Forest Hills/Rego Park

645.00	687.00	693.00	695.00	697.01	697.02	703.00	707.00
709.00	711.00	713.01	713.02	717.00	719.00	721.00	725.00
727.00	729.00	731.00	733.00	735.00	737.00	739.00	741.00
743.00	745.00	747.00	757.00	769.01	769.02	771.00	

7) Flushing/Whitestone

797.00	799.00	803.01	803.02	837.00	845.00	851.00	853.00
855.00	857.00	859.00	861.00	863.00	865.00	867.00	871.00
875.00	889.01	889.02	907.00	919.00	925.00	929.00	939.00
945.00	947.00	973.00	981.00	987.00	991.00	997.01	997.02

7) Flushing/Whitestone (continued)

999.00 1017.00 1029.00 1033.00 1039.00 1047.00 1059.00 1141.00
1147.00 1151.00 1155.00 1157.00 1159.00 1161.00 1163.00 1167.00
1171.00 1175.00 1185.00 1187.00 1189.00 1191.00 1193.00 1195.00
1199.00 1201.00 1203.00 1205.00 1207.00 1211.00 1215.00

8) Hillcrest/Fresh Meadows

214.00 220.01 220.02 230.00 232.00 236.00 448.00 450.00
452.00 454.00 456.00 458.00 464.00 466.00 472.00 476.00
478.00 492.00 779.01 779.02 779.03 779.04 779.05 793.00
809.00 1223.00 1227.01 1227.02 1241.00 1247.00 1257.00 1265.00
1267.0 1273.00 1275.00 1283.00 1333.00 1339.00 1341.00 1347.00

9) Kew Gardens/Woodhaven

2.00 4.00 6.00 8.00 10.00 12.00 14.00 16.00
18.00 20.00 22.00 24.00 26.00 28.00 30.00 32.00
34.00 36.00 38.00 40.01 42.00 52.00 108.00 110.00
112.00 114.00 116.00 118.00 120.00 122.00 124.00 126.01
126.02 128.00 130.00 132.00 134.00 136.00 138.00 140.00
142.01 142.02 144.00 148.00 150.00 152.00 154.00 156.00
216.00 641.01 641.02 773.00 775.00

10) Howard Beach/South Ozone Park

40.02 44.01 44.02 50.00 54.00 58.00 62.00 86.00
88.00 94.00 96.00 98.00 100.00 102.00 104.00 106.00
158.00 164.00 166.00 168.00 170.00 172.00 174.00 176.00
178.00 180.00 814.00 818.00 838.00 840.00 846.01 846.02
864.00 884.00 892.00

11) Bayside/Little Neck

1081.01 1081.02 1083.00 1091.00 1097.00 1099.00 1113.00 1123.00
1129.00 1133.00 1139.00 1181.00 1291.01 1291.02 1319.00 1367.00
1377.00 1385.01 1385.02 1399.00 1403.00 1409.01 1409.02 1417.01
1417.02 1429.00 1435.00 1441.00 1447.00 1451.01 1451.02 1459.00
1463.00 1467.00 1471.00 1479.00 1483.00 1507.01 1507.02 1529.01
1529.02

12) Jamaica

182.00 184.01 184.02 186.00 188.00 190.00 192.00 194.01
194.02 196.00 198.00 202.00 204.00 206.00 208.00 212.00
238.00 240.00 244.00 246.00 248.00 250.00 252.00 258.00
260.00 262.00 264.00 266.00 270.00 272.00 274.00 276.00
278.00 280.00 282.00 284.00 288.00 292.00 330.00 334.01
334.02 352.00 366.00 368.00 376.00 384.00 394.00 398.00

12) Jamaica (continued)

400.00	402.00	404.00	410.00	414.00	420.00	422.00	426.00
432.00	434.00	440.00	442.00	446.01	446.02	460.00	462.00
468.00	470.00	480.00	482.00	484.00	500.00	502.01	502.02
504.00	506.00	508.00	510.00	518.00	520.00	522.00	524.00
526.00	528.00	530.00	768.00	788.00	790.00	792.00	

13) Bellrose/Rosedale

304.00	320.00	328.00	358.00	496.00	512.00	516.00	532.00
534.00	536.00	538.00	540.00	542.00	548.00	552.00	554.00
556.00	558.00	560.00	562.00	564.00	566.00	568.00	578.00
580.00	588.00	590.00	592.00	594.00	596.00	598.00	600.00
602.00	604.00	606.00	608.00	610.00	612.00	614.00	616.01
616.02	618.00	620.00	624.00	626.00	630.00	632.00	638.00
646.00	650.00	654.00	656.00	660.00	664.00	680.00	682.00
690.00	694.00	716.00	766.00	1301.00	1551.01	1551.02	1567.00
1571.01	1571.02	1579.01	1579.02	1579.03	1617.00	1621.00	

14) Rockaways

916.01	916.02	918.00	922.00	928.00	934.00	938.00	942.01
942.02	942.03	952.00	962.00	964.00	972.01	972.02	992.00
998.00	1008.00	1010.01	1010.02	1032.01	1032.02	1072.01	1072.02

STATEN ISLAND**1) North Shore**

3.00	6.00	7.00	8.00	9.00	11.00	15.00	17.00
20.01	21.00	27.00	29.00	33.00	36.00	39.00	40.00
47.00	59.00	65.00	75.00	77.00	81.00	89.00	91.00
97.00	105.00	121.00	125.00	133.01	133.02	141.00	147.00
151.00	169.01	187.01	189.01	197.00	201.00	207.00	213.00
219.00	223.00	231.00	239.00	247.00	251.00	303.01	303.02
319.01	319.02	323.00					

2) Mid-Island

18.00	20.02	50.00	64.00	70.00	74.00	96.01	96.02
112.01	112.02	114.01	114.02	122.00	128.04	134.00	169.02
173.00	177.00	179.00	185.00	187.02	189.02	273.01	273.02
277.02	277.03	277.04	279.00	291.02	291.03	291.04	

3) South Shore

128.03	132.01	132.03	132.04	138.00	146.03	146.04	146.05
146.06	154.00	156.01	156.02	156.03	170.05	170.06	170.07
170.08	170.09	170.10	176.00	196.00	208.01	208.03	208.04
226.00	236.00	244.00	248.00				

B 2002 New York City Housing and Vacancy Survey Glossary

The following definitions were prepared by the U.S. Bureau of the Census to describe characteristics of individuals, households and housing units available from the 2002 New York City Housing and Vacancy Survey. Some data items described in this report were created by combining or recoding HVS data items listed below.

Additional Heating Required. Additional heating refers to households that reported using additional sources of heat to supplement their regular system, because the regular system, though functioning, did not provide enough heat during the winter prior to the time of interview. Additional sources of heat, such as kitchen stoves, fireplaces, or portable heaters, may have been used only in the mornings or on extra cold days. Electric blankets, heating pads, or hot water bottles are not considered additional sources of heat.

Age. Age classification is based on the age reported as of that person's last birthday. Children under 1 year of age are classified as 1 year old.

Asking Rent. See Monthly Asking Rent.

Average Hours Worked in 2001. This item refers to the number of hours per week in 2001 typically spent at work. Hours spent at work include any kind of leave for which the subject is paid as usual.

Bedrooms. 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, are 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.

Broken Plaster or Peeling Paint. The data refer to whether or not the household reported broken plaster or peeling paint on the interior ceilings or walls of their unit. If the condition existed, additional data show whether the area(s) are larger than 8½ inches by 11 inches.

Buildings with Broken or Boarded-Up Windows. There are two items on the NYCHVS questionnaire regarding broken/boarded-up windows; data are provided separately for each. One of the items is an observation item marked by the field representative. This item concerns buildings with broken or boarded up windows on the same street (both sides within the same block) as the sample unit. The second item is asked of the household respondent and concerns buildings with broken or boarded-up windows in the neighborhood, which would encompass the area the respondent considers his/her neighborhood.

Condition. The following items on building condition were determined by observation by the field representative as he/she approached the building containing the sample unit and walked inside. More

than one problem may have been observed for each condition item. The category "Unable to Observe" includes situations in which interviewing may have taken place at night, and the field representative could not see well enough to observe a particular condition.

1. External Walls

- Missing bricks, siding, or other outside wall material includes units in buildings with defects that can only be corrected by extensive repairs such as siding, shingles, boards, brick, concrete, and stucco. Data exclude units in buildings with materials missing temporarily due to repair/construction.
- Sloping or bulging outside walls include units in buildings with indications of continuous neglect or serious damage to the structure. Data exclude units in buildings with slanting downspouts, sagging shutters, or uneven terrain.
- Major cracks in outside walls include units in buildings with major open holes or cracks that could allow wind or water to enter the building.
- Loose or hanging cornice, roofing, or other material includes buildings with loose trim or roofing material defects. A cornice is a horizontal molding along the top of a wall or building.

2. Windows

- Broken or missing windows include units in buildings with missing or broken window panes.
- Rotted/loose window frames/sashes include units in buildings with loose/missing putty, rotted wood, and gaps or cracks where water could penetrate.
- Boarded-up windows include units in buildings with windows covered with wood, metal, etc. to protect against weather or entry.

3. Stairways (interior and exterior)

- Loose, broken, or missing stair railings include units in buildings with any railings that are not secured tightly enough to use with complete confidence.
- Loose, broken, or missing steps include units in buildings with any loose, broken or missing steps.
- No interior steps or stairways include units in buildings without interior stairways, but which may have exterior steps/stairways.
- No exterior steps or stairways include units in buildings without exterior steps/stairways, but which may have interior steps/stairways.

4. Floors

- Sagging or sloping floors include units in buildings with sagging/sloping floors due to excessive wear, age, or possible structural damage.

- Slanted or shifted doorsills or door frames include units in buildings with slanted or shifting doorsills or frames that may be separating from the door.
- Deep wear in floor causing depressions includes units in buildings with defects that are due to advanced age or excessive use causing depressions in the floor.
- Holes or missing flooring includes units in buildings with defects that may be due to rotten or broken wood, faulty masonry, or rodent damage.

5. Overall Condition of Building

- Building condition is classified as sound, deteriorating, or dilapidated. In the tabulations, deteriorating and sound are combined into the category "not dilapidated," based on the presence of observed defects. Sound buildings have no defects or slight defects only, such as cracked window panes or missing paint. Deteriorating buildings show a lack of proper upkeep that cannot be corrected by normal maintenance. One or more intermediate defects, such as rotted or loose window frames or broken or missing interior stair risers, would cause a building to be classified as "deteriorating." Dilapidated buildings do not provide safe and adequate shelter to the occupants. A structure was rated dilapidated if it showed one or more critical defects or a combination of intermediate defects or inadequate original construction.

Condominium. A condominium is a building or development with individually owned apartments or houses. The owner has his/her own deed, and very likely, his/her own mortgage on the unit. The owner also holds a common or joint ownership in all common areas and facilities that serve the project -- land, roofs, hallways, entrance elevators, etc. The condominium status question is separate from the tenure question; therefore, condominium units can be classified as both owner-occupied (or vacant-for-sale) or renter-occupied (or vacant-for-rent).

Condominium/Cooperative Conversion. The data are based on whether the householder lived in the unit and paid cash rent at the same time the building became a cooperative or condominium. If the householder reported yes to living in the unit and paying cash rent at the time of the conversion, data are available on whether or not the conversion was done through a non-eviction plan.

Non-eviction Plan Conversion. Rental apartments can be converted to condominiums or cooperatives through either an "eviction" plan or a "non-eviction" plan. A "non-eviction" plan allows persons who occupied an apartment at the time it became a condominium or cooperative to continue to occupy and rent the apartment without purchasing it. Tenants may not be evicted if they do not buy their unit. Data for this item are limited to renter occupied condominiums and cooperatives.

Contract Rent. See Monthly Contract Rent.

Control Status (Rent Regulation Status). Control status definitions were prepared by the New York City Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research. They can be found in Appendix C.

Cooperative. A cooperative is a building or development that is owned by its shareholders and is organized as a corporation. It may also be called a stock cooperative or co-op. Ownership of shares in the corporation entitles each shareholder to hold the lease for one or more apartments (houses). If the person or persons

owning the cooperative shares also occupies the unit, the cooperative unit is considered owner-occupied. The cooperative status question is separate from the tenure question; therefore, cooperative units can also be classified as renter-occupied (or vacant-for-rent) or owner-occupied (or vacant-for-sale).

Cracks/Holes in Interior Walls or Ceilings. This item is based on the respondent's report of cracks or holes in interior walls, or ceilings of the unit. Cracks may have been due to any of the following reasons: damage by rats or mice, rotten wood, faulty masonry, or normal building settling. Included are cracks or holes that do not go all the way through to the next room, housing unit, or to the outdoors. Hairline cracks (cracks appearing in the walls or ceiling that aren't large enough to insert a finger nail file into) and small holes caused by nails or thumbtacks are not included.

Down Payment. Money paid in advance or at the time of settlement or closing as partial or full payment of the purchase price is the down payment. Down payment can also be thought of as the buyer's interest or initial equity in the apartment (house). In the case of Mitchell-Lama cooperatives, the purchase price and the down payment may be identical. The down payment data are limited to units acquired in 1997 or later, and do not include closing costs.

Duration of Vacancy. The time periods shown represent the time the last occupants vacated the unit to the day of the first attempt at interviewing. For newly constructed units, the time refers to the date that the unit is ready for occupancy. A unit is considered vacant until occupied, regardless of the date on a lease, rental payment, or property settlement.

Education Level. Educational level applies only to progress in "regular" school. Such schools include graded public, private, and parochial elementary and high schools (both junior and senior high), colleges, universities, and professional schools, whether day schools or night schools. Thus, regular schooling is that which may advance a person toward an elementary school certificate, high school diploma, or a college, university, or professional school degree.

Schooling in other than regular schools is counted only if the credits obtained are regarded as transferable to a school in the regular school system. For education received in an ungraded or foreign school, the equivalent grade level in the American school system is estimated. Data are limited to persons 15 years or older.

Employment. See Labor Force Status.

Exterminator Service. Exterminator service is a service provided by a company or individual using chemicals or sprays to control rodents or pests. Data were collected on the frequency of the service described below:

- (1) Regularly - Service is provided on any regular interval such as weekly or monthly.
- (2) Only when needed - Service is provided on an "as needed basis."
- (3) Irregularly - Service is seldom provided for rodent infestation, or the respondent knows there is service but not how often.
- (4) Not at all - Service is never provided.
- (5) Don't know - Respondent does not know if service is provided.

Fire and Liability Insurance. Data are available for the following:

- (1) Whether the property is covered by fire and liability insurance, and if the premium is paid separately.
- (2) The annual cost of the insurance for 2001 if it was paid separately from the mortgage or cooperative/condominium maintenance fee.
- (3) Whether the fire and liability insurance covers personal possessions.

Floor of Unit. This item shows which story in a building the sample unit is situated on. For units that occupy multiple stories, the lowest floor occupied was used. For homes that include a basement and a main floor, the main or first floor was used.

Gross Rent. See Monthly Gross Rent.

Heating Equipment Breakdown. Breakdowns or failures in heating systems refer to households that reported a heating equipment breakdown that lasted six consecutive hours or longer during the winter prior to the time of the survey. Heating equipment is considered unusable if it cannot be used for the purposes intended; the breakdown may be caused by broken pipes, electrical or gas parts out of order, or downed power lines.

Holes in Floors. This item is based on respondent's report of holes in floors. It refers to holes inside the unit that may have been due to any of the following reasons: damage by rats or mice, rotten wood, faulty masonry, or normal building settling. The holes need not go through the floor to be included. Excluded are very small holes caused by nails or similar objects.

Hours Worked Last Week. This item refers to the actual number of hours worked (including overtime), not the usual or required hours. Excluded from the number of hours worked are lunch breaks and sick or vacation leave. If two jobs were worked, the total number of hours worked at both jobs is included.

Household Composition. Three main categories are presented. Each category consists of these components: with no other household members, with no children under 18, and with other adults and children under 18.

Married Couple. Each household in this category consists of the householder and spouse plus another person, if any, all of whom may or may not be related to the householder.

Female Householder. This category includes households with female householders with no spouse present. These householders may be widowed, divorced, separated, or never married. Other related or unrelated people may also live in the household.

Male Householder. This category includes households with male householders with no spouse present. These householders may be widowed, divorced, separated, or never married. Other related or unrelated people may also live in the household.

Household Members Under Age 6 and Under Age 18. These items include all members of the

household (other than the householder and his/her spouse) regardless of their relationship to the householder, who fall into these age groups.

Householder (Reference Person). The householder (reference person) is the household member or one of the household members who owns or rents the sample unit. If no household member owns or rents the sample unit, the first person listed is designated as the householder (reference person). The term reference person is used in the questionnaire but is replaced by the term householder in the final data presentations.

Households Below Specific Income Level. The specified income level statistics presented are derived from an updated poverty level index used in the March Current Population Survey supplement. This index is based on a definition originated by the Social Security Administration in 1964 and subsequently modified by a Federal Interagency Committee in 1969. This index, as applied to the NYCHVS, provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as size of family unit, age of householder, and number of children. These thresholds are shown in the chart at the end of this glossary.

Housing Unit. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those that have direct access from the outside of the building or through a common hall. For vacant units, the criterion of direct access is applied to the intended occupants.

Immigration Status. Indicates whether a householder not born in the USA came here as an immigrant, and if so - when; or if the householder was born in the USA outside New York City, when he/she moved to New York City.

Income of Households. Household income is the income of all members of the household 15 years or older regardless of whether they are related to the householder or not. The data represent income for the calendar year 2001 and are the sum of the amounts for each of the following sources:

- (1) Wage and salary income includes total income from wages, salary, tips, bonuses, commissions and leave before all deductions.
- (2) Net income from own farm or nonfarm business, proprietorship, or partnership includes the total money receipts for goods sold or services rendered minus business expenses. Business expenses include rent, utilities, employee pay, business taxes, cost of goods, and depreciation on buildings/equipment, etc. Salary is not an expense; it is part of income from the business.
- (3) Interest or dividends, net rental or royalty income, or income from estates and trusts includes the following items:
 - Interest - money received or credited to a savings account, bonds, or savings certificates. Interest accruing to retirement accounts that cannot be withdrawn in the near future is excluded.
 - Dividends - payments made by corporations and mutual funds to shareholders.
 - Net rental income - includes income from tenants/roomers/boarders and is rent received less expenses of paying for and maintaining the property.

- Net royalty income - gross income from mineral, gas, or oil rights, patents, trademarks, literary works, formulas, etc. less deductions. Deductions against gross royalties are made for depletion, depreciation, office expenses, interest, taxes, and similar items.
 - Estates and trusts - periodic payment received from these entities.
- (4) Social Security or railroad retirement income includes Social Security and railroad retirement payments. Some persons receiving these payments have Medicare deducted. However, for this survey, the Medicare deduction is counted as income and included in this item. If recipients are under age 15, the allotment is reported for the person to whom the check is sent (if the person is age 15 or over).
- (5) Income from government programs includes the following:
- Supplemental Security Income (SSI) - payments received from a program run by the Social Security Administration for low income, elderly, or disabled persons. Payment may come from the federal government, state, or local welfare office. It is not Social Security income.
 - Temporary Assistance for Needy Families (formerly AFDC) - payments received through a welfare program administered by the state or local government to families with dependent children.
 - Safety Net - payments received through a program that is a form of public assistance for low income households with no dependent children. (Formerly known as Home Relief)
 - Shelter Allowance - payment that helps to defray all or part of the cost for shelter. It may be paid directly to the recipient or to the landlord. Amount is reported for the person to whom issued.
- (6) Income from retirement, survivor, or disability pensions (but not Social Security) includes the following:
- Private pensions - payments received from a former employer, labor union, etc. A survivor is also eligible as a beneficiary.
 - Government employee pensions - monthly payments to former employees and survivors paid by federal, state, or local agencies, or the Armed Forces.
 - Disability pensions - payments resulting from some severe or permanent injury, illness, or disability. The payment can be from a government agency or private organization.
 - Annuities - periodic payments as a return on an investment such as life insurance.
 - IRA and Keogh Plans - payments from retirement accounts received by persons aged 59½ years old or older, or by disabled persons.
- (7) Income from veteran's payments, unemployment compensation, child support, alimony, or regular contribution from other sources includes the following:

- Veteran's payments - periodic payments to disabled veterans, survivors of deceased veterans, living expense stipends paid during education/training, and annual refunds paid on GI life insurance policies.
- Unemployment compensation - payments from state unemployment insurance funds, railroad unemployment benefits, labor union strike funds, and supplemental payments from companies to help replace wages during work layoffs. It also includes supplemental payments to persons who had exhausted their state payments.

