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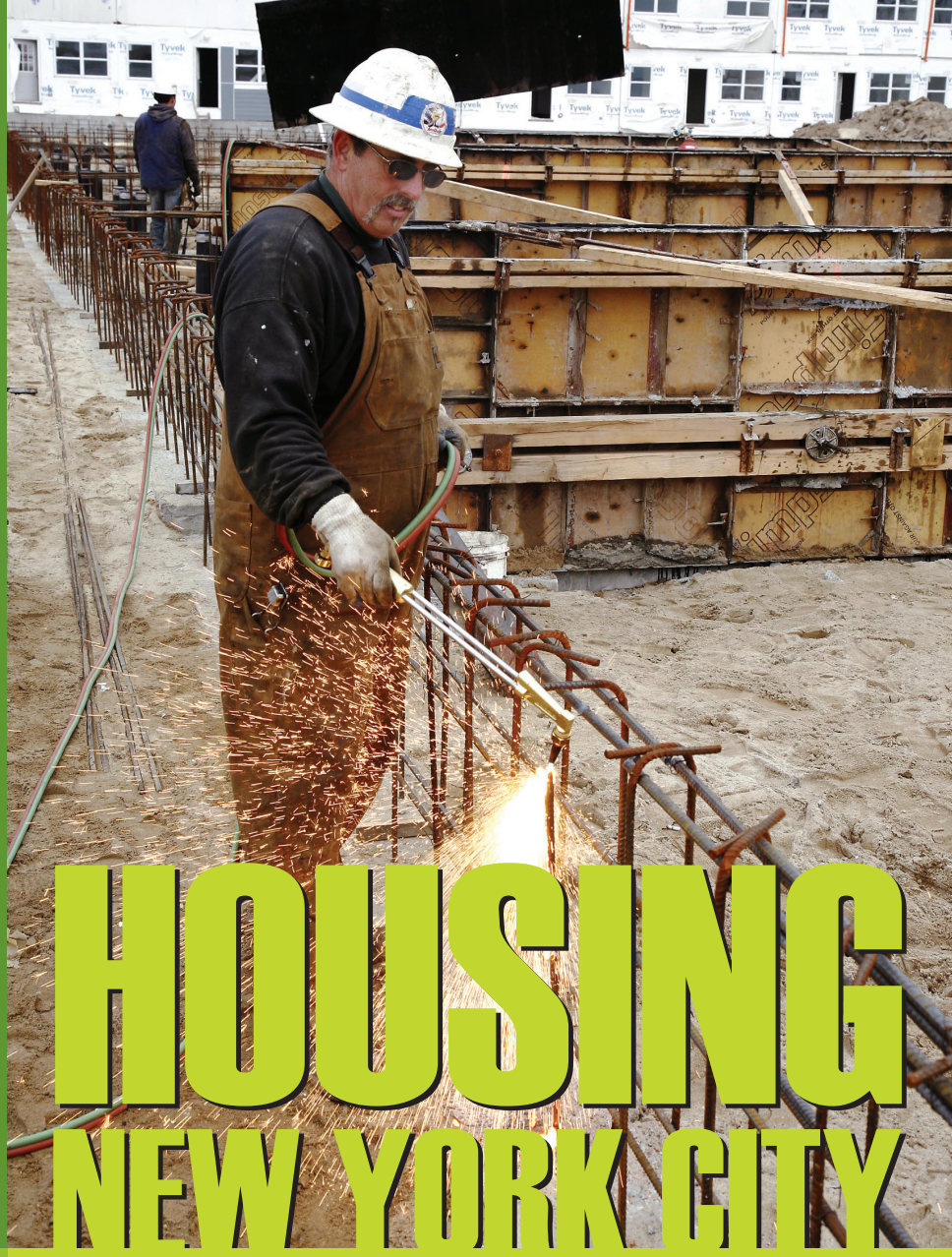
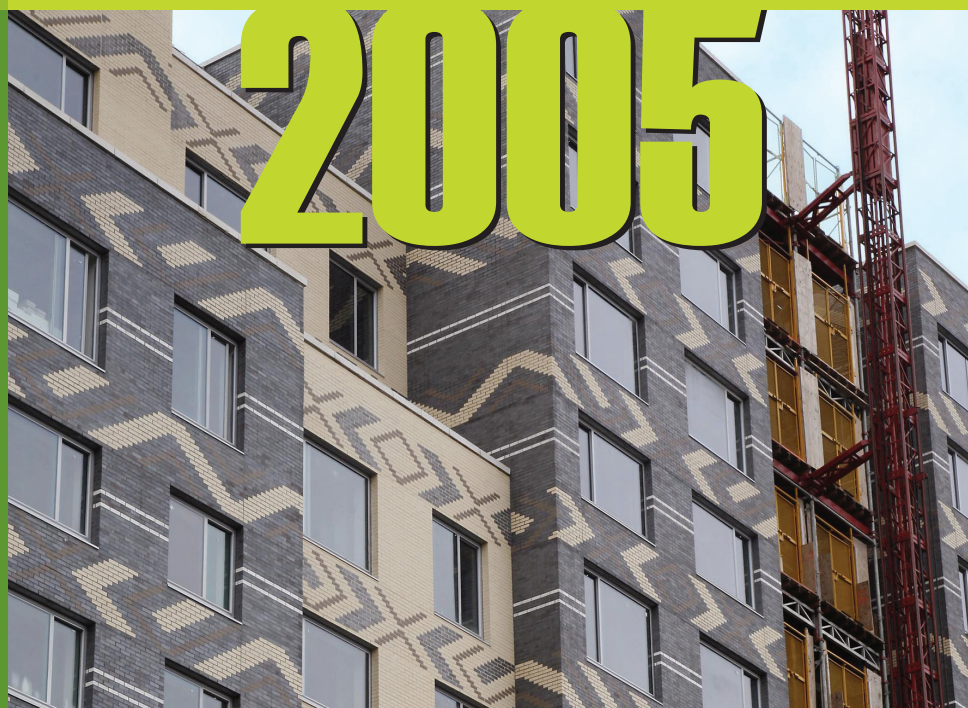


HOUSING NEW YORK CITY 2005



Dr. Moon Wha Lee

HOUSING NEW YORK CITY 2005

by
Dr. Moon Wha Lee

The City of New York
Department of Housing Preservation and Development
October 2008

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Mayor

ROBERT C. LIEBER
Deputy Mayor for Economic Development

SHAUN DONOVAN
Commissioner

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for Strategic Planning,
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Department of Housing Preservation and Development
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ACKNOWLEDGMENTS

Preparing the *Housing New York City, 2005* report took longer than usual for previous reports on the New York City Housing and Vacancy Survey (HVS). On HPD's request, the Census Bureau examined extensively causes of incomparability of the 2005 HVS race and ethnicity data with such data from the 2002 HVS and the best way to use the 2005 HVS race and ethnicity data; and it provided technical documents on these issues, including recommended guidelines for users of the 2005 HVS data. Since the above unexpected extra work had to be done more than a year after the majority of the data from the 2005 HVS was released, while my staff and the Census Bureau were also working on the 2008 HVS, the Census Bureau's release of the 2005 HVS population data and the preparation of the 2005 HVS report were delayed for about a year.

Howard A. Savage (Chief of the Financial and Market Characteristics Branch), Robert Callis (Survey Statistician), and Peter Fronczek (former Chief of the Financial and Market Characteristics Branch) reviewed each of the six substantive chapters of this report and provided me with very valuable technical comments, particularly on the statistical reliability of the data presented and/or analyzed, which I faithfully incorporated in the report. Alan Friedman (Survey Statistician of the Financial and Market Characteristics Branch) and Bob Callis also worked very hard on the preparation of the technical documents that are included in the report as appendices. Without the painstaking efforts of these staff members of the Census Bureau to improve the reliability of the HVS data covered in the report, this report could not have been completed in this solid form. Cartographers of the Geography Division of the Census Bureau provided all maps included in the report.

It is impossible to successfully prepare a survey of the magnitude and depth of the HVS and the report on it without the Agency's solid and visionary commitment. HPD Commissioner Shaun Donovan provided all of the resources necessary for completing the 2005 HVS and the 2005 HVS report. Without his sustained support, guidance, and encouragement throughout the two-year period of work on the report, this report would not have been completed as a more policy-relevant, comprehensive, and user-friendly housing market analysis. With his in-depth knowledge and experience in housing accumulated at the highest levels of the federal and City governments, he has used the HVS data in the most persuasive and convincing manner in defining the most critical housing questions and in offering convincing answers to them. His effective use of the HVS data has helped me in strengthening the report by making it a more relevant and useful policy resource that can be used much more widely every day.

Jane Orenstein, Chief of Staff and Deputy Commissioner of Strategic Planning, Policy, and Communication, who is my direct supervisor, provided very valuable suggestions and advice on many important issues covered in the report. She also provided steady and solid support in completing and producing the report. The close and clear supervision and guidance she gave me during the final phase of preparation greatly helped me in producing this report in the most productive manner.

The preparation of the report in a publishable form takes a tremendous amount of technical effort and a high level of skill. Lenward Snead, Director of Creative Services, and César José Quiñones of his staff greatly helped me and my staff in making all parts of the report ready to send to the printing company for graphic work and printing.

Larry Racioppo, HPD's renowned photographer, who took the photographs for the covers of most of the previous HVS reports, was again responsible for the excellent photographs appearing on the cover of this report.

Two very able staff members of the Agency helped me gather data from HPD and other Agencies: Deanna Feder of the Division of Strategic Planning provided me with the Agency's data on production by various programs in a prompt and accurate manner; and Ted Gallagher of the Division of Federal Legislative Affairs, helped me gather data on federal programs from the Agency's other offices and from the New York City Housing Authority. Marya Kuklick and Valerie Neng prepared a presentation document, "Selected Points of the 2002 Housing and Vacancy Survey," which visualized many findings of the 2002 HVS report, while they worked for HPD. With Marya's permission, I updated some of their graphs and included them in this report.

Each of my four staff members of HPD's Division of Housing Policy Analysis and Statistical Research made extensive contributions to this report. Richard Place, computer programmer, accurately generated from various HVS files all of the data I used in the report. Dr. Stephen Werner, economist and computer programmer, prepared the customized figures I designed for the report in a precise manner. He helped me in gathering and properly presenting economic and other data from sources other than the HVS. Steve also reviewed the accuracy of the content of the appendices that cover technical statements on the sample design, estimation procedures, accuracy, and topcoding, as well as the list of census tracts included in each of the sub-borough areas. With me, Dr. Sheree West, my Special Assistant, checked the accuracy of the data in the text and tables of the report. She also checked the accuracy of the graphs and maps. With help from Sharon Nesbitt, my Administrative Assistant, Sheree also integrated in a very thorough manner all components of the report, including the text, tables, graphs, maps, and all the appendices, in a form that was ready to be sent to the printing company. Sharon typed all of the tables, which are very analytical and customized, in a thorough, accurate, and very productive manner. Sharon also incorporated final revisions in the text and tables. Steve helped Sharon and Sheree in checking the accuracy of the sub-borough tables. Sharon and Sheree, who have worked with me on the seven previous HVS reports, helped me greatly in preparing this report.

Other staff members of HPD also helped me prepare this report as a useful policy analysis resource. Rubin Wolf, Director of Neighborhood Resources, helped me constantly whenever I had questions about the reasonableness of some of the HVS data.

Any limitations or errors that may still exist in this report, except for documents produced by the Census Bureau, must remain entirely my own, despite the efforts of all of the above.

Moon Wha Lee, Ph.D.
Assistant Commissioner of Housing Policy Analysis
and Statistical Research
September 2008

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Housing New York City, 2005: Executive Summary

Introduction

This summary highlights important findings of this report. The primary purpose of the summary is to enable readers to acquire quickly an overview of the salient prevailing issues pertinent to an adequate understanding of the New York City housing market. However, it is important to realize that the findings presented in this summary are the result of a comprehension of all the detailed evidence; thus, it is necessary to review all the data and data analyses in each chapter of this report in order to get a fuller picture of the structure of the City's housing market and how it functions and a fuller appreciation of the issues.

Findings of each substantive chapter of this report are summarized in the following sections.

Residential Population and Households

Population Growth

New York City is the largest and one of the fastest growing cities in the United States, according to Census 2000. The City's population grew by 686,000, or by 9.4 percent, in the ten years between 1990 and 2000. The long-term upward trend of population growth in the City was sustained in the following several years. In 2005, the City's population was 8,012,000. This represents an increase of 67,000 or 0.8 percent over the population of 7,945,000 in 2002. Virtually all of this increase was in owner households.

From 2002 to 2005, the crime rate in the City declined significantly, and housing and neighborhood conditions improved visibly. The total number of crimes in the seven major felony categories dropped by 13 percent, from 156,559 in fiscal year 2002 to 136,491 in fiscal year 2005.

In addition, people in New York City were significantly better educated in 2005 than they were three years previously. In 2005, 80 percent of individuals 18 years old or older in all households had finished at least high school, an increase of 2 percentage points over 2002. Also, significantly, the percentage of those who had graduated at least from college increased by 2 percentage points to 32 percent.

Also, in 2005 housing conditions in the City were extremely good and neighborhood conditions were the best since the HVS started covering them. Of all occupied units, a mere 0.5 percent were in dilapidated buildings, the lowest dilapidation rate in the 40-year period since 1965. The proportion of households near buildings with broken or boarded-up windows on the same street was 6 percent in 2005, down by 2 percentage points from 2002. Moreover, the proportion of households that rated the quality of their neighborhood's residential structures as "good" or "excellent" increased by 2 percentage points to 78 percent in 2005. With the remarkable improvement in quality of life, better

educational attainment, and housing and neighborhood conditions, the number of New Yorkers grew accordingly, as the City became a much better place to live, as well as a better place to work, and, thus, continuously attracted more people.

Spatial Variation of the Population

In 2005, 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 residential population counts. In Brooklyn, 2,467,000, or 31 percent of the people in the City, were housed, while Queens captured 2,229,000, or 28 percent of the City's population, in 2005. In Manhattan, 1,536,000, or 19 percent of the people in the City, were housed. In the Bronx, there were 1,315,000 people, 16 percent of the City's population. In Staten Island, the least populous borough in the City, 6 percent of the people in the City, or 465,000 people, were housed.

Racial and Ethnic Variation of the Population

New York City is racially and ethnically one of the most diverse cities in the United States. The white non-Hispanic population (hereafter referred to as the "white" population) was 2,941,000, or 37 percent of the total population in the City. The Hispanic population—Puerto Rican and non-Puerto Rican Hispanic together—captured the second-largest share of the City's population: 2,229,000, or 28 percent, with Puerto Ricans numbering 806,000 (10 percent) and non-Puerto Rican Hispanics numbering 1,424,000 (18 percent).

The black/African American non-Hispanic population (hereafter referred to as the "black" population) numbered 1,872,000, accounting for 23 percent of the population in the City. The Asian population numbered 909,000, or 11 percent of the City's population in 2005.

In 2005, the white population continued to constitute 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 eleven years between 1991 and 2002, a trend is seen: the racial and ethnic diversity in the City widened markedly during that time. The proportions of whites, blacks, and Puerto Ricans continued to drift downward, while the proportions of non-Puerto Rican Hispanics and Asians drifted upward. The proportion of the white population progressively descended from 41 percent in 1991 to 37 percent in 2002. The corresponding proportion of blacks also declined appreciably from 27 percent to 25 percent in the same eleven-year period. The proportion of Puerto Ricans decreased also during the same period of time from 11 percent to 9 percent.

Non-Puerto Rican Hispanics' rose from 12 percent in 1991 to 17 percent in 2002. This pushed Hispanics' (including Puerto Ricans') share of the City's population past blacks in 1999 and 2002, despite the downward drift of Puerto Ricans' share. Asians also captured a growing share of the City's population, going from 7 percent in 1991 to 11 percent in 2002.

However, in the three-year period since 2002, a new trend appears to have taken place: the white population and the Asian population seem to have stabilized, while blacks continued to fall and non-Puerto Rican Hispanics continued to grow.

As the residential movement of a growing number of immigrants from countries in the Caribbean, Latin America, and Asia to the City continues in the coming years, the upward trend of non-Puerto Rican

Hispanics' and Asians' shares of the City's population will continue. 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 the expected increase in Asians' shares of the City's population are 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 in particular.

Residential Location Pattern of Each Racial and Ethnic Group

Almost one-third of whites in the City lived in Brooklyn (32 percent), similar to the borough's share of the City's overall population. About a quarter of the City's whites each lived in Queens and Manhattan.

The proportion of whites in Staten Island was about twice the proportion of the City's total population living in the borough: where only one in twenty of the City's total population lived, one in ten of the City's white population lived. The proportion of whites in the Bronx was disproportionately small, compared to the proportion of the City's population in the borough: one in fourteen versus one in six persons.

In 2005, disproportionately large numbers of blacks in the City, more than two-fifths (43 percent), lived in Brooklyn, outnumbering the proportion of the City's population living in the borough by a ratio of 4:3.

Just over two-fifths of blacks in the City lived in either Queens (23 percent) or the Bronx (22 percent). The Bronx's share of blacks in the City was more than the borough's share of the City's population, 22 percent versus 16 percent, while Queens' share of blacks was lower than the borough's share of the City's population, 23 percent versus 28 percent.

Manhattan's share of blacks was only one in ten. Staten Island's share of blacks was only 2 percent, about one-third of the borough's share of the City's population.

In 2005, Puerto Ricans were disproportionately over-represented in the Bronx. Puerto Ricans' share of the borough's population (41 percent) overwhelmingly outnumbered the borough's share of the City's population by about two-and-a-half to one. 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, where they were only one-half of the borough's share of the total population.

Non-Puerto Rican Hispanics were over-represented in the Bronx and Queens in 2005. The two boroughs together captured almost three-fifths of the non-Puerto Rican Hispanics in the City. Almost a quarter lived in the Bronx, where one in six of the City's population resided. And in Queens, where fewer than three in ten of the City's population resided, more than a third of non-Puerto Rican Hispanics lived.

In Manhattan, non-Puerto Rican Hispanics were as frequent as the City's population living in the borough: approximately one in five.

The great preponderance of Asians, more than half of those in the City, were clustered in Queens, where fewer than three in ten of the City's population resided in 2005. Consequently, Asians were greatly under-represented in the rest of the boroughs. A quarter of Asians in the City lived in Brooklyn, while 15 percent lived in Manhattan. The proportions of Asians in the Bronx and Staten Island were disproportionately small: 4 percent and 3 percent respectively.

Educational Attainment of the Population

The level of educational attainment in the City has improved remarkably. Between 1996 and 2005, the proportion of individuals who had at least graduated from high school increased from 75 percent to 80 percent. The improvement was experienced by every major racial and ethnic group, except for Asians. The improvement for whites, Puerto Ricans, and non-Puerto Rican Hispanics was exceptional.

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, going from 26 percent in 1996 to 32 percent in 2005.

In 2005, whites were the best educated: 92 percent had finished at least high school and 49 percent had graduated at least from college. 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. The proportions of individuals with at least a high school diploma and at least a college degree were 78 percent and 21 percent for blacks and 76 percent and 37 percent for Asians in 2005.

Applying both the lower and higher educational attainment measures, both Puerto Ricans' and non-Puerto Rican Hispanics' educational attainment improved substantially between 1996 and 2005. However, in 2005, Puerto Ricans and non-Puerto Rican Hispanics still had much lower educational attainment levels compared to those in the other major racial and ethnic groups: 65 percent and 63 percent respectively had at least graduated from high school; and 12 percent and 16 percent respectively had at least graduated from college.

The improvement in whites' higher educational attainment in the nine-year period between 1996 and 2005 was extraordinary: the proportion of whites who had received at least a college degree jumped by 11.4 percentage points to 49 percent in 2005.

Spatial Variations of Households

The number of households in the City was 3,038,000. The geographical distribution of households in the City by borough very closely resembled that of the population, since a household is all persons occupying a housing unit. Brooklyn was the largest borough, capturing the largest share of the City's households: 878,000 or 29 percent of all households in the City. Queens, where 787,000 households or 26 percent of all households in the City resided, was the second-largest borough. Manhattan was third, with 738,000 households or 24 percent of the City's households. In the Bronx, 472,000 households or 16 percent of the City's households resided, which amounts to a little more than half the number of households in Brooklyn. Staten Island, the least populous borough in the City, captured 164,000 households or 5 percent of the households in the City.

Racial and Ethnic Variations of Households

Except for blacks, each racial and ethnic group's share of all households in the City in 2005 was basically the same as in 2002. The number of white households in the City was 1,331,000, or 44 percent of all households in the City. During the same three-year period, blacks' proportion of the City's households slipped by 1.1 percentage points to 22.8 percent in 2005.

Variation of Households by Tenure

Since 1993, owner households' proportion of all households in the City, the so-called "ownership rate," has steadily increased, without interruption, from 29.8 percent in 1991 to 31.9 percent in 1999 and to 33.3 percent in 2005. Consequently, renter households' proportional share in the City has gradually declined from 70.2 percent in 1991 to 68.1 percent in 1999 and to 66.7 percent in 2005. However, in 2005 New York City was still predominantly a city of renters, as two-thirds of the households in the City were renters in 2005.

Spatial Variation of Households by Tenure

The tenure pattern in each borough approximates that of the City as a whole, except for Queens and Staten Island. In the Bronx, Brooklyn, and Manhattan, more than seven out of ten households were renters, while only half of the households in Queens and one in three households in Staten Island were renters.

The geographical pattern within tenure is not parallel to that of all households in the City: 36 percent of owner households in the City were located in Queens, while only 26 percent of all households lived there in 2005. 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, with the largest share of the City's households, 29 percent, the proportion of owner households there was only 25 percent. In Manhattan, where 24 percent of the City's households resided, only 17 percent were owner households. The Bronx, with 16 percent of all households in the City, had only 10 percent of its owner households. On the other hand, Staten Island captured 11 percent of owner households, while it had only 5 percent of the households in the City.

Ownership Rates by Race and Ethnicity

In 2005, one-third of the households in the City were owner households, and two-thirds were renter households. White households had the highest ownership rate, 43.6 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest: a mere 15.9 percent and 16.6 percent respectively, about half the city-wide rate. Asian households had the second-highest homeownership rate, 37.6 percent. The rate for black households was 29.1 percent.

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. Of the 2,028,000 renter households in the City, two-thirds or 1,359,000 were rent-controlled or rent-regulated by some form of federal, State, or City law or regulation. The rent-controlled and regulated categories include rent-controlled units, rent-stabilized units, 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).

Of all renter households, 1,016,000, or about half, were in rent-stabilized units, while 43,000, or 2 percent, were in rent-controlled units. Another 300,000 renter households, or 15 percent, resided in Public Housing (8 percent), Mitchell-Lama (3 percent), *in rem* (0.5 percent), or "other-regulated" (3 percent) units.

On the other hand, 669,000 renter households, or 33 percent of all renter households, resided in units whose rents were unregulated by government laws or regulations. Instead, their rents were basically determined by various housing market forces.

Racial and Ethnic Variation of Households by Rent-Regulation Status

Reviewing the data on households by race and ethnicity within each rent-regulation category shows much more clearly which units served which racial and ethnic groups. Rent-controlled units mostly served white households. Two-thirds of the householders in the 43,000 rent-controlled units in the City were white, while about one in seven were black in 2005. The median age of householders in rent-controlled units was 69, with almost two-thirds being 65 years old or older, and three-fifths being single-person households. In short, most householders in rent-controlled units were single elderly people.

At the same time, almost two-fifths of households in the 1,016,000 rent-stabilized units were white, while another two-fifths were almost evenly divided into either black or non-Puerto Rican Hispanic households.

The 10,000 *in rem*, 168,000 Public Housing, and 59,000 Mitchell-Lama units in the City predominantly served black households in 2005. More than half of the households in *in rem* units, almost half of the households in Public Housing units, and two-fifths of the households in Mitchell-Lama units were black. Public Housing units also served a great number of Hispanic households. Two-fifths of the households in such units were Hispanic: Puerto Rican (30 percent) and non-Puerto Rican Hispanic (11 percent). Mitchell-Lama units also served other racial and ethnic groups: white (28 percent), Puerto Rican (15 percent), non-Puerto Rican Hispanic (12 percent), and Asian (5 percent). "Other-regulated" units served all major racial and ethnic groups. Nine-tenths of the households in "other-regulated" units were either black (27 percent), Puerto Rican (25 percent), non-Puerto Rican Hispanic (20 percent), or white (19 percent).

Two-thirds of the households in the 669,000 unregulated units were either white (45 percent) or black (21 percent). A quarter were largely either non-Puerto Rican Hispanic (14 percent) or Asian (12 percent). The racial and ethnic distribution of households in unregulated units in rental buildings was 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: half of the households in such units were white. The proportion of whites in this category was 13 percentage points higher than it was for whites in all renter households.

Households by Type of Ownership

The ownership rate in the City was still relatively small compared to other cities. However, New York City's rate has been growing respectably in recent years, and owners represent, in absolute numbers, a very large number of households in the City.

Of the 1,010,000 owner households in the City, 636,000 or 63 percent resided in conventional owner units, which include mostly traditional one- or two-family housing units. The remaining owner households resided in 256,000 private cooperative units (25 percent), 73,000 condominium units (7 percent), or 45,000 Mitchell-Lama cooperative units (5 percent).

In Brooklyn, which housed 256,000 or a quarter of the City's owner households, more than three-quarters of such households lived in conventional units, while most of the remainder lived in private cooperative

units (17 percent). In Queens, where 365,000 owner households or 36 percent of the City's owner households resided, almost three-quarters lived in conventional units, while most of the remainder lived in private cooperative units (20 percent).

In Manhattan, which housed 174,000 or a little more than one in six of the owner households in the City, almost nine in ten of such households resided in either private cooperative (70 percent) or condominium (19 percent) units, while most of the remainder lived in Mitchell-Lama cooperative units (8 percent).

In Staten Island, where 111,000 or 11 percent of the owner households in the City resided, almost nine in ten of such households resided in conventional units; the remainder resided mostly in condominium units.

Household Size (Number of Persons per Household)

The mean household size for all households in the City—that is, the average number of persons per household—was 2.64 in 2005.

In 2005, 33.6 percent of all households (36.3 percent of renter households and 28.2 percent of owner households) were one-person households. Conversely, 22.0 percent of all households (20.0 percent of renter households and 26.0 percent of owner households) were large households with four or more persons. Thus, although a majority of households in the City are smaller (with one or two people), a considerable proportion are large households (with four or more people). 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 Rent-Regulation Status and Type of Ownership

The size of renter households in the City was 2.56 in 2005. Of all households residing in the various categories of rental units, households in *in rem* units were the largest: 3.26. The size of households in *in rem* units was even larger than that of all households in unregulated units, 2.79, which was about the same size as the City's owner households, 2.80.

The size of renter households in unregulated units in rental buildings was 2.83, considerably larger than the size of all renter households. However, the size of households in unregulated units in cooperative and condominium buildings was small, only 2.31.

The size of households in rent-controlled units was 1.76, the smallest among those in any type of rental unit in the City. Most of the households in rent-controlled units were single elderly households. The size of households in "other-regulated" units was 2.18, also much smaller than the city-wide average renter household size.