Also included are payments for training, transportation, and/or subsistence by persons undergoing classroom training provided through the Job Training Partnership Act through state or local governments.

- Child support - payment for support of children not living with one parent as a result of divorce or legal separation. Payment may also be made through a court system.
- Alimony - payment received after a divorce or legal separation.
- Other sources - financial assistance from private charitable organizations such as the Red Cross or a church, any contributions from persons not living in the household, scholarships or fellowships received by students for which no work or service is required, and anything else not mentioned.

Income of Persons. The data reflect total income from all sources for all persons 15 years old or older during calendar year 2001. See Income of Households for a description of the various income sources.

Income of Primary Individuals. The data represent total income from all sources during calendar year 2001 for householders who live alone. See Income of Households for a description of each income source.

Industry Code. See Type of Industry and Occupation Code.

Kitchen Facilities. A housing unit has complete kitchen facilities if it has a sink with piped water, a range or cookstove, and a refrigerator. All facilities must be located in the unit although they do not need to be in the same room. Kitchen facilities are for exclusive use if they are only used by the occupants of the unit. In the case of vacant units, the same criteria was used in determining complete kitchen facilities and their exclusive use, but the criteria was applied to the intended occupants. Kitchen facilities are considered to be functioning if they work at all, even if imperfectly.

Labor Force Status. All persons 15 years and older are classified into one of two major labor force groups. The groups are described below:

- (1) In Labor Force. Persons are classified as in the labor force if they are employed, unemployed, or in the Armed Forces the week prior to interview.
 - (a) Employed/Armed Forces. Employed persons comprise (1) all individuals who, during the week prior to interview, did any work at all as paid employees or in their own business or profession, or who worked as unpaid workers for 15 hours or more a week in a business operated by a member of the family and (2) all those who had jobs but were not working

because of illness, bad weather, vacation, or labor-management dispute, or because they were taking time off for personal reasons, whether or not they were seeking other jobs. Each employed person was counted only once. Those persons who held more than one job were counted in the job at which they worked the greatest number of hours during the week prior to interview. If they worked an equal number of hours at more than one job, they were counted at the job they held the longest.

- (b) Unemployed. Unemployed persons are those individuals who, during the week prior to interview, had no employment but were available for work, and (1) had engaged in any specific job seeking activity within the past 4 weeks such as registering at a public or private employment office, meeting with prospective employers, checking with friends or relatives, placing or answering advertisements, writing letters of application, or being on a union or professional register; (2) were waiting to be called back to a job from which they had been laid off; or (3) were waiting to report to a new wage or salary job within 30 days.

(2) Not in Labor Force. The category "not in the labor force" includes the following:

- Persons who reported doing unpaid work in a family business for less than 15 hours a week.
- Persons who reported being temporarily absent (for any reason other than a layoff) from working in a family business without pay.
- Persons who reported not working the week prior to interview, and one of the following situations existed:
 - a. The person responded "no" to being temporarily absent from a job.
 - b. The person responded "no" to looking for work for the last four weeks, or the person did not report whether he/she was looking for work.

Length of Lease. A lease is defined as a contract granting use or occupation during a specified period in exchange for rent. The length of lease is from the time the lease originated, not from the time of the interview. The data are limited to households paying cash rent.

Looking for Work During the Last Four Weeks. The data represent whether or not individuals who did not work last week or were not on temporary absence or layoff tried to get a job or start a business during the last weeks prior to interview. Examples of seeking work include: placing or answering advertisements for help, writing letters/resumes, consulting an employment agency, exploring the possibilities of starting a business or practice, and checking with a union or other workers organization.

Maintenance Deficiencies. See Number of 1987 and 2002 Maintenance Deficiencies.

Monthly Asking Rent. The asking rent for vacant for-rent housing units is the rent asked for the unit at the time of interview which may differ from the rent paid at the time the unit was occupied. The asking rent may or may not include utilities.

Monthly Condominium or Cooperative Maintenance Fees. This question applies only to owner occupied condominiums or cooperatives. Some or all of the following may be included in condominiums or cooperative maintenance fees: real estate taxes; fire insurance; other hazard insurance; payments on the

underlying building mortgage; salaries of maintenance employees; heating expenses; utilities; and reserves for major repairs, maintenance, etc.

Monthly Contract Rent. Monthly contract rent is the rent agreed to or contracted for, even if furnishings, utilities, or services are included. Rental units occupied without payment of cash rent are classified as either "no cash rent," or "occupied rent free."

Monthly Gross Rent. Monthly gross rent is the monthly contract rent plus the monthly cost of utilities, (electricity, gas, and water and sewer) and other fuels (oil, coal, kerosene, wood, etc.) if these items are paid by the renter in addition to rent. Use of this measure eliminates differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rent payment.

Monthly Mortgage or Loan Payment. This is the amount paid to the lender or lenders for the mortgage(s) or loan(s) outstanding on the apartment (house). It includes payments for principal and interest, real estate taxes, fire and liability insurance, and mortgage insurance, if they are part of the mortgage payment.

Monthly Out-of-Pocket Rent. The total amount of rent NOT paid by a government housing subsidy program. For public assistance recipients, this includes funds from the basic grant (non-shelter allowance). "Out-of-pocket" also includes payments or help with rent from outside, non-government program sources such as per diem reimbursement, or help from parents, friends, or a church.

Mortgage Status. This item refers to whether there is a mortgage or similar loan outstanding on the apartment (house), or whether it is owned free and clear. A mortgage or similar debt refers to all forms of debt where the property is pledged as security for payment of debt, including home equity loans. A home equity loan is a mortgage in which a line of credit is established allowing the owner to borrow against equity in the unit. It may be placed on a property that already has a first or second mortgage, or it may be placed on a property that is owned free and clear. Owners of cooperatives technically do not have mortgages, but the loans they have taken to finance the purchase of shares in the cooperative are considered "similar loans" for the purpose of this survey.

Most Recent Place Lived 6 Months or More. Data are presented for the place that the householder lived continuously for at least six months before moving to his/her current residence.

Neighborhood Rating. The data presented are based on the respondent's overall opinion of the physical condition of the residential structures in his/her neighborhood.

Non-Relative. A non-relative of the householder is any person in the household that is not related to the householder (reference person) by blood, marriage, or adoption. Roomers, boarders, lodgers, partners, resident employees, wards, and foster children are included in this category.

Number of 1987 and 2002 Maintenance Deficiencies. The data for these items consist of a count of all households answering affirmatively to the specific maintenance deficiency items collected in 1987 and 2002. To be counted in one of the five 1987 deficiency categories, all of the following items had to be reported: heating equipment breakdown (one or more times), additional heating required, rodent infestation, cracks/holes in the walls, ceilings or floors, and broken plaster/peeling paint larger than 8½ x 11 inches. Beginning in 1991, the list was expanded to include toilet breakdowns and water leaks from outside the unit. Data are presented separately for the 5 deficiency items on the 1987 survey and the 7 deficiency items on the 2002 survey.

Number of Persons. All persons occupying the housing unit are counted. These persons include not only occupants related to the householder but also any lodgers, roomers, boarders, partners, wards, foster children, resident employees, and any others who share the housing unit of the householder.

Number of Stories in Building. This item refers to the number of floors in the building. Basement apartments are counted as a floor only if occupied.

Number of Units in Building. In determining the number of housing units in a building, all units (both occupied and vacant) are counted. A building is classified as a separate building if it has either open space on all sides or is separated from other structures by dividing walls that extend from ground to roof. Data from this item represent the number of housing units located in buildings of a specified size, not the number of residential buildings.

Number of Weeks Worked in 2001. This refers to the number of weeks worked during the last year in which the subject spent one or more hours at work. This number should include weeks spent on paid leave; such as paid sick leave, paid vacation, or military service. Weeks spent on unpaid leave or layoff are not included.

Occupancy Status Before Acquisition. The data are limited to owner occupied units and refer to the status prior to the householder's acquisition of the apartment (house). The categories are as follows:

- Owned and Occupied by Another Household - The unit was purchased from the previous owner.
- Rented by Reference Person - The unit was rented by the reference person before the purchase occurred.
- Rented by Another Household - The unit was occupied and rented by another household before it was purchased.
- Never Previously Occupied - The unit was newly constructed or gut rehabilitated and the current occupants are the first occupants.
- Don't Know - The respondent does not know the previous situation of the unit.

Occupation Codes. See Type of Industry and Occupation Code.

Owner in Building. The owner need not live in the sample unit to be considered as living in the building.

Ownership Status. The categories for homeowner units (occupied and vacant) are:

Homeowner (Conventional). Privately owned houses or buildings which are NOT part of a cooperative or condominium building or development. This category includes owner-occupied single-family houses, living quarters which are part of commercial or industrial buildings, and all other types of owner-occupied units which are not in cooperatives and condominiums.

Mitchell-Lama Coop. The units were constructed under the New York State or New York City Mitchell-Lama cooperative program. The purpose of the program is to enable moderate and middle-income families to secure decent affordable housing through limited equity cooperative ownership.

The mechanisms employed to keep both the initial down payment and monthly carrying charges within the means of middle-income families, to which the program is restricted, are: tax exemption, state or city provided low interest mortgages, and limited developer profit. In certain instances, federal subsidies are combined with the state and local measures to achieve the program's objectives.

Private Coop/Condo. Privately owned cooperative or condominium units which were not constructed under the New York State or New York City Mitchell-Lama program. A portion of the units in this category may have benefited from some other type of government assistance (e.g. J-51, 421A).

Passenger Elevator in Building. This item refers to the presence of an elevator in the building in working and nonworking order. Excluded are elevators used only for freight. In the tabulations, data are shown by the number of housing units in structures with two or more stories which have one or more passenger elevators on the same floor as the sample unit.

Persons from Homeless Situation. This item refers to whether a person has come from a homeless situation before moving into his/her current residence. This may be a shelter, a transitional center, or a "homeless" hotel. A person is not considered to be homeless if they are able to afford shelter, live with someone to save money, a child living with parents, or staying with friends while looking for a place to live. The data are limited to persons coming from a homeless situation within the past 5 years. This item also asks whether those persons were in a homeless situation for financial reasons, or for other reasons such as substance abuse, emotional or mental problems, or personal preference.

Persons Per Room. Persons per room is computed for each occupied housing unit by dividing the number of persons in the unit by the number of rooms in the unit. The data refer, therefore, to the number of housing units having the specified ratio of persons per room. See Rooms for a description of what constitutes a room.

Place of Birth. This item refers to where the householder and his/her parents were born. The householder was asked to select from the following categories: New York City; U.S.-outside New York City; Puerto Rico; Dominican Republic; Caribbean (other than Puerto Rico or Dominican Republic); Mexico; Central America, South America; Europe; Russia/Successor States to the Soviet Union (Ukraine, Georgia, etc.); China, Hong Kong, Taiwan; Korea; India; Pakistan, Bangladesh; Philippines; Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam); Other Asia; Africa; and all other countries.

Plumbing Facilities. A housing unit has complete plumbing facilities if it has hot and cold piped water, a flush toilet, and a bathtub or shower. All facilities need not be located in the same room, but they all must be in the unit. Complete plumbing facilities are for exclusive use if they are used only by the occupants of the unit. For vacant units, the same criteria were used in determining complete plumbing facilities and their exclusive use, but the criteria were applied to the intended occupants.

Poverty Level. See Households Below Specific Income Level.

Presence of Mice and Rats. The data refer to whether the household reported seeing mice or rats or signs/traces of their presence inside the house or building during the last three months. Signs/traces of mice and rats include droppings, holes in the wall, or torn food containers.

Primary Individual. A householder who lives alone.

Primary Reason for Not Looking for Work. Data are limited to individuals 15 years or older. Data are presented for the main reason individuals (who did not look for work during the last four weeks) are not seeking work based on the following categories:

- (1) Believes no work is available in line of work or area.
- (2) Could not find any work.
- (3) Lacks necessary schooling, training, skills, or experience.
- (4) Employers think too young or too old.
- (5) Other personal handicap in finding a job.
- (6) Can't arrange child care.
- (7) Family responsibilities.
- (8) In school or other training.
- (9) Ill health or physical disability
- (10) Retired.
- (11) Other.
- (12) Don't know.

Public Assistance or Welfare Payments. This item refers to anyone in the household, regardless of their age or relationship to the householder, who receives public assistance payments from such sources as: Temporary Assistance for Needy Families or Family Assistance (formerly AFDC); Safety Net (formerly Home Relief); Supplemental Security Income; etc. A brief description of these sources is presented in part 5 of the Income of Households definition starting on page 4-7.

Purchase Price. The purchase price refers to the price of the house and lot or apartment at the time the property was acquired. Closing costs are excluded from the purchase price. The data are limited to households that acquired their units in 1997 or later.

Race. The concept of race as used by the Census Bureau does not denote a clear-cut scientific definition of biological stock. Race was determined for each person in the household on the basis of a question that asked for the respondent's identification of a person's race with one or more of the following categories:

- (1) White
- (2) Black or African American
- (3) American Indian or Alaska Native
- (4) Chinese
- (5) Filipino
- (6) Korean
- (7) Vietnamese
- (8) Asian Indian, Pakistani, Bangladeshi
- (9) Other Asian
- (10) Native Hawaiian
- (11) Other Pacific Islander

Beginning with the 1993 NYCHVS, all persons who reported their race as "other" were allocated to one of the major race categories, as were persons not reporting race. Thus, caution should be used when comparing data on race from the 1991 and earlier surveys with data on race for 1993, 1996, and 1999.

Beginning in 2002, respondents were able to report multiple categories. For further explanation see Relationship to Previous NYCHVS surveys in the Overview at the Census Bureau's 2002 HVS web-site: www.census.gov/hhes/www/housing/nychvs/2002/nychvs02.html

Real Estate Taxes. Two questions were asked pertaining to real estate taxes. Excluded are payments on delinquent taxes due from prior years. Data are available for the following:

- (1) Whether the real estate taxes are paid separately.
- (2) The amount of real estate taxes paid in 2001.

Reason Householder Moved From Previous Residence. These data are shown for units where the householder moved into the sample unit in 1999 or later. The categories refer to reasons causing the move from the previous residence. The reasons are described below:

EMPLOYMENT

Job Transfer/New Job - Householder moved due to taking a new job or was transferred to area by employer.

Retirement - Householder moved after retirement.

Looking for Work - Householder moved because it seemed to be a good area to find a job.

Commuting Reasons - Householder moved because this unit is closer to place of employment or the commute is more efficient or improved than previous residence.

To Attend School - Householder moved to attend school in another area.

Other Financial/Employment Reason - Householder moved for some other job related reason.

FAMILY

Needed Larger House or Apartment - Householder moved because more space was needed.

Widowed - Householder moved because husband/wife passed away.

Separated/Divorced - Householder moved due to separation or divorce.

Newly Married - Householder moved because of marriage.

Moved to Be With or Closer to Relatives - Householder moved to live with or closer to other relatives.

Family Decreased - Householder moved because family size shrank, such as grown children leaving home.

Wanted to Establish Separate Household - Householder moved to be "on one's own."

Other Family Reasons - Householder moved due to another family reason.

NEIGHBORHOOD

Neighborhood Overcrowded - Householder moved because previous neighborhood was too crowded.

Change in Racial or Ethnic Composition of Neighborhood - Householder moved because people of different ethnic groups moved into previous neighborhood.

Wanted This Neighborhood/Better Neighborhood Services - Householder moved because there are better services and/or facilities in this neighborhood, or wanted this particular neighborhood.

Crime or Safety Concerns - Householder moved because this neighborhood has less crime, or former neighborhood had too much crime.

Other Neighborhood Reason - Householder moved due to other neighborhood reason.

HOUSING

Wanted to Own Residence - Householder wanted to own unit.

Wanted to Rent Residence - Householder wanted to rent unit.

Wanted Less Expensive Residence/Difficulty Paying Rent or Mortgage - Householder moved because previous residence was too costly.

Wanted Better Quality Residence - Householder moved because this is a higher quality residence. This may be due to better structural quality or better services such as maintenance or security.

Evicted - Householder was evicted from previous residence.

Poor Building Condition/Services - Householder moved because previous residence was not properly maintained, or in poor structural condition.

Harassment by Landlord - Householder moved because landlord at previous residence damaged the unit/building, threatened, or took other actions to get the resident to move out.

Needed Housing Accessible for Persons with Mobility Impairments - The householder moved to this unit because he/she or another household member required housing that was accessible for persons with physical disabilities that impaired mobility. (New category in 1996.)

Other Housing Reason - Householder moved because of some other problem with previous residence or amenities of current residence.

OTHER

Displaced by Urban Renewal, Highway Construction, or Other Public Activity - Householder moved because of government action such as road construction.

Displaced by Private Action (Other than Eviction) - Householder moved because of private action (other than eviction) such as conversion of a building to cooperative or condominium units.

Schools - Householder moved because there are better schools in this neighborhood.

Natural Disaster/Fire - Householder moved because last residence was damaged by fire or a natural disaster.

Any Other - Householder moved for any other reason not listed above.

Reasons Vacant Unit Not Available. Data are presented for the reason that the vacant unit is not available for sale or for rent according to the following categories:

- Rented, not yet occupied - If money rent has been paid or a lease signed, but the renter has not moved in, the vacant unit is included in this category.
- Sold, not yet occupied - If the unit has recently been sold, but the new owner has not yet moved in, the vacant unit is included in this category.
- Unit or building is undergoing renovation - Includes vacant units which are being renovated, or the building is being renovated.
- Unit or building is awaiting renovation - Also includes vacant units held off the market until other units in the building can be vacated so that the whole building can be renovated.
- Being converted to nonresidential purposes - Vacant units that will be converted to nonresidential use are included in this category.
- A legal dispute involving the unit - Includes vacant units wherein the terms of a will, a lawsuit, settlement of an estate, or some other legal matter places the unit in limbo.
- Being converted or awaiting conversion to condominium or cooperative - Includes vacant units that are not available for rent or sale because they are in the process of being converted to a condo/coop.
- Held for occasional, seasonal, or recreational use - Includes vacant units which are held for weekend or other occasional use throughout the year. Units belonging to a corporation for occasional use by an employee are also included in this category.
- The owner cannot rent or sell at this time due to personal problems - Includes vacant units that are unavailable for occupancy because of some personal problem of the owner such as age or illness.
- Being held pending sale of building - Includes vacant units that are being held until the entire building is sold.
- Being held for planned demolition - Includes vacant units in a building that the owner plans to demolish once the unit is vacated.
- Held for other reasons - Includes vacant units that are unavailable for reasons not included in any of the above categories.

Reference Person. See Householder.

Relationship. Relationships are determined by how each household member is related to the householder.

Persons are classified as relatives of the householder if they are related to him/her by blood, marriage, or adoption. Unrelated household members could include a roomer/boarder, foster child, unmarried partner, housemate/roommate, or other non-relative.

Rent. See Monthly Asking Rent, Monthly Contract Rent, Monthly Gross Rent, or Monthly Out-of-Pocket Rent.

Rent as Percent of Income. This is the percentage of a household's average monthly income represented by the monthly rental expense. Contract Rent as a percent of Income uses the monthly contract rent as the numerator. Gross Rent as a percent of Income uses the monthly gross rent as the numerator. Calculations are not done for households that do not pay rent, have no income, or report a net income loss.

Rent Regulation Status (see Control Status). The final rent regulation status definitions were prepared by the New York City Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research. They were the basis of the regulatory status categories used in this document and can be found in Appendix C.

Rent Regulation Status (Respondent Reported). This is the rent regulation status as reported by the respondent. Status is categorized as follows: 1) under rent control, 2) rent stabilization, 3) neither, and 4) respondent doesn't know. The response to this question is NOT used in determining rent regulation status (see definition of Rent Regulation Status).

Rent Subsidy. This refers to whether the Federal, state, or local government pays part of the householder's rent either to a member of the household or directly to the landlord under the following programs:

- Under the Federal Section 8 certificate or voucher program, the government pays part of the rent for low income families and individuals. The tenants pay approximately 30 percent of their household income for rent, and the Section 8 program pays the difference between the tenant's payment and a fair market rent.
- The Public Assistance Grant is made up of the Basic Grant and Shelter Allowance. The Shelter Allowance is meant to be used for the payment of rent. If the rent is higher than the Shelter Allowance, the tenant must pay the remainder of the rent with the Basic Grant.
- A Senior Citizen Rent Increase Exemption (SCRIE) is for people aged 62 and above living in rent controlled, rent stabilized, or Mitchell-Lama units. For tenants with incomes below a threshold amount, the city pays the difference in monthly rent resulting from increases that raise rent to more than one-third of income.
- Any other federal, state or city housing subsidy program.

Rooms. Rooms counted include whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, permanently enclosed porches that are suitable for year-round use, and lodger's rooms. 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, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, other unfinished space used for storage, open porches, trailers used only as bedrooms, and offices used only by persons not living in the unit.

If a room is used by occupants of more than one unit, the room is included with the unit from which it is most easily reached.

Senior Citizen Carrying Charge Increase Exemption. Data are limited to households with persons age 62 or over living in cooperatives. The City of New York will pay the difference between one-third of income and an increase in the carrying charge above that amount in households where the householder or spouse is age 62 or over with incomes less than a threshold amount. This program is intended for residents of Mitchell-Lama cooperatives.

Single Room Occupancy (SRO) Unit. A rental unit consisting of one or two rooms, which does not provide its occupants with exclusive use of a complete kitchen and/or complete bath. For example, the SRO may have a shared bath, or a partially-equipped kitchen.

Spanish/Hispanic Origin. This classification refers to whether each person occupying the housing unit is of Spanish or Hispanic origin. The following categories are identified as Spanish/Hispanic: Puerto Rican, Dominican, Cuban, South/Central American, Mexican/Mexican-American/Chicano, and Other Spanish/Hispanic.

Special Place. These are different types of living quarters that are excluded from the survey. Examples include nursing homes, prisons, rectories and dormitories. Thus, any persons residing in such places are also not included in the survey. Note that prior to 2000, "rooming/boarding houses" were special places, but they are no longer.

SRO Flag. This flag designates units that were found on the Single Room Occupancy (SRO) sample frame.

Structure Classification. New York City structure class definitions are prepared by the New York City Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research.

The New York State Multiple Dwelling Law (MDL) assigns a structure class designation to all "multiple dwellings," that is, all buildings that have three or more residential dwelling units. A "class A" multiple dwelling is used, as a rule, for permanent residence purposes. A "class B" multiple dwelling is used, as a rule, transiently, as the more or less temporary home of individuals or families who are lodged without meals. In addition, the Multiple Dwelling Law distinguishes between: a) "tenements," which are pre-1929 residential structures built originally as residential buildings, b) "post-1929 multiple dwellings" which are residential structures built after 1929, c) "converted dwellings" which are multiple dwellings that have been converted from structures that were originally 1-2 family dwellings, and d) "altered dwellings" which are multiple dwellings that have been altered from structures that were used for commercial or other non-residential purposes.

The structure class categories used for the 2002 New York City Housing and Vacancy Survey are

based on the Multiple Dwelling Law and are defined as follows:

Old Law Tenement (built before 1901) - A "class A" multiple dwelling constructed before 1901 and subject to the regulations of the Tenement House Acts of 1867 and 1879. These buildings were usually designed to fit the maximum number of rooms on the standard 25' x 100' lot, with "railroad flat" floor plans, having rooms lined up like cars on a train. These plans offered little light or ventilation for interior rooms. Most of the buildings were six stories or less, with four apartments per floor. There were minimum standards regarding ventilation, fire escapes, sanitation, and basement units.

New Law Tenement (built 1901-1929) - A "class A" multiple dwelling constructed between 1901 and 1929 and subject to new standards for ventilation, sanitation, and fire safety contained in the Tenement House Act of 1901. Distinguished from the Old Law Tenement in terms of reduction of hazardous conditions and improved access to light and air. Typically, these structures were larger than Old Law Tenements, built on lots at least 40 feet wide, with courtyards or double sized air shafts to meet the enhanced ventilation standards.

Multiple Dwelling Built After 1929 (including public housing) - A "class A" multiple dwelling constructed after 1929 and subject to the regulations of the Multiple Dwelling Law of 1929. This law codified standards for high rise apartments, whether for tenements or luxury buildings. This law made "mechanical ventilation" an acceptable substitute for windows in corridors and baths, increased height and bulk limits, and legitimated the double-loaded corridor, in which a series of apartments open onto an interior hallway with no windows.

Apartment Hotel Built Before 1929 - A "class A" multiple dwelling constructed before 1929 that has hotel-type amenities such as a front desk, maid service, or linen service.

One-two Family Dwelling Converted to Apartments - A "class A" multiple dwelling that was converted from a dwelling that previously had fewer than three residential units.

Non-residential Building Altered to Apartments - A "class A" multiple dwelling that was altered from a non-residential building that previously had no residential units.

Tenement Building Used for Single Room Occupancy - A "class A" multiple dwelling with units that are being used for single room occupancy pursuant to section 248 of the Multiple Dwelling Law. Section 248 specifies the conditions under which "class A" multiple dwellings may be used for single room occupancy. Single room occupancy is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant(s) reside separately and independently of the other occupant(s) of the same apartment. When a "class A" multiple dwelling is used wholly or in part for a single room occupancy, it remains a "class A" multiple dwelling.

One-two Family Dwelling Converted to Rooming House - A "class B" multiple dwelling that was converted from a dwelling that previously had fewer than three residential units. A rooming house is a multiple dwelling, other than a hotel, having fewer than thirty sleeping rooms and in which persons either individually or as families are housed for hire or otherwise with or without meals.

Miscellaneous Class B Structure - This includes all other "class B" multiple dwellings such as old law and new law residential apartment buildings converted for single room occupancy, but not pursuant to section 248 of the Multiple Dwelling Law; lodging houses; rooming houses; hotels; and commercial buildings altered for residential single room occupancy use. A lodging house is a multiple dwelling, other than a hotel, a rooming house, or a furnished rooming house, in which persons are housed for hire for a single night, or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a week. An inn with fewer than thirty sleeping rooms is a rooming house. A hotel is an inn having thirty or more sleeping rooms.

One-two Family House. A "private dwelling" in any building or structure designed and occupied exclusively for residence purposes by not more than two families. A building designed and occupied exclusively by one family is a "single-family private dwelling". One designed for and occupied exclusively by two families is a "two-family private dwelling". Private dwellings also include a series of one-family or two-family dwelling units, each of which faces or is accessible to a legal street or public thoroughfare.

Sub-borough Areas. Sub-borough areas are groups of census tracts containing at least 100,000 population. The tract composition of each area was determined by the New York City Department of Housing Preservation and Development and was based on Census Bureau requirements that no sub-borough area can be identified with less than 100,000 population. The boundaries of sub-borough areas may often approximate community district boundaries. However, sub-borough areas are not the same as community districts.

Temporarily Absent or on Layoff. Data on temporarily absent are presented for persons who reported not working the week prior to interview. Data are shown separately for persons reporting an official layoff or furlough and those reporting absence because of vacation, temporary illness, or involvement in a labor dispute, etc.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged at the time of the interview. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it at the time of our visit. All other occupied housing units are classified as renter-occupied including housing units rented for cash rent and those occupied without payment of cash rent.

Toilet Breakdowns. Based on respondent's report of whether there was a time in the three month period preceding the survey when all the toilets in the apartment (house) were not working for six consecutive hours.

Type of Business/Industry Activity. Data are presented that reflect the main business/industry activity conducted by a firm. The categories are as follows:

- Manufacturing - the making, processing, or assembly of products.
- Wholesale trade - the buying of goods from a manufacturer and the selling to large users such as retail stores, hotel chains, hospitals, etc.

- Retail trade - the selling of products directly to consumers; all restaurants and taverns are also included here.
- Other - includes construction firms, government agencies, and service industries. Examples of service industries are hotels, repair shops, laundries, hair salons, advertising agencies, and stock brokerages.

Type of Heating Fuel. Four types of heating fuels were reported. Electricity is generally supplied by means of above or underground electric power lines. Utility gas is piped through underground pipes from a central system to serve the neighborhood. Fuel oil is heating oil, normally supplied by truck to a storage tank for use by the heating system. Other fuels include coal, kerosene, wood, etc.

Type of Industry and Occupation Code. Codes for type of industry and occupation are based on 2000 census definitions at the three digit level. These three-digit codes are listed at the Census Bureau's HVS web-site: www.census.gov/hhes/www/housing/nychvs/2002/nychvs02.html

Type of Schedule. These codes are assigned during clerical editing of the questionnaires and may be used in computer editing to assign tenure and vacancy status if these items are not reported. (This item appears on the Microdata File only.)

Type of Worker. Type of worker consists of the following categories:

1. Private Wage and Salary Worker - FOR PROFIT company, business, or individual for wages, salary, or commission. This classification also includes compensation by tips, piece rates, or pay "in kind," if received from a non-governmental source, regardless of whether the source is a large corporation or a single individual.
2. Private Wage and Salary Worker - NOT-FOR-PROFIT, tax exempt, or charitable organization. This category includes:
 - Employees of churches, unions, YMCAs, political parties, professional associations, non-profit hospitals, and similar organizations.
 - Persons who work for condominium and cooperative associations, other cooperative businesses, mutual and fraternal insurance companies, mutual savings banks, and credit unions.
 - Employees of foreign governments, the United Nations, or other formal international organizations controlled by foreign governments.

3. Government Worker - federal

Government Worker - state, local (city, borough, etc.) - these categories include:

- Employees of public schools, government-owned bus lines, and government-owned utilities (by level of government).

- Persons elected to paid offices.
 - Civilian and active duty members of the Armed Forces.
4. Self-employed in own incorporated/unincorporated business or professional practice.
- Own business, incorporated, refers to people who own all or most of the stock in a privately held corporation, and consider themselves self-employed.
 - Own businesses, unincorporated, refers to work for profit or fees in the person's own business, shop, office, etc. It does not include managers or other executives hired to run a business, salespersons on commission, or corporate officers. This category includes sole proprietorships and partnerships, but the company cannot be incorporated.
5. Working without pay in a family business.

Persons who received no monetary compensation for their work in a family business are included in this category. In addition, persons who receive room and board as pay for work in a family business are also included here.

Utilities and Fuels. Data on amounts paid for the utility items (electricity, gas, water, and sewer) and the fuel items (oil, coal, kerosene, wood, etc.) are shown if they are used and paid separately from the rent or any condominium or maintenance fees. Amounts for electricity and gas are monthly; water and sewer, and other fuel costs are yearly.

The gas, water and sewer utility items, and fuel items used in the monthly gross rent tabulation are all two-part questions: 1) Is the item paid separately (from the rent or any condominium or maintenance fees), and 2) If it is paid separately, what is the cost (amount). However, information on electricity is asked in a three part question: 1) Is electricity paid separately (from the rent or any condominium or maintenance fees), 2) if it is paid separately, what is the cost (amount), and 3) if it is combined with the gas payment and respondent cannot give separate estimates of gas and electricity costs.

Vacancy Status. Data on the status of vacant units are presented in the following categories:

- Vacant for rent - Includes vacant units that are for rent only; both for rent or for sale; unsold vacant units offered for rent in condominium or cooperative buildings; individually owned units offered for rent during an extended absence by the owner; and vacant units in a building offered for sale and the sample unit is offered for rent.
- Vacant for sale - Includes only vacant units for sale to the general public.
- Not available for rent or for sale - Includes units not available for rent or for sale. See "Reason Vacant Unit Not Available" for a description of the reasons.

Value. Value is the respondent's estimate of how much the apartment or house/lot would sell for if it were for sale. Any nonresidential portions of the property are excluded from the estimate.

Water Leakage. The data refer to units where water has leaked into the unit other than from the unit's fixtures backing up or overflowing. Units with situations such as leaks through the ceilings or roof, or closed windows are included here.

Wheelchair Accessibility. A series of items were added in 1996 to determine if the building and sample unit were wheelchair-accessible. The field representative determined by observation or measurement if the street entry and inner lobby (width at least 32"), elevator (door width 36", cab depth 51"), and unit entrance (width 32") were accessible. Additionally, each respondent living in a building with an elevator was asked if the elevator could be reached without using steps, and, all respondents were asked whether the unit could be reached from the sidewalk outside, without using any steps.

Worked Last Week. Last week refers to the full calendar week, Sunday through Saturday before the interview. The following activities are counted as work: paid work; work for meals; lodging, supplies, etc.; work for piece rates, commissions, or tips; work in the person's own business or professional practice; work without pay in a family business; active military duty; and any part-time job such as babysitting. Work excludes work around a person's own house, unpaid babysitting, volunteer work, and school work.

Worker's Occupation Code. Codes for type of occupation are based on the 2000 census definitions at the three digit level. These three-digit codes are listed at the Census Bureau's web site: www.census.gov/hhes/www/housing/nychvs/2002/nychvs02.html

Year Acquired. The year the apartment (house) was acquired is the year the householder acquired the apartment (house) outright or began making payments on the mortgage or similar loan. The year the apartment (house) was acquired is not the year the mortgage or similar loan was paid off.

Year Building Built. Data on year built were obtained from records provided by the New York City Department of Housing Preservation and Development. Each sample unit was coded via computer based on this information.

Year Last Worked. The data represent the most recent year in which the person did any work at all, not necessarily the year the person last worked full-time.

Year Moved In. Data are presented for the year in which the householder moved into the sample unit; that is, the date of the latest move. If the householder moved out of the unit but returned later, the data refer to the date he/she moved back.

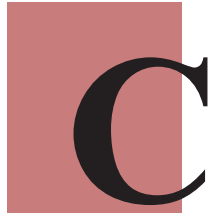
Year Moved to New York City. If householder was born outside of New York City, reports the year he/she moved to New York City. (See Immigration Status)

Year Moved to U.S. If householder was born outside of the U.S., reports the year he/she moved to the U.S. (See Immigration Status)

Poverty Thresholds for 2001, by Size of Family and Number of Related Children Under 18 Years

Size of Family Unit	Weighted Average Threshold	Related Children Under 18 Years											
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More			
One person (unrelated individual)	\$9,039												
Under 65 years	9,214	\$9,214											
65 years and over	8,494	8,494											
Two persons	11,569												
Householder under 65 years	11,920	11,859	\$12,207										
Householder 65 years and over	10,715	10,705	12,161										
Three persons	14,128	13,853	14,255										
Four persons	18,104	18,267	18,566	\$18,022									
Five persons	21,405	22,029	22,349	21,135	\$20,812								
Six persons	24,195	25,337	25,438	24,411	23,664	\$23,221							
Seven persons	27,517	29,154	29,336	28,271	27,456	26,505	\$25,462						
Eight persons	30,627	32,606	32,894	31,783	31,047	30,112	29,140	\$28,893					
Nine persons or more	36,286	39,223	39,413	38,449	37,726	36,732	35,833	35,610	\$34,238				

Source: U.S. Census Bureau.



Definitions of Rent Regulation Status

Prepared by New York City Department of Housing Preservation
and Development
Division of Housing Policy Analysis and Statistical Research

For purposes of the HVS, the Census Bureau draws a scientifically selected sample of New York City housing units from among all those possible; i.e., the sample frame. The 2002 New York City Housing and Vacancy Survey (HVS) used a new sample taken from a sample frame based primarily on the 2000 Decennial Census and updated. The 1991, 1993, 1996, and 1999 HVSs were based on a sample taken originally from the 1990 Census. The five HVSs from 1975 to 1987 used a sample originally drawn from the 1970 Census. Each rental unit in the sample must be assigned a rent regulation status. The following describes both the two-phase coding procedure applied to determine rent regulation status in the 2002 HVS, and brief definitions of these rent regulation status categories under current law and regulations.

The following two-phase coding procedure allowed the U.S. Census Bureau to assign a regulation status to each rental unit selected for the new sample.

First Phase - Address Lists

The Census Bureau first looks for a match of each apartment name and/or building address of a sample unit with any of several address lists supplied by HPD. These lists are obtained from the administrative records of the various federal, state and city agencies responsible for rent regulation. They are geocoded (to identify valid, duplicate and alias addresses) and prepared in a format that the Census Bureau can use. These lists include the following: the computerized rent and building registration files from the New York State Division of Housing and Community Renewal (DHCR) for rent stabilized and rent controlled units, all the public housing units owned and managed by the New York City Housing Authority, buildings regulated by New York State or New York City under the Mitchell-Lama program, buildings held and managed by the City under the *in rem* program, units whose rents are regulated by the New York City Loft Board, units in buildings whose rents are regulated under programs of the federal Department of Housing and Urban Development (HUD), and those regulated under Article 4 of the Private Housing Finance Law (PHFL).

The largest of these lists contains the records for rent stabilized and rent controlled units. Under the Omnibus Housing Act of 1983, administration of rent control and rent stabilization in New York City became the responsibility of the New York State Division of Housing and Community Renewal (DHCR). In April 1984, owners of rent controlled units in buildings of six or more units were required to register these units and provide information on their tenantry and unit characteristics to DHCR. Owners of rent stabilized units are required to file registrations annually.

However, relying exclusively on DHCR administrative records of rent controlled and rent stabilized units to determine regulation status may be problematic for a number of reasons. First, although the Omnibus Housing Act of 1983 required owners with rent controlled and rent stabilized apartments to register with the DHCR, 100 percent compliance by owners is unlikely, and the Rent Regulation Reform Act of 1993 substantially eased penalties for failing to register in a given year, so it is unlikely that all owners of stabilized units do register their buildings and units annually. Owners of buildings with rent-controlled units are not required to register those units annually.

Second, the Rent Regulation Reform Acts of 1993 and 1997 provided owners with certain terms and conditions in terms of vacancy, monthly rent levels and leaseholder incomes that allowed them to decontrol both rent controlled and rent stabilized units. This meant that annual registration information could be over-ridden by subsequent decontrol on the part of the owner.

Third, rent controlled units can be passed to a next generation of close relatives or domestic partners who have shared the unit for a period of years with the original leaseholder. These "succession rights" needed to be taken into consideration in coding the rent regulation status of a unit.

For the 2002 HVS, HPD compiled as complete a list of rent controlled and rent stabilized units as possible by integrating several address list files provided by the state DHCR. HPD obtained from DHCR and merged the annual rent registration files covering the five-year period, 1996 through 2000, and selected the most recent registration status available for each unit. These files included rent stabilized, rent controlled and exempt (no longer regulated) units registered with DHCR. HPD also obtained from DHCR records of units known to be rent controlled because building owners had requested an increase in the unit's Maximum Base Rent in the 1997-1998 and/or 1999-2000 cycles. DHCR also provided data on units decontrolled (mostly stabilized) as of December 2001 as a result of a request by the owner under the rent level and leaseholder income decontrol provisions of the 1993 or 1997 Rent Regulation Reform Acts. All of these data files were used by HPD to select the most recent available rent regulation status (controlled, stabilized or exempt) for a unit based on records provided by DHCR. These were provided to the Census Bureau for its coding of regulatory status through subsequent procedures.

Second phase - Supplementary Information

For units with no match on any of the publicly regulated address lists, and for units matching the rent controlled or rent stabilized lists, the Census Bureau then applies a further algorithm to incorporate the major definitional criteria covered in the Local Emergency Rent Control Act of 1962, the 1969 Rent Stabilization Law, the 1974 Emergency Tenant Protection Act, the Omnibus Housing Act of 1983 and the Rent Regulation Reform Acts of 1993 and 1997. This phase determines whether a unit 1) should have been listed as controlled or stabilized but was not, or, 2) was at one point controlled or stabilized but should not have been by the time of the HVS interview; and 3) if identified as rent stabilized, should be coded as pre-1947 or post-1947, since this information does not appear on the DHCR files. For example, this supplementary procedure identifies units registered as controlled in 1984 that changed tenancy since then but for which no change in registration was filed, or units in cooperative or condominium buildings that were regulated at the time of a prior registration but changed tenancy since conversion, and exempt units whose owners have not registered them as exempt. The criteria include age of building, number of units in the building, move-in date of the current tenant, whether the building receives a 421-a or J-51 tax reduction benefit, whether the building is a cooperative or a condominium, whether the tenant moved in after date of coop/condo conversion, and if the contract rent level is greater than \$2,000.