The size of households in rent-stabilized units built after 1947 was also small, 2.23, smaller than the average size of all renter households. The primary reason for the smaller size of households in this type of rental unit is that many recently built rent-stabilized units in the City have been small units, studios and one-bedroom units. Three-fifths of post-1947 rent-stabilized units were either studios or one-bedroom units.

In general, the size of owner households in the City, 2.80, was slightly larger than in the United States as a whole, 2.70. In the City, the average size of households in conventional units was 3.23, the largest size among all types of owner units in the City. However, household sizes in other ownership categories were

not large. The average sizes of households in private cooperative units, in condominium units, and in Mitchell-Lama cooperative units were very small, 2.02, 2.27, and 1.96 respectively, smaller than the average size of households in all types of rental units, except for rent-controlled units, where most of the tenants were single elderly households.

Household Composition: Household Types

Over the twelve-year period between 1993 and 2005: the single adult household's share increased from 21 percent to 22 percent, while the adult household's share increased from 24 percent to 26 percent. 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.

Conversely, the shares of single elderly, single adult with minor children, and elderly households decreased from 13 percent to 11 percent, 8 percent to 7 percent, and 11 percent to 10 percent respectively from 1993 to 2005. The decrease in these households' shares also occurred among renter households. However, among owner households, only the share of elderly households decreased considerably, from 20 percent to 16 percent.

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

New York City was a city of foreign-born households. In 2005, the proportion of householders in the City who reported they were born outside the United States (including householders born in Puerto Rico) was 49 percent (1,277,000 households). This number is an undercount since, of the total number of 3,038,000 households in the City, 537,000 households, or 18 percent, did not answer the birthplace question. 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 from 1993 to 2005, while the proportions of foreign-born householders from other areas—particularly the Caribbean, Latin America, Asia, and Africa—have all grown considerably and have more than compensated for the decrease in Puerto Rican householders during the eleven-year period.

Immigrant Households

According to the 2005 HVS, of the 3,038,000 households in the City in 2005, 934,000 reported they were immigrant households. However, 537,000 households, or 18 percent of all households, did not answer the birthplace question; and, of the households that did respond to the birthplace question, another 60,000 households did not provide answers to the immigrant questions covered in the 2005 HVS. Thus, the number of 934,000 immigrant households that the 2005 HVS reports is likely a considerable underestimate.

Spatial Variations of Immigrant Households

The overwhelming majority of immigrant households selected Brooklyn or Queens as their residential location. Seven in ten of the 934,000 immigrant households in the City lived in either Brooklyn (315,000 households or 34 percent of all immigrant households) or Queens (339,000 households or 36 percent). The remaining 280,000 immigrant households were scattered among Manhattan (129,000 households or 14 percent), the Bronx (123,000 households or 13 percent), and Staten Island (28,000 households or 3 percent).

Queens is the immigrant county in the City. In Queens, half of the households (51 percent) were immigrant households. More than six in ten households were immigrant households in each of the following Queens sub-borough areas: 2 (Sunnyside/Woodside), 3 (Jackson Heights), and 4 (Elmhurst/Corona). In Brooklyn, 44 percent of the households were immigrant households. More than six in ten households were immigrant households in sub-borough area 17 (East Flatbush) in 2005.

Racial and Ethnic Variations of Immigrant Households

Racially and ethnically, New York City is already very diverse. However, immigrant households are even more diverse than all households in the City.

The 934,000 immigrant households in the City were divided into the following four major racial and ethnic groups (excluding Puerto Ricans): non-Puerto Rican Hispanics (29 percent), whites (27 percent), blacks (23 percent), and Asians (20 percent).

Homeownership of Immigrant Households

Of the 934,000 immigrant households in the City in 2005, 298,000 were owner households. Thus, the homeownership rate for immigrant households was 31.9 percent, lower than the rate of 33.3 percent for all households in the City, but higher than the rate of 29.1 percent for foreign-born householders—that is, immigrant and non-immigrant foreign-born householders together. 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: 64.8 percent and 43.6 percent respectively. Conversely, in the Bronx and Manhattan, the rates were very much lower than the city-wide rate: 20.7 percent and 13.2 percent respectively. These rates were even lower than the rates for all households in the two boroughs, 22.1 percent and 23.6 percent respectively. The rate in Brooklyn was 28.5 percent, also substantially lower than the city-wide rate for immigrant 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 2000), were substantially less educated than all householders in the City in 2005. Of all householders, 81 percent had finished at least high school, while 37 percent had graduated at least from college. Of immigrant householders that had moved into their current units in the City before 2000, 73 percent had finished at least high school and 28 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (between 2000 and 2005) were noticeably better educated than those that had moved in before 2000. These recent immigrants' comparable educational attainment levels were 76 percent and 34 percent respectively.

Incomes of Immigrant Households

In 2004, the median income of immigrant renter households was $30,000, or 91 percent of the median income of non-immigrant renter households. At the same time, their median contract rent was $825, compared to $819 for non-immigrant households. Their median gross rent/income ratio was 33.7 percent, while it was 29.2 percent for non-immigrant households.

Household Size of Immigrant Households

Of all households in the City, 34 percent were one-person households, while 29 percent were two-person households, 16 percent were three-person households, and 22 percent were four-or-more-person households in 2005. Compared to this city-wide pattern, the pattern for immigrant household size was reversed: only 21 percent were one-person households, while 34 percent 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 2005. Immigrant households were larger households and experienced the consequential housing problems typical of larger households, particularly crowding.

Housing and Neighborhood Conditions for Immigrant Renter Households

Housing and building conditions for immigrant renter households were slightly poorer than they were for non-immigrant renter households. Of rental units occupied by immigrant households, 10.6 percent were in buildings with one or more building defects, compared to 8.5 percent for renter units occupied by non-immigrant households. On the other hand, based on the proportion of boarded-up buildings on the same street where respondents' housing units were located, neighborhood condition for immigrant renter households was somewhat better than it was for non-immigrant renter households: 5.5 percent versus 6.8 percent respectively. However, 69.6 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as "good" or "excellent," while 72.0 percent of non-immigrant renter households gave such ratings.

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

The crowding situation for immigrant households was extremely serious. The incidence of crowding for immigrant renter households was almost double that of all renter households in the City: 18.6 percent of immigrant renter households were crowded and 6.9 percent were severely crowded, compared to 10.2 percent and 3.7 percent respectively for renter households as a whole. The equivalent crowding rates for non-immigrant renter households were 6.9 percent and 2.4 percent. Immigrant renter households' higher crowding rate was mostly a consequence of immigrant households' larger household size, since crowding is a phenomenon typical of larger households.

Of immigrant renter households, 6.2 percent were doubled up with sub-families and 5.5 percent were doubled up with secondary individuals. Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 3.5 percent and 5.8 percent respectively. In short, 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 was in most of the last three decades.

The major characteristics of householders that moved into their current housing units in the City over five years ago—that is, in 2000 or earlier—closely resembled those of all householders in the City, since they were the overwhelming majority of households in 2005.

However, the major characteristics of householders that moved into their current residence in the City within the five years between 2000 and 2005, 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 moved into their current residence in the City in 2000 or before. Almost two-thirds 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 2005.

Reasons for Moving of Recent-Movers

The major reasons for moving are distinctively different for recent-movers from different places. Almost two-thirds of recent-movers from abroad reported that they had moved for job- or family-related reasons, while more than a quarter said they had moved for housing- (19 percent) or neighborhood-related (8 percent) reasons.

On the other hand, two-fifths of recent-movers from within the United States (excluding the City) reported that they had moved for job-related reasons (41 percent), while a third cited housing (21.0 percent) or neighborhood (13 percent) as the reason for their moves.

However, of recent-movers from within the City, more than half said they had moved for housing- (43 percent) or neighborhood-related (12 percent) reasons, while almost a third said that they had moved for family-related reasons (32 percent).

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 four-fifths of recent-movers *from outside the United States* moved into either Brooklyn (28 percent), Queens (30 percent), or Manhattan (24 percent), while most of the remainder moved into the Bronx (12 percent). Somewhat more of these recent-movers went to southwestern Brooklyn, the northern Queens, and the Upper West Side of Manhattan.

However, the pattern of recent-movers *from other places in the country* (excluding the City) was disparate: almost one in two of such recent-movers moved to Manhattan, while about two-fifths moved to either Brooklyn (22 percent) or Queens (20 percent). These recent-movers were heavily concentrated in the lower and middle parts of Manhattan. 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 smaller proportion of such recent-movers moved into Manhattan, while a larger proportion moved into the Bronx.

Almost half of the households in Manhattan sub-borough area 1 (Financial District/Greenwich Village) and just slightly less than that in Manhattan sub-borough area 3 (Chelsea/Clinton/Midtown), Bronx sub-borough area 5 (Kingsbridge Heights/Mosholu), and Brooklyn sub-borough area 10 (Bay Ridge) were households new to the neighborhood in the last five years. This suggests these are very dynamic neighborhoods with a fair amount of turnover activity.

Homeownership of Recent-Movers

In 2005, two-thirds of the households in the City were renter and one-third was owner. Contrary to this occupancy pattern by tenure for all households, the overwhelming preponderance of recent-movers were renters: 94 percent of recent-movers from outside the United States, 85 percent of recent-movers from other places in the United States, and 77 percent of those from other places in the City were renters. As a result, compared to the city-wide ownership rate of 33.3 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 6.4 percent, 14.6 percent, and 22.6 percent respectively.

Variations of Educational Attainment of Recent-Movers

Of householders who were recent-movers, those who had moved into their current residences from other parts of the country outside the City were the best educated: 66 percent of them had graduated at least from college. In terms of this higher educational attainment, householders who had moved into their current residence from other places within the City had the lowest level: only 37 percent had graduated at least from college.

Economic Variations of Recent-Movers

Among recent-mover groups, those from other parts of the United States outside the City had the highest incomes. Their 2004 median income was $55,000—that is, $15,000 more than the median income of all households in the City. However, among recently-moved owner groups, those from other places within the City had the highest income: $80,000.

The labor-force-participation rate for all recent-mover groups as a whole was very high compared to all individuals in the City. In 2005, 79.5 percent of the individuals in recently-moved households participated in the labor force, compared to the city-wide overall rate of 67.9 percent. Particularly, for those who had recently moved into their current residences in the City from other parts of the United States outside the City, who were the best educated, the rate was remarkably high: 81.1 percent, or 13.2 percentage points higher than the city-wide rate.

Recent-Movers by Household Types

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 minor children (25 percent), and single adult households (22 percent). The remaining households were divided into single elderly households (11 percent), elderly households (10 percent), and single adult households with minor children (7 percent). Compared to this pattern of households overall, the dominant proportion of households that had recently moved into the City from outside the United States was one of the following two adult household types: adult households (41 percent) and adult households with minor children (34 percent). On the other hand, four-fifths of recent-movers from other places in the United States were either single adult households (35 percent) or adult households (45 percent). The household composition pattern of recent-movers from other places within the City approximated that of all households, with the following exceptions: higher proportions of adult households with minor children and single adult households with minor children and lower proportions of elderly households and single elderly households.

Number and Characteristics of Doubled-Up Households

The 2005 HVS reports that 114,000 households, or 3.7 percent of all households in the City, contained at least one sub-family. In addition, 142,000 households, or 4.7 percent of all households, contained a secondary individual in 2005. Together, there were 255,000 doubled-up households in the City in 2005.

In 2005, three-quarters of the heads of doubled-up households containing sub-families were either black (29 percent), non-Puerto Rican Hispanic (27 percent), or Asian (19 percent). The remaining quarter were either white (14 percent) or Puerto Rican (11 percent).

The racial and ethnic pattern of heads of households containing secondary individuals was profoundly different from that of households containing sub-families. Half of the heads of households containing secondary individuals were white, while almost all of the remainder were either non-Puerto Rican Hispanic (18 percent), black (15 percent), or Asian (13 percent).

Of the 114,000 doubled-up households containing sub-families, 71,000 households or 63 percent were renters. With a crowding rate of 44.9 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 4.4 times the overall crowding rate of 10.2 percent for all renter households in the City. Of doubled-up renter households, 12.2 percent were severely crowded. This was 3.3 times the comparable proportion for all renter households.

Of the 142,000 doubled-up households containing secondary individuals, 117,000 households or 83 percent were renters.

Of households containing sub-families, 58 percent had immigrant householders, while, of households containing secondary individuals, 35 percent had immigrant householders. Thus, it is clear that doubled-up households, particularly those containing sub-families, are typical of immigrant households. In other words, many immigrant households host hidden households. Three-fifths of renter households containing sub-families were immigrant households, while 36 percent of renter households containing secondary individuals were headed by an immigrant householder. Again, sub-families and secondary individuals are a typical phenomenon of immigrant households.

Number and Characteristics of Sub-Families and Secondary Individuals

In 2005, altogether there were 449,000 hidden households in the City: 159,000 sub-families and 290,000 secondary individuals. Of these, 85 percent were in either Manhattan (124,000), Brooklyn (136,000), or Queens (121,000). In each of all ten sub-borough areas in Manhattan—except for sub-borough areas 1 (Greenwich Village/Financial District), 5 (Upper West Side), 8 (Central Harlem), and 9 (East Harlem)—there were more than 10,000 sub-families and secondary individuals. In Brooklyn—in sub-borough areas 1 (Williamsburg/Greenpoint), 4 (Bushwick), 7 (Sunset Park), and 18 (Flatbush/Canarsie)—there were also more than 10,000 sub-families and secondary individuals. The number of sub-families and secondary individuals in these sub-borough areas in Queens was also as large: 1 (Astoria), 3 (Jackson Heights), 4 (Elmhurst/Corona), and 7 (Flushing/Whitestone).

The median income of sub-families in renter households was only $15,000, which was just 47 percent of the median income of all renter households in the City, $32,000, in 2004. Of renter sub-families, 56,000 or 56 percent had incomes below $20,000 in 2004.

Crowding was an extremely serious housing problem for renter sub-families: almost half of the 101,000 renter sub-families (46.6 percent or 47,000) were crowded. Of renter sub-families, 13,000 or 13.2 percent were severely crowded.

About 85 percent of the 290,000 secondary individuals, or 245,000 secondary individuals, lived in renter households in 2005. The median income of these secondary individuals in renter households was $24,000, or 75 percent of the median income of all renter households in the City. Of these secondary individuals in renter households, 104,000 or 43 percent had incomes below $20,000.

Of all 245,000 secondary individuals in renter households, 15.3 percent were crowded, while 6.4 percent were severely crowded.

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

According to the 2005 HVS, 27,000 sub-families in renter households had incomes below $20,000 in 2004 and were crowded. The median income of these sub-families was a mere $7,000, an extremely low 22 percent of the median income of all renter households in the City in 2004. Of these 27,000 sub-families, an overwhelming 47 percent were not in the labor force. The principal reason given for their not being in the labor force was family/childcare (39 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 6.1. Of these poor sub-families in crowded renter households, about two-thirds were single-female-parent sub-families, and half of the heads of these sub-families had not finished high school.

There were 22,000 secondary individuals with incomes of less than $20,000 in 2004 living in crowded renter households. Almost three-fifth of these had not finished high school. The median income of these single individuals was an extremely low $7,000, 22 percent of the median income of all renter households, in 2004. Their median share of the hosting household's income was 11 percent, and the average size of the hosting household was 6.2 persons.

Of the 27,000 poor sub-families in crowded renter households, 29 percent 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 an appallingly low $5,000, and the rent/income ratio of the doubled-up households containing these sub-families was 70.8 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 incomes 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 situation forces them to become separated.

Previously Homeless Households

About 80,000 people in 23,000 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. The median age of these individuals was 21. Almost nine in ten of these people were either black (43 percent), Puerto Rican (31 percent), or non-Puerto Rican Hispanic (13 percent). And nine in ten of

them were primary families (82 percent) or individuals (6 percent). In other words, almost all of them 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 $8,000, only 20 percent of the median income of all households in 2004. Only 58 percent of them had finished at least high school, and 28 percent of them were unemployed, while 80 percent of the individuals in the City as a whole had that level of educational attainment and only 6.3 percent were unemployed in 2005.

Even with such a low income, 58 percent of them contributed 40 percent or more of their incomes to the incomes of their households. However, even with such contributions, the households' median income was just $15,000, only 38 percent of the median income of all households in the City in 2004. Almost all of such households were renters, and these renters paid 52.8 percent of their incomes for gross rent, compared to 31.2 percent for all renter households in the City in 2005. More than half of these households received some type of rent subsidy. Despite paying such a high proportion of their income for rent, 18.6 percent of such households were crowded, compared to 10.2 percent of all renter households in the City.

Housing and neighborhood conditions of households containing formerly homeless individuals were unparalleledly poor compared to the overall conditions of housing units and neighborhoods where average New Yorkers lived. Of these households, 35 percent lived in physically poor housing units, compared to 8 percent of all households. Moreover, only 60 percent of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while 78 percent of all households in the City gave their neighborhood conditions such ratings.

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 towards making them homeless again.

Household Incomes

Changes in Household Incomes

For all households, renters and owners together, the median household income in current dollars grew by 2.6 percent, from $39,000 to $40,000, or by an annual compound rate of 0.9 percent. However, during the three-year period, the annual average Consumer Price Index (CPI) grew by 9.5 percent, outpacing the growth rate of 2.6 percent for household income. Consequently, real household income, after adjusting for inflation, declined by 6.3 percent, or by an annual compound rate of 2.2 percent.

In the previous three years, between 1998 and 2001, real household income grew by 9.7 percent, while it grew by 4.2 percent between 1995 and 1998. Consequently, despite the most recent decline, real household income grew at a moderate clip in the nine years between 1995 and 2004 by an average annual compound rate of 0.76 percent for all households, 0.66 percent for renter households, and 0.65 percent for owner households.

Changes in Household Incomes by Tenure

Renters' nominal income, their income before inflation, did not increase appreciably in the three years between 2001 and 2004. In constant dollars, renters' incomes declined by 5.7 percent or by an annual compound rate of 1.94 percent. During the same three-year period, owners' nominal income increased by $5,000, or by 8.3 percent. But after adjusting for inflation, owner income inched down by an average annual compound rate of 0.34 percent.

The Disparity in Household Income

The disparity in household income between the rich and the poor in the City is enormous. In 2004, the median income of the 604,000 households in the lowest income quintile was only $7,992, or a mere 6 percent of the median income of the $125,000 for the 608,000 households in the highest income quintile. The median income of the richest household group was more than 15 times the income of the poorest group. The paucity of absolute dollars available to these extremely poor households and the concomitant impact on their ability to afford decent housing demonstrate the magnitude of their housing poverty situations and their need for various forms of housing assistance.

In 2005, of these extremely poor households in the lowest income quintile, 83 percent, or 504,000 households, were renters. A third of these extremely poor renters lived in heavily rent-subsidized units (public housing units, *in rem* units, or other-regulated units) or rent-controlled units, while the other two-thirds lived in rent-stabilized units (46 percent) or rent-unregulated units (21 percent). Of these extremely poor households in rent-stabilized or rent-unregulated units, nine in ten paid 50 percent of their income for rent, and three in ten received rent subsidies.

Of these extremely poor households in the lowest income quintile, 17 percent, or 100,000 households, were owners. Of extremely poor owner households in conventional units, 68 percent said they had paid off their mortgages, while 73 percent of cooperative or condominium owners said they had paid off their housing debt.

Close to half of all the extremely poor households in the lowest income quintile were either single elderly households (32 percent) or single households with children (13 percent), the two household types with median incomes of $12,360 and $17,500 respectively, the lowest and second-lowest household incomes in 2004.

The household income disparity gradually descended as the level of income ascended, but still remained substantial, even at the second-highest quintile. The median income of the 561,000 households in the second-lowest quintile was $21,000, which was still a mere 17 percent of the median household income of households in the highest quintile. The median income of the 658,000 households in the middle quintile was $40,000, which was five times the median income of $7,992 for households in the lowest income quintile but still less than a third of the median household income of households in the highest quintile.

The median income of the 607,000 households in the second-highest quintile was $67,000, which was more than eight times the median household income of the lowest quintile. However, the median income of the second-highest quintile was still only a little more than half of the median household income of the households in the highest quintile.

The serious income gap between the poor and the rich remained virtually the same in 2004, as was the case three years earlier in 2001, since the incomes of the rich and the poor declined by similar rates: 3.2 percent and 2.7 percent respectively after inflation. A fifth of the City's households are the extremely poor, while another fifth are the very rich, although they live in different neighborhoods in the City, not far from each other.

The trend of disparity between the incomes of the affluent and the incomes of the poor, which had widened throughout the growth years of the mid- and late-1990s, continued to be maintained between 2001 and 2004. A persistent inequality in the distribution of household incomes in recent years has created an increased affordability hardship for the most vulnerable New Yorkers in an increasingly inflationary housing market where, for a rapidly growing number of households, housing is no longer just a necessity; it is a commodity for investment, or a commodity as well as shelter.

Causes of Household Income Differences

More than seven in ten households in the lowest income quintile did not have any workers, compared to more than a fifth of all households in the City with no workers. On the other hand, only one in fifty households in the highest quintile had no workers. Almost a fifth of households in the top quintile had three or more workers, while almost no households with that many workers were in the lowest group. This substantiates 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 2001.

Distribution of Household Income

On the one hand, a number of households in the City were very poor, while, on the other, a smaller but still substantial number were very rich. Specifically, 825,000 households, or 27 percent of all households in the City, were very poor, with incomes below $20,000 in 2004, while 501,000 households, or 16 percent of all households in the City, were very well-to-do, with incomes of $100,000 or more.

In the distribution for renters, a third, or 676,000 households, had incomes below $20,000, while one in ten, or 194,000 households, had incomes of $100,000 or more. Among owners, the pattern was inverted: one in seven, or 148,000 households, were very-low-income households, while three in ten, or 307,000 households, were high-income households.

In the three-year period from 2001 to 2004, when the real median income of New Yorkers declined considerably, the number of very-low- and low-income households, households with incomes below $50,000, increased by 28,000. During the same three-year period, the number of high-income households, households with incomes of $100,000 or more, increased by only 13,000, while the number of moderate- and middle-income households, households with incomes at or above $50,000 but below $100,000, decreased by 9,000. A similar change was mirrored in renters' income distribution.

As the real median income of owner households grew at a slow clip between 2001 and 2004, the number of owner households with incomes below $100,000 changed little, while the number of high-income owner households, those with incomes of $100,000 or more, increased by 28,000.

In 2004, a third of renter households, or 676,000 renter households, had incomes of less than $20,000 a year. Such extremely poor 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 2004, only units in the following three categories, the rents 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.

Distribution of Household Incomes by HUD Income Classification

The income distribution by the following HUD income limits for a family of four for each income level in January 2004 confirms that a preponderance of households in the City were poor.

30% of MFI	$18,850
50% of MFI	$31,400
80% of MFI	$50,250
95% of MFI	$59,650

Of the total number of 3,038,000 households (renter and owner households together), 1,069,000 households, or 35 percent, were very-low-income households with 2004 incomes that were less than 50 percent of the median family income, adjusted for each household size, in the PMSA. Included in this number were 663,000 households, or 22 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 503,000 households, or 17 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, or 1,572,000 households, were low-income households.

About one-quarter of low-income renter households with incomes of $50,250 or less—that is, households at or below 80 percent of the median family income for each household size in the PMSA—lived in public housing units, Mitchell-Lama rental units, *in rem* units, rent-controlled units, or other-regulated units.

In addition, 194,000 households, or 6 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.

Changes in Median Household Income by Borough

In the Bronx, as in the City, the real median household income for all households declined, albeit by about half the city-wide decrease rate of 6.3 percent, to $27,500 in the three years between 2001 and 2004. Renters' real income in the borough declined by 4.5 percent to $23,000. For owners, the income change was inverted: their real income grew surprisingly by 8.4 percent to $54,000.

In the Bronx, 15 percent of owners, or 16,000 households, were recent movers, households that moved into their current residences from 2002 to 2005. The median income of these recently moved owner households was $60,000, 15 percent higher than the median income of long-term owners, who moved into their current residences before 2002. This is most likely the source of the growth in owner incomes in the borough.

In Brooklyn, real income declined for all households by 5.4 percent to $35,000. Renters' real income also declined by a similar rate of 5.5 percent to $30,000, while owners' 2004 income was $62,000, basically the same as it was three years earlier.

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 decline rate of the real income of all households was 5.6 percent, slightly lower than the City's equivalent rate between 2001 and 2004. Renter real incomes in Manhattan declined slightly, by a rate lower than the decline rate for all households, to $41,527. But the median income of renter households that moved into their current residences from 2002 to 2005, which

was 37 percent of all renters in the borough, was 55 percent higher than the income of long-term renters. The real incomes of owners in the borough grew markedly by 6.2 percent to $100,000. The median income of recently moved owners, 40,000 households, was $118,000, 28 percent higher than the income of long-term owners. This could be the reason for the growth in owner incomes in the borough. As a result, owner income in the borough was 2.4 times renter income in 2004.

In Queens, real incomes for renters and owners all declined as the incomes of all households did: renters' incomes and owners' incomes declined by 7.7 percent and 4.8 percent respectively. Real income for all households in Staten Island grew, but renters' and owners' incomes declined. In the borough, where the income of all households was the highest of the five boroughs, the real median income increased slightly, by less than 4 percent, to $60,000 during the three years, while renters' real income declined by 2.4 percent to $34,200 and owners' income declined by 4.2 percent to $73,072.

Household Incomes by Rent-Regulation Status

The real median household income of all renter households in 2004 was $32,000, a noticeable decrease from $33,933 in 2001. Households in other-regulated units (such as units regulated by HUD and by Article 4) were the poorest, with an extremely low income of $11,040, which was only 35 percent of the median income of all renters in the City in 2004.

For three-quarters of the households in the City, the primary source of their incomes was earnings, and more than nine out of every ten dollars of their incomes came from earnings in 2004. Therefore, the primary determinant of household incomes was the number of workers in the household. The mean number of workers in the average household in the City was 1.17 persons in 2005. However, the number of workers in households in other-regulated units was a mere 0.57 persons, less than half of the city-wide average and the fewest among all rental categories. In other words, households in other-regulated units were the poorest because so many of them had no workers. Moreover, 44 percent of these households were either single elderly households, who were extremely poor and the poorest households, or elderly households, most of them retired. In addition, 11 percent of them were single households with children, which were the second-poorest households in the City in 2004. Other regulated tenants' 2004 income was the result of an 8.6-percent real decrease from their income of $12,084 three years earlier.

In 2004, the income of tenants in Public Housing units was $13,902, only 43 percent of the income of all renter households and the second-lowest among renter households in all rent-regulatory categories in 2004.

The income of households in *in rem* units was $19,000 in 2004, not appreciably different from their 2001 income of $19,230. Their 2004 income was only three-fifths of the income of all renter households. Of *in rem* households, 86 percent were low-income households with 80 percent or less of the PMSA median family income—that is, $50,250 or less in 2004.

The income of households in rent-controlled units was $22,176 in 2004, which was about the same as their 2001 income of $22,330. Their income was only seven-tenths of the income of all renters in the City.

The median income of households in Mitchell-Lama rental units was $22,000 in 2004, a 22-percent real decrease from three years earlier. For 75 percent of renter households in the City, the primary source of income was earnings. In 2001, it was 67 percent for Mitchell-Lama renter households. However, the proportion of Mitchell-Lama households whose incomes came primarily from earnings dropped by 5.1

percentage points in the three years from 2001. This appears to be one of the major reasons for the steep decline in income in such households. Also, this is at least partially caused by the situation that the income of households who moved into Mitchell-Lama units between 2002 and 2005 was considerably lower than the income of households who moved into such units before 2002.