Below are descriptions of the rent control and rent stabilization categories, followed by descriptions of the other rent regulation categories covered in the HVS.

Controlled

Controlled units are subject to the provisions of the Rent Control Law and Regulations, which have jurisdiction over occupied private rental units. All increases in rent are set and must be approved by the state DHCR. The following units are classified as rent controlled: units in buildings with three or more

units constructed before February 1, 1947, where the tenant moved in before July 1, 1971, or units substantially rehabilitated prior to January 1, 1976 under the provisions of J-51, which were initially occupied by the current tenant prior to January 1, 1976; units in buildings with one or two units constructed before February 1, 1947 which were initially occupied by the current tenant prior to April 1953. Some controlled units may remain in buildings converted to cooperatives or condominiums.

In addition, the rents of units in rental buildings built under the Municipal Loan Program, Article 8 of the PHFL, are under statutory rent control, though not under the Maximum Base Rent system. If a Municipal Loan was taken out before 1984 and is still outstanding, its rents are regulated by DHCR based upon HPD's recommendation. If an outstanding loan was taken out after 1984, its rents are regulated by HPD. When the Municipal Loan is paid off, if built before 1974 and the building contains six or more units, its units continue to be regulated; if built after 1974, or the building has fewer than six units, the units become deregulated. Municipal loan units are not covered in the second phase of the HVS coding procedure and might inaccurately be categorized as stabilized or "other" for this survey. However, the coding errors for these units should be few because a relatively small number of units remain in this program and the DHCR file covered the majority of regulated rental units; only those units not properly registered with the DHCR would be miscoded.

Under law, all rent controlled apartments that are voluntarily vacated after June 30, 1971 are no longer subject to the jurisdiction of the Rent Control Law. If the unit is in a building with fewer than six units, it becomes decontrolled; if the unit is in a building with six units or more, it becomes rent stabilized.

Stabilized

The stabilized category is divided into two parts: units built pre-1947 and units built in or post-1947.

Pre-1947 Stabilized

The following units are classified as pre-1947 stabilized units: units in buildings with six or more units constructed before February 1, 1947 where the current tenant moved in on or after July 1, 1971; units decontrolled prior to July 1, 1971 under the luxury or vacancy decontrol provisions of city rent regulations unless the current tenant moved in after the effective date of a cooperative or condominium conversion (if any).

In buildings that contained six or more units at the time stabilization went into effect, which were converted to five or fewer units at a later date, units would remain stabilized. If a landlord failed to properly register one of these units as stabilized, the DHCR does not correct it, and thus, it would be inaccurately coded as "other" for the purposes of this survey.

Post-1947 Stabilized

The following units are classified as post-1947 stabilized: units in buildings with six or more units which were constructed between 1947 and 1973 or after 1974 if the units received a 421-a or J-51 conversion tax abatement that is still in effect (some previously tax-abated units are no longer rent stabilized after the expiration of tax benefits) and the current tenant moved in prior to a cooperative or condominium conversion (if any); units in buildings occupied prior to 1974 under the Mitchell-Lama program which have been "bought out" of the program. In addition, some housing units subject to regulation by virtue of various governmental supervision or tax benefit programs are subject to rent regulatory status pursuant to Section 2521.1(k) of the Rent Stabilization Code.

The data covered in this report on rental units by rent-regulation status were generated based on the rent-regulation status classification system which the Census Bureau has been using for the 2002 and previous HVSs. This classification system categorizes some rent-stabilized units as units whose rents were regulated by the U.S. Department of Housing and Urban Development (HUD) if they also received HUD assistance and their rents were regulated by HUD.

Public Housing

Rental units in structures owned and managed by the New York City Housing Authority are classified as Public Housing. Only households with specified low- or moderate-income levels may qualify as tenants. The Authority regulates rentals and terms and conditions of occupancy. Private housing leased by the Authority is not classified here as Public Housing.

Mitchell-Lama Rental

Rental units in buildings constructed under the provisions of Article 2 of the PHFL are classified as Mitchell-Lama Rental. Units in the sample are coded by the Census Bureau based on administrative records from the state and city agencies (DHCR and HPD) that are responsible for supervising these developments.

The Mitchell-Lama program is primarily housing for moderate and middle-income tenants; therefore, occupancy is restricted to households meeting certain income limitations. The mechanisms employed to keep rents at affordable levels include tax exemption, state- or city-provided low interest mortgages, and limitations of return on equity. In certain instances, federal subsidy programs are combined with the state and local assistance measures to achieve the program's objectives. Rents are directly regulated; adjustments are based on changes in operating costs, debt structure, and profitability in the particular project and must be approved by the appropriate state or city agency. Certain Mitchell-Lama projects were refinanced under 223F, National Housing Act, and rents are regulated by the U.S. Department of Housing and Urban Development (HUD).

All Other Rental Housing

This is a single residual category in tables of HVS data prepared by the Census Bureau. It encompasses all units excluded from the control status classifications described above. It includes the following categories which can be isolated separately when using HVS microdata files prepared by the Census Bureau for the HVS.

(a) Not Regulated

Units with no current governmental restrictions or regulation on rents or rental conditions or type of tenancy. This category is made up of the following units.

- (i) Units regulated in the past and deregulated under the provisions of vacancy decontrol. For the most part these units are in buildings with five or fewer units built before 1947.
- (ii) Cooperative or condominium units which are renter occupied by tenants who moved into them after the buildings were converted to cooperatives or condominiums.

- (iii) Units that were never subject to government rent regulation. Units in this category are mainly located in structures of fewer than six units that were completed on or after February 1, 1947, or in rental buildings constructed after January 1, 1974 which did not receive 421-a tax abatements, or are in buildings originally constructed as cooperatives or condominiums.
- (iv) Units that were deregulated by the order of the DHCR because of monthly contract rent of \$2,000 or more and annual tenant income of \$175,000 or more, under provisions of the Rent Regulation Reform Act of 1997. These units were identified from a list of such units since program inception in 1993 provided by the DHCR.
- (v) Units whose tenants took occupancy in 1994 or later, if the rent is \$2,000 or more and the building is not currently under the 421-A or J-51 program.

(b) *In Rem*

In Rem includes units located in structures owned by the City of New York as a result of an *in rem* proceeding initiated by the city after the owner failed to pay tax on the property for 3 or more years for 1- and 2-family dwellings, or one or more years for a multiple dwelling. Though many of these units in multiple dwellings had previously been subject to either rent control or rent stabilization, they are exempt from both regulatory systems during the period of city ownership.

(c) HUD Federal Subsidy

Unit is in a building which received a subsidy through a federal program which requires HUD to regulate rents in the building. These programs include Section 8 New Construction, Substantial and Moderate Rehabilitation as well as other subsidized construction and rehabilitation programs. They do not include units in buildings which receive federal mortgage guarantees; nor, because the HUD lists used for the HVSs were organized by building, not unit, do they include units whose tenants receive Section 8 existing certificates or rent vouchers unless the entire building is receiving federal subsidy. Moreover, some units which receive subsidies from more than one government source may be listed under another control category such as Mitchell-Lama. Thus, the HVSs data on HUD Federal Subsidy should not be used to study units or occupants of units participating in these programs.

(d) Article 4

Unit is in a building which was constructed under Article 4 of the PHFL and which is still covered by the provisions of the article. This program built limited-profit rental buildings for occupancy by households with moderate incomes.

(e) Loft Board Regulated Buildings

Unit is located in a building originally intended as commercial loft space, is occupied as rented residential space and its rent is regulated by the New York City Loft Board (as indicated by Loft Board records).

- (f) "Other Regulated" as a category in tables in the published comprehensive report includes HUD-regulated, Article 4 and New York City Loft Board-regulated units, described above. In tables where Mitchell-Lama or *in rem* units are not categorized separately, they also are included in "Other Regulated."

Definition of Program Status Input

This variable is only used as part of a control status recode programming sequence that identifies the rent regulation status of a unit. For reasons of confidentiality, units in buildings receiving benefits from more than one program are only listed for one program by the Census Bureau. Thus, the variable does not give complete data for all programs and should not be used to study characteristics of units in the various programs. Definitions of programs used in this control status recode are the same as those described above, with the addition of the following two programs:

421-A

Unit is in a building which receives or received 421-a tax benefits from the City of New York. This program provides real estate tax exemptions and abatements to newly constructed units. Because of constraints placed on the data for reasons of confidentiality, the Census Bureau may not list as receiving 421-a tax benefits some units that do receive 421-a tax benefits but also receive benefits under other programs. Therefore, HVS data on 421-a should not be used to study the size, effects, or beneficiaries of the 421-a tax abatement program.

J-51

Unit is in a building that receives or received J-51 tax benefits from the City of New York, based on most recent available expiration date. This program provides real estate tax exemptions and abatements to existing residential buildings that are renovated or rehabilitated in ways conforming to the requirements of the statute. It also provides these benefits to residential buildings that were converted from commercial structures. The HVS data on J-51 should not be used to study size, effects, or beneficiaries of the J-51 tax abatement program because, for reasons of confidentiality, some units receiving J-51 benefits as well as other benefits are not listed as receiving J-51 benefits by the Census Bureau.



2002 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding

Prepared by the U.S. Census Bureau

I. SAMPLE DESIGN

The purpose of the New York City Housing and Vacancy Survey (NYCHVS) is to measure the rental and homeowner vacancy rates, as well as various household and person characteristics. The City of New York is required by law periodically to conduct a survey to determine if rent regulations should be continued. New York City's prime consideration is the "vacant available for rent" rate, which is defined as the ratio of the vacant available for rent units to the total number of renter occupied and vacant available for rent units for the entire city. The design required the standard error of the estimate of this vacant available for rent rate for the entire city to be no more than one-fourth of 1 percent, if the actual rate was 3 percent.

A. Sampling Frames

The survey includes only housing units. The principal exclusions were living quarters classified as:

- transient hotels,
- commercial and mission lodging houses,
- inmate living quarters in institutions,
- quarters for the military on military installations, and
- other large group quarters not meeting the definition of a housing unit.

Also, generally excluded were housing units in special places. These included housing units located on the grounds of institutions (both civilian and military), with the exception of residential hotels and motels.

We selected the 2002 NYCHVS sample from housing units in the following three sample frames:

- Housing units included in the 2000 Census.
- Housing units constructed since the 2000 Census and those that were nonresidential at the time of the 2000 Census but have since been converted to residential units.
- Housing units in structures owned by New York City (*in rem*). These types of housing units were oversampled to ensure a large enough sample for analysis of this subuniverse. Note that these housing units are also part of the 2000 census frame.

B. Sample Selection

Within each frame, we selected clusters (groups of housing units) of generally four housing units, with the exception of in rem units where we selected clusters of approximate size five. For all frames except the in rem frame, the housing units were consecutive units. For the in rem frame, we selected a systematic sample of housing units within each sample building.

1. Housing Units Included in the 2000 Census

Within this frame, we sorted housing units by (a) borough, (b) sub-borough, (c) percent renter occupied in the block, (d) tract, (e) block number, (f) basic street address, and (g) unit designation. We selected a systematic sample of housing units across all boroughs. This frame included *in rem* units.

2. Housing Units Constructed Since the 2000 Census

We selected units in this frame from Certificates of Occupancy (C of Os) issued between January 2000 and November 2001. We dropped all housing units that were also on the 2000 census frame from this sample. We sorted the housing units by borough and date (i.e., year and month) of issue and selected a systematic sample of housing units within each borough. We listed each structure that contained a sample housing unit and then identified the designated sample unit in the order in which the unit appeared on these listings.

3. Housing Units in Structures Owned by New York City (*in rem*)

This frame consisted of units in structures owned by New York City as of December 2001. The City owned these units because the owner failed to pay the real estate tax and/or other charges on the property. We selected a probability proportional to size sample of in rem buildings first, then selected sample units within buildings. First, we sorted the buildings by:

- (1) borough, and
- (2) size of the building (number of units)

We selected a systematic sample of buildings; then, after listing the individual units in each building, we selected a systematic sample of units within each sample building.

C. Sample Size

The total number of sample housing units selected for the 2002 NYCHVS was 18,293. The table below provides the total number of sampled housing units by borough.

Borough	Number of Housing Units
Bronx	2,810
Brooklyn	5,235
Manhattan	4,846
Queens	4,493
Staten Island	909
Total	18,293

Of these housing units, 325 interviews were not obtained because, for occupied housing units,

- the occupants refused to be interviewed,
- were not at home after repeated visits,
- or were unavailable for some other reason.

For vacant units, an interview wasn't obtained if no informed respondent could be found after repeated visits. These 325 noninterviews are known as type-A noninterviews. There were an additional 811 units, known as type-C noninterviews, that were not interviewed because they no longer exist or are uninhabitable. This classification produced a 98 percent overall response rate.

The sample housing units were visited between January and June 2002 by field representatives (FRs) hired and trained for this task. The FRs visited each sample address and completed a questionnaire for both occupied and vacant units. In addition, for evaluation purposes, the occupancy status of all vacant units and a sample of occupied units was independently determined in a reinterview. An independent third interview reconciled any differences.

II. ESTIMATION PROCEDURE

To compute estimates of housing unit characteristics based on the data collected for the 2002 NYCHVS, we performed the following adjustments to the weights of sample housing units:

1. Because *in rem* sample units and a few census sample units were eligible for selection from both the 2000 Census and the *in rem* frames, we adjusted the basic weights (the inverse of the probability of selection for the unit) of these units to reflect the fact that they had multiple chances of selection.
2. We adjusted the basic weight of each interviewed housing unit to account for type-A noninterviews.
3. We used a three-stage housing unit ratio estimation procedure to do the following:
 - to account for known sampling variability in the 2000 census frame (frame one),
 - to account for known sampling variability in the *in rem* frame (frame three),
 - to bring the sample estimates of housing units into close agreement with estimates derived from independent sources, and
 - to account for housing unit undercoverage.

We used the same procedure to estimate person characteristics, but added a ratio estimate factor to adjust for person undercoverage within households.

A. Type-A Noninterview Adjustment Factor

We applied a noninterview adjustment factor to all interviewed units to account for type-A noninterviews. We applied the factor separately for old construction units (frames one and three) and new construction/conversion units (frame two) as follows:

Old Construction

For sample housing units selected from the 2000 census, we computed the factor separately by borough using the following 2000 census characteristics:

- For renter-occupied HUs, we used
 - (a) Subborough (Bronx (10), Brooklyn (16), Manhattan (10), Queens (14), Staten Island (3))
 - (b) Number of Persons in the Housing Units (1, 2, 3-4, 5 or more)
 - (c) Race of the Householder (White, Black, All Remaining Races)
- For owner-occupied HUs, we used
 - (a) Subborough (Bronx (10), Brooklyn (16), Manhattan (10), Queens (14), Staten Island (3))
 - (b) Number of Persons in the Housing Units (1, 2, 3-4, 5 or more)
- For vacant HUs, we used vacancy status (vacant for rent; vacant for sale; rented/sold; seasonal; migrant; other.)
- We computed the factor for *in rem* units by borough.

New Construction

For new construction/conversion units, we computed the factor separately by type of unit (new construction and conversion), year the C of O was issued (new construction only), and borough.

The noninterview adjustment factor was equal to the following ratio for each cell:

$$\frac{(\text{weighted count of interviewed units}) + (\text{weighted count of Type A noninterviews})}{(\text{weighted count of interviewed units})}$$

B. Ratio Estimate Factors

For each ratio estimation procedure, we computed factors for ratio estimate cells (characteristics) and applied the factors to the appropriate units in the corresponding cell. The factors were equal to the following ratio:

$$\frac{\text{Independent estimate of number of HUs (persons) for the cell}}{\text{NYCHVS sample estimate of number of HUs (persons) for the cell}}$$

The denominators of the ratios equaled the sum of the weights of housing units (or persons) with all previous factors applied.

1. 2000 Census Ratio Estimate Factor

This procedure adjusted for differences between the 2000 census counts and the corresponding sample counts. We applied this ratio estimation procedure to all 2000 census units in the NYCHVS sample (units from frame one and frame three). We computed the factors separately by borough using the following 2000 census characteristics:

For renter-occupied housing units, we used

- (a) Subborough (Bronx(10), Brooklyn (16), Manhattan (10), Queens (14), Staten Island (3))
- (b) Number of Persons in the Housing Units (1, 2, 3-4, 5 or more)
- (c) Race of the Householder (White, Black, All Remaining Races)

For owner-occupied housing units, we used

- (a) Subborough (Bronx (10), Brooklyn (16), Manhattan (10), Queens (14), Staten Island (3))
- (b) Number of Persons in the Housing Units (1, 2, 3-4, 5 or more)

For vacant housing units, we used vacancy status (vacant for rent; vacant for sale; rented/sold; seasonal; migrant; other.)

2. In Rem Ratio Estimate Factor

This procedure adjusted for known sampling variability in the *in rem* sample selection. We applied this ratio estimation procedure to all *in rem* sample units (frame three). We computed ratio estimate factors for each borough (5 cells). The independent estimates were the total number of *in rem* units in each borough in the *in rem* frame.

3. 2002 Housing Unit Ratio Estimate Factor

This procedure adjusted the 2002 NYCHVS sample estimate for housing unit undercoverage by controlling the sample estimate to independent estimates of 2002 total housing units derived from 2000 census housing unit totals. We applied this ratio estimation procedure to all interviewed housing units. We calculated the ratio estimate factor for each of the boroughs (5 cells). The independent estimates were equal to the total number of housing units in each of the boroughs at the time of the survey.

4. 2002 Person Ratio Estimate Factor

This additional adjustment accounted for sampling variability and known coverage deficiencies for persons within interviewed households. This ratio estimation assumes that reference persons, spouses or unmarried partners are always picked up during the interview and only persons other than a reference person, spouse or unmarried partner could be missed in households. We computed this factor within each borough by age, race and sex (80 cells).

- The numerator of the ratio equaled the independent estimate of 2002 total persons for the cell minus the NYCHVS sample estimate of reference persons and spouses or unmarried partners. The independent estimate were derived from 2000 census person totals.
- The denominator of the ratio equaled the NYCHVS sample estimate of persons other than reference persons, spouses or unmarried partners for the cell. The person ratio estimate factor was applied only to the persons other than reference persons, spouses, or unmarried partners.

The ratio estimation procedures, as well as the overall estimation procedure, reduced the sampling error for most statistics below what would have been obtained by simply weighting the sample by the basic weight.

III. SAMPLING AND NONSAMPLING ERRORS

Since the statistics produced from this survey are estimates derived from a sample, they will differ from the "true values" being estimated. There are two types of errors which cause estimates based on a sample survey to differ from the true value - sampling error and nonsampling error.

A. Nonsampling Errors

If every housing unit in New York City were interviewed, the estimates of housing unit characteristics would still differ from the true value (for example, the median contract rent). In this instance, the difference is due solely to nonsampling errors. We attribute nonsampling errors in sample surveys to many sources:

- deficiencies in the sampling frame (i.e., not all housing units are covered),
- inability to pick up all persons within sample households,
- inability to obtain information about all cases in the sample,
- definitional difficulties,
- differences in the interpretation of questions,
- inability or unwillingness to provide correct information on the part of the respondents, and
- mistakes in recording, coding or keying the data obtained.

There are also other errors of collection, response, processing, coverage, and estimation for missing data.

In the 2002 NYCHVS, we missed about four percent of the housing units in the five boroughs covered by the survey. Overall, we missed about 4 percent of the people in sample households. This within-household undercoverage varied by age, race, sex, and borough. It ranged from about a 26-percent overcoverage of Other males between 15-24 in Staten Island to a 96-percent undercoverage of African American males between 15-24 in Staten Island. The following table gives the undercoverage of the various race-sex groups for the city as a whole:

Race-Sex Group	Undercoverage
White & Other Females	6%
White & Other Males	10%
African American Females	7%
African American Males	10%

We adjusted for this undercoverage through the housing unit and person ratio estimate factors. Measures of other errors for this survey are not available. However, we believe some of the important response and most of the operational errors were detected and corrected during the Bureau's review of the data for reasonableness and consistency.

B. Sampling Errors

Sampling error is a measure of how estimates from a sample vary from the actual value. NOTE: By the term "actual value" we mean the value we would have gotten had all housing units been interviewed, under the same conditions, rather than only a sample.