Other-regulated units, Public Housing units, *in rem* units, rent-controlled units, and Mitchell-Lama units protected 343,000 households, or 17 percent of all renter households in the City that were economically very vulnerable, by providing very affordable rental housing.

The income of households in rent-stabilized units as a whole was $32,000, the same as the median income of all renters. But the income of households in rent-stabilized units in buildings built in 1947 or later was $34,840, which was 9 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 $32,000, the same as the income of all renters in the City.

The real income of households in all rent-stabilized units declined by 9 percent from 2001. For households in pre-1947 units, real income declined by 5.7 percent, while for households in post-1947 units, it declined by 11.7 percent.

The median income of $42,000 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 2004. This was 56 percent higher than the income of all renter households in the City and 19 percent higher than that of unregulated households in rental buildings, which was $42,000 and the second highest. The real incomes of households in unregulated units in condominiums and cooperatives declined by 8.6 percent, while those of households in rental buildings ticked down a little by just 1.6 percent in the three years between 2001 and 2004.

Differentiated Income Changes

A review of the longitudinal data on rental units that remained in the same regulatory status between 2002 and 2005 reveals that the 2004 median income of households in rental units that turned over at least once in the three years was $6,672 or 22.7 percent higher than the median income of households in rental units that did not turn over during the three-year period. During the three years between 2001 and 2004, 34 percent of renter units in the City turned over.

The 2004 median income of households in rent-stabilized units in buildings built in or after 1947 that turned over was $40,000, $8,000 or 25.0 percent higher than the median income of households in such units that did not turn over between 2002 and 2005. Of post-1947 rent-stabilized units 31 percent turned over during the three-year period.

The level of change in income of households in turned-over and non-turned-over post-1947 rent-stabilized units was substantially different. The 2004 median income of households in such turned-over units declined by 6.3 percent, while the income of households in such non-turned-over units declined by 17.6 percent between 2001 and 2004. This explains that the 11.7-percent decline in income of households in post-1947 rent-stabilized units in the three years was mostly caused by the decline in income of households in non-turned-over units.

The median income of households in Mitchell-Lama units that turned over between 2002 and 2005 declined by 21.5 percent, while the income of households in such units that did not turn over declined slightly by 5.0 percent from 2001 to 2004. In the three years, Mitchell-Lama rental units turned over by 28.3 percent. Thus, it is reasonable to assume that the 21.5-percent decline in the income of households in Mitchell-Lama units between 2001 and 2004 was most likely caused by the decline in the income of households in turned-over Mitchell-Lama units.

Incomes by Move-In Date

The median income of renter households who moved into their current units from January 2002 through the end of June 2005 was tremendously different from the income of renter households that moved into their current units before 2002. Moreover, the differences in income between recent-movers and long-term occupants varied widely from one rental category to another. The income of recently-moved households in rent-stabilized units as a whole was 17 percent higher than that of long-term occupants in those units. Particularly, recent-movers' income in post-1947 rent-stabilized units was an overwhelming 29 percent higher than that of long-term occupants in those units, while recent-movers' income in pre-1947 units was 15 percent higher than that of long-term occupants in the same category of units.

The income of recently-moved households in unregulated units as a whole was 13 percent higher than that of long-term occupants in such units. The difference in unregulated units in rental buildings was the same as that in all unregulated units.

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized units and unregulated units, particularly those in post-1947 units, are largely the consequence of the following unique situations in those units. First, in rent-stabilized units and unregulated units, very large proportions of tenants, 34 percent of rent-stabilized tenants and 52 percent of unregulated tenants, were recent-movers. Second, long-term tenants in rent-stabilized units, who have probably been sitting tenants for many years, have been largely insulated from the sharply upward market pressures on rent in the private housing market during the last several years, when rents in the City have increased sharply. Rents of unregulated units are basically determined by market forces. Thus, rents of these units, whose tenure can be changed from rental to owner and vice versa, 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 helps to explain why the incomes of recent-movers in private units (rent-stabilized units and rent-unregulated units) must be enough higher than those of long-term occupants in such units in order to pay the very inflationary rents of units in these rental categories, particularly those in post-1947 rent-stabilized units and unregulated units.

The comparison of changes in the median incomes of recent-movers and long-term occupants between 2001 and 2004 by rental categories discloses that the change varied considerably for different rental categories. The 2004 income of long-term occupants in Mitchell-Lama units was substantially lower, by 22 percent, than the real income of households who were long-term occupants in 2001, while the income of recent-movers in such units was lower, by 30 percent, than the real income of recent-movers in 2001. This finding explains why Mitchell-Lama household income decreased so much, as discussed earlier in this section.

The income of long-term occupants of unregulated units in cooperative and condominium buildings in 2004 was 15 percent higher than that of long term occupants in 2002. The income of recent-movers in the same type of units was 19 percent lower than the parallel income in 2002 of recent movers into such units. This finding explains why the income of households in such units declined in the three years from 2001 to 2004 by 9 percent.

Distribution of Household Incomes by Rent-Regulation Status

An examination of data on household income distribution within each of the rent-regulation categories shows that each rental category serves uniquely different income groups. A third of rental units in the City served very-low-income households with incomes below $20,000; another third served low-income households with incomes between $20,000 and $49,999. Twenty-three percent served moderate- and middle-income households with incomes between $50,000 and $99,000, while the remainder, one in ten, served high-income households with incomes of $100,000 or more in 2004. 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 more than seven out of ten rent-stabilized units were in such old buildings. Meanwhile, post-1947 rent-stabilized units served slightly more moderate-, middle-, and high-income households and slightly fewer very-low- and low-income households than did all rent-stabilized units in 2004.

Compared to the income distribution for households in rent-stabilized units or all rental units, unregulated units served considerably more moderate-, middle-, and high-income households and fewer very-low- and low-income households in 2004.

Public Housing and rent-controlled units all served mostly very-low- and low-income households. Three-fifths of the households that lived in Public Housing units were very-low-income households in 2004. Close to one of two households in rent-controlled units was also a very-low-income household.

In rem households were very poor. More than half of them were very-low-income households. The income of two out of every five *in rem* households was less than $15,000. Of *in rem* households, almost two-thirds (65 percent) had incomes below 50 percent of the HUD area median income, compared to 43 percent of all renters. Altogether, the incomes of 86 percent of *in rem* households were at or below 80 percent of the HUD area median income, compared to 61 percent of all renters.

Mitchell-Lama units mostly served households at all levels of income except for high-income households. Forty-seven percent of the households in Mitchell-Lama units were very-low-income households, while another 28 percent had low incomes. Most of the remainder, a little more than a fifth, had moderate and middle incomes.

Household Income by Type of Ownership

The median income of homeowners was $65,000, while the income of households in conventional owner units in New York City was $64,000 in 2004. With an income of $81,000, households in condominium units had the highest income, followed by that of households in cooperative units, which was $70,000. The income of households living in Mitchell-Lama cooperative units was $38,000, the lowest income among homeowner household groups.

In the three years between 2001 and 2004, the real median income of all homeowners changed little, from $65,676 to $65,000, while the income of owner households in conventional units declined by $1,676 or 2.6 percent. During the same three-year period, the real income of owner households in cooperative units declined considerably by $4,433 or 6.0 percent. However, the real income of owner households in condominium units grew by $4,378 or 5.7 percent. At the same time, the real income of owner households in Mitchell-Lama units declined slightly.

Racial and Ethnic Variation of Household Incomes

The median income of all households (renters and owners combined) in New York City was $40,000 in 2004. 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 in 2004 was $52,752, the highest among all the major racial and ethnic groups. Asians' income was $45,000, the second-highest and 85 percent that of whites.

The incomes of blacks and non-Puerto Rican Hispanics were $34,602 and $32,000, only 66 percent and 61 percent respectively of whites' income. Puerto Ricans' income was very low, $25,000, a mere 47 percent of the income of whites and 63 percent of the income of all households. With the sheer paucity of the absolute dollar amount of their income, there is no additional need to elaborate the serious challenge Puerto Rican households face in improving their housing conditions nowadays in the City's increasingly inflationary housing market.

From 2001 to 2004, the median real income of all households decreased by 6.3 percent to $40,000. In the three years, the real incomes for Puerto Ricans and Asians grew slightly. On the other hand, the real income of white households declined by 4.4 percent, while the real incomes of black and non-Puerto Rican Hispanic households also declined, albeit at very much lower rates than the rate for white households.

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

In 2004, the median income of Asian households was $45,000, 85 percent of that of white households, the highest of the racial and ethnic groups. However, when looking at individuals rather than households, of individuals 18 years old or older who had full-time jobs in 2004—that is, individuals who worked 35 or more hours a week for 50 or more weeks in 2004—the income of Asians was $33,000, only 66 percent of the comparable white income of $50,000. On the other hand, the mean number of employed persons in Asian households was 1.54, higher than that of any of major racial and ethnic group, including whites, whose mean number of employed persons was only 1.14. 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 2004, $25,000, was the lowest of any racial and ethnic group. However, the income of Puerto Rican individuals 18 years old or older who had full-time jobs was not the lowest. Since their income and the incomes of blacks and Asians were the same, and their average household size was smaller than blacks and Asians, it is reasonable to say that the smaller average number of employed persons, 0.98 per household, the lowest of any racial and ethnic group, contributed mostly to the lower income of Puerto Rican households.

Of individuals who had full-time jobs, the median income of Puerto Ricans was $33,000, only 66 percent that of whites. However, the income of Puerto Rican individuals who had completed at least college and had full-time jobs was $45,000, or 82 percent that of whites with the same level of education. Moreover, the income of Puerto Ricans who were college graduates was higher than that of blacks who were college graduates. This is because, with higher educational attainment, Puerto Rican individuals had jobs in higher-than-average-paying occupations, all requiring more advanced knowledge and specialized skills.

The distribution for individuals in owner households shows that, of those who had full-time jobs, the income of Puerto Ricans was the second highest after whites. Also, of individuals in all owner households who had graduated from college and had full-time jobs, the incomes of blacks, Puerto Ricans, and Asians

were the same at $50,000 and 79 percent that of whites. Furthermore, the income of Puerto Rican individuals in owner households who had completed at least some post-undergraduate education (an educational attainment of 17 years or more) was $60,000, higher than the incomes of blacks, Asians, and non-Puerto Rican Hispanics with the same level of educational attainment.

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. In this regard, it is very encouraging to find that New Yorkers' level of educational attainment in recent years has improved steadily.

Income Variations by Household Types

The overall median household income in the City was $40,000 in 2004, which was a 6.3-percent decrease after inflation over the 2001 income of $42,689. 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 $64,200, the highest of any household type in 2004, as in 2001. Their incomes were $24,200, or more than 61 percent, higher than that of all households in the City. In the three-year period between 2001 and 2004, their real income declined by 2.2 percent.

Adult households with minor children had the second-highest income, at $52,000, a 1.3-percent real drop from their income in 2001. Household incomes of the remaining four types of households were below the income of all households in 2004. The income of single adult households was $37,000 in 2004, a 7.6-percent real decrease over the three years. The income of elderly households was $34,000 in 2004, growing at a slow clip, by 2.1 percent after inflation, over their income three years earlier.

The 2004 income of single adult households with minor children was very low, $20,000. Since 2001, their real income grew by 3.7 percent. However, their income was still the second-lowest among all household types, as in 2001, and only half of the income of all households in 2004. With such a low amount of financial resources, they have acute problems with housing affordability, and their requirement for housing assistance needs little elaboration.

The real income of single elderly households inched up by 2.6 percent to a still troublingly low $12,360 in 2004, the lowest income of all household types and a mere 31 percent of the median income of all households. After paying for food, which is the least discretionary item 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, without housing assistance. Fortunately, many of them currently live in public or publicly-assisted housing units.

Households Living below the Poverty Level

In 2004, 526,000 households, or 17.3 percent of all households, lived below the poverty level in the City. This was no appreciable change from three years earlier in 2001, when the number was 525,000 households and the poverty rate for all households was 17.5 percent.

Poverty Rates by Racial and Ethnic Groups

The city-wide overall poverty rate for each major racial and ethnic group varied widely. 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 11.5 percent, the lowest of all groups, as was the case three years earlier in 2001, when their rate was 11.2 percent. Asians' rate was 15.6 percent, the second lowest in 2004. The equivalent rate in 2001 was 18.1 percent.

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 20.7 percent, 3.4 percentage points higher than the city-wide rate. Their 2001 rate was 19.4 percent. The poverty rate for non-Puerto Rican Hispanics was 22.4 percent, the second highest among all racial and ethnic groups in 2004, as in 2001. Their 2001 rate was 23.7 percent.

On the other hand, the 2004 rate for Puerto Ricans was 30.8 percent, 1.8 times the city-wide rate, and the highest of any racial and ethnic group in 2004. This rate was a 2.8-percentage-point decrease from the 2001 rate of 33.6 percent, the largest decrease among all major racial and ethnic groups.

Poverty Rates by Household Types

The poverty rates for two very-low-income household groups—single elderly households and single adult households with minor children—were unparalleledly higher than the rate for all households and other household groups in the City in 2004, as they were 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 41.9 percent, which was 2.4 times the city-wide overall rate of 17.3 percent, and the highest of any household type in 2004. Their 2001 rate was 43.2 percent.

At the same time, the poverty rate for single elderly households, which had the lowest income among all household types, was 33.1 percent, the second-highest rate in the City and almost two times the City's overall rate. Their 2004 rate was a 4.1-percentage-point decline from their 2001 rate. The rate for single adult households was 17.4 percent, not meaningfully different from the City's overall rate.

Contrarily, rates for the other three household types were lower than the city-wide rate in 2004. The rate for adult households, whose incomes were the highest among all household types, was a mere 7.4 percent, the lowest poverty rate and 9.9 percentage points less than that for all households in the City in 2004.

The rates for elderly households and adult households with minor children were 12.1 percent and 15.4 percent respectively. But their rates changed in opposite directions during the three years between 2001 and 2004: the rate for elderly households declined by 2.3 percentage points, while the rate for adult households with minor children ticked up slightly.

Poverty Rates by Number of Workers in the Household

Almost two-thirds of households with incomes below the poverty threshold had no workers, while three in ten had one worker.

Among households with no workers, the poverty rate was extraordinarily high: 50.2 percent. However, the rate drops very sharply as the number of workers in a household increases. The rate dropped to 12.3 percent for households with one worker, to 2.8 percent for households with two workers, and to 2.1 percent for households with three or more workers. In short, poverty is a typical phenomenon of having no income earners in a household.

Characteristics of Households Living below the Poverty Level

Among poor households, more than a fifth were single elderly, more than twice the proportion among non-poor households. In addition, one in six poor households was a single adult household with minor children, which is much more than three times the proportion among non-poor households.

Of poor households, 18 percent were non-Puerto Rican Hispanic, compared to 13 percent of non-poor households. At the same time, 17 percent of poor households were Puerto Rican, while only 8 percent of non-poor households were Puerto Rican. In addition, 27 percent of poor households were black, while 22 percent of non-poor households were black.

The proportions of poor householders born in Puerto Rico or Other Caribbean Islands were 11 percent and 17 percent respectively compared to 4 percent and 13 percent for non-poor householders.

Of poor householders, 40 percent did not finish high school, compared to 15 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 33 percent, compared to 75 percent of non-poor households. The level of household income and the level of poverty are largely determined by a household's employment characteristics.

Poverty in the City is concentrated in single households with a female householder. In 2004, three-fifths of poor households had a single female householder. In 2004, there were 776,000 single-female households in the City. Of them, 241,000, or 31.1 percent, were poor. Single-female households consisted of the following three household groups: 248,000 single female elderly households (32 percent); 336,000 single adult female households without children (43 percent); and 192,000 single female households with children (25 percent). Of single female households with children and single elderly female households, a great proportion—43 percent and 36 percent respectively—were poor.

Of the 241,000 poor single-female householders, only 58 percent had graduated from at least high school. Only 26 percent were in the labor force, and their median household income was a troublingly low $6,800 in 2004. Three-fifths of such poor female householders were either white (29 percent) or black (30 percent), while a little more than a third were either Puerto Rican (19 percent) or non-Puerto Rican Hispanic (16 percent).

Among individuals 18 years old or older in poor households where no household member worked in 2004, 92 percent were still not in the labor force in 2005. In other words, in the week before the household was interviewed for the 2005 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, 84 percent were not in the labor force.

Among all adults in poor households without workers but with some 2004 household income, 43 percent reported that they were retired, while another almost two-fifths cited ill health/physical disability (32 percent) or family responsibilities/children (7 percent) as the reason they were not participating in the labor force. However, the major reasons varied widely for different age groups. For individuals under 25 years of age, 72 percent cited "going to school or getting training" as their reason for not being in the labor force. For seven in ten of those in the economically active 25-54 age group, the major reasons were ill health/physical disability (54 percent) or family responsibilities/childcare (16 percent). Of individuals 55 years old or older, seven in ten reported that they were retired (69 percent), while almost one-quarter said they were in ill health or were physically disabled (24 percent) and, thus, were not looking for work.

Contrarily to intuition, which says that most poor households receive cash Public Assistance (PA), only 45 percent of the poor households in the City received cash Public Assistance in 2005, down from 54 percent in 1993. The proportion of poor households receiving cash PA varied widely from one racial and ethnic group to another. Only 29 percent of white poor households received cash Public Assistance, while almost three-quarters of Puerto Rican, half of non-Puerto Rican Hispanic, and 46 percent of black poor households received it in 2005. Only 18 percent of Asian poor households received cash Public Assistance.

Households Receiving Public Assistance

In 2005, 383,000 households, or 15.5 percent of all households in New York City, received Public Assistance. This was an increase of 1.4 percentage points in the three years between 2002 and 2005. The proportion of households receiving PA declined noticeably for Asian households, by 2.3 percentage points to 7.5 percent in 2005, while the proportion for non-Puerto Rican Hispanic households remained the same at 19.7 percent. Contrarily, the proportions for the other racial and ethnic household groups increased. For black and Puerto Rican households, the proportions increased slightly from 16.5 percent to 19.3 percent and from 35.4 percent to 38.7 percent respectively, while the proportion inched up by 0.6 percentage points to 7.8 percent for white households.

The Housing Supply

Size of the Housing Inventory

The number of housing units in New York City was 3,261,000 in 2005, the largest housing stock in the forty-year period since the first HVS was conducted in 1965. The housing inventory increased by 52,000 units between 2002 and 2005. This is the largest increase between two survey years since the 1991 to 1993 change.

The net increase of 52,000 housing units in the City in the three-year period was largely the net result of an increase in the total number of units in the owner sector. During the three-year period, the total number of owner units, occupied and vacant together, grew markedly by 35,000, or by 3.5 percent. During the same period, the number of units that were vacant and not available for sale or rent increased by 10,000, or by 7.8 percent.

However, rental units still accounted for the preponderant majority of the overall housing stock in the City. Of all 3,261,000 housing units in the City in 2005, 64.2 percent were rental units and 31.6 percent were owner units, while the remaining 4.2 percent were vacant units that were unavailable for sale or rent.

In the City, the number of rental units and owner units can change without new rental or owner units being created. Specifically, the number of rental units in cooperative and/or condominium buildings and other owner units oscillates from rental to owner and vice versa, reflecting changes in supply and demand in the 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.

Additions to the Housing Inventory

Additions to the stock come from 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 that have been broken up into smaller units).

Over the three years between 2002 and 2005, 125,000 housing units were added to the inventory. Yearly gross additions were about 42,000 for the period. About half of the additions for the three-year period came from returned losses (63,000 units), while 35 percent came from newly constructed units (44,000 units). At the same time, 14 percent came from other additions (18,000 units).

Newly Constructed Units (Provided by the 2005 HVS)

Between 2002 and 2005, 44,000 units were constructed in New York City. This is the largest number of units constructed in the three years between any two HVS surveys since 1981.

Newly Constructed Units (Provided by New York City's Department of City Planning)

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 63,943 units, or 15,986 per year in 48 months, the four-year period between 2002 and 2005, the highest number since the late 1980s. Particularly, in 2004 and 2005 the total numbers of newly constructed units in the City for each year were 17,300 and 17,468 respectively, the largest numbers of newly constructed units in the City in any year in the more than twenty years since 1981. The yearly average number of newly constructed units between 2004 and 2005 was 17,384 units, which is 2.1 times the yearly average number between 1996 and 1999 and 1.3 times the equivalent number of such units between 2000 and 2003.

Particularly, in Brooklyn the number of newly constructed units in 2005 was 4,567 units, more than 1.7 times the equivalent number in any of the previous five years. In Manhattan, the yearly average number of newly constructed units between 2000 and 2005 was 5,501, more than double the equivalent number between 1991 and 1999.

During the period of time between the 2002 and 2005 HVSs, HPD created 10,389 affordable units through new construction and gut-rehabilitation programs. In addition, 25,043 units were constructed through HPD's tax incentive programs. Altogether, 35,432 units were created with HPD's assistance. In other words, appoximately seven out of ten of about 47,000 new units reported by the Department of City Planning over this period of time were added with HPD's assistance.

Units Lost between 2000 and 2002 and Returned to the Housing Inventory between 2002 and 2005 (Census 2000-Based Sample)

For many years in New York City, the change in the size of the housing supply has been significantly determined by the level of new housing losses and the level of returned losses, rather than by the level of newly constructed units alone. Since the 1975-1978 period, when the HVS for the first time provided data on returning losses (previously lost units that have returned to the inventory through gut-rehabilitation or changes in use or physical characteristics), such losses have accounted for the largest single source of all additions to the housing stock in New York City. The number of returned units in the 2002-2005 period was 63,000, or 1.4 times the 44,000 newly constructed units the 2005 HVS reports for the same period.

Location of Returned Losses

Of units returned between 2002 and 2005, 32 percent were in Brooklyn, where 37 percent of new losses during the same three years were located. Another two-fifths of returned units were located in either Queens (26 percent) or Manhattan (13 percent), where a similar proportion of new losses were located (28 percent in Queens and 17 percent in Manhattan). During the same three-year period, 14 percent of returned units in the City were located in the Bronx.

Units Lost through 1999 and Returned to the Housing Inventory between 1999 and 2005 (Census 1990-Based Sample)

In addition to data on returning losses from the 2005 HVS, the 2005 HVS-Survey of Returning Losses, which is a separate, independent survey from the main 2005 HVS, estimates that an additional 21,000 units lost between 1990 and 1999 and not returned as of the 1999 HVS were returned to the inventory by 2005 through various return mechanisms, such as gut-rehabilitation, subdivision, or conversion from non-residential to residential units.

Of the 21,000 returned units that were lost between 1990 and 1999 and not returned as of the 1999 HVS, but returned to the inventory by 2005, 18 percent were either vacant or boarded-up/burned-out in 1999. Undoubtedly, these types of previously lost units returned through rehabilitation. An additional 43 percent of such returned units were merged into fewer, larger units and, thus, lost in 1999 but returned to the inventory by 2005 through the process of decoupling of merged units into more, smaller units.

The locational pattern of units lost between 1990 and 1999 and returned by 2005 was noticeably different from that of units lost between 2000 and 2002 and then returned between 2002 and 2005. Nine in ten of such returned units were located in Manhattan (34 percent), Queens (29 percent), or Brooklyn (28 percent).

Losses from the Stock

Gross losses from the stock come from 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.

During the three-year period between 2002 and 2005, 73,000 units, or 24,000 units annually, were lost from the active housing inventory. This was 71 percent more than the losses between 1996 and 1999. This large loss is similar to the annual gross loss between 1981 and 1984.

Location of Losses

The locational pattern of losses between 2002 and 2005 was very similar to that in the 1996-1999 period: Brooklyn's share of the City's losses was still the largest, 37 percent, while Queens' share, at 28 percent, was the second largest. Manhattan's share was only one in six of the City's total losses, about half of the borough's share in the 1991-1993 period, when the borough's share was three in ten of the losses in the City The Bronx's share remained small, one in ten of the City's losses.

Spatial Variation of the Housing Inventory by Tenure and Occupancy

Each of the two tenure categories in the City exhibits unique variations in terms of spatial distribution. Four-fifths of the City's 3,261,000 housing units were located in Brooklyn (945,000 units, or 29 percent), Queens (828,000 units, or 25 percent), and Manhattan (815,000 units, or 25 percent) in order of size. The remaining fifth was in the Bronx (499,000 units, or 15 percent) and Staten Island (174,000 units, or 5 percent).

The spatial distribution of rental units by borough varied noticeably from that of the City's housing stock, except for Brooklyn. Of the 2,092,000 rental units in the City, Brooklyn captured the largest share (639,000 units, or 31 percent) of any borough, and its proportional share of rental units was consistent with its proportion of all housing units in the City. However, the Bronx's (378,000 units, or 18 percent) and Manhattan's (586,000 units, or 28 percent) shares of rental units were more than their shares of all units in the City.

For the two other boroughs, Queens and Staten Island, the most recently developed boroughs, their shares of rental units were lower than their shares of all units: Queens' had 434,000 units, or 21 percent, and Staten Island had 55,000 units, or 3 percent.

Owner units' distribution by borough reversed the pattern of rental units' distribution. Of the 1,032,000 owner units in the City, Queens' (373,000 units, or 36 percent) and Staten Island's (112,000 units, or 11 percent) accommodations of such units were substantially more than their shares of all units in the City. On the other hand, Brooklyn's (262,000 units or 25 percent), Manhattan's (180,000 units or 17 percent), and the Bronx's (105,000 units or 10 percent) shares of owner units were less than their shares of all units in the City.

The spatial pattern of occupied rental units approached that of all rental units, since almost 97 percent of rental units were occupied. However, the spatial distribution of vacant rental units deviated markedly from that of all rental units. Of the 65,000 vacant rental units in the City, their impact was greater in the following two boroughs: 62 percent were in either Manhattan (34 percent) or Brooklyn (27 percent). Those remaining vacant rental units were mostly in Queens (19 percent) and the Bronx (15 percent).

The distribution of the 1,010,000 occupied owner units very much mirrored that of all owner units, since almost all were occupied. However, the spatial distribution of vacant owner units was dissimilar to that of occupied owner units: nine in ten of them were in Queens (36 percent), Brooklyn (28 percent), or Manhattan (27 percent).

Of the 137,000 vacant units not available for sale or rent, the impact was greatest in Manhattan: that borough alone accounted for 36 percent or 50,000 units. The remaining vacant, unavailable units were situated mostly in either Brooklyn (32 percent), Queens (16 percent), or the Bronx (12 percent).

Housing Inventory Composition by Size of Units

Two-thirds of all 3,124,000 occupied and vacant-available housing units in the City were either units with one bedroom or units with two bedrooms (33 percent each). A little more than a quarter had three or more bedrooms (27 percent). The remaining 7 percent of units were studios with no bedrooms. The distribution in the Bronx and Brooklyn approached that in the City overall. In the Bronx, seven in ten units were either one-bedroom units (35 percent) or two-bedroom units (36 percent), while the remainder were mostly three-or-more-bedroom units (25 percent). In Brooklyn, slightly more units were two-bedroom units (37 percent) and fewer were studios (4 percent), compared to the city-wide distribution.

However, the composition of housing units by size in Manhattan was distinctly different from the city-wide composition. In the borough, close to three-fifths of all units were small units, either studios (15 percent) or one-bedroom units (42 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 13 percent, 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 two most recently developed boroughs, Queens and Staten Island, were larger units. More than two-thirds of the units in Queens were either two-bedroom units (34 percent) or three-or-more-bedroom units (35 percent). Almost three-fifths of the units in Staten Island were larger units with three or more bedrooms (58 percent), while the remainder were mostly units with either two bedrooms (22 percent) or one bedroom (18 percent).

Close to six in ten of the smallest units, studio units with no bedroom, were clustered in Manhattan (57 percent). Four-fifths of the one-bedroom units were located in either Manhattan (31 percent), Brooklyn (28 percent), or Queens (22 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 (26 percent) or Manhattan (22 percent). More than three-fifths of the largest units, those with three or more bedrooms, were clustered in either Queens (33 percent) or Brooklyn (29 percent), while the remaining units of this size were more or less evenly distributed among the other three boroughs: the Bronx (14 percent), Manhattan (12 percent), and Staten Island (12 percent).

Rental Units by Borough

The total number of rental units in the City, occupied and vacant-available-for-rent together, numbered at 2,092,000 units, or 64 percent of the total housing stock in the City in 2005. Six in ten rental units in the City were located in either Brooklyn (31 percent) or Manhattan (28 percent). Most of the remainder were in either Queens (21 percent) or the Bronx (18 percent).

More than two-thirds of all housing units in the Bronx (76 percent), Manhattan (72 percent) and Brooklyn (68 percent) were rental units. On the other hand, the proportions of rental units were much lower in the

other two boroughs: 52 percent in Queens and 32 percent in Staten Island. In other words, in these two boroughs, which developed later than the other boroughs, ownership was more frequent.

Population and Units by Rent-Regulation Status

There were 1,044,000 rent-stabilized units, comprising 50 percent of the rental stock in 2005. Of these, 747,000 units, or 36 percent of all rental units, were in buildings built before 1947, while 296,000 units, or 14 percent of the total rental stock, were in buildings built in 1947 or later. These 1,044,000 units in the largest single rent-regulation category housed 2,494,000 people, or 31 percent of the population in the City in 2005.

Rent-controlled units numbered 43,000, or 2 percent of the rental stock in 2005. Of these, 11,000 units, or 26 percent, were occupied by tenants who had moved into them after July 1, 1971. This means that these 11,000 rent-controlled units were most likely occupied by tenants with succession rights. In identifying rent-controlled units for the 2005 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 2001-2002 and 2003-2004 MBR cycles. This has helped the HVS cover more rent-controlled units, including those occupied by tenants with succession rights. The Vacancy Decontrol Act of 1971 allows for the decontrol of all rent-controlled and rent-stabilized units after a change in tenancy, except for family members who may have succession rights to protect them from eviction when the tenant dies or permanently leaves the apartment. Thus, some 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 2002 HVS reported 13,000 such units.

Rent-controlled units housed 76,000 people. Rent-stabilized and rent-controlled units combined totaled 1,087,000 units and housed 2,570,000 people in the City in 2005.

The number of Public Housing units reported by the 2005 HVS was 171,000, or 8 percent of all rental units in the City. Meanwhile, the number of City-owned *in rem* units was 11,000, or 0.5 percent of all rental units in the City. In addition, there were 62,000 Mitchell-Lama rental units; this was 3 percent of all rental units in the City. Also, there were 64,000 units, or 3 percent of all rental 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 or the State's Article 4 programs. *In rem*, Public Housing, and rent-controlled units together housed 540,000 poor New Yorkers, while Mitchell-Lama and other-regulated units provided 284,000 low-, moderate-, and middle-income people with affordable housing. On the other hand, 1,044,000 rent-stabilized units helped 2,494,000 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 3,318,000 New Yorkers with various forms of housing assistance.

During the three-year period between 2002 and 2005, of the total number of rental units in the City, the number of unregulated units increased considerably. Particularly, the number of such units in rental buildings increased by 33,000. Altogether, the 697,000 unregulated units (650,000 units in rental buildings and 48,000 in cooperative and condominium buildings) provided 1,867,000 people, or 23 percent of the population in the City, at all levels of income with housing at free market rents in the City.

Between 2002 and 2005, the number of rent-stabilized units changed little. In the same period, the number of rent-stabilized units in buildings built before 1947 declined by 28,000, while the number of such units in buildings built in or after 1947 increased by 29,000 in the three years.

Rental Units by Rent-Regulation Status by Location

In 2005, Manhattan had the most rent-controlled units in the City, more than one in every two such units (54 percent), while about a quarter were in Brooklyn (24 percent). The remainder were distributed between Queens (13 percent) and the Bronx (9 percent).

Rent-stabilized units were concentrated in Manhattan and Brooklyn: almost a third of such units were located in Manhattan (32 percent), while a little more than a quarter were in Brooklyn (27 percent). Most of the remainder were located in the Bronx (21 percent) and Queens (19 percent).

More than two-thirds of Mitchell-Lama rental units were located in the two boroughs of the Bronx (37 percent) and Brooklyn (31 percent). Most of the remainder were located in Manhattan (20 percent) and Queens (10 percent).

About two-thirds of the Public Housing units in the City were concentrated in the two boroughs of Brooklyn (35 percent) and Manhattan (31 percent), while most of the remainder were in the Bronx (23 percent) and Queens (10 percent).

Manhattan alone provided an umbrella for seven in ten (72 percent) of the *in rem* units in the City.

Almost two-thirds of the unregulated rental units in the City were concentrated in Brooklyn (36 percent) and Queens (29 percent). The remainder were mostly located in either Manhattan (20 percent) or the Bronx (10 percent). More than seven in ten of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (38 percent) and Queens (34 percent).

Rental and Owner Housing Units in Cooperatives and Condominiums

In 2005, the number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings in the City was 452,000. 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, three-quarters, or 340,000 units, were owner units, while the remaining 112,000 were rental units, divided into rent-regulated units (14 percent for rent-controlled and rent-stabilized together) and unregulated rental units (11 percent).

The proportion of owner units in cooperative and condominium buildings increased steadily in nine years, from 61 percent in 1996 to 66 percent in 1999 to 72 percent in 2002 and to 75 percent in 2005, reflecting a robust demand for owner housing in the City in recent years. Between 2002 and 2005, the number of such owner units increased by 33,000 to 340,000 units.

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 197,000 such units (44 percent) and Queens next with 126,000 such units (28 percent).

The remaining units in cooperative and condominium buildings in the City were scattered throughout the other three boroughs: 74,000 in Brooklyn (16 percent), 40,000 in the Bronx (9 percent), and 15,000 in Staten Island (3 percent).

Of all 340,000 owner units in cooperative and condominium buildings, three-quarters were concentrated in two boroughs: Manhattan (160,000 units, or 47 percent) and Queens (91,000 units, or 27 percent). The remaining such owner units were located mostly in Brooklyn (54,000 units, or 16 percent) and the Bronx (22,000 units, or 6 percent). In Manhattan, of all units in cooperative and condominium buildings, more than four-fifths were owner-occupied or for sale.

Of the 112,000 rent-regulated and unregulated rental units in cooperative and condominium buildings, 65,000 rent-regulated units and 48,000 unregulated units, two-thirds were concentrated in Manhattan (33 percent) and Queens (32 percent), while the remainder were located mostly in Brooklyn (18 percent) and the Bronx (16 percent). In the Bronx, of all 40,000 units in cooperative and condominium buildings, 18,000 units, or 46 percent, were rental units.

Size of Rental Units

In 2005, of the 2,092,000 rental units in the City, half were smaller units—either studio units with no bedroom (8 percent) or one-bedroom units (41 percent)—and the other half were larger units—either units with two bedrooms (36 percent) or units with three or more bedrooms (15 percent). In Manhattan, most units were small: almost three-fifths of all rental units in the borough were either studios (16 percent) or one-bedroom units (42 percent), while the remaining two-fifths were two-bedroom units (30 percent) or three-or-more-bedroom units (12 percent). Compared to the city-wide distribution, in the Bronx, Brooklyn, and Queens, there were more two-bedroom units and fewer studios. The distribution in Staten Island approximated the distribution in the City as a whole.

More than half of the rental studios in the City were concentrated in Manhattan (56 percent), while the remainder were located mostly in Brooklyn (17 percent), Queens (15 percent), or the Bronx (11 percent). One-bedroom rental units were scattered throughout the four most populous boroughs: Brooklyn (30 percent), Manhattan (29 percent), Queens (21 percent), and the Bronx (18 percent). Two-bedroom units were also scattered throughout the same four boroughs: a third were located in Brooklyn, while the remainder were scattered in either Manhattan (23 percent), Queens (22 percent), or the Bronx (19 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, seven in ten were either two-bedroom units (48 percent) or three-or-more-bedroom units (23 percent). Of *in rem* units, more than three-quarters were larger units, either two-bedroom units (34 percent) or three-or-more-bedroom units (43 percent). Of unregulated rental units, more than three-fifths were either two-bedroom units (39 percent) or three-or-more-bedroom units (23 percent); the remainder were mostly one-bedroom units.

Compared to the distribution of all rental units, more rent-stabilized units, three-fifths, were smaller units: one-bedroom units (48 percent) and studios (11 percent).

Growth of the Ownership Rate

The homeownership rate in New York City increased by 4.3 percentage points in the twelve-year period between 1993 and 2005, from 29.0 percent to 33.3 percent. The rates were 30.0 percent in 1996, 31.9 percent in 1999, and 32.7 percent in 2002. The City made a great contribution to such ownership growth. During the period between July 2002 and June 2005, 3,432 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 67.7 percent, the highest of any of the boroughs and more than double the city-wide rate, while the rate in Queens was 46.4 percent, the second highest in the City and 1.4 times the city-wide rate. The homeownership rate in Staten Island grew by 3.1 percentage points between 2002 and 2005.

The homeownership rates in the Bronx and Manhattan were 22.1 percent and 23.6 percent respectively, markedly lower than the city-wide rate. At the same time, the rate in Brooklyn was 29.2 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 in the City varied widely. In 2005, the homeownership rate for white households was 43.6 percent, the highest of any racial and ethnic group and 1.3 times higher than the city-wide rate of 33.3 percent. The rate for Asian households was 37.6 percent, the second highest of all racial and ethnic groups and 4.3 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 29.1 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the homeownership rates were a mere 15.9 percent and 16.6 percent respectively, only about half of the city-wide rate.

As homeownership grew city-wide, the homeownership rate grew considerably for every major racial and ethnic group, although at various rates, from 1993 to 2005. In the twelve-year period, every group made improvements; blacks and Asians, particularly, made remarkable improvements. The homeownership rate for these two groups increased by 6.6 percentage points and 6.5 percentage points respectively in the twelve-year period. In the meantime, the rates for the remaining major racial and ethnic groups also increased considerably in the same twelve-year period: 4.6 percentage points for whites, 3.9 percentage points for Puerto Ricans, and 4.6 percentage points for non-Puerto Rican Hispanics.

Composition of Legal Forms of the Owner Unit Inventory

The number of occupied and vacant-available owner units in the City was 1,032,000 in 2005. In the three years from 2002 to 2005, the owner unit inventory in the City grew noticeably by 35,000 units. This growth resulted predominantly from the growth in the number of private cooperative units and condominium units. During the three-year period, the number of private cooperative units grew by 23,000 units, while the number of condominium units grew by 11,000 units.

Owner Units by Location

In 2005, the 1,032,000 owner units in the City consisted of the following four types of ownership (legal forms of ownership): conventional (63 percent), private cooperatives (26 percent), Mitchell-Lama

cooperatives (4 percent), and condominiums (7 percent). The composition of owner units varied from borough to borough. 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. In 2005, of the 105,000 owner units in the borough, 14 percent were Mitchell-Lama cooperatives, while 16 percent and 5 percent respectively were private cooperatives and condominiums. Mitchell-Lama cooperatives were highly concentrated in the borough: 32 percent of all such owner units in the City were located there.

In Brooklyn, 76 percent of the 262,000 owner units were conventional units, while only 17 percent and 3 percent respectively were private cooperatives and condominiums.

A disproportionately large proportion, 69 percent, of the 180,000 owner units in Manhattan were private cooperatives, while another 20 percent were condominiums. In the three years between 2002 and 2005, the number of private cooperative and condominium units in the borough increased by 12,000 units, or by 8 percent. A mere 4 percent of the owner units in Manhattan were conventionally owned.

The composition of the 373,000 owner units by type of ownership in Queens resembled that in Brooklyn, except that, in Queens, proportionately somewhat more units were private cooperatives (21 percent) and fewer units were conventional units (73 percent). In Staten Island, almost nine in ten of the 112,000 units were conventional units, while 11 percent were condominium units.

Size of Owner Units

In 2005, half of all owner units were larger units with three or more bedrooms, while the remainder were mostly units with either two bedrooms (28 percent) or one bedroom (19 percent). In other words, of all owner units, about four-fifths were larger units with two or more bedrooms.

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 were either one-bedroom units (43 percent) or studios (8 percent), while a little more than a third were two-bedroom units (35 percent). The condominium category accommodated more larger units than did private cooperatives. Close to three-fifths of condominium units were larger units, either two-bedroom units (35 percent) or three-or-more-bedroom units (22 percent). The Mitchell-Lama cooperative category also accommodated more larger units: almost three-fifths of Mitchell-Lama units were either two-bedroom units (40 percent) or three-or-more-bedroom units (17 percent).

Two-thirds of the owner studio units 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 (12 percent) or Queens (14 percent). On the other hand, close to nine in ten of the owner one-bedroom units were scattered in three boroughs: Manhattan (39 percent), Queens (27 percent), and Brooklyn (22 percent). The remainder were located mostly in the Bronx (9 percent).

The three boroughs of Manhattan, Queens, and Brooklyn, which provided an umbrella for most of the one-bedroom units in the City, also accommodated more than four-fifths of the owner two-bedroom units: Queens (37 percent), Brooklyn (27 percent), and Manhattan (20 percent). The remainder were located in either the Bronx (10 percent) or Staten Island (6 percent).

More than two-thirds of the larger owner units with three of more bedrooms in the City were concentrated in two boroughs: Queens (41 percent) and Brooklyn (26 percent). The remainder were located mostly in either Staten Island (17 percent) or the Bronx (11 percent).

Housing Vacancies and Vacancy Rates

Rental Vacancies and Vacancy Rates

The number of vacant rental units in the City was 65,000, and the city-wide rental vacancy rate was 3.09 percent, compared to 2.94 percent during the same period between February and June three years earlier. In the three years between 2002 and 2005, there was little alleviation of the acutely inadequate supply of vacant available rental housing units. The 2005 rental vacancy rate is statistically lower than 5.00 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.

Rental Vacancies and Vacancy Rates by Boroughs and Sub-Borough Areas

In 2005, more than three-fifths of the City's 65,000 vacant rental units were clustered in two boroughs: Manhattan (22,000 units or 34 percent) and Brooklyn (18,000 units or 27 percent). One-third were located mostly in Queens (12,000 units or 19 percent) and the Bronx (10,000 units or 15 percent).

In Manhattan, where more than a third of the City's vacant rental units were highly clustered, the rental vacancy rate was 3.79 percent in 2005, the highest of any borough in the City, as was the case three years earlier. Vacant rental units in the borough were highly concentrated in the area that covers sub-borough areas 5, 6, 7, and 8. The rate for the area was 5.21 percent, 2.12 percentage points higher than the city-wide rate.

The rental vacancy rates in the other boroughs were lower than the city-wide rate of 3.09 percent. In the Bronx, where the rate had been higher than the city-wide rate in the 1990s, the 2005 rate was 2.63 percent, the lowest of any of the boroughs and a 0.66 percentage-point decline from the 2002 rate, as an extreme housing shortage existed across the borough. Moreover, unlike in 1996 and 1999, when the rate was 5.43 percent and 5.04 percent respectively, in 2002 and 2005, the rate in the borough remained substantially below 5.00 percent, the rental vacancy rate standard used to determine whether or not a housing emergency exists for the City as a whole.

The rental vacancy rate in Brooklyn was 2.78 percent in 2005, almost the same as three years earlier in 2002, when it was 2.73 percent. In Queens, where the number of vacant rental units increased by 60 percent to 12,000 units, the rate in 2005 was 2.82 percent, compared to 1.78 percent in 2002. The number of vacant units in Staten Island was too small to report.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2005, with 28,000 vacant units or 43 percent of all vacant rental units in the City, the vacancy rate for rent-stabilized units was 2.68 percent, little growth from 2.49 percent three years earlier in 2002.

In the three years since 2002, there was little alleviation of the severe shortage of vacant available rent-stabilized units.

The rental vacancy rate for the category of unregulated rental units in the City was 4.11 percent, which covers 29,000 units or 44 percent of all vacant rental units in 2005. There was little change in the rate from three years earlier, when it was 4.07 percent. However, these vacant free-market rental units were much more available compared to vacant rent-stabilized units, as the vacancy rate for this rental category was well above the city-wide rate of 3.09 percent and was the highest of any rent-regulation category, as was the case three years earlier in 2002.

Vacancies and Vacancy Rates by Rent Levels

In the three years between 2002 and 2005, the number of vacant rental units grew little and, accordingly, the rental vacancy rate increased inappreciably, as discussed earlier. The impact of this small increase in the availability of vacant rental units in the City in the three years was not concentrated at any particular rent level. Instead, it was broadly spread among various rent levels.

In the three years, the number of occupied rental units with contract rents less than $400 declined by 15,000 units or by 7 percent. However, the number of vacant rental units in the same asking rent level in 2002 and 2005 was too few to estimate the vacancy rate in a statistically reliable manner. This magnifies the fact that the availability of very-low-rent units in the City was further reduced in the three years between 2002 and 2005.

At the same time, the number of occupied rental units with an asking-rent level of $400 to $699 declined by 84,000 or by 16 percent in the three years between 2002 and 2005, while the number of vacant rental units in the same rent level increased by 24 percent in the same three-year period. As a result, the rental vacancy rate for units in this rent level was 2.41 percent, compared to 1.63 percent in 2002.

During the same three years, the number of occupied units with rents of $700 to $999 declined by 57,000 or by 8 percent, while the number of vacant rental units in this rent level changed little. Consequently, the vacancy rate stayed approximately the same: 2.98 percent in 2002 and 3.05 percent in 2005.

However, from 2002 to 2005, the number of occupied units with rents of $1,000 to $1,999 increased markedly by 146,000 or by 34 percent, while the number of vacant rental units in this rent level increased at a lower rate. As a result, the vacancy rate for this level was 3.65 percent in 2005, compared to 3.97 percent in 2002.

The number of occupied units with rents of $2,000 or more grew by 23,000 or by 23 percent, while the number of vacant units in this highest rent level remained virtually unchanged. As a result, the vacancy rate for this highest rent level declined from 9.61 percent to 7.83 percent between 2002 and 2005, but still remained much higher than 5.00 percent.

In short, there was a pervasive shortage of available vacant units for rents of less than $2,000 in the City. Particularly, the shortage of those available for less than $600 was appallingly acute.

Vacancies and Vacancy Rates for Rent-Stabilized Units and Rent-Unregulated Units by Rent Levels

The rental vacancy rate for all rent-stabilized units was 2.68 percent in 2005. Almost three-fifths of vacant rent-stabilized units had asking rents of either $700-$899 (22 percent) or $900-$1,249 (37 percent) and vacancy rates of 2.22 percent and 3.76 percent respectively. The number of such vacant units renting at less than $700 was altogether only about 6,000, and the vacancy rate was less than 2.00 percent: 1.88 percent. However, rental vacancies for such units in the lowest three of these rent levels—less than $400, $400-$599, and $600-$699—were too few to report individually for each interval. On the other hand, the number of vacant rent-stabilized units with asking rents of $1,250 or more was 6,000, one in five of all such vacant rent-stabilized units, although the proportion of vacancy to occupancy was still very low, with a vacancy rate of 3.45 percent.

Almost all vacant unregulated rental units had middle or high levels of rent, while more than half had rents of $1,250 or more: $700-$899 (19 percent), $900-$1,249 (26 percent), and $1,250 and over (53 percent). It is important to point out that vacancies among unregulated rental units for low and moderate rent levels—rents of less than $700 even as a whole—were negligible, while the vacancy rate for units with rents of $1,250 or higher was 6.41 percent in 2005.

Vacancies and Vacancy Rates by Cumulative Rent Intervals

In 2005, rental vacancies for units with asking rents of less than $400 were too few to present, given the level of statistical significance. The rate for units with asking rents of less than $800 was extremely low, less than 2.00 percent, as it was three years earlier in 2002.

The rate moved up above 2.00 percent as asking-rent levels moved up. However, the rate for units with asking rents of less than $2,000 was still less than 3.00 percent: 2.82 percent. However, it jumped to 7.83 percent for the 10,000 vacant units with asking rents of $2,000 or more. Consequently, prospective renters in the City found a rental housing market of extreme scarcity, except for those units at the highest rent level.

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

In 2005, 147,000 occupied and vacant rental units met the definition of quality housing and rented within the same Basic Shelter Allowance that has been in place since 1988, a drop of 9.6 percent from 162,000, the comparable number in 2002. Under the increased allowance for households with any child, in 2005, 211,000 rental units met the criteria. The number of vacant available units renting within the Shelter Allowance was too small to report. This compelling finding indicates that the pervasive shortage of physically decent housing units that very-low-income households can afford was further sustained over the three-year period. Thus, very poor households seeking affordable, decent housing still had very serious difficulty finding it in 2005, as in 2002.

Number of Privately Owned Vacant Rental Units (Rent-Stabilized, and Rent-Unregulated Units) Affordable to Median-Income Renter Households

Applying the concept that the average renter household should not pay more than 30 percent of its income for housing, it is estimated that the number of privately owned vacant rental units (rent-stabilized, and

rent-unregulated) affordable by households with incomes at least equal to the median renter household income in the City stayed at 14,000 units in 2005. In the meantime, the rental vacancy rate for such units was a mere 1.96 percent in 2005, no statistically appreciable increase over the rate of 1.62 percent in 2002. During the three-year period between 2002 and 2005, the shortage of privately owned rental units that even median-income households in the City could afford still remained extremely low.

Number of Vacant Rental Units at Fair Market Rents

HUD's Fair Market Rent schedule varies with apartment size. The schedule used for 2005 was as follows: 0 bedroom - $893; 1 bedroom - $966; 2 bedrooms - $1,075; 3 bedrooms - $1,322; and 4 bedrooms - $1,360 (Fair Market Rents, Existing Section 8, effective February 2005). 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 $35,720 for units with no bedrooms (studios) to $54,400 for four-bedroom units.

Applying Fair Market Rents for Existing Section 8, effective February 2005, it is estimated that 1,252,000 physically decent units met the Fair Market Rent limits in 2005. This was 121,000 or 9 percent fewer than the 1,373,000 such units in 2002. Of the number in 2005, 33,000 units were vacant and available for rent; the corresponding vacancy rate was 2.67 percent, slightly more than three years earlier, when it was 2.24 percent. More than half of these vacant units were one-bedroom units (55 percent), while most of the remainder were two-bedroom units (26 percent) or units with three or more bedrooms (11 percent).

Although the number of units, occupied and vacant together, at Fair Market Rents shrank between 2002 and 2005, the availability of vacant units at such rents expanded somewhat.

Median Asking Rents for Vacant Available Units by Borough

As the city-wide vacancy rate increased little in the three-year period between 2002 and 2005, the vacancy rates for most rent levels also stayed approximately the same. Thus, as a result of more or less the same or similar choices among vacant available units for most rent levels, the real median asking rent for a vacant unit stayed virtually the same, $1,000 in 2005 compared to $997 in 2002.

Between 2002 and 2005, the median asking rent in Manhattan declined by 23.3 percent to $1,400 in 2005, but it was still the highest among the five boroughs. The median asking rent in Queens was $1,000, remaining virtually the same as in 2002, when it was $997. The median rent in the Bronx increased by 4.8 percent to $900, while the vacancy rate in the borough declined by 0.66 percentage point to 2.63 percent in 2005. On the other hand, the rent in Brooklyn declined by 4.5 percent to $900, while the vacancy rate in the borough changed little from 2.73 percent to 2.78 percent in the three years.

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

Except for unregulated units in rental buildings, real median asking rents for units in all other rental categories either decreased or changed little between 2002 and 2005. The real median asking-rent increase for unregulated units in rental buildings was 6.6 percent, or from $1,219 to $1,300. However, the real asking rent for vacant unregulated units in cooperative and condominium buildings decreased by 9.8 percent, from $1,219 to $1,100.

The real median asking rent for vacant rent-stabilized units in pre-1947 buildings decreased by 4.5 percent, or from $942 to $900, while the real rent for such units in post-1947 buildings remained basically unchanged.

Rental Vacancy Rates by Unit Size

In the City, there is an increasingly lower proportion of vacancy relative to occupancy as the number of bedrooms increases. The city-wide rental vacancy rate for studios, units without a bedroom, was 4.46 percent in 2005, 1.37 percentage points higher than the City's overall rate of 3.09 percent. However, the rate declines as the size of the unit increases: 3.55 percent for one-bedroom units, 2.56 percent for two-bedroom units, and 2.42 percent for three-or-more-bedroom units. As the availability of larger rental units in the City was scarce, the choices among large vacant rental units were also very limited. In fact, in the City, vacant available larger units were very scarce, fewer than 8,000, or 12 percent of the all 65,000 vacant rental units in 2005.

The pattern of an inverse relationship between the level of the vacancy rate and the size of the rental unit holds true for rent-stabilized units. The rate for rent-stabilized studios was 4.10 percent, 1.42 percentage points higher than the rate of 2.68 percent for all rent-stabilized units. After that, the rate declines sharply: 2.78 percent for one-bedroom units and 2.15 percent for two-bedroom units; the number of vacant units with three or more bedrooms in this rental category was too few to estimate a statistically reliable vacancy rate.

Length of Vacancies

In 2005, 41,000, or almost two-thirds, of the 65,000 vacant rental units in the City had been available on the market only for a short term (less than three months), while the remaining 22,000 vacant rental units had been available for a long term (three months or more).

More than three-fifths of the 41,000 short-term vacant rental units were concentrated in two boroughs, where a similar proportion of all vacant rental units in the City was located: Manhattan (33 percent) and Brooklyn (28 percent). Most of the remainder were in either Queens (21 percent) or the Bronx (14 percent). Of the 22,000 long-term vacant rental units, more than three-fifths were also located in either Manhattan (36 percent) or Brooklyn (27 percent). Most of the remainder were in either the Bronx (18 percent) or Queens (14 percent). The Bronx had a somewhat higher incidence of long-term vacancies, while Queens had a relatively lower proportion of long-term vacancies, compared to the City as a whole.

Of the 41,000 vacant rental units that were available for a short term, almost nine in ten were either rent-stabilized (45 percent) or rent-unregulated (44 percent). On the other hand, of the 22,000 vacant rental units that were available for a long term, close to half were rent-unregulated (46 percent), while two-fifths were rent-stabilized (41 percent).

Of vacant rent-stabilized units, two-thirds had been available on the market for a short term. Of such units in post-1947 buildings, three-quarters were short-term vacants. At the same time, of vacant unregulated rental units, close to two-thirds were available on the market for a short term. The 2005 proportional pattern of length of vacancies for rent-stabilized units and unregulated units was parallel with that in 2002.