The formulas in Tables 1 through 6 allow you to compute a range of error such that there is a known probability of being correct if you say the actual value is within the range. The error formulas are approximations to the errors. They indicate the order of magnitude of the errors rather than the actual errors for any specific characteristic. To construct the range, add and subtract the error computed from the formulas to the estimate.

The letter "A" in the formula represents the weighted sample estimate you derive from the file.

The letter "Z" determines the probability the actual value is within the range you compute. The larger the value of Z, the larger the range, and the higher the odds the actual value will be in the range. The following values of Z are most commonly used.

Value of Z	Meaning
1.00	There is a 67-percent chance you'll be correct if you say the actual value is in the range you compute.
1.64	There is a 90-percent chance you'll be correct if you say the actual value is in the range you compute.
1.96	There is a 95-percent chance you'll be correct if you say the actual value is in the range you compute.
2.58	There is a 99-percent chance you'll be correct if you say the actual value is in the range you compute.

Note that if $Z = 1.00$, the formula computes the standard error. Ranges of 90 and 95-percent are commonly used. The range of error is also referred to as the confidence interval since there is a certain level of confidence the actual value is within the interval.

For example there are 17,612 vacant-for-rent units in Brooklyn. To compute a 90-percent confidence interval, you would use the first formula in Table 3 and you would compute the error as follows:

$$Z \times \sqrt{(262.81 \times A) - (.000263 \times A^2)}$$

$$1.64 \times \sqrt{(262.81 \times 17,612) - (.000263 \times 17,612^2)} = 3,497$$

Thus there is a 90-percent chance you'll be correct if you conclude the actual number of vacant-for-rent units in Brooklyn is 17,612 plus or minus 3,497, or in the range 14,115 to 21,109.

If the estimate involves two characteristics from Tables 1 through 6, use the formula with the larger first number under the square root.

1. Percents

The formula for computing the error of any percent derived from the data is the following:

$$Z \times Y \times \sqrt{\frac{262.81 \times P \times (100 - P)}{B}}$$

where:

Z: defines the confidence the range will include the actual value,

Y: is the number from the last column of Tables 1 through 6 (chosen based on the denominator),

P: is the percent you calculate, and

B: is the denominator of the percent.

For example, there are 826,876 households in units built between 1947 and 1969 and 330,188, or 39.9 percent, are owners. To compute a 90-percent confidence interval you would plug the following numbers into the above formula:

$$1.64 \times 1.489 \times \sqrt{\frac{262.81 \times 39.9 \times 60.1}{826,876}} = 2.1$$

Thus, if you say that the actual percentage of owners in buildings built between 1947 and 1969 is between 37.8 percent and 42.0 percent, there is a 90-percent chance you'll be correct.

2. Differences

People often ask whether two numbers are actually different. If the range of error for the difference doesn't include zero, the numbers are different. As a general rule, if the

confidence intervals don't overlap, they're different. To compute the range of error of the difference use the following formula:

$$\sqrt{(\text{error on first number})^2 + (\text{error on second number})^2}$$

This formula is quite accurate for (a) the difference between estimates of the same item in two different areas or (b) the difference between separate and uncorrelated items in the same area. If there is a high positive correlation between the two items, the formula will overestimate the error. If there is a high negative correlation, the formula will underestimate the error. The following illustration shows how to compute the error of a difference.

There are 8,523 vacant-for-rent units in New York City with 3 to 5 units in the building and 4,159 vacant-for-rent units with 6 to 9 units in the building. The respective errors for a 90-percent confidence interval are 2,451 and 1,714. The error for a 90-percent confidence interval for the 4,364 difference is the following:

$$\sqrt{(2,451)^2 + (1,714)^2} = 2,991$$

Thus, there is a 90-percent chance you'll be correct if you say the actual difference between vacant-for-rent units in 3 to 5 unit buildings vs. 6 to 9 unit buildings in New York City is between 1,373 and 7,355.

3. Medians

The median is the value 50-percent of the way through the distribution. Thus, 50-percent of the total falls below and 50-percent falls above the median. Note that the median presented in this example is the true median (i.e., computed by SAS) not an approximation. You can construct a confidence interval around the median by computing the standard error on a 50-percent characteristic and then translating that into an interval for the characteristic.

- a. Using the error formula for percents, above, compute the error of 50-percent. The total number of housing units from the distribution is the denominator in the formula. Subtract the "not applicable" category from the total.
- b. Calculate the confidence interval for the true median by adding and subtracting the width of the interval containing the median times the standard error on the 50-percent characteristic divided by the proportion of units in the interval containing the median, to the median.

The probability you will be correct if you conclude that the actual median is within the interval depends on the value of Z in the error of percent formula. The following example shows how to compute a 90-percent confidence interval.

The median value for all owner-occupied housing units in New York City is \$250,000. The number of occupied housing units in the distribution of value of units is presented as follows:

Distribution of Value of Units

Value	Number of HUs
Less Than \$25,000	43,901
\$25,000-\$49,999	18,216
\$50,000-\$74,999	25,784
\$75,000-\$99,999	34,884
\$100,000-\$149,999	56,693
\$150,000-\$199,999	89,119
\$200,000-\$249,999	155,401
\$250,000-\$299,999	136,545
\$300,000-\$349,999	114,120
\$350,000-\$399,999	77,963
\$400,000-\$499,999	96,441
\$500,000-\$599,999	49,082
\$600,000-\$699,999	16,289
\$700,000-\$799,999	16,861
\$800,000-\$999,999	14,280
\$1,000,000 or more	36,235
Not Applicable (renter occupied)	2,023,504
TOTAL	3,005,318

- 1) The error on a 50-percent characteristic based on 981,814 (3,005,318 minus the "not applicable" number) housing units is calculated as follows:

$$1.64 \times 1.0000 \times \sqrt{\frac{262.81 \times 50 \times 50}{981,814}} = 1.34$$

- 2) The 90-percent confidence interval for the median (\$250,000) is:

$$250,000 \pm (299,999.5 - 249,999.5) \times \frac{1.34}{13.91} = 250,000 \pm 4,817$$

where:

- 299,999.5-249,999.5 is the width of the interval that contains the median

- 1.34 is the error for a 90-percent confidence interval for the 50-percent characteristic
- 13.91 is the percent of cases that fall in the interval containing the median

Thus, there is a 90-percent chance that you will be correct if you conclude that the actual median for all occupied housing units in New York City is between \$245,183 and \$254,817.

4. Means

The mean and the median usually differ. The mean is usually higher because it is influenced more heavily than the median by very large values. Use the following formula to estimate the error of the mean:

$$Z \times Y \times \sqrt{\frac{\sum_{i=1}^n p_i x_i^2 - (\sum_{i=1}^n p_i x_i)^2}{c}} \times 262.81$$

where:

Y: is the number from the last column of Tables 1 through 6

Z: defines the confidence the range will include the actual value

p_i : is the proportion of total households or persons from a distribution in the i^{th} interval

x_i : is the midpoint of the i^{th} interval (NOTE: The midpoint of the open-ended interval is 1.5 times the lower limit)

c: is the total number of households or persons in the distribution (NOTE: Subtract the number of "not applicable" from the total to get c)

n: is the total number of intervals in the distribution

For example, the mean (or average) value of all owner-occupied housing units in New York City was \$335,827 (compared to a median of \$250,000). The distribution from which the mean was computed is given as follows:

Value	Number of HUs	p _i	x _i
Less Than \$25,000	43,901	.0447	\$12,500
\$25,000-\$49,999	18,216	.0186	\$37,500
\$50,000-\$74,999	25,784	.0263	\$62,500
\$75,000-\$99,999	34,884	.0355	\$87,500
\$100,000-\$149,999	56,693	.0577	\$125,000
\$150,000-\$199,999	89,119	.0908	\$175,000
\$200,000-\$249,999	155,401	.1583	\$225,000
\$250,000-\$299,999	136,545	.1391	\$275,000
\$300,000-\$349,999	114,120	.1162	\$325,000
\$350,000-\$399,999	77,963	.0794	\$375,000
\$400,000-\$499,999	96,441	.0982	\$450,000
\$500,000-\$599,999	49,082	.0500	\$550,000
\$600,000-\$699,999	16,289	.0166	\$650,000
\$700,000-\$799,999	16,861	.0172	\$750,000
\$800,000-\$999,999	14,280	.0145	\$900,000
\$1,000,000 Or More	36,235	.0369	\$1,500,000
Not Applicable	2,023,504	-----	
Total	3,005,318	1.000	

Plugging the numbers in the above formula, the error for a 90-percent confidence interval on the mean income is computed as follows:

$$1.64 \times 1.000 \times \sqrt{\frac{192,566,828,627 - (334,330)^2}{981,814}} \times 262.81 = \$7,627$$

Thus, there is a 90-percent chance of being correct if you say the mean value of all owner-occupied housing units in New York City was between \$328,200 and \$343,454.

Table 1: Errors for New York City, 2002

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Table 7	$Z \times \sqrt{262.81 \times A - .000077 \times A^2}$ or $Z \times 263$	1.000
Housing Unit Characteristics ¹ Listed in Table 7	$Z \times \sqrt{582.93 \times A - .000171 \times A^2}$ or $Z \times 583$	1.489
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{302.93 \times A - .000038 \times A^2}$ or $Z \times 303$	1.074
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{837.76 \times A - .000150 \times A^2}$ or $Z \times 838$	1.785
Males	$Z \times \sqrt{837.76 \times A - .000221 \times A^2}$ or $Z \times 838$	1.785
Females	$Z \times \sqrt{837.76 \times A - .000201 \times A^2}$ or $Z \times 838$	1.785
Persons under 25 yrs. Old	$Z \times \sqrt{611.10 \times A - .000077 \times A^2}$ or $Z \times 611$	1.525
African Americans	$Z \times \sqrt{1,888.08 \times A - .000798 \times A^2}$ or $Z \times 1,888$	2.680
Borough and Sub-borough ²	$Z \times \sqrt{1,888.08 \times A - .000237 \times A^2}$ or $Z \times 1,888$	2.680

¹ Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7. For estimates of the housing unit characteristics for subgroups not listed, use the formula above.

² Exclude total population in households, all rent controlled items for renter occupied persons, and all total occupied items for owner occupied housing units. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 2: Errors for The Bronx, 2002

	Publication Estimates	Percentages
	The error is the larger of:	
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Table 7	$Z \times \sqrt{262.81 \times A - .000509 \times A^2}$ or $Z \times 263$	1.000
Housing Unit Characteristics ¹ Listed in Table 7	$Z \times \sqrt{582.93 \times A - .001128 \times A^2}$ or $Z \times 583$	1.489
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{302.93 \times A - .000230 \times A^2}$ or $Z \times 303$	1.074
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{837.76 \times A - .001115 \times A^2}$ or $Z \times 838$	1.785
Males	$Z \times \sqrt{837.76 \times A - .001372 \times A^2}$ or $Z \times 838$	1.785
Females	$Z \times \sqrt{837.76 \times A - .001191 \times A^2}$ or $Z \times 838$	1.785
Persons under 25 yrs. old	$Z \times \sqrt{611.10 \times A - .000465 \times A^2}$ or $Z \times 611$	1.525
African Americans	$Z \times \sqrt{1,888.08 \times A - .003355 \times A^2}$ or $Z \times 1,888$	2.680
Sub-borough and Borough ²	$Z \times \sqrt{1,888.08 \times A - .001437 \times A^2}$ or $Z \times 1,888$	2.680

¹ Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7. For estimates of the housing unit characteristics for subgroups not listed, use the formula above.

² Exclude total population in households, all rent controlled items for renter-occupied persons, and all total occupied items for owner-occupied housing units. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 3: Errors for Brooklyn, 2002

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Table 7	$Z \times \sqrt{262.81 \times A - .000263 \times A^2}$ or $Z \times 263$	1.000
Housing Unit Characteristics ¹ Listed in Table 7	$Z \times \sqrt{582.93 \times A - .000582 \times A^2}$ or $Z \times 583$	1.489
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{302.93 \times A - .000123 \times A^2}$ or $Z \times 303$	1.074
	<p>NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
Whites and other Races and Ethnicity	$Z \times \sqrt{837.76 \times A - .000561 \times A^2}$ or $Z \times 838$	1.785
Males	$Z \times \sqrt{837.76 \times A - .000725 \times A^2}$ or $Z \times 838$	1.785
Females	$Z \times \sqrt{837.76 \times A - .000644 \times A^2}$ or $Z \times 838$	1.785
Persons under 25 yrs. old	$Z \times \sqrt{611.10 \times A - .000249 \times A^2}$ or $Z \times 611$	1.525
African Americans	$Z \times \sqrt{1,888.08 \times A - .001962 \times A^2}$ or $Z \times 1,888$	2.680
Sub-borough and Borough ²	$Z \times \sqrt{1,888.08 \times A - .000769 \times A^2}$ or $Z \times 1,888$	2.680

¹ Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7. For estimates of the housing unit characteristics for subgroups not listed, use the formula above.

² Exclude total population in households, all rent controlled items for renter-occupied persons, and all total occupied items for owner-occupied housing units. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 4: Errors for Manhattan, 2002

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Table 7	$Z \times \sqrt{262.81 \times A - .000313 \times A^2}$ or $Z \times 263$	1.0000
Housing Unit Characteristics ¹ Listed in Table 7	$Z \times \sqrt{582.93 \times A - .000694 \times A^2}$ or $Z \times 583$	1.489
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{302.93 \times A - .000200 \times A^2}$ or $Z \times 303$	1.074
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{837.76 \times A - .000691 \times A^2}$ or $Z \times 838$	1.785
Males	$Z \times \sqrt{837.76 \times A - .001159 \times A^2}$ or $Z \times 838$	1.785
Females	$Z \times \sqrt{837.76 \times A - .001055 \times A^2}$ or $Z \times 838$	1.785
Persons under 25 yrs. old	$Z \times \sqrt{611.10 \times A - .000403 \times A^2}$ or $Z \times 611$	1.525
African Americans	$Z \times \sqrt{1,888.08 \times A - .006190 \times A^2}$ or $Z \times 1,888$	2.680
Sub-borough and Borough ²	$Z \times \sqrt{1,888.08 \times A - .001245 \times A^2}$ or $Z \times 1,888$	2.680

¹ Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7. For estimates of the housing unit characteristics for subgroups not listed, use the formula above.

² Exclude total population in households, all rent controlled items for renter-occupied persons, and all total occupied items for owner-occupied housing units. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 5: Errors for Queens, 2002

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Table 7	$Z \times \sqrt{262.81 \times A - .000299 \times A^2}$ or $Z \times 263$	1.000
Housing Unit Characteristics ¹ Listed in Table 7	$Z \times \sqrt{582.93 \times A - .000663 \times A^2}$ or $Z \times 583$	1.489
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{302.93 \times A - .000136 \times A^2}$ or $Z \times 303$	1.074
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z \times \sqrt{837.76 \times A - .000484 \times A^2}$ or $Z \times 838$	1.785
Males	$Z \times \sqrt{837.76 \times A - .000779 \times A^2}$ or $Z \times 838$	1.785
Females	$Z \times \sqrt{837.76 \times A - .000731 \times A^2}$ or $Z \times 838$	1.785
Persons under 25 yrs. old	$Z \times \sqrt{611.10 \times A - .000275 \times A^2}$ or $Z \times 611$	1.525
African Americans	$Z \times \sqrt{1,888.08 \times A - .003857 \times A^2}$ or $Z \times 1,888$	2.680
Sub-borough and Borough ²	$Z \times \sqrt{1,888.08 \times A - .000850 \times A^2}$ or $Z \times 1,888$	2.680

¹ Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7. For estimates of the housing unit characteristics for subgroups not listed, use the formula above.

² Exclude total population in households, all rent controlled items for renter-occupied persons, and all total occupied items for owner-occupied housing units. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 6: Errors for Staten Island, 2002

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Table 7	$Z \times \sqrt{262.81 \times A - .001516 \times A^2}$ or $Z \times 263$	1.000
Housing Unit Characteristics ¹ Listed in Table 7	$Z \times \sqrt{582.93 \times A - .003363 \times A^2}$ or $Z \times 583$	1.489
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{302.93 \times A - .000673 \times A^2}$ or $Z \times 303$	1.074
	<p>NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
Whites and other Races and Ethnicity	$Z \times \sqrt{837.76 \times A - .002082 \times A^2}$ or $Z \times 838$	1.785
Males	$Z \times \sqrt{837.76 \times A - .003828 \times A^2}$ or $Z \times 838$	1.785
Females	$Z \times \sqrt{837.76 \times A - .003617 \times A^2}$ or $Z \times 838$	1.785
Persons under 25 yrs. old	$Z \times \sqrt{611.10 \times A - .001357 \times A^2}$ or $Z \times 611$	1.525
African Americans	$Z \times \sqrt{1,888.08 \times A - .039334 \times A^2}$ or $Z \times 1,888$	2.680
Sub-borough and Borough ²	$Z \times \sqrt{1,888.08 \times A - .004192 \times A^2}$ or $Z \times 1,888$	2.680

¹ Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7. For estimates of the housing unit characteristics for subgroups not listed, use the formula above.

² Exclude total population in households, all rent controlled items for renter-occupied persons, and all total occupied items for owner-occupied housing units. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 7

Characteristics	Applicable Subgroups
<ul style="list-style-type: none"> • Sub-borough Totals 	Total Housing Units
<ul style="list-style-type: none"> • Contract Rent 	
<ul style="list-style-type: none"> • Race and Ethnicity of Householder (White, non-Hispanic and Black, non-Hispanic) 	
<ul style="list-style-type: none"> • Structure Classification - Multiple dwelling units 	Total Housing Units and Total Occupied Housing Units
<ul style="list-style-type: none"> • Borough Totals 	Renter Occupied (Stabilized, Mitchell Lama, Public Housing) and Owner Occupied (Condominium and Total Cooperatives)
<ul style="list-style-type: none"> • Wheel Chair Accessibility 	All subgroups except Renter Occupied - Controlled and Owner Occupied - Conventional
<ul style="list-style-type: none"> • Floor Unit is on (except basement) 	
<ul style="list-style-type: none"> • Access from Sidewalk to Elevator/Unit without using Stairs 	
<ul style="list-style-type: none"> • Households Not Receiving Part of Monthly Rent from Government Programs 	
<ul style="list-style-type: none"> • Year Building Built 	Total Occupied and Renter Occupied
<ul style="list-style-type: none"> • Number of Stories in Building 	
<ul style="list-style-type: none"> • Number of Units in Building 	
<ul style="list-style-type: none"> • Presence of Owner in Building 	
<ul style="list-style-type: none"> • Elevator in Building with 2 or more stories 	
<ul style="list-style-type: none"> • Condition of Building and External Walls Windows Stairways and Floors of Building 	
<ul style="list-style-type: none"> • Number of Building Condition Problems 1-4 	

TOPCODING

To ensure confidentiality of the data on the microdata files, all financial characteristics that are not calculated variables have been topcoded. The number of cases that need to be topcoded for each characteristic is equal to either ½ of 1 percent of the total universe, or 3 percent of all reporting cases, whichever is less. In addition, age was topcoded to 90 years, stories in structure and floor of unit were topcoded at 21 floors, and units in structure was topcoded at 100 units.

For each characteristic, the value which meets one of the two criteria above was determined and became the topcoded value. The mean value for all cases falling above the topcode values was calculated and was then assigned to each individual case. For example, approximately ½ of 1 percent of the renter occupied units had a contract rent above \$3,500. The mean contract rent for these cases was calculated to be \$4,573. This rent was assigned to each case falling above the topcode.

For calculated variables such as contract rent per room, contract rent as a percent of income, gross rent per room, and gross rent as a percent of income, cases with values above the topcode amounts are included in the not computed category.