Turnover

In this report, "turnover" is understood as constituting a completed transaction 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 2002 and 2005. 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 existed in the inventory in 2002. Adopting this analytical definition of turnover, for this report, if the household occupying the unit in 2005 was not the same as the household that occupied it in 2002 according to the 2002 and 2005 HVSs, the unit is classified as having turned over at least once during the three years.

Applying the above definitions of "move in" and "move out," about a third (32 percent) of the rental units that were occupied in both 2002 and 2005 turned over at least once during the three-year period. Among rental categories, the proportion was highest for unregulated rental units in rental buildings: 44 percent of such units turned over at least once between 2002 and 2005. The proportion of turned-over unregulated rental units in cooperative and condominium buildings was 41 percent. For rent-stabilized units it was 31 percent. On the other hand, the proportion of Public Housing units turning over between 2002 and 2005 was very low, at 16 percent, illustrating the very small proportion of housing units for very-low-income households that became vacant and available during the period.

The lowest proportion of rental units that turned over at least once between 2002 and 2005 was for units renting between $400 and $599, at 19 percent. The next lowest proportion was in the very lowest rent level (less than $400), where 20 percent turned over. After that, the proportion moved up steadily, as the level of rent increased: from 26 percent for the $600-$699 level, to 32 percent at $700-$899, 38 percent for the $900-$1,249 level, and 43 percent at $1,250-$1,499. The highest proportions turning over between the two survey years were 58 percent in the $1,500-$1,999 rent level and 57 percent for units renting for $2,000 and over.

Vacancies in the Owner Housing Market

Between 2002 and 2005, the number of owner housing units in New York City increased by 35,000 units. The proportion of owner housing units in 2005 was 31.6 percent, a 3.9-percentage-point increase over the proportion in 1993. Thus, the owner housing segment of the City's housing market has continued to make an increasing contribution to the provision of housing for New Yorkers.

As the growth of the housing inventory in general—and of owner units in particular—was sustained during the three-year period between 2002 and 2005, the number of vacant available owner units increased by 41 percent to 21,000, while the number of occupied owner units increased by 3 percent to 1,010,000 units. Consequently, the owner vacancy rate increased from 1.52 percent to 2.08 percent.

Of the 44,000 newly constructed units between 2002 and 2005, almost two-fifths were owner units, while less than a third of the total existing housing units were owner units in 2005.

As the city-wide owner vacancy rate increased from 1.52 percent in 2002 to 2.08 percent in 2005, the change in the owner vacancy rate in each of the five boroughs varied. In Brooklyn, the rate increased from 1.57 percent to 2.30 percent. In Manhattan, the change in the rate was less: from 2.68 percent to 3.17 percent. In Queens, where the number of vacant owner units increased noticeably in the three years, the rate increased by 1.08 percentage points to 2.04 percent in 2005.

In Staten Island, where three-fifths of all housing units were owner units, the utilization of the owner housing market was extremely high. As a result, the number of vacant owner units in 2005 was too small to allow for a statistically meaningful estimation of the vacancy rate. The number of vacant owner units in the Bronx was also too small to estimate a statistically reliable vacancy rate.

Vacancies and Vacancy Rates by Types of Owner Units

In 2005, when there were 21,000 vacant owner units in the City and the owner vacancy rate was 2.08 percent, close to half of all vacant owner units were conventional one- or two-family units. The level of utilization of conventional owner housing units was extremely high. As a result, the vacancy rate for such owner units was 1.59 percent. On the other hand, close to two-fifths of vacant owner units in the City were private cooperative units (37.4 percent), with a vacancy rate of 3.04 percent.

Vacancy Duration by Types of Owner Units

The demand for owner housing units has increased in recent years, as the increased ownership rate in the City shows, from 32.7 percent in 2002 to 33.3 percent in 2005. Compared to 2002, the length of time that vacant owner units were available for sale in 2005 was considerably shorter. In 2005, 52 percent of vacant owner units were available on the market for a short term of less than three months, while 48 percent were available for a long term of three months or more. In 2002, the comparable proportions were 42 percent and 58 percent respectively.

The vacancy duration of conventional units was similar to the overall duration for all owner units. Half of the vacant conventional owner units were available for a short term. On the other hand, 53 percent of the vacant private cooperative units were available for a short term.

Vacant Units Unavailable for Rent or Sale

Since 1975, the number of vacant unavailable units has always been either just a little lower or considerably higher than the number of vacant available rental units, while the rental vacancy rate has never been at or above 5.00 percent during the same period.

In the City, the number of vacant units unavailable for rent or sale, for a variety of reasons, increased by 10,000 or by 7.8 percent, in the three years between 2002 and 2005.

Of all unavailable vacant units, the number that were unavailable because they were occupied only for occasional, seasonal, or recreational purposes, rather than as a permanent residence, was 37,000 or 28 percent in 2005, compared to 43,000 or 34 percent in 2002. During the three-year period, the number of unavailable units in this category dropped by 13 percent. Of units in this category, 25,000 or two-thirds were located in Manhattan, and 17,000 or 68 percent of those were in cooperative or condominium buildings.

On the other hand, during the same three-year period, the number of vacant units unavailable because they were either undergoing or awaiting renovation increased by 8,000 or by 20 percent to 48,000 in 2005. The 2008 HVS will most likely report that almost all of these units will have become housing units that are either occupied or vacant and available for sale or rent. In fact, four-fifths of the units that were

unavailable because they were either undergoing or awaiting renovation in 2002 became units that were occupied or vacant and available for rent or sale in 2005.

Three-quarters of the vacant units unavailable for various reasons in 2002 returned to the active housing stock in 2005 as either occupied units or vacant units that were available for rent or sale. The remaining quarter were still vacant and unavailable for rent or sale three years later on 2005. More than nine in ten of the vacant units unavailable because they were rented or sold but not yet occupied in 2002 (92 percent) were determined to be occupied or vacant-for-rent-or-sale in 2005, while two-thirds of those that were unavailable because they were being held for occasional, seasonal, or recreational use in 2002 (66 percent) became occupied or vacant-for-rent-or-sale three years later.

Unavailable Vacant Units by Borough

Of the 137,000 unavailable vacant units in the City in 2005, two-thirds were concentrated in either Manhattan (50,000 units or 36 percent) or Brooklyn (43,000 units or 32 percent). In Brooklyn, the number of unavailable vacant units increased by 15,000 or by 50 percent in the three-year period. The remaining unavailable vacant units were located mostly in either Queens (21,000 units or 16 percent) or the Bronx (16,000 units or 12 percent).

In the Bronx and Brooklyn, half of the unavailable vacant units were unavailable because they were undergoing or awaiting renovation, while the proportion of unavailable units for such reasons in the City as a whole was 35 percent. Most of the units that were unavailable in the Bronx and Brooklyn in 2005 because they were undergoing or awaiting renovation will have become occupied units or units available for sale or rent in 2008.

Condition of Unavailable Vacant Units

Compared to all occupied and vacant available housing units, the physical and neighborhood conditions of vacant units unavailable for rent or sale was noticeably inferior. Of unavailable vacant units in 2005, 14 percent were in buildings with one or more building defects, compared to just 7 percent of all occupied and vacant available units. Similarly, 11 percent of vacant unavailable units were located on streets with boarded-up buildings, compared to just 6 percent of all occupied and vacant available units.

Unavailable Vacant Units by Rent-Regulatory Status

Of the 137,000 unavailable vacant units in 2005, 60,000 (or 43 percent) had been rental units, 30,000 (or 22 percent) had been owner units, and 28,000 (or 20 percent) had also been not-available vacant units in 2002. The remaining 21,000 (or 15 percent) were units that were not linked to 2002 units, either because they were non-interviews in 2002 or were newly constructed, gut-rehabilitated, or otherwise added to the sample between 2002 and 2005.

Of the 60,000 unavailable vacant units that were rental units in 2002, more than four-fifths were either rent-stabilized units (25,000 units or 42 percent) or unregulated rental units (26,000 units or 43 percent). Of the 30,000 unavailable vacant units that were owner units in 2002, a little more than half were conventional one- or two-family housing units (51 percent), while the remainder were private cooperative or condominium units.

Variations in Rent Expenditure

Patterns of and Variations in Rent Expenditures

In New York City the median monthly contract rent, which excludes tenant payments for utilities and fuel, was $850, while the median monthly gross rent, which includes utility and fuel payments, was $920 in 2005.

From 2002 to 2005, the median contract rent increased by 20.4 percent, from $706 to $850. This was an 8.7-percent increase after inflation. The real contract rent did not change in the previous three years between 1999 and 2002. The contract rent increased by an average annual rate of 6.4 percent between 2002 and 2005. After inflation, the real contract rent increased by 2.8 percent annually.

In the three years between 2002 and 2005, the median gross rent increased by 16.8 percent, from $788 to $920. However, the inflation-adjusted increase in the gross rent was 5.4 percent. In the previous three years between 1999 and 2002, the real gross rent increased by 3.3 percent. Annually, the gross rent increased by 5.3 percent and the real gross rent increased by 1.8 percent between 2002 and 2005.

Median Contract Rent of Subsidized Units and Unsubsidized Units

In 2005, the median contract rent of units occupied by rent-subsidized households was $770. This was $80 or 9.4 percent lower than the median rent of $850 for all rental units and the median rent for unsubsidized units.

Of the $770 median rent for units occupied by subsidized households, only $237 or 31 percent was paid by the households out of pocket. Of the median rent of $770 these subsidized households paid, $533, or 69 percent of the rent, was paid by the government rent subsidy the households received. The subsidy, the difference between their median rent and out-of-pocket rent, was $533, 2.2 times the households' out-of-pocket rent. Most rent-subsidized households could not have afforded the units they occupied without the rent subsidies they received.

Contract Rent Distribution by Subsidized Units and Unsubsidized Units

Compared with the rent distribution of all rental units and unsubsidized units, an overwhelmingly larger proportion of subsidized units was very-low-rent units. In 2005, 16 percent of all rental units and 15 percent of unsubsidized rental units rented for a contract rent between $1 and $499 a month. However, 27 percent of subsidized units rented for an equivalent rent level.

The rents of 28 percent of all rental units and 29 percent of unsubsidized rental units were between $500 and $799. The comparable proportion of subsidized rental units in the same rent level was slightly smaller, 26 percent.

The disparate proportions between all rental units and subsidized rental units diminished to the point of near obliteration at the next two rent levels. About a fifth each of all rental units (21 percent), unsubsidized rental units (21 percent), and subsidized units (22 percent) had a rent level between $800 and $999. The proportions of units in all rental categories with contract rents between $1,000 and $1,499 were the same, 22 percent.

In the top rent level, $1,500 and over, the proportions of all rental units and unsubsidized rental units were the same, 13 percent. However, the corresponding proportion of subsidized rental units in this rent level was unparalleledly low, a mere 4 percent.

Between 2002 and 2005, the proportion of low-rent units decreased as the proportion of high-rent units increased by approximately commensurate rates for all rental units, for subsidized units, and for unsubsidized units. During the three-year period, the proportion of all rental units with real contract rents between $500 and $799 decreased by 7 percentage points, while the proportions of subsidized units and unsubsidized units in the same rent interval each decreased by 6 percentage points. In the same three years, the proportion of rental units with contract rents of $800-$999 remained basically the same for all three categories of all rental units, subsidized units, and unsubsidized units.

However, the proportion of all rental units and unsubsidized units with real rents of $1,000 or more each increased by 8 percentage points, while the proportion of subsidized units in the same rent interval increased by 7 percentage points. This change was a continuation of a long-term trend that was accentuated in the recent three years between 2002 and 2005. During the years between 1991 and 2005, all occupied rental units with a real contract rent of $1,000 or more increased by 13 percentage points.

Contract Rent Distribution by Move-In Period

A substantially higher proportion of households that moved into their current residence in 2000 through 2005 paid higher rents than households that moved into their current residence before 2000. Of long-term residents, 42 percent paid contract rents higher than $800 and 22 percent paid contract rents of more than $1,000. On the other hand, 72 percent of recent-movers who moved into their current residence between 2000 and 2005 paid contract rents of $800 or more, and 76 of those who moved in between 2002 and 2005 paid such high rents. Of recent-movers between 2002 and 2005, 53 percent paid contract rents of $1,000 or more.

Median Contract Rent by Rent-Regulation Categories

In rem and Public Housing units were unquestionably much more affordable for the poor than units in other rental categories in the City. The median contract rent of *in rem* and Public Housing was $303 and $342 respectively, the lowest of any of the rental categories and only 36 percent and 40 percent respectively of the median rent of $850 for all rental units in the City in 2005. The contract rent of rent-controlled units was also very low, $551 or only 65 percent of the overall median rent.

The rents of “other” regulated (non-Mitchell Lama) units and Mitchell-Lama units were $482 and $750 respectively, $368 and $100 lower than the city-wide rent.

The median contract rent of unregulated units was $1,000 in 2005. The rent of such units in private cooperative and condominium buildings was $1,100, which was $250 or 29 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 $1,000, which was $150 or 18 percent higher than the city-wide median rent.

The median contract rent of rent-stabilized units was $844, barely lower than the city-wide median rent. However, the rent for post-1947 rent-stabilized units was much higher than that of pre-1947 rent-stabilized units: $899 compared to $810.

The lower median rents of units in the following five rental categories—*in rem*, Public Housing, "other" regulated (non-Mitchell Lama), rent-controlled, and Mitchell-Lama—contributed to lowering the city-wide median rent by playing the role of equalizing the higher rents of rent-stabilized units, particularly post-1947 rent-stabilized units and unregulated units. Units in the five rent-regulated systems mentioned above provide a housing bargain in the City, which has long been suffering an affordable housing shortage.

Median Contract Rent of Recent-Movers

According to the 2005 HVS, 37 percent of the City's tenants were recent-movers—that is, they moved into their units between 2002 and 2005. Their median contract rent was $1,000, $250 or 33 percent more than the rent paid by tenants who moved into their current units before 2002.

Moreover, the proportion of recent-movers grew steadily as the level of rent went up. Specifically, between 2002 and 2005, the proportions of recent-movers who moved into units with contract rents of less than $400 and between $400 and $599 were 20 percent and 17 percent respectively. However, the proportion progressively moved up unambiguously as the rent level increased: 21 percent, to 32 percent, to 46 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, 34 percent of tenants were recent-movers who moved into their current units between 2002 and 2005. The median rent these recent-movers paid in 2005 was $967, $202 or 26 percent higher than the $765 rent of long-term tenants who moved into their current units before 2002. The variance between rents of recent-movers and long-term tenants was somewhat larger for tenants in pre-1947 rent-stabilized units than it was for those in post-1947 rent-stabilized units: $200 versus $170.

The variance in rents was larger for tenants in unregulated units in cooperative and condominium buildings: $1,300 versus $900. The rent of recent-movers was $400 or 44 percent higher than that of long-term tenants in such units.

Changes in Median Contract Rents and Median Household Incomes

After adjusting for inflation, in the three years between 2002 and 2005, the real median contract rent of all rental units grew by 8.7 percent, while the real median renter household income declined by 5.7 percent between 2001 and 2004. During the same period, the real rent of rent-controlled units remained basically the same, $554 to $551, while real household income in these units also changed little.

Between 2002 and 2005, the real rent of rent-stabilized units rose by 8.2 percent, while real household income in these units dropped by 8.6 percent between 2001 and 2004. The real rent increase for pre-1947 rent-stabilized units was 4.4 percent, while real income declined for households in such units by 5.7 percent. At the same time, the real rent of post-1947 rent-stabilized units increased by 6.8, while the real income of households in such units dropped by 11.7 percent.

Between 2002 and 2005, the real median contract rent of unregulated rental units in rental buildings rose by 6.2 percent, from $942 to $1,000, while the real median income of households in these units inched down between 2001 and 2004. At the same time, the real rent of such units in cooperative and condominium buildings increased by 4.5 percent, while the real income of households in these units decreased by 8.6 percent.

The real median contract rent of Public Housing units also rose between 2002 and 2005, by 6.5 percent. The real income of Public Housing households increased by 5.8 percent between 2001 and 2004. On the other hand, during the same three-year period, the real rent of *in rem* units fell substantially, while the real income of *in rem* households inched down slightly.

Contract Rent Distribution by Regulatory Status

Of all renter units in the City, 16 percent rented for a contract rent between $1 and $499 a month, while 28 percent rented for a rent of $500 to $799. In addition, 21 percent had rents of $800 to $999, while another 22 percent had rents of $1,000 to $1,499. The rents of the remaining 13 percent were $1,500 or more: 7 percent rented for $1,500 to $1,999, and 6 percent rented for $2,000 or more. Compared to this city-wide distribution of rent, an unparalleledly larger proportion of rent-controlled units were very-low- and low-rent units. Of all rent-controlled units in the City, more than three-fifths rented for less than $800; 44 percent rented for less than $500.

Of all rent-stabilized units, three-fifths rented for $500 to $999: 35 percent for $500 to $799 and 26 percent for $800 to $999. Three-tenths rented for $1,000 or more; 23 percent for $1,000 to $1,499 and 9 percent for $1,500 or more. At the same time, 9 percent of rent-stabilized units rented for less than $500. Of post-1947 rent-stabilized units, more units rented for higher rents and fewer units rented for lower rents, compared to the pattern for all rent-stabilized units and that for pre-1947 rent-stabilized units.

Compared to the city-wide distribution of all rental units and the distribution in other rental categories, a substantially larger proportion of unregulated rental units rented for higher rents. More than half of all unregulated rental units rented for a contract rent of $1,000 or more: 31 percent for $1,000 to $1,499; 9 percent for $1,500 to $1,999; and 15 percent for $2,000 or more. In other words, more than one in seven of unregulated rental units in the City rented for $2,000 or more.

In rem and Public Housing units were the least expensive. Of *in rem* units, 76 percent rented for a contract rent between $1 and $399. At the same time, almost all Public Housing units rented for between $1 and $799, while 76 percent rented for less than $500.

Differences in Median Contract Rent by Unit Size

As in most housing markets in this country, 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 Manhattan, the median contract rent for one-bedroom units was $1,100, not significantly higher than the rent of $1,050 for studios. The rents for two-bedroom and three-or-more-bedroom units were $935 and $800 respectively. Major reasons for this illogical pattern are as follows: in Manhattan, most large renter units 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 of small units, studios and one-bedroom units, were in the categories of post-1947 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 relatively very high. Specifically, the median contract rent for unregulated rental units in Manhattan was $2,200, 2.2 times the borough-wide median rent, and about 7 times the rent for Public

Housing ($325) or *in rem* ($303) units in the borough. The median rent for post-1947 rent-stabilized units was $1,082, more than three times the rent for Public Housing or *in rem* units in Manhattan.

On the other hand, three-quarters of Public Housing units were either two-bedroom units (50 percent) or three-bedroom units (25 percent), while fewer than one in ten rent-stabilized units had three or more bedrooms. Particularly, of post-1947 rent-stabilized units in Manhattan, only 8 percent were three-bedroom units.

Moreover, studios are located in expensive areas, while large units are located in relatively less expensive areas. Specifically, while 86 percent of studios are located in the expensive lower midtown area, only 38 percent of three-bedroom units are located in this area of Manhattan; 63 percent of three-bedroom units are located in the less expensive areas of upper Manhattan.

Median Contract Rents for Unregulated Rental Units

Of the 2,028,000 occupied rental units in the City in 2005, 669,000 or 33 percent were unregulated rental units. Of all occupied unregulated rental units, 625,000 or 93 percent were in rental buildings, while 44,000 or 7 percent were in cooperative or condominium buildings. In 2005, the median contract rent for unregulated units in cooperative or condominium buildings was $1,100, 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 units in the borough as a whole was $2,200, or 2.2 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 $2,050, or 1.9 times the rent for all such units in the City, and the highest for such units in any of the other boroughs.

Contract Rent Distribution and Changes for Unregulated Units

More unregulated rental units in the City were in the middle and upper rent ranges in 2005. More than three-quarters of unregulated rental units rented for $800 or more: 21 percent rented for $800-$999, and 55 percent rented for $1,000 or more, including 15 percent that rented for $2,000 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 61 percent of such units were $1,000 or more, and 22 percent of these rented for $2,000 or more.

From 2002 to 2005, the proportion of unregulated units renting for less than $1,000 declined from 59 percent to 45 percent. Commensurately, the proportion of such units renting for $1,000 or more increased considerably from 41 percent to 55 percent.

The proportion of unregulated units renting for $2,000 or more increased from 12 percent to 15 percent over the period. In 2005, the 100,000 unregulated units renting for $2,000 or more were a remarkable increase of 26,000, or 35 percent, from the 74,000 such units in 2002. Of all unregulated rental units renting for $2,000 or more in 2005, 90.5 percent were in rental buildings, while only 9.5 percent were in cooperative or condominium buildings. In 2002, the proportions of such units in rental buildings and in cooperative or condominium buildings were about the same.

In the three years, the proportion of units in rental buildings renting for $2,000 or more increased by 4 percentage points, after adjusting for inflation.

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 109,000 in 2005. The share of rent-regulated units in such buildings was 60 percent or 65,000 units in 2005.

In 2005, the rent of unregulated units in cooperative and condominium buildings was substantially higher than that of rent-regulated units in such buildings. In 2005, the median contract rent of unregulated rental units in such buildings was $1,100, which was $244 or 29 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 $2,050—that is, $968 or 89 percent higher than the rent of rent-regulated units in such buildings.

Median Gross Rent/Income Ratio by HUD Area Median Income Level

There is a clear-cut gradient effect as income level rises, with the gross rent/income ratio progressively moving down. The median gross rent/income ratio was 63.3 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2004, 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. Then, the ratio declined to 46.6 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 24.8 percent for moderate-income households, whose incomes were between 81 percent and 100 percent of the AMI; to only 17.2 percent for households with incomes greater than the AMI. The basic finding here is that it is low household incomes which contribute predominately to the high rent/income ratio.

Median Gross Rent/Income Ratio by Household Income Level

The solid gradient effect in the relationship between incomes and rent/income ratios was 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 2004 was 73.8 percent. Then, the ratio slid progressively without interruption as household incomes increased. The ratio dropped briskly to 41.4 percent for households with incomes between $20,000 and $29,999 and to 32.2 percent for households with incomes between $30,000 and $39,999. The ratio continued to go down as household income rose: to 21.2 percent for households with incomes between $50,000 and $69,999, to 14.4 percent for households with incomes between $100,000 and $124,999, to a mere 9.7 percent for households with incomes of $200,000 or more.

Low-income households—certainly the 935,000 households, or 46 percent of all renter households in the City, with incomes below $30,000—had an onerous rent burden, paying well over 41 percent of their income for rent. Of renter households in rent-stabilized units and unregulated units, the rent/income ratio for those with incomes below $30,000 was even higher: 44 percent and greater.

However, as incomes moved up the income scale, the rent burden was substantially alleviated. The basic issue here, thus, is whether it is high rents or low incomes that contribute to the troublesome affordability situation in the City, as measured by the rent/income ratio. In New York City, where rents kept climbing vigorously while household incomes fell in the three years between 2002 and 2005, the sources of the high rent/income ratio certainly appear to partake of both. However, for low-income households, it is definitely their lower incomes that determine their appallingly serious rent burdens.

Median Gross Rent/Income Ratio by Subsidized Households and Unsubsidized Households

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 57.9 percent in 2005. 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 altogether—including both the household's out-of-pocket rent and the rent subsidy—was 57.9 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 for the rent of the subsidized unit—was only 28.8 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 57.9 percent of their income, although the rent they actually paid was only 28.8 percent. The difference between the rents landlords received, as a proportion of these households' incomes, and the portion of the rent these households actually paid out of pocket, as a proportion of their income, was extremely large: 29.1 percentage points (57.9 percent – 28.8 percent).

Applying the standard 30.0 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 for rent-subsidized households was 27.9 percentage points (57.9 percent – 30.0 percent). (The affordability gap defined here is the difference between the gross rent/income ratio of rent-subsidized households and the standard 30.0 percent rent/income ratio affordability measurement.) Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received.

The affordability burden of rent-subsidized households was noticeably alleviated between 2002 and 2005, going from 60.8 percent to 57.9 percent, although their burden was still unbearably high.

The median contract rent for households that received HUD Section 8 subsidies was $860, the highest of the four household subsidy types. Of this amount, these households paid only 23.5 percent or $202 out of pocket. (Contract rent, rather than gross rent, is used here, since the paragraph covers rent data, not rent/income ratio data.) The difference between the rent the landlord received and the portion of that rent these households actually paid was $658 ($860 - $202) on average, which was the amount of the Section 8 subsidy, whether it was a Section 8 certificate or voucher. This was 3.3 times these households' out-of-pocket rent ($658/$202).

The median gross rent/income ratio for rent-unsubsidized households that did not receive any of the four subsidies covered in the 2005 HVS and that had to pay the total amount of their rent out of their own pocket was 29.1 percent, barely higher than the out-of-pocket rent/income ratio of 28.8 percent for rent-subsidized households. However, these rent/income ratios are quite different in meaning from each other. Rent-unsubsidized households, 1,367,000 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. It is most unlikely that the 236,000 rent-subsidized households, or 14.7 percent of all renter households in the City in 2005, could have afforded the apartments they occupied without the subsidies they received, since their total housing costs—that is, the gross rent the landlord received as a combination of these households' out-of-pocket rent and the rent subsidy—were 57.9 percent of their income.

Affordability for Different Rent-Regulation Categories

Gross rent requires a very high share of income for tenants in rent-controlled units. 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: 33.5 percent, the highest of any rent-regulation category and 2.3 percentage points higher than the ratio of 31.2 percent for all renter households in 2005. Such a high rent burden was the result of rent-controlled tenants' very low incomes. The median income of households in rent-controlled units was $22,176, a mere 69 percent of the overall median household income for the City in 2004.

The rent/income ratio for households in rent-stabilized units was 31.9 percent, slightly higher than the city-wide ratio of 31.2 percent. However, the ratio for households in post-1947 rent-stabilized units was 30.5 percent, lower than the city-wide ratio, while the ratio for households in pre-1947 rent-stabilized units was 32.2 percent, higher than the city-wide ratio.

The rent/income ratios for unregulated rental units as a whole and for such units in rental buildings were 31.9 percent and 32.1 percent respectively, higher than the city-wide ratio of 31.2 percent. But the ratio for unregulated rental units in cooperative and condominium buildings was only 29.0 percent, the lowest of any rent-regulation category. Here again, the reason for the considerably lower rent/income ratio of unregulated units in cooperative and condominium buildings is the substantially higher income of households in such rental units. In specific, the income of households in such units was $8,000 or 19 percent higher than the income of households in unregulated units in rental buildings, while the contract rent of such units was $1,100, $100 or 10 percent higher than the rent of unregulated units in rental buildings in 2005.

The rent burden for subsidized households was unbearable for those in pre-1947 rent-stabilized units. The total rent, as the sum of out-of-pocket rent plus rent subsidy, for rent-subsidized households in pre-1947 rent-stabilized units was 72.4 percent of their income in 2005, while the proportion of the total rent paid out of their own pockets was only 30.7 percent. The resulting difference between their overall rent/income ratio and their out-of-pocket rent/income ratio was 41.7 percentage points (72.4 percent – 30.7 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 42.4 percentage points. As a result, without subsidies, most of these households could not have afforded to rent the units they occupied.