A list of the items topcoded, the topcode amount, and the mean value above the topcode that was assigned are shown on the following:

<u>Item</u>	<u>Topcode Value</u>	<u>Mean Value above Topcode</u>	<u>Item</u>	<u>Topcode Value</u>	<u>Mean Value above Topcode</u>
Monthly Contract Rent	\$3,500	\$4,573	2001 Fire and Liability Insurance	\$2,500	\$4,979
Gross Rent	\$3,500	\$4,520	2001 Real Estate Taxes	\$7,500	NA
Out of Pocket Monthly Rent	\$3,400	\$4,513	Age	90	NA
Monthly Asking Rent	\$3,200	\$6,502	Personal Income From:		
Year Built	1990	NA	Wages, Salary, Commissions, etc.	\$210,000	\$416,973
Units in Structure	100	NA	Farm or Non-Farm Business, etc.	\$275,000	\$690,662
Stories in Structure	100	NA	Interest, Dividends, Royalties, etc.	\$80,000	\$163,356
Monthly Electricity Cost	\$290	\$383	Social Security or Railroad Retirement	\$19,000	\$22,901
Monthly Gas Cost	\$400	\$568	SSI, AFDC, Home Relief, or other Public Assistance Payments	\$11,800	\$14,687
Combined Monthly Electricity & Gas	\$300	\$445	Retirement, Survivor or Disability Pensions	\$48,000	\$65,042
Yearly Cost of Water & Sewer	\$896	\$912	VA Payments, Unemployment, Child Support, Alimony, or Other Income Sources	\$20,000	\$56,256
Yearly Cost of Other Fuels	\$3,850	\$5,029			
Purchase Price	\$800,000	\$1,674,807			
Down Payment Value	\$230,000	\$594,673			
Monthly Mortgage	\$2,900	\$4,485			



**New York City Housing and
Vacancy Survey
Questionnaire 2002**

<p>Form H-100 (5-2-2001)</p> <p style="text-align: center;">U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. CENSUS BUREAU ACTING AS COLLECTING AGENT FOR NEW YORK CITY</p> <p style="text-align: center;">NEW YORK CITY HOUSING AND VACANCY SURVEY QUESTIONNAIRE 2002</p>	<p>NOTICE – Your answers will be held in strict confidence and will be seen only by sworn Census employees and used only for statistical purposes.</p> <p>A. NAME _____ CODE _____</p> <p>B. DATE OF INTERVIEW <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 30px; margin-right: 5px;"></div> \ <div style="border: 1px solid black; width: 30px; height: 30px; margin-right: 5px;"></div> \ 2002 </div> </p>	
<p><i>Fill items D through J by observing the condition of the building containing the sample unit as you approach it and walk inside. – Mark (X) all that apply in D through G.</i></p> <p>D. EXTERNAL WALLS</p> <p>001 1 <input type="checkbox"/> Missing bricks, siding, or other outside wall material</p> <p>002 2 <input type="checkbox"/> Sloping or bulging outside walls</p> <p>003 3 <input type="checkbox"/> Major cracks in outside walls</p> <p>004 4 <input type="checkbox"/> Loose or hanging cornice, roofing, or other material</p> <p>005 5 <input type="checkbox"/> None of these problems with walls</p> <p>006 6 <input type="checkbox"/> Unable to observe walls</p> <p>E. WINDOWS</p> <p>007 1 <input type="checkbox"/> Broken or missing windows</p> <p>008 2 <input type="checkbox"/> Rotted/loose window frames/sashes</p> <p>009 3 <input type="checkbox"/> Boarded-up windows</p> <p>010 4 <input type="checkbox"/> None of these problems with windows</p> <p>011 5 <input type="checkbox"/> Unable to observe windows</p> <p>F. STAIRWAYS (exterior and interior)</p> <p>012 1 <input type="checkbox"/> Loose, broken, or missing stair railings</p> <p>013 2 <input type="checkbox"/> Loose, broken, or missing steps</p> <p>014 3 <input type="checkbox"/> None of these problems with stairways</p> <p>015 4 <input type="checkbox"/> No interior steps or stairways</p> <p>016 5 <input type="checkbox"/> No exterior steps or stairways</p> <p>035 6 <input type="checkbox"/> Unable to observe stairways</p> <p>G. FLOORS</p> <p>017 1 <input type="checkbox"/> Sagging or sloping floors</p> <p>018 2 <input type="checkbox"/> Slanted or shifted doorsills or door frames</p> <p>019 3 <input type="checkbox"/> Deep wear in floors causing depressions</p> <p>020 4 <input type="checkbox"/> Holes or missing flooring</p> <p>021 5 <input type="checkbox"/> None of these problems with floors</p> <p>022 6 <input type="checkbox"/> Unable to observe floors</p> <p>H. CONDITION</p> <p>023 1 <input type="checkbox"/> Dilapidated – <i>Go to I</i> <input type="checkbox"/> Not dilapidated – → If not dilapidated 2 <input type="checkbox"/> Sound 3 <input type="checkbox"/> Deteriorating</p> <p>I. Are there any buildings with broken or boarded-up windows on this street? – Include sample unit building</p> <p>024 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p> <p>J. WHEELCHAIR ACCESSIBILITY</p> <p>1. Street entry and inner lobby entry (width 32")</p> <p>036 1 <input type="checkbox"/> Accessible 3 <input type="checkbox"/> Unable to observe building entrance 2 <input type="checkbox"/> Inaccessible</p> <p>2. Elevator (door width 36", cab depth 51")</p> <p>037 1 <input type="checkbox"/> Accessible 3 <input type="checkbox"/> Unable to observe elevator 2 <input type="checkbox"/> Inaccessible 4 <input type="checkbox"/> No elevator</p> <p>3. Residential unit entrance (width 32")</p> <p>038 1 <input type="checkbox"/> Accessible 3 <input type="checkbox"/> Unable to observe residential unit entrance 2 <input type="checkbox"/> Inaccessible</p>	<p>K. OCCUPANCY STATUS</p> <p>025 1 <input type="checkbox"/> Occupied 2 <input type="checkbox"/> Vacant</p> <p>L. RESPONDENT</p> <p>Name _____</p> <p>Occupied unit – <i>Go to M</i></p> <p>Vacant unit – <i>Mark (X) one</i> <input checked="" type="checkbox"/></p> <p>030 1 <input type="checkbox"/> Superintendent 2 <input type="checkbox"/> Rental office/agent 3 <input type="checkbox"/> Real estate agent/broker <input checked="" type="checkbox"/> <i>SKIP to question 58 on page 20</i> 4 <input type="checkbox"/> Owner 5 <input type="checkbox"/> Other – <i>Specify</i> _____</p> <p><i>Ask –</i></p> <p>M. How many people live or stay here? <i>Include anyone without a usual home elsewhere.</i></p> <p>032 _____ – <i>SKIP to question 1 on page 2.</i></p> <p><i>Always mark (X) one box. If an interview is not taken, explain why in the "Notes" area on page 22.</i></p> <p>N. SAMPLE UNIT</p> <p>033 01 <input type="checkbox"/> Questionnaire complete</p> <p>Questionnaire not complete</p> <p>02 <input type="checkbox"/> Refused</p> <p>03 <input type="checkbox"/> No one home</p> <p>04 <input type="checkbox"/> Temporarily absent – 1 month or longer</p> <p>05 <input type="checkbox"/> Other – <i>Explain in "Notes" area on page 22</i></p> <p>06 <input type="checkbox"/> Demolished</p> <p>07 <input type="checkbox"/> Condemned</p> <p>08 <input type="checkbox"/> Nonresidential</p> <p>09 <input type="checkbox"/> Merged with another unit – <i>Give address below</i> _____</p> <p>10 <input type="checkbox"/> Unit damaged by fire</p> <p>11 <input type="checkbox"/> Building boarded up</p> <p>12 <input type="checkbox"/> List procedure applied</p> <p>13 <input type="checkbox"/> No such address (house number/street)</p> <p>14 <input type="checkbox"/> Other – <i>Explain in "Notes" area on page 22</i></p> <p><i>Complete after an occupied unit interview.</i></p> <p>O. FORM TYPE</p> <p>034 1 <input type="checkbox"/> One form only 2 <input type="checkbox"/> First of two forms</p>	
OFFICE USE ONLY		
026 TS	027 A	028 B

Place a check mark (✓) in beside the respondent.

1. HOUSEHOLD ROSTER

- a. What are the names of all persons living or staying here? Start with the ADULT who owns or rents this apartment (house). (Enter that name on line 1 below.)**
- Include anyone staying here with no other home
 - Include anyone who usually lives here but is temporarily away traveling or at school
 - Include lodgers, boarders, babies, etc.
- b. Is . . . male or female?**
- c. How old is . . . ? (Enter whole years ONLY.)**

01 PERSON 1 – Reference Person (owner/renter)

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
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02 PERSON 2

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
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03 PERSON 3

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
--	---	------------------------

04 PERSON 4

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
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05 PERSON 5

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
--	---	------------------------

06 PERSON 6

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
--	---	------------------------

07 PERSON 7

a. Last name

	b. Sex 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	c. Age
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Use continuation form for additional persons.

Section I – OCCUPIED UNITS

<p>d. How is . . . related to . . . (reference person) (person on Line 1)?</p> <p>Show Flashcard I and enter the appropriate code in the box below.</p>	<p>e. Is . . . of Spanish or Hispanic origin?</p> <p>(If Yes, read the categories and mark the appropriate box, otherwise mark "No.")</p>	<p>f. What is . . .'s race? Select one or more categories from the flashcard.</p> <p>Show Flashcard II and mark (X) all that apply, OR box 12 only and print race.</p>	<p>These next two questions may seem like ones I asked before, but I must ask them to double check.</p>	
			<p>(Don't ask for persons under 15)</p> <p>g. Does . . . have a spouse or unmarried partner in the household?</p>	<p>h. Does . . . have a parent in the household?</p>
<p align="center">R</p> <p>Reference person</p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No 2 <input type="checkbox"/> Puerto Rican 3 <input type="checkbox"/> Dominican 4 <input type="checkbox"/> Cuban 5 <input type="checkbox"/> South/Central American 6 <input type="checkbox"/> Mexican-American, Mexican, Chicano 7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/> 07 <input type="checkbox"/> 02 <input type="checkbox"/> 08 <input type="checkbox"/> 03 <input type="checkbox"/> 09 <input type="checkbox"/> 04 <input type="checkbox"/> 10 <input type="checkbox"/> 05 <input type="checkbox"/> 11 <input type="checkbox"/> 06 <input type="checkbox"/> 12 <input checked="" type="checkbox"/></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>

Section I - OCCUPIED UNITS - Continued

2a. Is there anyone now living in this apartment (house) that came here within the past five years from a homeless situation such as a shelter, transitional center or hotel?

050 Yes - Go to 2b
 No - SKIP to 3

b. Who are they? (Fill in the persons who answered "yes" to 2a above)
 Refer to the roster, page 2, and enter the person number(s) starting in box 055.

055	056	057	058	059	060
1	1	1	1	1	1
2	2	2	2	2	2

061	062	063	064	065	066
1	1	1	1	1	1
2	2	2	2	2	2

c. Was . . . in the homeless situation mainly because he/she could not afford his/her own apartment (house) or mainly for other reasons?

Affordability - Circle "1" next to person number in 2b.
 Other reason - Circle "2" next to person number in 2b.

The following questions (3 through 11c) refer to the reference person (the person listed on line 1).

3. Where was the most recent place . . . (reference person) lived for six months or more before moving into this apartment (house)?
 (Show Flashcard III to respondent and have him/her select an answer; then mark (X) the appropriate box.)

NOTE - If the respondent indicates that the reference person lived in the SAME borough that he/she currently lives in, DON'T mark any of boxes 04-08; mark (X) either box 01, 02, or 03. Also, don't mark (X) box 01 unless you are certain. Many people may feel as though they lived in a unit forever, but it's rare. The reference person had to live there since birth. Be sure to probe.

051 IN NEW YORK CITY, SAME BOROUGH
 01 Always lived in this unit
 02 Other unit in same building
 03 Same borough but another building

IN NEW YORK CITY, OTHER BOROUGH
 04 Bronx
 05 Brooklyn
 06 Manhattan
 07 Queens
 08 Staten Island

OUTSIDE OF NEW YORK CITY
 09 NY, NJ, Connecticut
 10 Other State
 11 Puerto Rico
 12 Dominican Republic
 13 Caribbean (other than Puerto Rico or Dominican Republic)
 14 Mexico
 25 Central America, South America
 15 Europe
 16 Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)
 17 China, Hong Kong, Taiwan
 18 Korea
 19 India
 26 Pakistan, Bangladesh
 20 Philippines
 21 Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)
 22 Other Asia
 23 Africa
 24 All other countries - Specify

4a. In what year did . . . (reference person) move into this apartment (house)?
 Enter all four digits of year.

052 Year If 1971 - Ask 4b
 If any other year - SKIP to 5

b. Ask only if reference person moved here in 1971. Did . . . (reference person) move here on or after July 1, 1971?

053 1 Yes, on or after July 1 in 1971
 2 No, before July 1 in 1971

5. Are you the first occupant(s) of this apartment (house) since its construction, gut rehabilitation, or creation through conversion?

054 1 Yes, first occupants
 2 No, previously occupied
 3 Don't know

CHECK ITEM A REFER TO QUESTION 4a ABOVE

Moved here 1999 or later - GO to question 6 on page 4
 Moved here 1998 or earlier - SKIP to question 7 on page 5

Section I - OCCUPIED UNITS - Continued

6. What is the main reason . . . (reference person) moved from his/her previous residence?

Mark (X) ONLY one box.

110

EMPLOYMENT

- 01 Job transfer/new job
- 02 Retirement
- 03 Looking for work
- 04 Commuting reasons
- 05 To attend school
- 06 Other financial/employment reason

FAMILY

- 07 Needed larger house or apartment
- 08 Widowed
- 09 Separated/divorced
- 10 Newly married
- 11 Moved to be with or closer to relatives
- 12 Family decreased (except widowed/separated/divorced)
- 13 Wanted to establish separate household
- 14 Other family reason

NEIGHBORHOOD

- 15 Neighborhood overcrowded
- 16 Change in racial or ethnic composition of neighborhood
- 17 Wanted this neighborhood/better neighborhood services
- 18 Crime or safety concerns
- 19 Other neighborhood reason

HOUSING

- 20 Wanted to own residence
- 21 Wanted to rent residence
- 22 Wanted less expensive residence/difficulty paying rent or mortgage
- 23 Wanted better quality residence
- 24 Evicted
- 25 Poor building condition/services
- 26 Harassment by landlord
- 27 Needed housing accessible for persons with mobility impairments
- 28 Other housing reason

OTHER

- 29 Displaced by urban renewal, highway construction, or other public activity
- 30 Displaced by private action (other than eviction)
- 31 Schools
- 32 Natural disaster/fire
- 33 Any other - *Specify* _____

Notes

Section I – OCCUPIED UNITS – Continued

7. Place of birth Where was _____ →	a. . . . <i>(reference person)</i> born?	b. . . .’s <i>(reference person’s)</i> father born?	c. . . .’s <i>(reference person’s)</i> mother born?
09. New York City	111 09 <input type="checkbox"/>	112 09 <input type="checkbox"/>	113 09 <input type="checkbox"/>
10. U.S., Outside New York City	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>
11. Puerto Rico	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>
12. Dominican Republic	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>
13. Caribbean (other than Puerto Rico or Dominican Republic)	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>
14. Mexico	14 <input type="checkbox"/>	14 <input type="checkbox"/>	14 <input type="checkbox"/>
25. Central America, South America	25 <input type="checkbox"/>	25 <input type="checkbox"/>	25 <input type="checkbox"/>
15. Europe	15 <input type="checkbox"/>	15 <input type="checkbox"/>	15 <input type="checkbox"/>
16. Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)	16 <input type="checkbox"/>	16 <input type="checkbox"/>	16 <input type="checkbox"/>
17. China, Hong Kong, Taiwan	17 <input type="checkbox"/>	17 <input type="checkbox"/>	17 <input type="checkbox"/>
18. Korea	18 <input type="checkbox"/>	18 <input type="checkbox"/>	18 <input type="checkbox"/>
19. India	19 <input type="checkbox"/>	19 <input type="checkbox"/>	19 <input type="checkbox"/>
26. Pakistan, Bangladesh	26 <input type="checkbox"/>	26 <input type="checkbox"/>	26 <input type="checkbox"/>
20. Philippines	20 <input type="checkbox"/>	20 <input type="checkbox"/>	20 <input type="checkbox"/>
21. Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)	21 <input type="checkbox"/>	21 <input type="checkbox"/>	21 <input type="checkbox"/>
22. Other Asia	22 <input type="checkbox"/>	22 <input type="checkbox"/>	22 <input type="checkbox"/>
23. Africa	23 <input type="checkbox"/>	23 <input type="checkbox"/>	23 <input type="checkbox"/>
24. All other countries	24 <input type="checkbox"/>	24 <input type="checkbox"/>	24 <input type="checkbox"/>
<i>(SHOW Flashcard III to respondent. Categories 11-24 on Flashcard III match exactly as shown above. Mark (X) box 09 above for categories 01-08 on Flashcard III. Mark (X) box 10 above for categories 09 and 10 on Flashcard III.)</i>			
8. Is this apartment (house) part of a condominium or cooperative building or development? <i>A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or "co-op" is a building or development that is owned by its shareholders.</i>	114	1 <input type="checkbox"/> No 2 <input type="checkbox"/> Yes, a condominium 3 <input type="checkbox"/> Yes, a cooperative 4 <input type="checkbox"/> Don't know	
9a. Is this apartment (house) owned or being bought by . . . (reference person) or someone else in this household?	115	1 <input type="checkbox"/> Yes, owned or being bought – <i>SKIP to 11a</i> 0 <input type="checkbox"/> No – <i>GO to 9b</i>	
b. Does . . . (reference person) or someone else in this household own cooperative shares for this apartment (house)?	129	1 <input type="checkbox"/> Yes – <i>SKIP to 11a</i> 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know → <i>GO to 9c</i>	
c. Does . . . (reference person) pay cash rent for this apartment (house) or does he/she occupy it rent free?	116	2 <input type="checkbox"/> Pay cash rent – <i>GO to Check Item B</i> 3 <input type="checkbox"/> Occupy rent free – <i>SKIP to 20</i>	
CHECK ITEM B	REFER TO QUESTION 8 ABOVE <input type="checkbox"/> Condominium (box 2 marked)] <input type="checkbox"/> Cooperative (box 3 marked) → <i>GO to 10a</i> <input type="checkbox"/> All other renter occupied (box 1 or 4 marked) – <i>SKIP to 20</i>		
10a. Did . . . (reference person) live here and pay cash rent at the time this building became a condominium or cooperative?	117	1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know	
b. When this apartment (house) became a condominium or cooperative was it done through a non-eviction plan? <i>Under a non-eviction plan, tenants can NOT be evicted for NOT buying their unit.</i>	118	1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No → <i>SKIP to 20</i> 3 <input type="checkbox"/> Don't know	

Section I – OCCUPIED UNITS – Continued

<p>11a. In what year did . . . (reference person) acquire this apartment (house)?</p> <p><i>Enter all four digits of year.</i></p>	<p align="center">Year</p> <p>119 <input style="width:20px;" type="text"/> <input style="width:20px;" type="text"/> <input style="width:20px;" type="text"/> <input style="width:20px;" type="text"/></p>
<p>b. Before . . . (reference person) acquired this apartment (house) was it owned and occupied by another household, rented by . . . (reference person), rented by another household, or never previously occupied?</p>	<p>120 1 <input type="checkbox"/> Owned and occupied by another household 2 <input type="checkbox"/> Rented by reference person 3 <input type="checkbox"/> Rented by another household 4 <input type="checkbox"/> Never previously occupied 5 <input type="checkbox"/> Don't know</p>
<p>c. Before . . . (reference person) acquired this apartment (house) was it part of a condominium or cooperative building or development?</p>	<p>121 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know</p>

CHECK ITEM C	<p>REFER TO QUESTION 11a ABOVE</p> <p><input type="checkbox"/> Acquired 1997 or later – GO to 12a</p> <p><input type="checkbox"/> Acquired 1996 or earlier – SKIP to 13</p>
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<p>12a. What was the purchase price for this apartment (house)?</p>	<p>122 \$ _____ . <input style="width:20px;" type="text"/> 00</p> <p>123 0 <input type="checkbox"/> Don't know</p>
<p>b. What was the down payment for this apartment (house)?</p>	<p>124 \$ _____ . <input style="width:20px;" type="text"/> 00</p> <p>125 0 <input type="checkbox"/> Don't know</p>

<p>13. What is the value of this apartment (house), that is, in your opinion, how much would it currently sell for if it were on the market?</p>	<p>126 \$ _____ . <input style="width:20px;" type="text"/> 00</p>
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<p>14. Is there a mortgage, home equity loan, or similar loan on this apartment (house) or is this apartment (house) owned free and clear?</p>	<p>127 1 <input type="checkbox"/> Mortgage, home equity, or similar loan 2 <input type="checkbox"/> Owned free and clear – SKIP to Check Item D</p>
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<p>15. What are the current monthly mortgage or loan payments? Include payments on first, second, home equity loan, and any other mortgages.</p>	<p>128 \$ _____ . <input style="width:20px;" type="text"/> 00 Per month</p>
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CHECK ITEM D	<p>REFER TO QUESTION 8 ON PAGE 5</p> <p><input type="checkbox"/> Condominium (box 2 marked) J</p> <p><input type="checkbox"/> Cooperative (box 3 marked) GO to 16</p> <p><input type="checkbox"/> All other owner occupied (box 1 or 4 marked) – SKIP to 18a</p>
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<p>16. What are the monthly condominium or co-op maintenance fees for this apartment (house)? Exclude payments for any mortgages (loans) on this unit.</p>	<p>130 \$ _____ . <input style="width:20px;" type="text"/> 00</p>
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CHECK ITEM E	<p>REFER TO QUESTION 1c ON PAGE 2 FOR EACH PERSON</p> <p><input type="checkbox"/> With any household member age 62 or over – GO to 17</p> <p><input type="checkbox"/> No household member age 62 or over – SKIP to 18a</p>
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<p>17. Is any household member receiving a Senior Citizen Carrying Charge Increase Exemption?</p>	<p>140 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know</p>
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<p>18a. Is the fire and liability insurance premium for this apartment (house) paid separately? <i>(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)</i></p>	<p>141 1 <input type="checkbox"/> Yes –GO to 18b 2 <input type="checkbox"/> No, included in mortgage or loan payment – SKIP to 18c 3 <input type="checkbox"/> No insurance – SKIP to 19a</p>
<p>b. What was the cost of fire and liability insurance for 2001?</p>	<p>142 \$ _____ . <input style="width:20px;" type="text"/> 00</p>
<p>c. Does the fire and liability insurance for this apartment (house) also cover personal possessions?</p>	<p>143 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know</p>

Section I – OCCUPIED UNITS – Continued

<p>19a. Are the real estate taxes for this apartment (house) paid separately?</p> <p><i>(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)</i></p>	<p>144 <input type="checkbox"/> Yes – GO to 19b <input type="checkbox"/> No, included in mortgage or loan payment <input type="checkbox"/> No, included in condominium or maintenance fee SKIP to 20</p>
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<p>b. What were the real estate taxes for 2001?</p>	<p>145 \$ _____ . 00</p>
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NOTE – Questions 20–22a, 23a and 23b pertain to the building. Be certain to mark (X) the same box in each question for all forms within the same building.

<p>20. How many units are in this building?</p> <p><i>If the respondent doesn't know, canvass the building and count the units.</i></p>	<p>146 <input type="checkbox"/> 01 1 unit without business <input type="checkbox"/> 02 1 unit with business <input type="checkbox"/> 03 2 units without business <input type="checkbox"/> 04 2 units with business <input type="checkbox"/> 05 3 units <input type="checkbox"/> 06 4 or 5 units <input type="checkbox"/> 07 6 to 9 units <input type="checkbox"/> 08 10 to 12 units <input type="checkbox"/> 09 13 to 19 units <input type="checkbox"/> 10 20 to 49 units <input type="checkbox"/> 11 50 to 99 units <input type="checkbox"/> 12 100 to 199 units <input type="checkbox"/> 13 200 or more units</p>
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<p><i>If owner occupied, mark "Yes" without asking.</i></p> <p>21. Does the owner of this building live in this building?</p>	<p>147 <input type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No <input type="checkbox"/> 3 Don't know</p>
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<p>22a. How many stories are in this building?</p> <p><i>Count the basement if there are people living in it.</i></p>	<p>148 <input type="checkbox"/> 01 One – SKIP to 23c <input type="checkbox"/> 02 Two <input type="checkbox"/> 03 Three <input type="checkbox"/> 04 Four <input type="checkbox"/> 05 Five <input type="checkbox"/> 06 6 to 10 <input type="checkbox"/> 07 11 to 20 <input type="checkbox"/> 08 21 to 40 <input type="checkbox"/> 09 41 or more</p>
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<p>b. On what floor is this unit?</p> <p><i>Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.</i></p>	<p><input type="checkbox"/> 0 Basement</p> <p>172 <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td style="width:20px; height:20px;"></td></tr> <tr><td style="width:20px; height:20px;"></td></tr> </table> Floor</p>		

<p>23a. Is there a passenger elevator in this building?</p>	<p>149 <input type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No – SKIP to 23c</p>
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<p>b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?</p>	<p>173 <input type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No <input type="checkbox"/> 3 Don't know</p>
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<p>c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?</p>	<p>171 <input type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No <input type="checkbox"/> 3 Don't know</p>
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<p>24a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.</p>	<p>150 <input type="checkbox"/> 1 One – SKIP to 25a <input type="checkbox"/> 2 Two <input type="checkbox"/> 3 Three <input type="checkbox"/> 4 Four <input type="checkbox"/> 5 Five <input type="checkbox"/> 6 Six <input type="checkbox"/> 7 Seven <input type="checkbox"/> 8 Eight or more</p>
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<p>b. Of these rooms, how many are bedrooms?</p>	<p>151 <input type="checkbox"/> 01 None <input type="checkbox"/> 02 One <input type="checkbox"/> 03 Two <input type="checkbox"/> 04 Three <input type="checkbox"/> 05 Four <input type="checkbox"/> 06 Five <input type="checkbox"/> 07 Six <input type="checkbox"/> 08 Seven <input type="checkbox"/> 09 Eight or more</p>
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Section I – OCCUPIED UNITS – Continued

25a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?	152	<input type="checkbox"/> Yes, has complete plumbing facilities – <i>Go to 25b</i> <input type="checkbox"/> No, has some but not all facilities in this apartment (house) – <i>SKIP to 25c</i> <input type="checkbox"/> No plumbing facilities in this apartment (house) – <i>SKIP to 26a</i>
b. Are these facilities for the exclusive use of this household or are they also for use by another household?	153	<input type="checkbox"/> For the exclusive use of this household <input type="checkbox"/> Also for use by another household
c. Was there any time in the last three months when all the toilets in this apartment (house) were not working for six consecutive hours?	154	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No toilet in this apartment (house)
26a. Does this apartment (house) have complete kitchen facilities? Complete kitchen facilities include a sink with piped water, a range or cookstove, and a refrigerator.	155	<input type="checkbox"/> Yes has complete kitchen facilities – <i>GO to 26b</i> <input type="checkbox"/> No, has some but not all facilities in this apartment (house) – <i>SKIP to 26c</i> <input type="checkbox"/> No kitchen facilities in this apartment (house), but facilities available in building J <i>SKIP to 27</i> <input type="checkbox"/> No kitchen facilities in this building
b. Are these facilities for the exclusive use of this household or are they also for use by another household?	156	<input type="checkbox"/> For the exclusive use of this household <input type="checkbox"/> Also for use by another household
c. Are all the kitchen facilities in your apartment (house) functioning?	157	<input type="checkbox"/> Yes, all are functioning <input type="checkbox"/> No, one or more is not working at all
27. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?	158	<input type="checkbox"/> Fuel oil <input type="checkbox"/> Utility gas <input type="checkbox"/> Electricity <input type="checkbox"/> Other fuel (including CON ED steam) <input type="checkbox"/> Don't know
28. I have some questions about utility costs.	159	<input type="checkbox"/> Yes – <i>GO to 28a(2)</i> <input type="checkbox"/> Yes, but combined with gas – <i>Ask for separate estimates; if not possible SKIP to 28c</i> <input type="checkbox"/> No, included in rent, condominium or other fee – <i>SKIP to 28b(1)</i>
a. (1) Do you pay for your own electricity?	160	\$ _____ . 00
(2) What is the average MONTHLY cost?	161	<input type="checkbox"/> Yes – <i>GO to 28b(2)</i> <input type="checkbox"/> No, included in rent, condominium or other fee J <i>SKIP to 28d(1)</i> <input type="checkbox"/> No, gas not used
b. (1) Do you pay for your own gas?	162	\$ _____ . 00
(2) What is the average MONTHLY cost?	163	\$ _____ . 00 J <i>Fill this ONLY when separate estimates cannot be given.</i>
IMPORTANT – SKIP 28c unless the respondent cannot provide separate estimates for electricity and gas, and pays a combined bill. If separate estimates are available, fill 28a(2) and 28b(2), leave 28c blank, and SKIP to 28d(1).		
c. What is your combined average electricity and gas payment each month?	164	<input type="checkbox"/> Yes – <i>GO to 28d(2)</i> <input type="checkbox"/> No, included in rent, condominium or other fee or no charge – <i>SKIP to 28e(1)</i>
d. (1) Do you pay your own water and sewer charges?	165	\$ _____ . 00
(2) What is the total YEARLY cost?	166	<input type="checkbox"/> Yes – <i>GO to 28e(2)</i> <input type="checkbox"/> No, included in rent, condominium or other fee J <i>SKIP to Check Item F</i> <input type="checkbox"/> No, these fuels not used
e. (1) Do you pay for your own oil, coal, kerosene, wood, steam, etc.?	167	\$ _____ . 00
(2) What is the total YEARLY cost?	167	\$ _____ . 00

Section I – OCCUPIED UNITS – Continued

**CHECK
ITEM F**

REFER TO QUESTION 9 ON PAGE 5

- Owner occupied (question 9a, box 1 marked)
- Owns co-op shares (question 9b, box 1 marked) **SKIP to 32a**
- Occupy rent free (question 9c, box 3 marked)
- Pay cash rent (question 9c, box 2 marked) – GO to 29

29. What is the length of the lease on this apartment (house) – that is, the total time from when the lease began until it will expire?

- 181
- 1 Less than 1 year
 - 2 1 year
 - 3 More than 1 but less than 2 years
 - 4 2 years
 - 5 More than 2 years
 - 6 No lease
 - 7 Don't know

30a. What is the MONTHLY rent?

(If rent is paid other than monthly, refer to the manual on how to convert it.)

182 \$ _____ . 00 Per month

b. Is this apartment (house) under Rent Control or Rent Stabilization?

- 183
- 1 Under Rent Control
 - 2 Under Rent Stabilization
 - 3 Neither of the above
 - 4 Don't know

31a. Is any part of the monthly rent for this apartment (house) paid by any of the following government programs, either to a member of this household or directly to the landlord?

For each item below – If "Yes" marked, ask: "Since?" If "No" marked, ask: "Has it ever since 1996?"

(1) Federal Section 8 certificate or voucher program

- 541
- 1 Yes → Since

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 – Go to 31a(2)
- 0000 No → **Has it ever since 1996?**
- 1 Yes ↓ **Go to 31a(2)**
- 2 No
- 00004 Don't know → Go to 31a(2)

(2) Public assistance shelter allowance program

- 542
- 1 Yes → Since

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 – Go to 31a(3)
- 0000 No → **Has it ever since 1996?**
- 1 Yes ↓ **Go to 31a(3)**
- 2 No
- 00004 Don't know → Go to 31a(3)

(3) Senior Citizen Rent Increase Exemption (SCRIE)

- 184
- 1 Yes → Since

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 – Go to 31a(4)
- 0000 No → **Has it ever since 1996?**
- 1 Yes ↓ **Go to 31a(4)**
- 2 No
- 00004 Don't know → Go to 31a(4)

(4) Another Federal housing subsidy program

- 543
- 1 Yes → Since

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 – Go to 31a(5)
- 0000 No → **Has it ever since 1996?**
- 1 Yes ↓ **Go to 31a(5)**
- 2 No
- 00004 Don't know → Go to 31a(5)

(5) Another state or city housing subsidy program

- 544
- 1 Yes → Since

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 – Go to 31b
- 0000 No → **Has it ever since 1996?**
- 1 Yes ↓ **Go to 31b**
- 2 No
- 00004 Don't know → Go to 31b

b. Of the (amount from 30a) rent you reported, how much is paid out of pocket by this household?

(Out of pocket means the money your household pays for rent over and above any shelter allowance or other government housing subsidy.)

547 \$ _____ . 00








0 None

Section I – OCCUPIED UNITS – Continued

<p>32a. Now, I would like to ask you some questions about the condition of this housing unit.</p> <p>At any time during this winter was there a breakdown in your heating equipment; that is, was it completely unusable for 6 consecutive hours or longer?</p>	<p>185 0 <input type="checkbox"/> Yes – <i>GO to 32b</i> 1 <input type="checkbox"/> No – <i>SKIP to 33</i></p>
<p>b. How many times did that happen?</p>	<p>186 2 <input type="checkbox"/> One 3 <input type="checkbox"/> Two 4 <input type="checkbox"/> Three 5 <input type="checkbox"/> Four or more times</p>
<p>33. During this winter when your regular heating system was working, did you, at any time, have to use additional sources of heat because your regular system did not provide enough heat? Additional sources may be the kitchen stove, a fireplace, or a portable heater.</p>	<p>187 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>
<p>34a. At any time in the last 90 days have you seen any mice or rats or signs of mice or rats in this building?</p>	<p>188 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>
<p>b. Is this building serviced by an exterminator regularly, only when needed, irregularly, or not at all?</p>	<p>189 1 <input type="checkbox"/> Regularly 2 <input type="checkbox"/> Only when needed 3 <input type="checkbox"/> Irregularly 4 <input type="checkbox"/> Not at all 5 <input type="checkbox"/> Don't know</p>
<p>35a. Does this apartment (house) have open cracks or holes in the interior walls or ceiling? Do not include hairline cracks.</p>	<p>190 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>
<p>b. Does this apartment (house) have holes in the floors?</p>	<p>191 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>
<p>36a. Is there any broken plaster or peeling paint on the ceiling or inside walls?</p>	<p>192 0 <input type="checkbox"/> Yes – <i>GO to 36b</i> 1 <input type="checkbox"/> No – <i>SKIP to 37</i></p>
<p>b. Is the area of broken plaster or peeling paint larger than 8½ inches by 11 inches? <i>Show unfolded flashcard.</i></p>	<p>193 2 <input type="checkbox"/> Yes 3 <input type="checkbox"/> No</p>
<p>37. Has water leaked into your apartment (house) in the last 12 months, excluding leaks resulting from your own plumbing fixtures backing up or overflowing?</p>	<p>194 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>
<p>We are also interested in the condition of your neighborhood.</p> <p>38. Are there any boarded up buildings in this neighborhood?</p>	<p>195 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No</p>
<p>39. How would you rate the physical condition of the residential structures in this NEIGHBORHOOD – would you say they are on the whole excellent, good, fair, or poor?</p>	<p>196 1 <input type="checkbox"/> Excellent 2 <input type="checkbox"/> Good 3 <input type="checkbox"/> Fair 4 <input type="checkbox"/> Poor</p>
<p align="center">Now in order to better understand the housing situation in the city, we need to learn something about the income, employment, and education level of each household member.</p>	
<p>Notes</p>	
<p><i>Continue with questions for each person on page 12.</i></p>	

Notes

Section I – OCCUPIED UNITS – Continued

<p>CHECK ITEM G</p> <p><i>Ask questions 40a–50 of ALL household members age 15 and above. Refer to question 1c on page 2 for each person’s age.</i></p>	<p>40a. Did . . . work at any time last week?</p>	<p>b. How many hours did . . . work last week at all jobs?</p> <p><i>(Subtract time off; add overtime or extra hours worked)</i></p>	<p>41. Was . . . TEMPORARILY absent or on layoff from a job last week?</p>	<p>42. Has . . . been doing anything to find work during the last four weeks?</p>
<p>601</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>201</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>211</p> <p> Hours – SKIP to 45a</p>	<p>221</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>231</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p>602</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>202</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>212</p> <p> Hours – SKIP to 45a</p>	<p>222</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>232</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p>603</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>203</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>213</p> <p> Hours – SKIP to 45a</p>	<p>223</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>233</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p>604</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>204</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>214</p> <p> Hours – SKIP to 45a</p>	<p>224</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>234</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p>605</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>205</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>215</p> <p> Hours – SKIP to 45a</p>	<p>225</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>235</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p>606</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>206</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>216</p> <p> Hours – SKIP to 45a</p>	<p>226</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>236</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p>607</p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 18</p>	<p>207</p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p>217</p> <p> Hours – SKIP to 45a</p>	<p>227</p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p>237</p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>

Section I – OCCUPIED UNITS – Continued

43. What is the main reason . . . is not looking for work?	44. When did . . . last work at his/her job or business?	The following questions ask about the job worked last week. <i>If . . . had more than one job, describe the one . . . worked the most hours. If . . . didn't work, refer to the most recent job since 1997.</i>		
		45a. For whom did . . . work? <i>Print the name of the company, employer, business, or branch of armed services if on active duty.</i>	b. What kind of business or industry is this? <i>For example: hospital, newspaper publishing, garment manufacturing, stock brokerage.</i>	c. Is this mainly manufacturing, wholesale trade, retail trade, or something else?
Show Flashcard IV and enter the code. \bar{z} 631 <input type="text"/>	241 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	251 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. \bar{z} 632 <input type="text"/>	242 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	252 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. \bar{z} 633 <input type="text"/>	243 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	253 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. \bar{z} 634 <input type="text"/>	244 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	254 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. \bar{z} 635 <input type="text"/>	245 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	255 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. \bar{z} 636 <input type="text"/>	246 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	256 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. \bar{z} 637 <input type="text"/>	247 1 <input type="checkbox"/> 2002 J GO 2 <input type="checkbox"/> 2001 to 45a 3 <input type="checkbox"/> 1997–2000 4 <input type="checkbox"/> 1996 or earlier J SKIP 5 <input type="checkbox"/> Never worked to 49b	_____ _____ _____ _____	Describe the main activity at location where employed. \bar{z} _____ _____ _____	257 1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)

Section I – OCCUPIED UNITS – Continued

46a. What kind of work was . . . doing, that is what's his/her occupation? <i>For example: registered nurse, personnel manager, seamstress, stockbroker.</i>	b. What are . . .'s usual activities at this job? <i>For example: patient care, directing hiring policies, stitching pants, selling stock.</i>	OFFICE USE ONLY	
		Industry	Occupation
_____	_____	261 <input type="text"/> Code	271 <input type="text"/> Code
_____	_____	262 <input type="text"/> Code	272 <input type="text"/> Code
_____	_____	263 <input type="text"/> Code	273 <input type="text"/> Code
_____	_____	264 <input type="text"/> Code	274 <input type="text"/> Code
_____	_____	265 <input type="text"/> Code	275 <input type="text"/> Code
_____	_____	266 <input type="text"/> Code	276 <input type="text"/> Code
_____	_____	267 <input type="text"/> Code	277 <input type="text"/> Code

Section I – OCCUPIED UNITS – Continued

47. What type of business or organization does . . . work at? <i>Read all categories unless the answer is apparent from the information given in question 45, then mark (X) the appropriate box.</i>	48a. How many weeks did . . . work in 2001? <i>Count paid vacation, paid sick leave, and military service.</i>	b. How many hours did . . . usually work each week in 2001?
281 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	291 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	301 <div style="text-align: center;"> <input type="text"/> Hours </div>
282 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	292 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	302 <div style="text-align: center;"> <input type="text"/> Hours </div>
283 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	293 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	303 <div style="text-align: center;"> <input type="text"/> Hours </div>
284 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	294 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	304 <div style="text-align: center;"> <input type="text"/> Hours </div>
285 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	295 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	305 <div style="text-align: center;"> <input type="text"/> Hours </div>
286 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	296 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	306 <div style="text-align: center;"> <input type="text"/> Hours </div>
287 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business	297 <div style="text-align: center;"> <input type="text"/> Weeks or <input type="checkbox"/> 00 None –SKIP to 49b </div>	307 <div style="text-align: center;"> <input type="text"/> Hours </div>

Section I – OCCUPIED UNITS – Continued

The following questions are about income received during 2001? If an exact amount is not known, accept a best estimate. If there was a net loss in b or c, mark the "Loss" box and enter the dollar amount of the loss.