The situation of such an onerously high overall rent/income ratio, a lower out-of-pocket rent/income ratio, and a huge affordability gap was repeated for subsidized households in post-1947 rent-stabilized units and in unregulated rental units in rental buildings. From these findings, it can be inferred that the affordability gap was so huge that these households were in housing poverty and, without subsidies, could not have afforded their apartments—even if they had made sacrifices on other necessities, such as clothing, their children's education, and medical needs—and could, thus, have been at great risk of homelessness.

On the other hand, with a rent/income ratio of 29.1 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. Still, 48 percent of

unsubsidized households paid 30 percent or more of their income for housing costs, and 24 percent had a rent burden of 50 percent or more.

Affordability for Different Racial and Ethnic Groups

In 2005, the gross rent/income ratio for non-Puerto Rican Hispanic households was 34.6 percent, 3.4 percentage points higher than the rent/income ratio of 31.2 percent for all renter households and 2.9 percentage points higher than it was for them in 2002. 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 $893 in 2005, which was 97 percent of the city-wide rent, their median household income was only $29,000 in 2004, the second-lowest household income of any racial and ethnic group and only 91 percent of the median household income of all renter households.

The ratio for Asian households was 33.2 percent, 2.0 percentage points higher than the rate for all renters in 2005 and 1.9 percentage points higher than it was for the group in 2002. On the other hand, the ratio for Puerto Rican households was 31.7 percent, slightly higher than the overall ratio and a noticeable increase from three years earlier, when it was 30.1 percent.

The ratio for black households was 29.6 percent in 2005, 1.6 percentage points lower than the overall ratio and up 1.7 percentage points from their ratio in 2002.

The ratio for white households was 30.3 percent, barely lower than the city-wide ratio and a considerable 3.7 percentage-point increase from the group's ratio in 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 onerously high 49.1 percent in 2005, 17.9 percentage points higher than the average renter household in the City. The affordability gap for these single elderly households was very high, 19.1 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 44.8 percent was 13.6 percentage points higher than the median rent/income ratio for the City in 2005. The affordability gap for these households was 14.8 percentage points.

The rent/income ratios for elderly households and single adult households were 33.5 percent and 33.0 percent respectively, 2.3 percentage points and 1.8 percentage points respectively higher than the city-wide ratio in 2005.

Compared to their incomes, the gross rent that 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 2005. Particularly, the median gross rent/income ratio for subsidized single households with minor children was troublingly high: 88.6 percent. 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, with very little left for other necessities, such as food, clothes, and medicine. But because these households received some kind of rent subsidy, the proportion of rent they actually paid out of pocket was only 27.4 percent of their income. The affordability gap was 58.6 percentage points. This means that these households were definitely in housing poverty; and, without the subsidy they received, they would have been too poor to

afford the rent for the units they occupied and at the utmost risk of homelessness or doubling up with other households.

The total median gross rent/income ratio for rent-subsidized single-adult households was also unbearably high: 75.4 percent of their household income in 2005. But the proportion of their income that went out of pocket toward rent was 31.0 percent. The affordability gap for this household type was 45.4 percentage points. Again, most of these single-adult households could not have afforded the apartment in which they lived without the rent subsidy they received.

The rent/income ratio for subsidized single elderly households was 57.1 percent, while their out-of-pocket rent/income ratio was 34.1 percent and their affordability gap was 27.1 percentage points.

It is not high median gross rents that create the troublingly high median gross rent/income ratios for subsidized households. Rather, it is because of the extremely low incomes of subsidized households that their gross rent/income ratios are so commensurately high. The median income of all subsidized households was only $12,176 in 2004, a mere 38 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 appallingly poor. Their median incomes were startlingly low, $10,000, $8,232, and $9,000 respectively, all about or less than 31 percent of the median income of all renter households.

Unsubsidized single elderly households and single adult households with minor children paid disproportionately high proportions of their income for rent: 44.3 percent and 37.6 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 $12,000 and $22,000 respectively, only 38 percent and 69 percent respectively of the median income of all renter households in 2004. Most 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 Location

Gross rent required a larger share of household income in the Bronx, where the rent/income ratio was 34.5 percent. In 2005, rental units in Manhattan and Staten Island, with gross rent/income ratios of 29.1 percent and 28.8 percent respectively, were more affordable than units in the other four boroughs. Median gross rent/income ratios in Brooklyn and Queens were 31.3 percent, and 31.7 percent respectively. However, the median rent/income ratio for each borough disguises the uniquely different rent burdens households in the boroughs bear.

In Manhattan and Staten Island, 51.7 percent and 47.9 percent respectively of renter households paid less than 30.0 percent of their income for rent. In Brooklyn, Queens, and the Bronx, 47.2 percent, 46.4 percent, and 42.0 percent respectively of renter households paid that proportion of their income for rent.

In every borough, ratios ranging between 22.5 percent and 25.1 percent of renter households paid between 30.0 percent and 49.9 percent of their income for rent. Meanwhile, in the Bronx, 35.4 percent of renter households paid 50.0 percent or more of their income for rent, while 29.2 percent of renters as a whole in the City had rent/income ratios that high.

The dominant component of high rent/income ratios in the Bronx was lower household income compared to rent in the borough. The median renter income in the Bronx was $23,000 in 2004, only 72 percent of the median income of all renters in the City in 2004, while the median gross rent for the borough was $813, 88 percent of the median gross rent for the City as a whole in 2005.

In five sub-borough areas in the City, the median rent/income ratios were over 40 percent in 2005: 41.1 percent for Morrisania/East Tremont; 45.9 percent for Highbridge/South Concourse; and 43.5 percent for Kingsbridge Heights/Mosholu in the Bronx. In these three sub-borough areas, more than 40 percent of renter households paid more than 50.0 percent of their income for rent. In addition, in Borough Park in Brooklyn and in Jackson Heights in Queens, the median rent/income ratios were 40.3 percent and 41.1 percent respectively. In these two sub-borough areas, 42.1 percent and 35.8 percent respectively of renter households paid more than 50 percent of their income for rent in 2005.

Housing and Neighborhood Conditions

Occupied Units in Dilapidated Buildings

In 2005, building conditions remained among the best since the HVS started covering them. Of all occupied units (renter and owner units together), a mere 0.5 percent were in dilapidated buildings in 2005, the same as in 2002. The dilapidation rate for renter-occupied units was 0.7 percent in 2005, while it was 0.6 percent in 2002. The dilapidation rate remained at an all time low for the forty-year period since 1965. The rental dilapidation rate was 4.3 percent in 1965, 5.7 percent in 1975, 3.4 percent in 1984, and 1.0 percent in 1999.

Two-thirds of the dilapidated occupied units in the City were concentrated in the two older boroughs: Brooklyn (41 percent) and Manhattan (26 percent).

In general, the dilapidation rate is closely related to a building's structural type and age. In 2005, more than nine in ten of renter-occupied units in dilapidated buildings were in multiple dwellings. More than two-fifths of dilapidated rental units were in New Law tenements, where the dilapidation rate was 1.1 percent.

Renter-Occupied Units in Buildings with Structural Defects

Structural condition in the City, measured by the proportion of renter-occupied units in buildings with any of the thirteen building defects covered in the HVS, has steadily improved in the fourteen years since 1991, when, for the first time, data on structural condition were collected: from 14.0 percent at that time, to 10.9 percent in 1999, 10.0 percent in 2002, and 9.1 percent in 2005.

Between 2002 and 2005, structural condition improved in all boroughs except Manhattan, where the proportion of renter-occupied units in buildings with one or more observable building defects was 9.5 percent, while it was 8.2 percent three years earlier. In the Bronx the proportion of renter-occupied units in buildings with such defects decreased by 2.0 percentage points to 11.3 percent and in Queens, by 2.9 percentage points to 4.6 percent. In 2005, the structural condition of buildings in Queens was the best, while it was the worst in the Bronx.

Renter-Occupied Units in Buildings with Structural Defects by Rent-Regulation Status

In 2005, of pre-1947 rent-stabilized units, 14.9 percent were in buildings with one or more building defects, while only 3.7 percent of such units in buildings built in or after 1947 were in buildings with such structural conditions. The proportion of rent-controlled units in structurally defective buildings was 10.7 percent, higher than the city-wide proportion of 9.1 percent and a marked increase by 2.3 percentage points between 2002 and 2005.

The structural condition of Public Housing in the City was excellent. In 2005, only 3.2 percent of Public Housing units were in a building with one or more building defects.

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 incomparably better. In 2005, the number and proportion of owner-occupied units that were situated in dilapidated buildings were too small to present, while the dilapidation rate for renter-occupied units was 0.7 percent. In 2005, 3.7 percent of owner-occupied units were in buildings with one or more defects. The comparable proportion of renter units in such buildings was 9.1 percent.

Maintenance Deficiencies in Occupied Units

In 2005, housing maintenance conditions still remained very good. The proportion of all occupied units with five or more of the seven maintenance deficiencies measured by the HVS was 3.4 percent, while it was 2.8 percent in 2002. The proportion of renter-occupied units with such deficiencies was 4.9 percent. Maintenance conditions in the City have improved considerably since 1996, when that proportion of renter-occupied units was 6.1 percent.

The proportion of renter-occupied units with no maintenance deficiencies in the City was 43.9 percent in 2005. The proportion was 46.3 percent in 2002.

In 2005, maintenance conditions in Queens and Staten Island were much better than conditions in the other boroughs: the proportions of all occupied units with no deficiencies in Queens and Staten Island were 64.9 percent and 65.1 percent respectively. In the three years between 2002 and 2005, the proportion of all occupied units in the Bronx with no deficiencies climbed 1.5 percentage points to 41.1 percent. However, between 2002 and 2005, the proportion declined in the remaining three boroughs: by 2.7 percentage points to 49.2 percent in Brooklyn; by 4.9 percentage points to 45.2 percent in Manhattan; and by 5.9 percentage points to 65.1 percent in Staten Island.

Maintenance Conditions by Rent Regulation Categories

Measured by units with no maintenance deficiencies, the maintenance condition of unregulated rental units was the best of all categories in 2005. Of unregulated units as a whole, 57.5 percent had no maintenance deficiencies.

The maintenance condition of post-1947 rent-stabilized units was also good: 46.2 percent were free of maintenance deficiencies. On the other hand, the maintenance conditions of pre-1947 rent-stabilized units

and Public Housing units were relatively poor in 2005: 32.7 percent of pre-1947 rent-stabilized units and 37.8 percent of Public Housing units had no maintenance deficiencies.

Maintenance Deficiencies in Owner-Occupied Units

Maintenance conditions of owner units were substantially better than those of rental units. In 2005, 68.7 percent of owner units, compared to 43.9 percent of renter units, had no maintenance deficiencies. Of owner units, conventional owner units had the best maintenance condition: 71.5 percent were maintenance-deficiency free, followed by condominium units, of which 68.9 percent had no deficiencies.

Estimates of Physically Poor Occupied Units

The definition of a physically poor housing unit used by the City for many years 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, the 2005 HVS reports that the number of all physically poor occupied housing units in the City was 240,000 units, or 7.9 percent of the total number of 3,038,000 occupied units, in 2005. Of these physically poor occupied units, 224,000, or 93 percent, were renter-occupied units.

The proportion of physically poor renter-occupied units declined from 17 percent in 1991 to 14 percent in 1996 and 11 percent in 2005. The proportion of such units also declined markedly in each of the five boroughs between 1991 and 2005.

The proportion of physically poor renter-occupied units in the Bronx dropped by 5 percentage points in the fourteen years, from 22 percent in 1991 to 17 percent in 2005. However, in 2005, 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 63,000, or 28 percent of the 224,000 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, where the numbers of physically poor renter-occupied units were 61,000 and 70,000 respectively in 2005, the proportions of physically poor units were cut by 8.0 and 6.8 percentage points respectively, from 18.9 percent to 10.9 percent and from 18.1 percent to 11.3 percent between 1991 and 2005.

In terms of housing condition, Queens was the best in the City in 2005: the proportion of physically poor renter-occupied units in the borough was reduced from 8 percent in 1991 to 6 percent, the lowest of all five boroughs. In 2005, of all 224,000 physically poor renter-occupied units in the City, 25,000, or 11 percent, were located in Queens, while 21 percent of all renter-occupied units in the City were located in the borough.

Characteristics of Households in Physically Poor Renter Units

Seven in ten of the households occupying physically poor rental units in 2005 were either black, Puerto Rican, or non-Puerto Rican Hispanic. The proportion of each of these three racial and ethnic household groups, and particularly of blacks, 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 32 percent, while 24 percent of all renter households were black. Non-Puerto Rican Hispanics' share of households in such units was 23 percent, while their corresponding share of all renter households was 17 percent.

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units. In 2005, of households in such renter units, 13 percent were single adults with minor children, while this household type's share of all renter households in the City was only 9 percent; 27 percent of households in such renter units were adults with minor children, while this household type's share of all renter households was 23 percent.

Of renter households in physically poor units in the City in 2005, 53 percent paid more than 30 percent of their income for gross rent, while 51 percent of all renter households paid that much. At the same time, 33 percent of renter households occupying physically poor units paid more than 50 percent of their income for rent, while 29 percent of all renter households in the City paid that much.

Neighborhood Conditions of Occupied Units

The 2005 HVS reports that neighborhood quality in the City was the best in the 27-year period since 1978, when the HVS started covering it. The proportion of renter households near boarded-up buildings (buildings with broken or boarded-up windows) was 25.4 percent in 1978. It was a mere 5.6 percent in 2005, a 2.3-percentage-point improvement from 2002.

Between 2002 and 2005, neighborhood quality improved substantially in Brooklyn and in Manhattan. The proportion of renter units on streets with boarded-up buildings in the two boroughs declined by 4.5 percentage points and 3.0 percentage points to 9.2 percent and 6.8 percent respectively. Neighborhood condition also improved noticeably in Queens, where the proportion of renter-occupied units on streets with boarded-up buildings declined by 1.1 percentage points to 2.6 percent. Neighborhood condition in the Bronx was very good, as the proportion of renter units on streets with boarded-up buildings remained at 4.7 percent in 2005, as in 2002.

In all of the boroughs except Queens, which was always in good condition, the tremendous improvement in neighborhood physical condition for renter units achieved in the 1990s continued in the first half of the 2000s. The greatest improvement was in the Bronx, overall by 11.5 percentage points in fourteen years, from 16.2 percent in 1991 to 4.7 percent in 2005.

During the eight years between 1991 and 1999, neighborhood physical condition for renter units 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 six years through 2005 by another 4.5 percentage points, from 11.3 percent to 6.8 percent.

In Brooklyn, neighborhood physical condition for renter units also improved greatly by 5.3 percentage points between 1991 and 1999. Then, that eight-year improvement in the borough continued in the following six years through 2005 by another 3.5 percentage points to 9.2 percent. In the fourteen years between 1991 and 2005, an exceptionally impressive improvement in neighborhood condition was made in Staten Island, where the proportion of renter-occupied units on streets with boarded-up buildings declined remarkably from 17.1 percent to a negligibly low level.

Of all five boroughs in the City, Queens was the best in terms of neighborhood physical condition. The proportion of renter-occupied units on streets with boarded-up buildings was the lowest in Queens: 4.7 percent in 1991 and just 2.6 percent in 2005.

Residents' Ratings of Neighborhood Physical Condition

New Yorkers' opinions about the physical condition of neighborhood residential structures in 2005 were the best in the 27-year period since 1978, when the HVS first began to measure residents' rating of the quality of their neighborhoods. According to the 2005 HVS, the proportion of all households, renter and owner households together, who rated the quality of their neighborhood residential structures as "good" or "excellent" was 77.5 percent, a 1.9 percentage-point improvement from 2002. Renter households' rating of the equivalent level of such high quality was 71.3 percent in 2005, a 2.3-percentage-point improvement from 2002 and the best since 1978. Renter households' rating of such quality has improved remarkably since 1978, when it was 56.2 percent.

Between 2002 and 2005, the levels of tenants' ratings of the physical condition of their neighborhoods increased substantially in the Bronx, Brooklyn, and Manhattan. Of renter households in the Bronx, 59.8 percent rated their neighborhood condition as either "good" or "excellent," an 8.0-percentage-point improvement from 2002, when it was 51.8 percent. The level of tenants' high rating of the condition of their neighborhoods also improved in Brooklyn and Manhattan in the three years between 2002 and 2005: by 1.7 percentage points to 69.0 percent and by 2.6 percentage points to 75.8 percent respectively.

Housing and Neighborhood Conditions of Immigrant Households

The 2005 HVS reports that maintenance conditions for immigrant households were slightly better than those for non-immigrant households, while building conditions for immigrant households were slightly worse than those for non-immigrant households, both for renter and all occupied households.

At the same time, the level of immigrant households' rating of their neighborhood's physical condition as "good" or "excellent" was slightly lower than that of non-immigrant households.

Neighborhood Conditions of Owner-Occupied Housing

The physical condition of owner households' neighborhoods was markedly better than was the case for renters. In 2005, of all owners, the proportion living on a street with a boarded-up building was only 4.3 percent, compared to 6.3 percent for renters.

At the same time, owner ratings of the physical condition of residential structures in their neighborhoods as either "good" or "excellent" were much higher than those of renters: 90.0 percent of owners rated the condition of their neighborhood as "good" (53.6 percent) or "excellent" (36.4 percent), compared to 71.3 percent of renters. The 2005 rate for owners who rated the physical condition of their neighborhood as "excellent" was also higher than the 2002 rate by 2.0 percentage points.

Contributions of City-Sponsored Rehabilitation and New Construction Programs to Physical Housing and Neighborhood Conditions

Along with continuous improvements in the quality of life and significant economic growth in recent years, the City's housing efforts through the New Housing Marketplace Plan have contributed substantially not only to meeting the increased demand for housing, but also to improving the conditions of existing affordable housing and neighborhoods.

The City rehabilitated or newly constructed a total of 25,366 units through various City-funded housing programs between July 1, 2002, and June 30, 2005, the three-year period between the 2002 HVS and the 2005 HVS. Of these units, 14,977 were moderately rehabilitated and 10,389 were gut-rehabilitated or newly constructed. In addition, the City made another tremendous contribution to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax abatements in the amount of $440,482,000 for improving the physical conditions of buildings containing 251,336 housing units in the City. In addition, the 25,043 units newly constructed with the benefit of the 421A and 421B programs also undoubtedly contributed to further improved conditions in their neighborhoods.

Moreover, the City supported and/or worked with quasi-public agencies (such as the New York City Housing Development Corporation, 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 2005, the percentage of renter households in the City that were crowded (more than one person per room) was 0.9 percentage points lower than the rate in 2002, when it was 11.1 percent. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 3.7 percent in 2005, compared to 3.9 percent in 2002.

The rate of crowding for all households is always considerably lower than it is for renter households because the rate for owner households is substantially lower than the rate for renter households. For all households in 2005, 7.9 percent were crowded and 2.7 percent were severely crowded.

In 2005, 13.8 percent of renter-occupied units in Queens were crowded, 0.5 of a percentage point lower than in 2002. However, the borough's 2005 rate was the highest of any borough in the City and 3.6 percentage points higher than the city-wide rate of 10.2 percent. The rate in the Bronx was 12.5 percent, while the 2002 rate was 13.0 percent.

In Brooklyn in 2005 10.0 percent of renter households were crowded, virtually the same as the city-wide rate. In Staten Island, 10.8 percent of renter households were crowded. However, the borough's 2005 rate was a 3.2-percentage-point increase from the rate three years earlier.

Only 6.1 percent of renter households in Manhattan were crowded, the same as in 2002. This was 4.1 percentage points lower than the city-wide rate and the lowest of any of the boroughs.

Sources of High Crowding Rates

Crowding is, in general, a phenomenon of large households: the greater the number of large households, the greater the number of crowded households. In the City as a whole, 8.4 percent of renter households were households with five or more persons. Of these large households, 67.0 percent were crowded. Looking at this phenomenon from a different perspective, 54.9 percent of crowded renter households in the City were households with five or more persons.

The percentage of crowded households by household size confirms crowding as a phenomenon of large households. For renter households in 2005, only 4.1 percent of two-person households were crowded; the rate for three-person households was 5.3 percent. However, the rate for four-person households was an unparalleledly high 22.7 percent, far more than twice the city-wide rate. The rate rocketed as household size increased further, soaring to 52.8 percent for five-person households and 83.2 percent for six-person households. The rate for households with seven or more persons was an unbelievably high 94.5 percent. In other words, basically all such large households are crowded. Thus, the source of the high crowding situation is definitely the large household.

A disproportionately larger proportion of immigrant renter households were crowded: 18.6 percent, almost two times the proportion of all renter households. Again, this is attributable to the larger mean household size of 3.12 for immigrant renter households, compared to the mean household size of 2.56 for all renter households.

From this, it becomes apparent that the source of such a high level of crowding in Queens was the relatively high proportion of large households in the borough. In 2005, 10.3 percent of renter households in the borough were households with five or more persons, compared to the city-wide proportion of 8.4 percent. Of these large renter households in Queens, 67.5 percent were crowded. Of all crowded renter households in the borough, 50.7 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also relatively high, 33.6 percent, compared to the city-wide proportion of 27.5 percent. Of these households with three to four persons in Queens, 15.6 percent were crowded; and 38.0 percent of the crowded renter households in the borough were households with three to four persons.

In general, a much higher proportion of immigrant households are larger households of five or more persons, which are much more likely to be crowded. In the City, 63 percent of crowded renter households are immigrant households, and immigrant renter households are more than twice as likely to be crowded as non-immigrant households (18.6 percent vs. 6.9 percent). Queens has a higher proportion of immigrant households and a higher proportion of crowded immigrant households than the rest of the City.

The source of the high percentage of crowded units in the Bronx appears also to be the high proportion of large households in the borough. Of renter households there, 10.3 percent, the same as in Queens, housed five or more persons. Over two-thirds (67.3 percent) of these large households were crowded, and 55.5 percent of crowded households in the borough were such large households.

On the other hand, the lower crowding rate in Manhattan appears to be the result of its extremely high proportion, 49.5 percent, of one-person households and its disproportionately low proportion of big households: a mere 3.8 percent of all renter households in the borough in 2005.

Crowding by Rent-Regulation Status

The percentage of all rent-stabilized units that were crowded was 12.3 percent, 2.1 percentage points higher than the city-wide rate. The higher rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 13.4 percent, compared to 9.5 percent for the category's post-1947 units in 2005.

Crowding did not exist in rent-controlled units. In Public Housing units only 5.6 percent were crowded. 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: 7.1 percent. The percentage of crowded unregulated units was 9.2 percent, 1.0 percentage point lower than the city-wide rate in 2005.

Crowding by Race and Ethnicity

In 2005, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households. For non-Puerto Rican Hispanic and Asian renters—many of them recent immigrant households—an extraordinarily high 19.6 percent of households were crowded. Again, the source of this high percentage of crowded units appears to be large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.31 and 2.98 respectively, considerably larger than the city-wide average of 2.54.

Only 4.9 percent of white renter households were crowded, less than half the city-wide rate of 10.2 percent. The rate for black renter households was 9.4 percent, lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 7.9 percent, the second lowest after whites.

Crowding by Household Type

The percentage of crowded adult renter households with minor children was 32.3 percent, more than three times higher than the city-wide average of 10.2 percent. That is to say, almost one in every three households of this type was crowded. The source of this extremely high rate was the household type's extraordinarily large mean household size of 4.60, compared to 2.54 for renter households overall.

1 Overview of the 2005 Housing and Vacancy Survey (HVS) and the *Housing New York City, 2005* Report

Statutory Basis of the Survey

Continuation of rent control and rent stabilization in New York City presupposes the existence of a housing emergency in the City. The responsibility for determining such a housing emergency was first placed by the Local Emergency Housing Rent Control Act of 1962.[1] The subsequent Rent Stabilization Law of 1969,[2] and the Emergency Tenant Protection Act of 1974[3] also made the City responsible for determining that a housing emergency exists as a condition for the continuation of rent stabilization.

The State and City rent-regulation laws require that the City Council determine whether a housing emergency continues to exist in the City, based 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. To fulfill this responsibility, the City has regularly retained the U.S. Census Bureau 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 thirteen separate occasions over the 40-year period from 1965 to 2005 and has formed the basis of the subsequent reports on the City's housing situation, with two exceptions: the 1964 report was based on a survey that 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.[4]

Content, Design and Sample Size of the 2005 HVS

The 2005 HVS, as a comprehensive housing market survey, was designed, as were all previous HVSs, to collect information on the major elements of the demand for and supply of housing units, interventions of government, and the dynamic interactions of these three forces in the City's housing market. For the 2005 HVS, the demand elements cover the number and characteristics of persons and households in occupied units, while the supply elements include the number and condition of the housing inventory and

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 The 1975 HVS was conducted four years after the 1971 special tabulation of 1970 census data; the 1991 HVS was taken four years after the 1987 HVS; and the 1993 HVS was taken two years after the 1991 HVS. All other HVSs were conducted at three-year intervals.

neighborhoods. The elements of government intervention include rent-regulation categories; housing units owned, developed, and/or managed through major types of government programs; and rent subsidies.[5] The interactions of all major forces in the rental market include, among other things, affordability, as measured by the rent/income ratio.

The HVS is a sample survey of occupied and vacant housing units. For the 2005 HVS, 18,516 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 2005 HVS and most 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. In addition, to assure a high level of accuracy for the rental vacancy rate, all vacant units were re-interviewed and, if an error was found in the vacancy status, a correction was made in the final classification of the vacancy status.

Since the HVS is a sample survey, each of the estimated figures in the survey has its own specific degree of reliability. As has been the case for all previous HVSs, the 2005 HVS data are available for the City and each of the five boroughs and, since 1991, for each of the 55 sub-borough areas as well.

The 2005 HVS sample consisted of housing unit addresses selected from three different sampling frames:

- Housing units included in Census 2000 selected from the Census 2000 address file.

- Housing units built since Census 2000 selected from New York City Certificates of Occupancy (C of Os) issued between January 2000 and October 2004. Housing unit addresses that were both in the Census and on the C of O list were unduplicated and dropped from the latter.

- Housing units in structures owned by New York City as a result of real estate tax delinquency or failure to pay other charges or fees (known as ***in rem*** units). These units were oversampled to insure a large enough sample for analysis of this sub-universe. Since all units on the ***in rem*** list were also in the Census or on the C of O list, the weighting of these units was adjusted to reflect the additional chance of selection.

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 2005 HVS and the methods and techniques used for collecting and organizing the data. For this reason, this report presents detailed information on the survey design and estimation procedures, as well as the survey's accuracy statement, in Appendix D, the Census Bureau's Comparison of Population Estimates in the 2002 and 2005 HVSs in Appendix E, and the complete questionnaire for the survey in Appendix F of this report.

5 For detailed information on the content of the survey, see Appendix F, "New York City Housing and Vacancy Survey Questionnaire, 2005."

Of course, the most significant use of the HVS data is to justify the extension of rent control and stabilization in the City. 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. In addition, the HVS data have been used for legislative analyses and legal cases. The HVS data have also often been used by public and private agencies and individuals to prepare applications for funds. Furthermore, the HVS data have always been widely used in housing studies at many universities and research institutes.

Relationship of the 2005 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 initially drawn from Census 2000 address records and updated. For Census 2000, the City of New York provided the Census Bureau with more than 370,000 housing unit addresses that were added during the 1990 decade or missed in the 1990 census.[6] The 1999 HVS sample was selected from the 1990 census address records, 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 Census 2000 and, thus, reflected the 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 370,000 addresses that were missed in the 1990 census or were not on Certificates of Occupancy issued between 1990 and 1999 were not reflected in the 1999 HVS. As a result of the different samples and weights used for these two HVSs, the difference between the number 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 were expected to have occurred in the three years between the two HVSs.

Therefore, it is difficult to compare data from the 2002 HVS with data from the 1999 and previous HVSs. 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. In this report, analyses of historical trends that cover data from the HVSs in the 1990s and the 2000s in a comparative manner will be discussed mostly based on percents, medians, and/or means only.

The 2002 HVS sample was updated for the 2005 HVS, as explained earlier. Thus, the 2005 HVS data are generally comparable with the 2002 HVS data. However, any comparison of population data by race and ethnicity from the 2005 HVS with equivalent data from the 2002 HVS should be done using percents, means, and medians, rather than absolute numbers. The number of whites, blacks, Puerto Ricans and Asians from the 2005 HVS cannot be compared in a reliable manner with such data from the 2002 HVS for the following reasons:

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

1. The Census Bureau adjusted the 2005 HVS population estimates to match the 2005 Population Estimates for New York City. The 2005 Population Estimates for the City are not part of the HVS.

   This adjustment had different effects on different races and ethnicities, since the 2005 New York City Population Estimates are classified by three racial categories: whites, blacks, and all other races; while the 2005 HVS population data are classified by six racial and ethnic categories: white, black, Puerto Rican, non-Puerto Rican Hispanic, Asian, and other.

2. The Census Bureau accepted the City's challenges to the New York City Population Estimates for 2003, 2004, and 2005 and revised the City's Population Estimates for these years.

   Each time the Census Bureau revised the Population Estimates, it also revised earlier yearly Population Estimates back to Census 2000. For example, if the Census Bureau revised the 2005 Population Estimates, it also revised the 2004, 2003, 2002, 2001, and 2000 Population Estimates.

   The 2005 HVS population estimates, which were matched to the 2005 Population Estimates for the City, reflected all the revised Population Estimates through 2005.

   On the other hand, the Census Bureau did not revise the 2002 HVS population data, which had already been used for the last five years.

The incomparability of the 2005 HVS data on race and ethnicity with such data from the 2002 HVS is further explained in the "Residential Population and Households" chapter.[7]

Presentation and Interpretation of HVS Data in the 2005 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 2005 and previous HVSs are covered here, and repeated use of the word "estimate" 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 2005 net rental vacancy rate are presented, as they have been in previous reports.

7 For full information, see Appendix E, "Comparison of Population Estimates in the 2002 and 2005 New York City Housing and Vacancy Surveys."

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 the tables; and numbers between 4,000 and 4,999 are qualified by warning the reader to interpret them with caution. Dollar figures, such as rents and incomes, based on a small number of cases are treated following the same guidelines. Similarly, percentages in which the numerator is less than 3,000 are not reported; and percentages in which the numerator is between 3,000 and 3,999 are qualified by warning the reader to interpret them with caution.

Moreover, no analyses or discussions based on small numbers have been made anywhere in this report. In fact, almost all analyses and discussions in the text are based on estimates that are statistically significant at the 90-percent confidence interval, which the Census Bureau has usually been using to measure statistical significance for issues covered in their publications.

Content and Organization of the Report

There are six substantive chapters in this report, covering the two major housing demand components (population and households, and incomes), three major housing supply components (inventory, vacancies, rents), and one condition component (housing and neighborhood conditions) of New York City's housing market. These six chapters cover all major issues legally mandated by the rent-regulation laws: 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. In addition, there are six appendices, covering the 2005 HVS data for sub-borough areas; technical specifications; the questionnaire, which covers the content of the 2005 HVS; and limitations of the 2005 HVS data.

Chapter 2, "Residential Population and Households," provides, first, the number and characteristics of the population in 2005 and a review of the historical population trends in the City and, second, a discussion of the number and composition of households and 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 discussed. Extensive discussions of the following policy-important issues are also covered in this chapter: first, immigrant households and their housing situations; second, doubled-up households, including sub-family and secondary individual households, and various housing situations and housing-important characteristics of these doubled-up households; and, third, the number and characteristics of households with previously homeless individuals.

In Chapter 3, "Household Incomes," all major issues relevant to determining the capability 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 income 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 needs and affordability situations. In this context, the chapter also analyzes changes in the number of households receiving Public Assistance. The chapter also analyzes employment issues—such as the labor-force participation rate, unemployment, and occupational and industrial patterns—which determine household earnings. Finally, the chapter identifies areas of high concentrations of poor households and analyzes their housing needs and affordability situations.

Chapter 4, "The Housing Supply," covers, first, 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 and discusses in detail the components of inventory change: additions (new construction, returning losses, and other additions) and gross losses. 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. 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.

Chapter 5, "Housing Vacancies and Vacancy Rates," analyzes issues required by law and by policy-makers for making appropriate policy decisions on rent-regulation and related housing issues. The chapter first explains the statutory role of the rental vacancy rate in rent control and stabilization in New York City. Then, it discusses concepts and definitions of vacant rental units and occupied units, as well as the equation for estimating the rental vacancy rate. In the second part of the chapter, overall rental vacancies and vacancy rates for the City as a whole are presented and discussed. Data on the following characteristics of vacant available units 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 turnover. In the final part of the chapter, the number and characteristics of vacant units unavailable for rent or sale, including reasons for unavailability and the previous status of these units, are presented and discussed.

Chapter 6, "Variations in Rent Expenditure," 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 extent of rent subsidies for subsidized households, rents and housing condition, rents in the unregulated rental market, and rents in cooperative and condominium buildings. Also in this chapter, rents of recent-movers are discussed. In addition, the chapter discusses the housing needs of very-low-rent areas. Very-low-rent units are concentrated in several geographically identifiable areas in the City. The chapter reveals these areas' unique neighborhood effects and consequent housing requirements. The final section of the chapter analyzes in depth the affordability (the rent/income ratio) of rental housing.

In Chapter 7, "Housing and Neighborhood Conditions," data on major housing and neighborhood conditions in 2005 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. 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 condition in the City is reviewed. The final part of the chapter discusses the crowding situation in the City.

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

2 Residential Population and Households

Introduction

Housing requirements are principally assessed by the number and characteristics of individuals and households. Thus, the adequacy of public interventions and decisions on private investments in the housing market in New York City should, in the final analysis, be assessed in terms of the level to which these interventions and investments provide housing opportunities for the population and households in the City. Moreover, public and private policies and programs that impact current and future housing supplies, demands, affordability, and conditions should be measured with respect to the level to which they fulfill the needs of the population and households in the City. Therefore, it is necessary to analyze the population and households as housing consumers, and such is the main purpose of this chapter.

Major household characteristics—such as household composition and size, household income, age, race and ethnicity—determine or modify housing needs. Thus, all major household characteristics other than household income are covered in this chapter.

Since household income is a leading determinant of the housing unit a household can actually rent or buy, household income and related household characteristics will be covered in the next chapter, "Household Incomes in New York City."

The chapter begins with a review of population change, followed by discussions of the characteristics of the current population in 2005, such as race and ethnicity, age and gender, and educational attainment.

The chapter then covers the number and characteristics of households, including household size and household composition. A household is all the persons occupying a housing unit, whether they be a family, unrelated individuals, or a single person.

In recent years, a large number of foreign-born and other households have moved into the City. Thus, the chapter analyzes policy-important household and housing issues relating to foreign-born households, immigrant households, and recently-moved households, in the context of current housing situations and needs.

In the City, where population and households, particularly immigrant households, have been growing steadily since 1990, a large number of households are hidden in other households. Many of these hidden households live in extremely crowded situations. A single person, or two or more unrelated individuals, or a family often lives in a housing unit with a primary family or individual. For this reason, the number and characteristics of persons and the number and composition of households are analyzed in depth to assess their current housing situations and needs. 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 their housing needs are discussed near the end of the chapter.

Certain populations and households with special characteristics that may make their housing needs or opportunities very unique are not scattered evenly across the City. Instead, 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 special populations and households—for example, foreign-born households. Specifically, using census-tract-based maps produced by the Census Bureau, the spatial variations of such special populations and households have been visualized.

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

The HVS is a sample survey, and the sample for the 2005 HVS was originally drawn from Census 2000 and updated by adding newly constructed units with Certificates of Occupancy, as was also the case for the 2002 HVS. On the other hand, the samples for the 1999 and other HVSs in the 1990s were drawn from the 1990 census, with updating for newly constructed units with Certificates of Occupancy and converted units found by the HVSs. The weighting for the 2002 and 2005 HVS samples used estimates based on Census 2000, while the weighting for the HVSs in the 1990s used estimates based on the 1990 census. Therefore, it is difficult to compare data from the 2002 and 2005 HVSs with data from the 1999 and earlier HVSs. In this report, as the Census Bureau recommends, we do not compare absolute numbers of persons (population), households, and housing units from the 2002 and 2005 HVSs with those from earlier surveys. Instead, comparisons are 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 2005. Analysis of historical trends will be discussed mostly based on percents, medians, and/or means.

Household Population

The population the HVS reports is the *residential* population because the HVS counts only people living in residential units and excludes those living in group quarters, other types of special places, and on the streets. The 2005 HVS reports that the number of people living in New York City was 8,012,000 in 2005 (Table 2.1).

Population Growth

New York City is the largest and one of the fastest growing cities in the United States, according to Census 2000. The City's population grew by 686,000, or by 9.4 percent, in the ten years between 1990 and 2000.[1] The long-term upward trend of population growth in the City was sustained in the following several years. In 2005, the City's population was 8,012,000. This represents an increase of 67,000 or 0.8 percent over the population of 7,945,000 in 2002. Virtually all of this increase was in owner households (Table 2.1).

From 2002 to 2005, the crime rate in the City declined significantly, and housing and neighborhood conditions improved visibly. The total number of crimes in the seven major felony categories dropped by 13 percent, from 156,559 in fiscal year 2002 to 136,491 in fiscal year 2005.[2]

1 U.S. Census Bureau, Census 1990 and Census 2000

2 The Mayor's Management Report Fiscal 2005, City of New York, page 162.

Table 2.1
Number of Individuals by Borough
New York City 2002 and 2005

Borough	2002	2005	2002 – 2005	
			Percent Increase	Average Annual Compound Growth Rate
All	7,944,577	8,011,656	0.8%	0.28%
Bronx[a]	1,313,014	1,315,377	*	*
Brooklyn	2,452,478	2,466,503	0.6%	0.19%
Manhattan[a]	1,511,478	1,536,363	1.6%	0.55%
Queens	2,219,003	2,228,679	0.4%	0.15%
Staten Island	448,605	464,733	3.6%	1.18%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.
* Too few individuals to report.

Number of Individuals by Tenure
New York City 2002 and 2005

Tenure	2002	2005	Number Increase	Percent Increase
All Persons	7,944,577	8,011,656	+67,079	+0.8%
In Renter Households	5,180,549	5,184,589	+4,040*	+0.1%
In Owner Households	2,764,028	2,827,067	+63,039	+2.3%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: * Since the number of individuals is small, interpret with caution.

In addition, as discussed later in this chapter, people in New York City were significantly better educated in 2005 than they were three years previously. In 2005, 80 percent of individuals 18 years old or older in all households had finished at least high school, an increase of 2 percentage points over 2002. Also, significantly, the percentage of those who had graduated at least from college increased by 2 percentage points to 32 percent.

Also, as discussed extensively in the "Housing and Neighborhood Conditions" chapter of this report, in 2005 housing conditions in the City were extremely good and neighborhood conditions were the best since

the HVS started covering them. Of all occupied units, a mere 0.5 percent were in dilapidated buildings, the lowest dilapidation rate in the 40-year period since 1965. The proportion of households near buildings with broken or boarded-up windows on the same street was 6 percent in 2005, down by 2 percentage points from 2002. Moreover, the proportion of households that rated the quality of their neighborhood's residential structures as "good" or "excellent" increased by 2 percentage points to 78 percent in 2005. With the remarkable improvement in quality of life, better educational attainment, and housing and neighborhood conditions, the number of New Yorkers grew accordingly, as the City became a much better place to live, as well as a better place to work, and, thus, continuously attracted more people.

Spatial Variation of the Population

While the city-wide overall population change defines one critical dimension of the city-wide housing need, an important corollary of population distribution is its effect on the locational variation of housing need. Each borough exhibits localized variations in terms of the spatial and geographic distribution of the population in the City.

In 2005, 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 residential population counts. In Brooklyn, 2,467,000, or 31 percent of the people in the City, were housed, while Queens captured 2,229,000, or 28 percent of the City's population in 2005 (Tables 2.1 and 2.2). In Manhattan, 1,536,000, or 19 percent of the people in the City, were housed. In the Bronx, there were 1,315,000 people, 16 percent of the City's population. In Staten Island, the least populous borough in the City, 6 percent of the people in the City, or 465,000 people, were housed (Figure 2.1).

Racial and Ethnic Variation of the Population

Any comparison of population data by race and ethnicity from the 2005 HVS with equivalent data from the 2002 HVS should be done using percents, means, and medians, rather than absolute numbers. The number of whites, blacks, Puerto Ricans and Asians from the 2005 HVS should not be compared with such data from the 2002 HVS. The Census Bureau has offered the following overall explanations:

1. One major reason for the difficulty in comparing population data by race and ethnicity from the 2005 HVS with equivalent data from the 2002 HVS is the Census Bureau's use of independent population control procedures as part of the weighting process for the HVS.

   The Census Bureau has used independently developed population controls since the 1975 HVS. They develop these independent population estimates as a by-product of their annual Population Estimates Program for the United States (including New York City). These population controls are used in the HVS, as they are for most other demographic surveys the Census Bureau conducts, in order to make population estimates consistent from survey to survey and to correct for known coverage errors common to all household surveys.

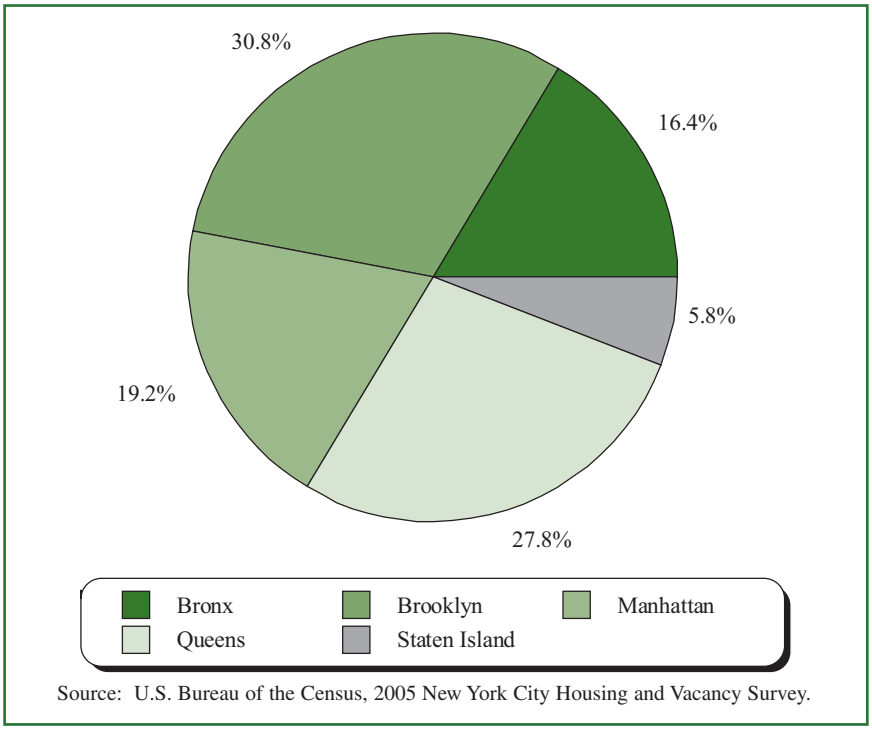
   In other words, in estimating population for the 2005 HVS, the Census Bureau adjusted the HVS population estimates to match the annual Population Estimates for New York City. The annual Population Estimates for the City produced by the Census Bureau are not part of the HVS.

Table 2.2
Percent Distribution of Individuals by Borough
New York City, Selected Years 1991 - 2005

Borough	1991	1993	1996	1999	2002	2005
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	16.3%	16.0%	16.0%	15.7%	16.5%	16.4%
Brooklyn	31.8%	31.5%	30.4%	30.5%	30.9%	30.8%
Manhattan[a]	19.8%	20.2%	20.8%	21.3%	19.0%	19.2%
Queens	27.0%	27.0%	27.3%	26.9%	27.9%	27.8%
Staten Island	5.2%	5.4%	5.5%	5.5%	5.6%	5.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

Figure 2.1
Distribution of Individuals by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.3
Number of Individuals by Borough and Race/Ethnicity
New York City 2005

2005 Race/Ethnicity[a]	All	Bronx[e]	Brooklyn	Manhattan[e]	Queens	Staten Island
All[b]	8,011,656	1,315,377	2,466,503	1,536,363	2,228,679	464,733
White (non-Hispanic)[c]	2,940,884	205,064	932,638	782,217	714,786	306,179
Black/African American (non-Hispanic)[c]	1,872,115	405,123	810,354	188,731	429,532	38,375
Puerto Rican	805,538	327,162	201,532	122,096	116,340	38,408
Non-Puerto Rican Hispanic	1,423,840	333,267	273,698	281,154	490,590	45,131
Asian (non-Hispanic)[c]	909,092	38,807	233,156	137,570	468,238	31,321
Other[d]	60,187	5,954	15,126	24,595	9,193	5,320

Sources: U.S. Bureau of the Census, 2005 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 allocated among the race categories.
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, "2005 New York City Housing and Vacancy Survey Glossary." For information on living quarters excluded from the HVS, see Appendix D, "2005 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 "Other" includes American Indian or Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.
e Marble Hill in the Bronx.

However, using population controls can have different effects on estimates of race and Hispanic origin depending on which groups are being controlled, as opposed to which groups are not being controlled. The 2002 and 2005 HVSs used population controls for only the following three racial groups: white, black, and all other races. No controls were available by Puerto Rican, non-Puerto Rican Hispanic and/or Asian, which are three of the six racial and ethnic groups by which HVS population data are classified.

As an example, if we assume blacks, Hispanics, and all other races were undercounted at a higher rate than whites in the 2005 HVS, the adjustment for the black and all other races groups would be larger than the adjustment for whites.

If we also assume that more Hispanics answered that they were white in the race question than answered they were black or all other races, then since there were no controls specifically for Hispanics, more Hispanics would receive the lower adjustment factor for whites than the higher factor for blacks and all other races. As a result, the adjustment factors applied to the Hispanic group would not adequately adjust for the actual undercount of Hispanics in the survey.

Additionally, different sub-groups within the Hispanic group—for example, Puerto Ricans—might have been under- or overcounted at different rates than other sub-groups. This would affect whether or not the adjustment factors applied to these groups were appropriate.

Moreover, population controls can also have differential effects on the estimates of race and Hispanic origin across survey years, depending on the coverage rates for each of the groups being controlled, as opposed to the groups, such as Puerto Ricans, non-Puerto Rican Hispanics, and/or Asians, which are not being controlled. For example, assume that blacks, Hispanics, and all other races were undercounted at the same rate in both the 2002 and 2005 HVSs and that more Hispanics answered 'white' to the race question in both years. Then, assume that, overall, whites were overcounted in the 2002 HVS and undercounted in the 2005 HVS. Since there were no controls specifically for Hispanics, once again more Hispanics would receive the adjustment factor for whites than for the other groups, and this might not adequately reflect the situation as it actually existed.

2. Another cause for the difficulty in comparing population data by race and ethnicity between 2002 and 2005 is the Census Bureau's acceptance of the City's challenges to its annual Population Estimates.

   New York City challenged the Census Bureau's Population Estimates for the City for 2003, 2004, and 2005; and, in each case, the City's challenge was accepted and the City's population estimates revised. Each time a revision occurred, the Census Bureau recalculated earlier annual Population Estimates back to Census 2000.

   The independent population controls used in weighting the 2005 HVS reflected all of the challenges through 2005, as well as any other revisions that occurred between the 2002 HVS and the 2005 HVS.

   However, the 2002 HVS population results have not been reweighted to reflect any revisions to the independent estimates that occurred after the release of the 2002 HVS data.

Recognizing the difficulties in using the racial and ethnic data from the 2002 HVS and 2005 HVS, the Census Bureau recommends the following guidelines:

1. Population data from the 2002 and 2005 HVSs can be used to measure population levels for individual racial groups and by Hispanic origin, as well as to make comparisons between groups, for a particular survey year, such as for 2002 or 2005.

2. However, for comparisons of characteristics by race and Hispanic origin between survey years, such as between 2002 and 2005, users are encouraged to use percentages, means, and medians, rather than absolute numbers.

3. To compare population levels by race and Hispanic origin over time, users should consider the annual Population Estimates for the City produced as part of the Census Bureau's Population Estimates Program.

Therefore, in this report, all population data from the 2005 HVS are used according to these guidelines.[3]

New York City is racially and ethnically one of the most diverse cities in the United States. The 2005 HVS reports that the white non-Hispanic population (hereafter referred to as the "white" population) was 2,941,000, or 37 percent of the total population in the City (Tables 2.3 and 2.4). The Hispanic population—Puerto Rican and non-Puerto Rican Hispanic together—captured the second-largest share of

3 For further information on the proper use and understanding of the data on race and ethnicity from the 2005 HVS, see Appendix E, "Comparison of Population Estimates in the 2002 and 2005 New York City Housing and Vacancy Surveys."

the City's population: 2,229,000, or 28 percent, with Puerto Ricans numbering 806,000 (10 percent) and non-Puerto Rican Hispanics numbering 1,424,000 (18 percent).

The black/African American non-Hispanic population (hereafter referred to as the "black" population) numbered 1,872,000, accounting for 23 percent of the population in the City. The Asian population numbered 909,000, or 11 percent of the City's population in 2005 (Tables 2.3 and 2.4 and Figure 2.2).

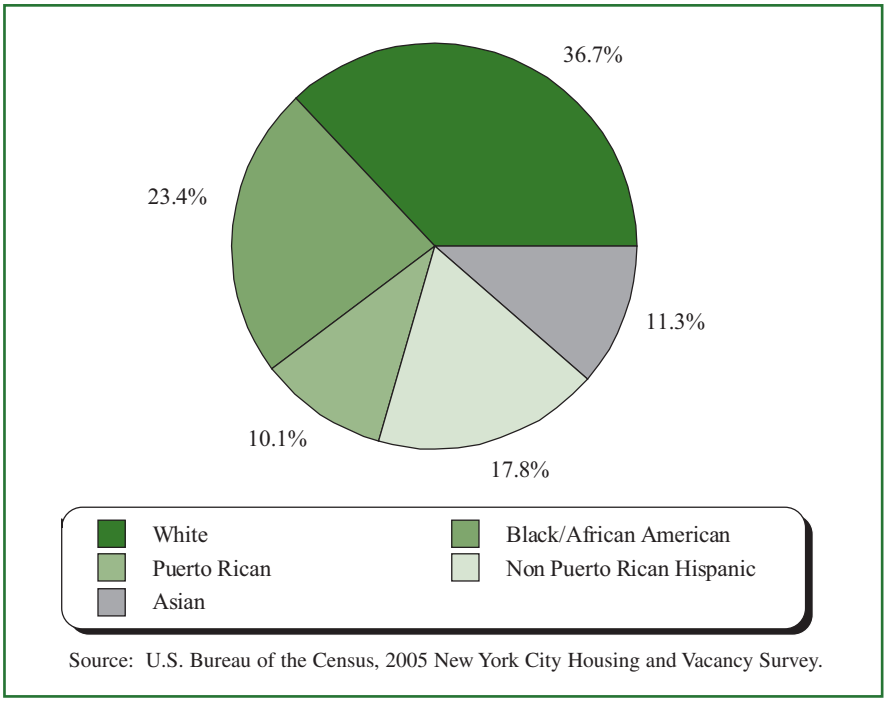
Table 2.4
Distribution of Individuals by Race/Ethnicity
New York City, Selected Years 1991-2005

	Year					
Race/Ethnicity[a]	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White[b]	41.1%	40.6%	39.1%	38.1%	36.8%	36.7%
Black/African American[b]	27.2%	27.8%	26.5%	25.7%	24.9%	23.4%
Puerto Rican	11.3%	10.7%	10.8%	10.3%	9.3%	10.1%
Non-Puerto Rican Hispanic	11.9%	12.9%	14.2%	16.4%	16.9%	17.8%
Asian[b]	6.7%	7.8%	8.9%	9.1%	11.4%	11.3%
Other[c]	1.7%	0.2%	0.4%	0.4%	0.7%	0.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 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 and 2005, "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.

In 2005, the white population continued to constitute 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 eleven years between 1991 and 2002, a trend is seen: the racial and ethnic diversity in the City widened markedly during that time (Table 2.4). The proportions of whites, blacks, and Puerto Ricans continued to drift downward, while the proportions of non-Puerto Rican Hispanics and Asians drifted upward. The proportion of the white population progressively descended from 41 percent in 1991 to 37 percent in 2002 and 2005 (Table 2.4). The corresponding proportion of blacks also declined appreciably from 27 percent to 25 percent in the same eleven-year period and further, to 23 percent in 2005. The proportion of Puerto Ricans decreased also during the same period of time from 11 percent to 9 percent (Figure 2.3).

Figure 2.2
Distribution of Individuals by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

On the other hand, non-Puerto Rican Hispanics' and Asians' shares of the City's population progressively surged over the eleven years between 1991 and 2002. Non-Puerto Rican Hispanics' share rose from 12 percent in 1991 to 17 percent in 2002 (Table 2.4). This pushed Hispanics' (including Puerto Ricans') share of the City's population past blacks in 1999 and 2002, despite the downward drift of Puerto Ricans' share. Asians also captured a growing share of the City's population, going from 7 percent in 1991 to 11 percent in 2002 and 2005.