49a. Did . . . earn income from wages, salary, commissions, bonuses, or tips?	b. Did . . . earn any income from (his/her) own farm or nonfarm business, proprietorship, or partnership?	c. Did . . . receive any interest, dividends, net rental or royalty income, or income from estates and trusts? Include even small amounts credited to an account.
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 311 \$ _____ 00 Annual amount – Dollars 312 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 331 \$ _____ 00 Annual amount – Dollars 332 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 351 \$ _____ 00 Annual amount – Dollars 352 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 313 \$ _____ 00 Annual amount – Dollars 314 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 333 \$ _____ 00 Annual amount – Dollars 334 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 353 \$ _____ 00 Annual amount – Dollars 354 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 315 \$ _____ 00 Annual amount – Dollars 316 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 335 \$ _____ 00 Annual amount – Dollars 336 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 355 \$ _____ 00 Annual amount – Dollars 356 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 317 \$ _____ 00 Annual amount – Dollars 318 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 337 \$ _____ 00 Annual amount – Dollars 338 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 357 \$ _____ 00 Annual amount – Dollars 358 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 319 \$ _____ 00 Annual amount – Dollars 320 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 339 \$ _____ 00 Annual amount – Dollars 340 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 359 \$ _____ 00 Annual amount – Dollars 360 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 321 \$ _____ 00 Annual amount – Dollars 322 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 341 \$ _____ 00 Annual amount – Dollars 342 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 361 \$ _____ 00 Annual amount – Dollars 362 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes – How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items ✓ 323 \$ _____ 00 Annual amount – Dollars 324 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? Report net income after business expenses ✓ 343 \$ _____ 00 Annual amount – Dollars 344 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes – How much? ✓ 363 \$ _____ 00 Annual amount – Dollars 364 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss

Section I – OCCUPIED UNITS – Continued

49d. Did . . . receive any Social Security or Railroad Retirement payments? Include payments as a retired worker, dependent, or disabled worker.	e. Did . . . receive any income from government programs for Supplemental Security Income (SSI), Temporary Assistance for Needy Families (TANF), Home Relief, Safety Net, or any other public assistance or public welfare payments, including shelter allowance?	f. Did . . . receive any income from retirement, survivor, or disability pensions? Include payments from companies, unions, Federal, State, or local governments and the U.S. military. Do NOT include Social Security.
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 371 \$ _____ .00 Annual amount – Dollars 372 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 391 \$ _____ .00 Annual amount – Dollars 392 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 411 \$ _____ .00 Annual amount – Dollars 412 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 373 \$ _____ .00 Annual amount – Dollars 374 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 393 \$ _____ .00 Annual amount – Dollars 394 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 413 \$ _____ .00 Annual amount – Dollars 414 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 375 \$ _____ .00 Annual amount – Dollars 376 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 395 \$ _____ .00 Annual amount – Dollars 396 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 415 \$ _____ .00 Annual amount – Dollars 416 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 377 \$ _____ .00 Annual amount – Dollars 378 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 397 \$ _____ .00 Annual amount – Dollars 398 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 417 \$ _____ .00 Annual amount – Dollars 418 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 379 \$ _____ .00 Annual amount – Dollars 380 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 399 \$ _____ .00 Annual amount – Dollars 400 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 419 \$ _____ .00 Annual amount – Dollars 420 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 381 \$ _____ .00 Annual amount – Dollars 382 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 401 \$ _____ .00 Annual amount – Dollars 402 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 421 \$ _____ .00 Annual amount – Dollars 422 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 383 \$ _____ .00 Annual amount – Dollars 384 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 403 \$ _____ .00 Annual amount – Dollars 404 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – How much? ✓ <input checked="" type="checkbox"/> No 423 \$ _____ .00 Annual amount – Dollars 424 1 <input type="checkbox"/> No

Section I - OCCUPIED UNITS - Continued

<p>49g. Did . . . receive any income from Veterans' (VA) payments, unemployment compensation, child support, alimony, or any other regular source of income?</p> <p>Do NOT include lump-sum payments such as money from an inheritance or the sale of a home.</p>	<p>50. How much school has . . . completed?</p>	<p>CHECK ITEM H</p> <p>Is this the last person listed?</p>										
<p><input type="checkbox"/> Yes - How much? ✓</p> <p>431 \$ _____ 00 Annual amount - Dollars</p> <p>432 <input type="checkbox"/> No</p>	<p>471</p> <table border="0"> <tr> <td>01 <input type="checkbox"/> No school completed</td> <td>06 <input type="checkbox"/> Some college but no degree</td> </tr> <tr> <td>02 <input type="checkbox"/> Up to 6th grade</td> <td>07 <input type="checkbox"/> Associate degree</td> </tr> <tr> <td>03 <input type="checkbox"/> 7th or 8th grade</td> <td>08 <input type="checkbox"/> College graduate</td> </tr> <tr> <td>04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma</td> <td>09 <input type="checkbox"/> Some graduate/professional training</td> </tr> <tr> <td>05 <input type="checkbox"/> H.S. diploma</td> <td>10 <input type="checkbox"/> Graduate/professional degree</td> </tr> </table>	01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree	02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree	03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate	04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training	05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree	<p><input type="checkbox"/> Yes - GO to 51</p> <p><input type="checkbox"/> No - Return to Check Item G on page 12 for the next person</p>
01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree											
02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree											
03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate											
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05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree											
<p><input type="checkbox"/> Yes - How much? ✓</p> <p>433 \$ _____ 00 Annual amount - Dollars</p> <p>434 <input type="checkbox"/> No</p>	<p>472</p> <table border="0"> <tr> <td>01 <input type="checkbox"/> No school completed</td> <td>06 <input type="checkbox"/> Some college but no degree</td> </tr> <tr> <td>02 <input type="checkbox"/> Up to 6th grade</td> <td>07 <input type="checkbox"/> Associate degree</td> </tr> <tr> <td>03 <input type="checkbox"/> 7th or 8th grade</td> <td>08 <input type="checkbox"/> College graduate</td> </tr> <tr> <td>04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma</td> <td>09 <input type="checkbox"/> Some graduate/professional training</td> </tr> <tr> <td>05 <input type="checkbox"/> H.S. diploma</td> <td>10 <input type="checkbox"/> Graduate/professional degree</td> </tr> </table>	01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree	02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree	03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate	04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training	05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree	<p><input type="checkbox"/> Yes - GO to 51</p> <p><input type="checkbox"/> No - Return to Check Item G on page 12 for the next person</p>
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<p><input type="checkbox"/> Yes - How much? ✓</p> <p>435 \$ _____ 00 Annual amount - Dollars</p> <p>436 <input type="checkbox"/> No</p>	<p>473</p> <table border="0"> <tr> <td>01 <input type="checkbox"/> No school completed</td> <td>06 <input type="checkbox"/> Some college but no degree</td> </tr> <tr> <td>02 <input type="checkbox"/> Up to 6th grade</td> <td>07 <input type="checkbox"/> Associate degree</td> </tr> <tr> <td>03 <input type="checkbox"/> 7th or 8th grade</td> <td>08 <input type="checkbox"/> College graduate</td> </tr> <tr> <td>04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma</td> <td>09 <input type="checkbox"/> Some graduate/professional training</td> </tr> <tr> <td>05 <input type="checkbox"/> H.S. diploma</td> <td>10 <input type="checkbox"/> Graduate/professional degree</td> </tr> </table>	01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree	02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree	03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate	04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training	05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree	<p><input type="checkbox"/> Yes - GO to 51</p> <p><input type="checkbox"/> No - Return to Check Item G on page 12 for the next person</p>
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<p><input type="checkbox"/> Yes - How much? ✓</p> <p>437 \$ _____ 00 Annual amount - Dollars</p> <p>438 <input type="checkbox"/> No</p>	<p>474</p> <table border="0"> <tr> <td>01 <input type="checkbox"/> No school completed</td> <td>06 <input type="checkbox"/> Some college but no degree</td> </tr> <tr> <td>02 <input type="checkbox"/> Up to 6th grade</td> <td>07 <input type="checkbox"/> Associate degree</td> </tr> <tr> <td>03 <input type="checkbox"/> 7th or 8th grade</td> <td>08 <input type="checkbox"/> College graduate</td> </tr> <tr> <td>04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma</td> <td>09 <input type="checkbox"/> Some graduate/professional training</td> </tr> <tr> <td>05 <input type="checkbox"/> H.S. diploma</td> <td>10 <input type="checkbox"/> Graduate/professional degree</td> </tr> </table>	01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree	02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree	03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate	04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training	05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree	<p><input type="checkbox"/> Yes - GO to 51</p> <p><input type="checkbox"/> No - Return to Check Item G on page 12 for the next person</p>
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<p><input type="checkbox"/> Yes - How much? ✓</p> <p>441 \$ _____ 00 Annual amount - Dollars</p> <p>442 <input type="checkbox"/> No</p>	<p>476</p> <table border="0"> <tr> <td>01 <input type="checkbox"/> No school completed</td> <td>06 <input type="checkbox"/> Some college but no degree</td> </tr> <tr> <td>02 <input type="checkbox"/> Up to 6th grade</td> <td>07 <input type="checkbox"/> Associate degree</td> </tr> <tr> <td>03 <input type="checkbox"/> 7th or 8th grade</td> <td>08 <input type="checkbox"/> College graduate</td> </tr> <tr> <td>04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma</td> <td>09 <input type="checkbox"/> Some graduate/professional training</td> </tr> <tr> <td>05 <input type="checkbox"/> H.S. diploma</td> <td>10 <input type="checkbox"/> Graduate/professional degree</td> </tr> </table>	01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree	02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree	03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate	04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training	05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree	<p><input type="checkbox"/> Yes - GO to 51</p> <p><input type="checkbox"/> No - Return to Check Item G on page 12 for the next person</p>
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04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training											
05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree											
<p><input type="checkbox"/> Yes - How much? ✓</p> <p>443 \$ _____ 00 Annual amount - Dollars</p> <p>444 <input type="checkbox"/> No</p>	<p>477</p> <table border="0"> <tr> <td>01 <input type="checkbox"/> No school completed</td> <td>06 <input type="checkbox"/> Some college but no degree</td> </tr> <tr> <td>02 <input type="checkbox"/> Up to 6th grade</td> <td>07 <input type="checkbox"/> Associate degree</td> </tr> <tr> <td>03 <input type="checkbox"/> 7th or 8th grade</td> <td>08 <input type="checkbox"/> College graduate</td> </tr> <tr> <td>04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma</td> <td>09 <input type="checkbox"/> Some graduate/professional training</td> </tr> <tr> <td>05 <input type="checkbox"/> H.S. diploma</td> <td>10 <input type="checkbox"/> Graduate/professional degree</td> </tr> </table>	01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree	02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree	03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate	04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training	05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree	<p><input type="checkbox"/> Yes - GO to 51</p> <p><input type="checkbox"/> No - Return to Check Item G on page 12 for the next person</p>
01 <input type="checkbox"/> No school completed	06 <input type="checkbox"/> Some college but no degree											
02 <input type="checkbox"/> Up to 6th grade	07 <input type="checkbox"/> Associate degree											
03 <input type="checkbox"/> 7th or 8th grade	08 <input type="checkbox"/> College graduate											
04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma	09 <input type="checkbox"/> Some graduate/professional training											
05 <input type="checkbox"/> H.S. diploma	10 <input type="checkbox"/> Graduate/professional degree											

Section I – OCCUPIED UNITS – Continued

51. Does anyone in this household (including children under age 15) receive public assistance or welfare payments from any of the following?

a. Temporary Assistance for Needy Families (TANF), or Family Assistance (previously called AFDC) 548 1 Yes 2 No 3 Don't know

b. Safety Net, also called Home Relief 549 1 Yes 2 No 3 Don't know

c. Supplemental Security Income (SSI), including aid to the blind or disabled 550 1 Yes 2 No 3 Don't know

d. Other – Specify 551 1 Yes 2 No 3 Don't know

52. Does anyone in this household smoke (or use tobacco) on a daily basis?

570 1 Yes – **How many people?** Persons
 002 No
 003 Don't know

53a. Has anyone in this household been told by a doctor or other health professional that he/she has asthma?

571 1 Yes – **How many people?** Persons
 002 No
 003 Don't know **SKIP to 54**

b. During the past 12 months, has anyone in this household had an episode of asthma or an asthma attack?

572 1 Yes – **How many people?** Persons
 002 No
 003 Don't know

54. During the past 30 days, did . . . (reference person) have any problems performing usual activities such as self-care, work, or recreation because of poor physical or mental health?

573 1 Yes – **How many days?** Days
 002 No
 003 Don't know

55. Do you agree or disagree with the following statements?

a. People around here are willing to help their neighbors. 574 1 Strongly agree
 2 Agree
 3 Disagree
 4 Strongly disagree

b. People in this neighborhood can be trusted. 575 1 Strongly agree
 2 Agree
 3 Disagree
 4 Strongly disagree

CHECK ITEM 1 REFER TO QUESTION 7a FOR THE REFERENCE PERSON

Born in New York City (box 9 marked) – SKIP to closing statement below.
 Born in U.S. outside New York City (box 10 marked) – SKIP to 57
 Born outside U.S. (box 11–24 marked) – Go to 56a

56a. Did . . . (reference person) move to the United States as an immigrant? 560 1 Yes
 2 No

b. In what year did . . . (reference person) move to the United States? 561

57. In what year did . . . (reference person) move to New York City? (most recent move if more than one) 562 – Go to closing statement below.

Enter all four digits of year.

CLOSING STATEMENT

Thank you for answering the survey questions. Before I turn it in, I'll review this form to make certain I didn't skip anything. If I did, it would be easier to call you back rather than return here. Would you please give me your phone number in case I need to follow-up.

Area code Number -

029

END INTERVIEW . Fill items N and O on the front cover.

Section II - VACANT UNITS

58. If this apartment (house) is occupied, will it be the first occupancy since its construction, gut rehabilitation, or creation through conversion?

518

- 1 Yes, first occupancy
- 2 No, previously occupied
- 3 Don't know

NOTE – Questions 59–61a, 62a and 62b pertain to the building. Be certain to mark (X) the same box for each form in the same building.

59. How many units are in this building?

If the respondent doesn't know, canvass the building and count the units.

519

- 01 1 unit without business
- 02 1 unit with business
- 03 2 units without business
- 04 2 units with business
- 05 3 units
- 06 4 or 5 units
- 07 6 to 9 units
- 08 10 to 12 units
- 09 13 to 19 units
- 10 20 to 49 units
- 11 50 to 99 units
- 12 100 to 199 units
- 13 200 or more units

60. Does the owner of this building live in this building?

520

- 1 Yes
- 2 No
- 3 Don't know

61a. How many stories are in this building?

Count the basement if there are people living in it.

521

- 01 One – SKIP to 62c
- 02 Two
- 03 Three
- 04 Four
- 05 Five
- 06 6 to 10
- 07 11 to 20
- 08 21 to 40
- 09 41 or more

b. On what floor number is this unit?

Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.

554

- 0 Basement
- | | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|
- Floor

62a. Is there a passenger elevator in this building?

522

- 1 Yes
- 2 No – SKIP to 62c

b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?

553

- 1 Yes
- 2 No
- 3 Don't know

c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?

555

- 1 Yes
- 2 No
- 3 Don't know

63a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.

523

- 1 One – SKIP to 64a
- 2 Two
- 3 Three
- 4 Four
- 5 Five
- 6 Six
- 7 Seven
- 8 Eight or more

b. Of these rooms, how many are bedrooms?

524

- 01 None
- 02 One
- 03 Two
- 04 Three
- 05 Four
- 06 Five
- 07 Six
- 08 Seven
- 09 Eight or more

Notes

Section II - VACANT UNITS - Continued

<p>64a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?</p>	<p>525 <input type="checkbox"/> 0 Yes, has complete plumbing facilities – GO to 64b <input type="checkbox"/> 1 No, has some but not all facilities in this apartment (house) SKIP to 65a <input type="checkbox"/> 2 No plumbing facilities in this apartment (house)</p>
<p>b. Are these facilities for the exclusive use of the intended occupants of this apartment (house) or are they also intended for use by the occupants of another apartment (house)?</p>	<p>526 <input type="checkbox"/> 3 For the exclusive use of the intended occupants of this apartment (house) <input type="checkbox"/> 4 Also intended for use by the occupants of another apartment (house)</p>
<p>65a. Does this apartment (house) have complete kitchen facilities? Complete kitchen facilities include a sink with piped water, a range or cookstove, and a refrigerator.</p>	<p>527 <input type="checkbox"/> 0 Yes, has complete kitchen facilities – GO to 65b <input type="checkbox"/> 1 No, has some but not all facilities in this apartment (house) SKIP to 66a <input type="checkbox"/> 2 No kitchen facilities in this apartment (house), but facilities available in building <input type="checkbox"/> 3 No kitchen facilities in this building</p>
<p>b. Are these facilities for the exclusive use of the intended occupants of this apartment (house) or are they also intended for use by the occupants of another apartment (house)?</p>	<p>528 <input type="checkbox"/> 4 For the exclusive use of the intended occupants of this apartment (house) <input type="checkbox"/> 5 Also intended for use by the occupants of another apartment (house)</p>
<p>66. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?</p>	<p>529 <input type="checkbox"/> 1 Fuel oil <input type="checkbox"/> 2 Utility gas <input type="checkbox"/> 3 Electricity <input type="checkbox"/> 4 Other fuel (including CON ED steam) <input type="checkbox"/> 5 Don't know</p>
<p>67. Is this apartment (house) part of a condominium or cooperative building or development? <i>A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or co-op is a building or development that is owned by its shareholders.</i></p>	<p>530 <input type="checkbox"/> 1 No <input type="checkbox"/> 2 Yes, a condominium <input type="checkbox"/> 3 Yes, a cooperative <input type="checkbox"/> 4 Don't know</p>
<p>68. How long has this apartment (house) been vacant?</p>	<p>531 <input type="checkbox"/> 1 Less than 1 month <input type="checkbox"/> 2 1 up to 2 months <input type="checkbox"/> 3 2 up to 3 months <input type="checkbox"/> 4 3 up to 6 months <input type="checkbox"/> 5 6 up to 12 months <input type="checkbox"/> 6 1 year or more</p>
<p>69a. Before this apartment (house) became vacant was it owner or renter occupied?</p>	<p>532 <input type="checkbox"/> 1 Owner occupied <input type="checkbox"/> 2 Renter occupied <input type="checkbox"/> 3 Never previously occupied <input type="checkbox"/> 4 Don't know</p>
<p>b. Before this apartment (house) became vacant was it part of a condominium or cooperative building or development?</p>	<p>533 <input type="checkbox"/> 1 No <input type="checkbox"/> 2 Yes, a condominium <input type="checkbox"/> 3 Yes, a cooperative <input type="checkbox"/> 4 Don't know</p>
<p>Notes</p>	

Section II - VACANT UNITS - Continued

70. Is this apartment (house) -

- 534 1 Available for rent? - *SKIP to 72*
 2 Available for sale only? - *SKIP to closing statement below.*
 3 Not available for rent or sale? - *GO to 71*

71. What are the reasons that this apartment (house) is not available for sale or rent?

List all reasons mentioned, and then be sure to mark (X) ONLY one box for the primary reason.

- 535 01 Rented, not yet occupied
 02 Sold, not yet occupied
 03 Unit or building is undergoing renovation
 04 Unit or building is awaiting renovation
 05 Being converted to nonresidential purposes
 06 There is a legal dispute involving the unit
 07 Being converted or awaiting conversion to condominium or cooperative
 08 Held for occasional, seasonal, or recreational use
 09 The owner cannot rent or sell at this time due to personal problems (e.g. age or illness)
 10 Being held pending sale of building
 11 Being held for planned demolition
 12 Held for other reasons - *Specify* ↘

SKIP to closing statement below.

72. What is the MONTHLY asking rent?

(If rent is paid other than monthly, refer to the manual on how to convert it.)

INTERVIEWER: If the respondent indicates that the monthly rent for the vacant unit is based upon the income of the tenant - ask for a rent range such as \$700-\$800. Then enter the midpoint of the range; in this case \$750.

536 \$ _____ . 00 Per month

CLOSING STATEMENT

Thank you for answering the survey questions. Before I turn it in, I'll review this form to make certain I didn't skip anything. If I did, it would be easier to call you back rather than return here. Would you please give me your phone number in case I need to follow-up.

Area code Number

029 [][][] - [][][][][]

END INTERVIEW. Fill item N on the front cover.

Notes