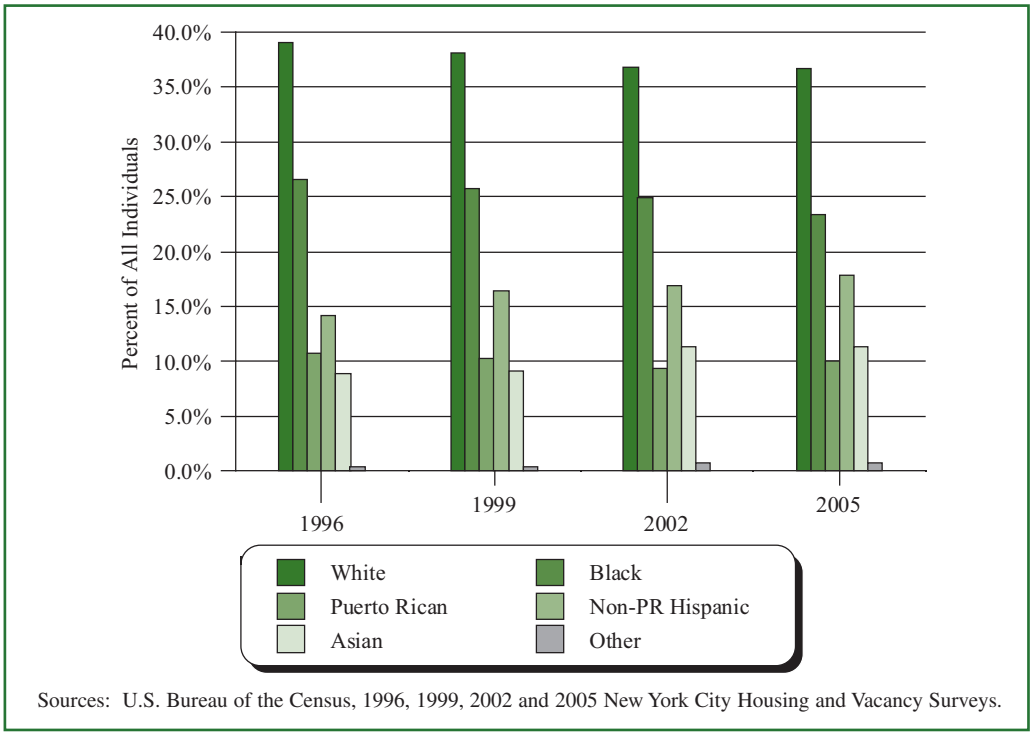
In the three-year period since 2002, a new trend appears to have taken place: the white population and the Asian population seem to have stabilized, while blacks continued to fall and non-Puerto Rican Hispanics continued to grow (Tables 2.3 and 2.4).

As the residential movement of a growing number of immigrants from countries in the Caribbean, Latin America, and Asia to the City continues in the coming years, the upward trend of non-Puerto Rican Hispanics' and Asians' shares of the City's population will continue. 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 the expected increase in Asians' shares of the City's population are 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 in particular.

Residential Location Pattern of Each Racial and Ethnic Group

Reviewing HVS data on the geographical stratification of each racial and ethnic group, two underlying patterns of spatial variation begin to take shape. First, each racial and ethnic group has uniquely different

Figure 2.3
Population of Individuals in Households by Race/Ethnicity
New York City, Selected Years 1996 – 2005



Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

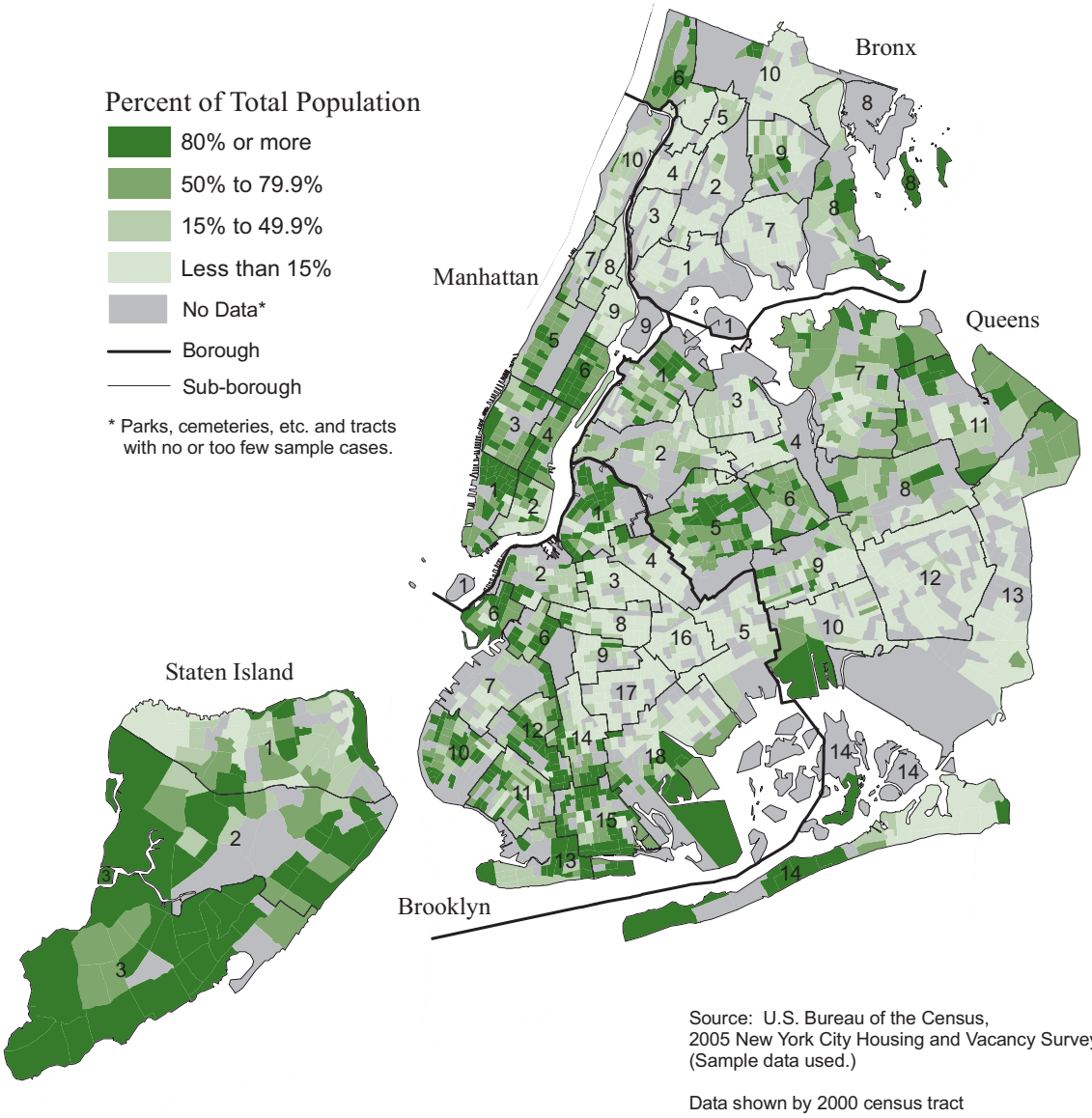
patterns of residential location within the City; thus, each borough's proportional share of certain racial and ethnic groups is significantly more than what might be called their expected random share. In other words, certain racial and ethnic groups tend to cluster in certain boroughs, while others cluster in other boroughs, in varying degrees. And second, in each borough, each racial and ethnic group is geographically clustered in certain sub-borough areas also in varying degrees of concentration, rather than being randomly scattered throughout each borough. The residential locational pattern of each racial and ethnic group in terms of their unique spatial variation in each borough is discussed in the next section.

The 2005 HVS shows that almost one-third of whites in the City lived in Brooklyn (32 percent), similar to the borough's share of the City's overall population (Table 2.5). In Brooklyn, whites were concentrated in sub-boroughs 1 (Williamsburg/Greenpoint), 6 (Park Slope/Carroll Gardens), 10 (Bay Ridge), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), and 15 (Sheepshead Bay/Gravesend) (Map 2.1 and Sub-Borough Table A.2, Appendix A). About a quarter of the City's whites each lived in Queens and Manhattan. In Manhattan, most whites were clustered in the following sub-borough areas in the bottom half of the borough: 1 (Greenwich Village/Financial District), 3 (Chelsea/Clinton/Midtown), 4 (Stuyvesant Town/Turtle Bay), 5 (Upper West Side), and 6 (Upper East Side).

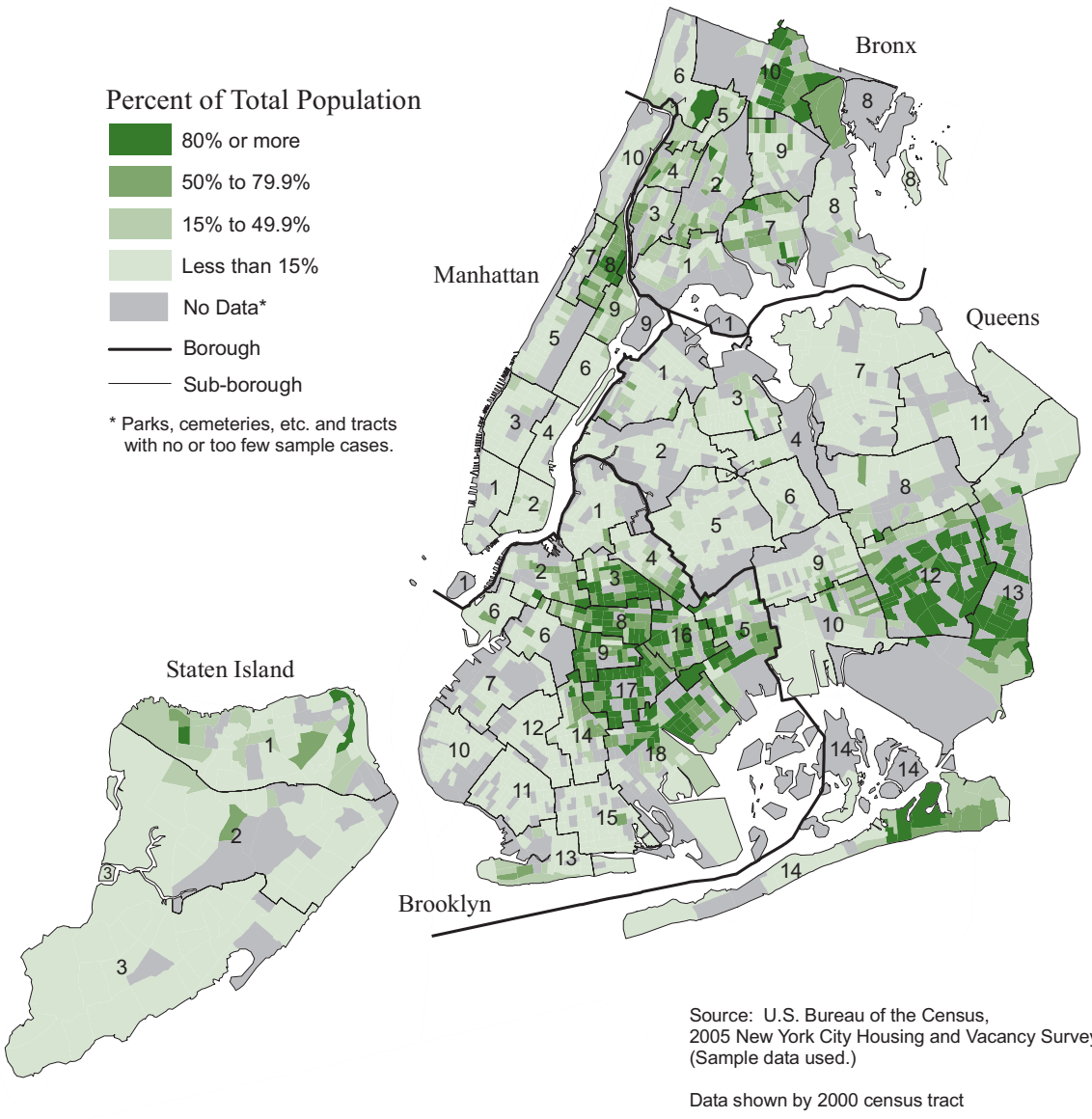
Whites in Queens were scattered in certain parts of many sub-borough areas, especially the following: 1 (Astoria), 5 (Middle Village/Ridgewood), 6 (Forest Hills/Rego Park), parts of 7 (Flushing/Whitestone), and 11 (Bayside/Little Neck).

The proportion of whites in Staten Island was about twice the proportion of the City's total population living in the borough: where only one in twenty of the City's total population lived, one in ten of the

Map 2.1
White Population Density as a Percentage of Total Population
New York City 2005



Map 2.2
Black Population Density as a Percentage of Total Population
New York City 2005



City's white population lived (Table 2.5). Whites were scattered throughout all three sub-borough areas in the borough, but were more concentrated on the South Shore. The proportion of whites in the Bronx was disproportionately small, compared to the proportion of the City's population in the borough: one in fourteen versus one in six persons.

Table 2.5
Distribution of Individuals by Borough and by Race/Ethnicity
New York City 2005

Race/Ethnicity	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All	100.0%	16.4%	30.8%	19.2%	27.8%	5.8%
White	100.0%	7.0%	31.7%	26.6%	24.3%	10.4%
Black/African American	100.0%	21.6%	43.3%	10.1%	22.9%	2.0%
Puerto Rican	100.0%	40.6%	25.0%	15.2%	14.4%	4.8%
Non-Puerto Rican Hispanic	100.0%	23.4%	19.2%	19.7%	34.5%	3.2%
Asian	100.0%	4.3%	25.6%	15.1%	51.5%	3.4%
Other	100.0%	9.9%	25.1%	40.9%	15.3%	8.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.

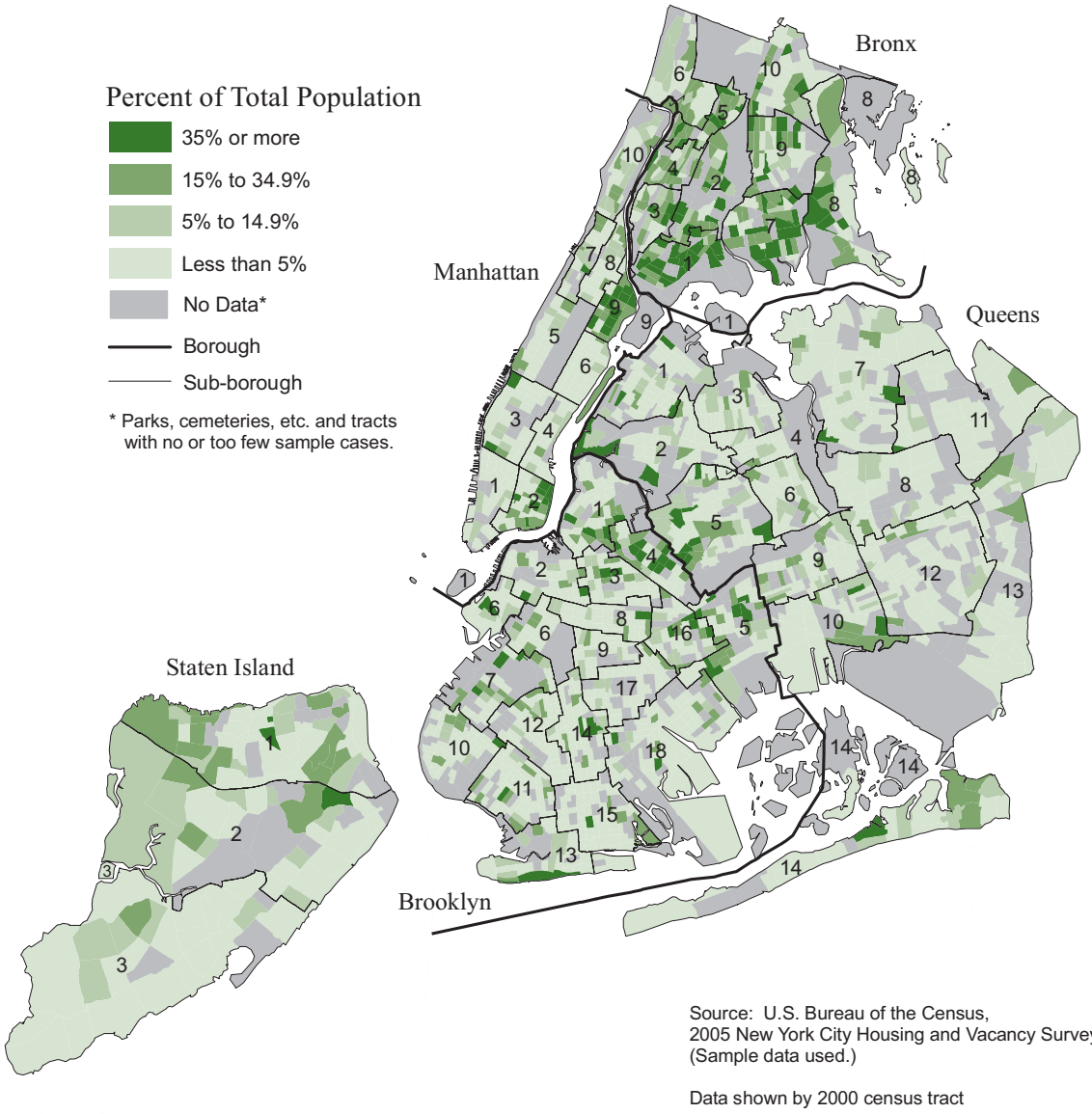
In 2005, disproportionately large numbers of blacks in the City, more than two-fifths (43 percent), lived in Brooklyn, outnumbering the proportion of the City's population living in the borough by a ratio of 4:3 (Table 2.5). Blacks clustered in the central part of the borough that includes sub-borough areas 3 (Bedford Stuyvesant), part of 5 (East New York/Starrett City), 8 (North Crown Heights/Prospect Heights), 9 (South Crown Heights), 16 (Brownsville/Ocean Hill), 17 (East Flatbush), and 18 (Flatlands/Canarsie) (Map 2.2).

Just over two-fifths of blacks in the City lived in either Queens (23 percent) or the Bronx (22 percent). The Bronx's share of blacks in the City was more than the borough's share of the City's population, 22 percent versus 16 percent, while Queens' share of blacks was lower than the borough's share of the City's population, 23 percent versus 28 percent (Table 2.5). In two sub-borough areas in Queens—12 (Jamaica) and 13 (Bellerose/Rosedale)— a majority of the population was black: more than seven in ten in Jamaica and almost three-fifths in Bellerose/Rosedale. In the Bronx, blacks were scattered throughout the borough but were most noticeably concentrated in sub-borough area 10 (Williamsbridge/Baychester).

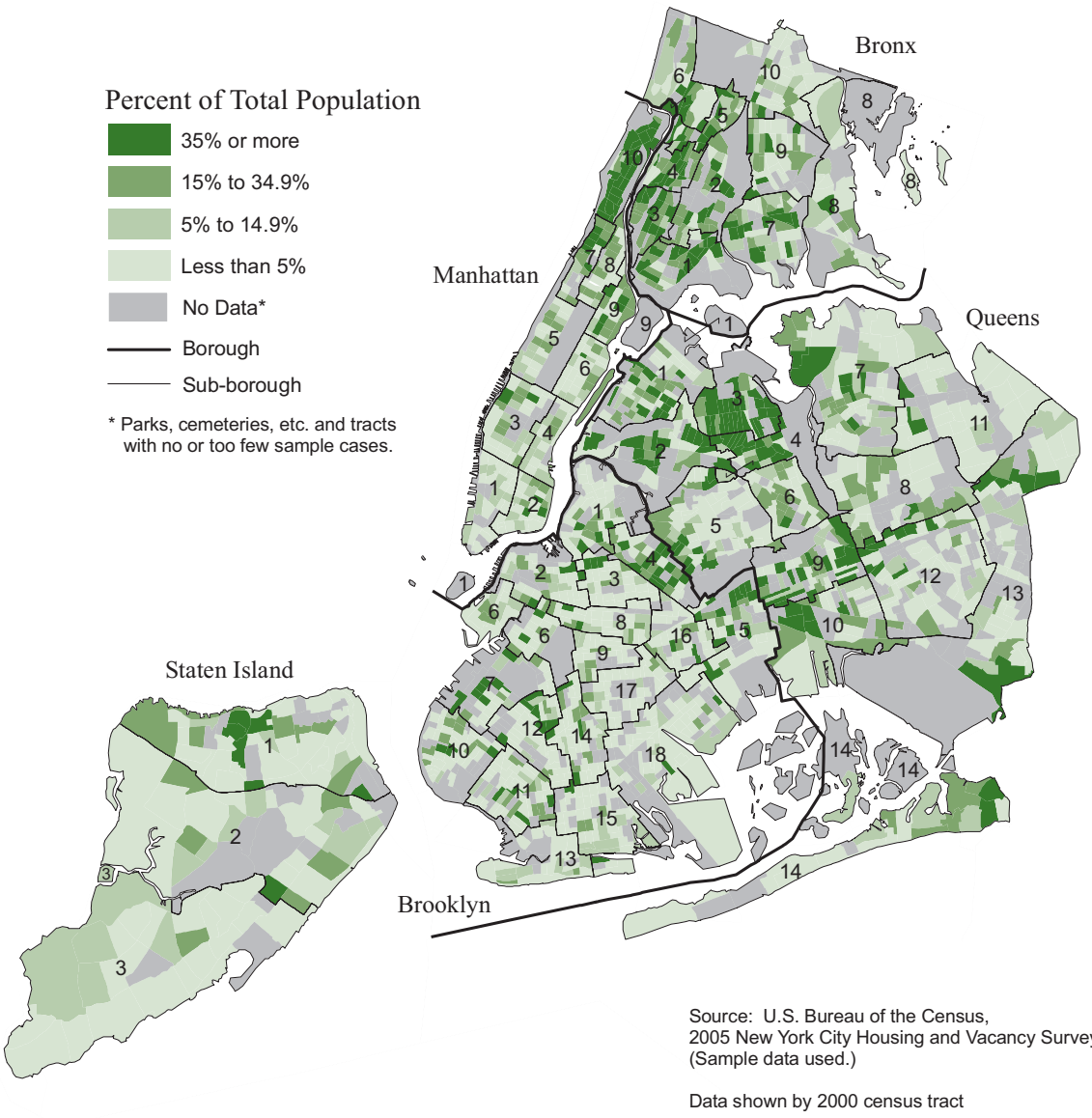
Manhattan's share of blacks was only one in ten. However, they were preponderant in the northern part of the borough in sub-borough area 8 (Central Harlem) (Map 2.2). Staten Island's share of blacks was only 2 percent, about one-third of the borough's share of the City's population (Table 2.5).

In 2005, Puerto Ricans were disproportionately over-represented in the Bronx. Puerto Ricans' share of the borough's population (41 percent) overwhelmingly outnumbered the borough's share of the City's population by about two-and-a-half to one (Table 2.5). Puerto Ricans were highly concentrated in the southeastern part of the borough that covers sub-borough areas 1 (Mott Haven/Hunts Point) and 7

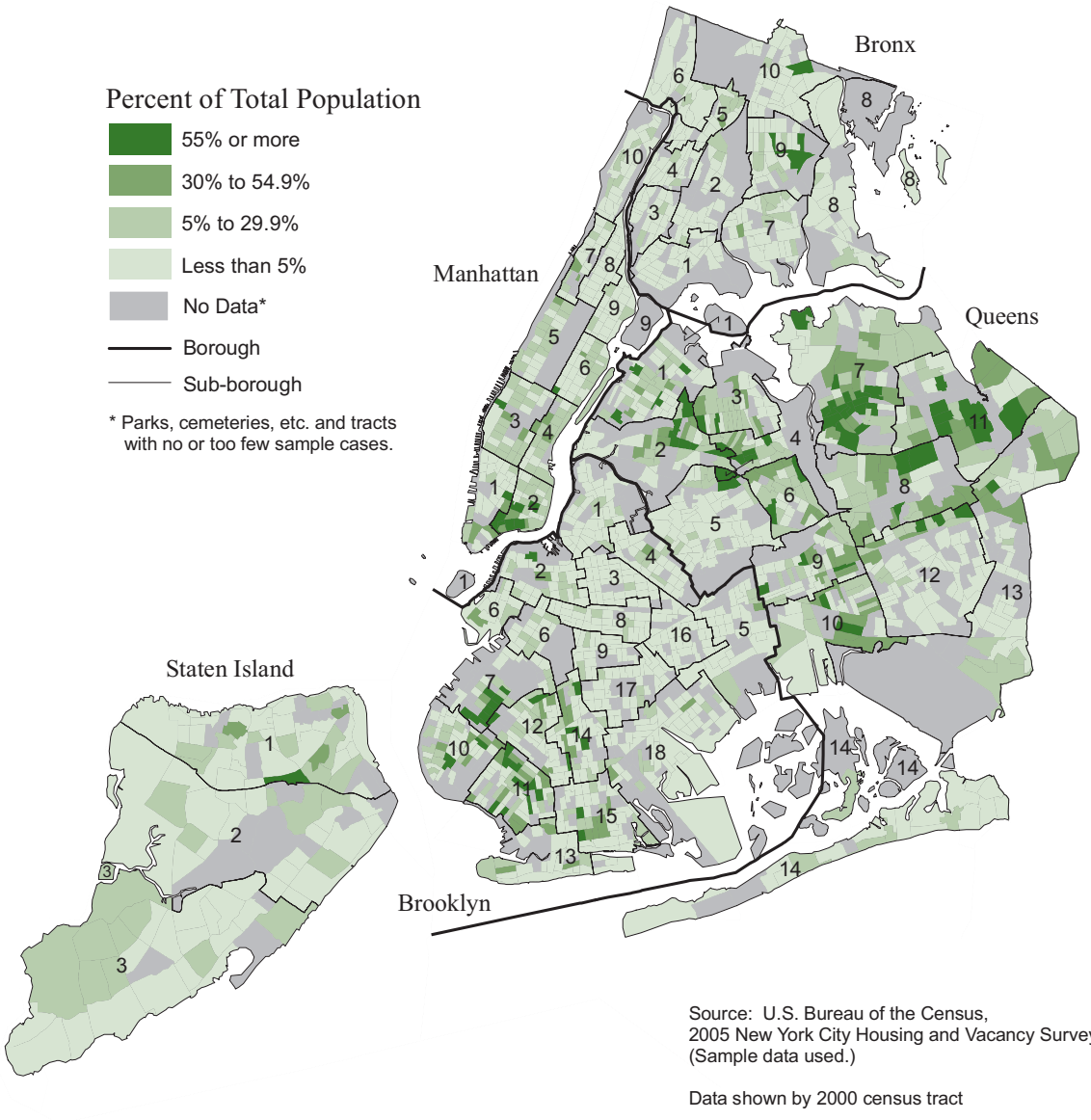
Map 2.3
Puerto Rican Population Density as a Percentage of Total Population
New York City 2005



Map 2.4
Non-Puerto Rican Hispanic Population Density as a Percentage of Total Population
New York City 2005



Map 2.5
Asian, Native Hawaiian and Pacific Islander Population Density as a Percentage of Total Population
New York City 2005



Source: U.S. Bureau of the Census,
2005 New York City Housing and Vacancy Survey
(Sample data used.)

Data shown by 2000 census tract

(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, where they were only one-half of the borough's share of the total population.

Non-Puerto Rican Hispanics were over-represented in the Bronx and Queens in 2005 (Table 2.5). The two boroughs together captured almost three-fifths of the non-Puerto Rican Hispanics in the City. Almost a quarter lived in the Bronx, where one in six of the City's population resided. And in Queens, where fewer than three in ten of the City's population resided, more than a third of non-Puerto Rican Hispanics lived. In the Bronx, non-Puerto Rican Hispanics were more evenly distributed than Puerto Ricans but were somewhat more frequent in sub-borough areas 1, 3, 4, 5 and 7. In Queens, non-Puerto Rican Hispanics were highly prevalent in the north central part of the borough, which covers 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 living in the borough: approximately one in five. However, non-Puerto Rican Hispanics were overwhelmingly concentrated in sub-borough area 10 (Washington Heights/Inwood), where two-thirds of the population were non-Puerto Rican Hispanics (Map 2.4 and Sub-Borough Table A.2, Appendix A).

The great preponderance of Asians, more than half of those in the City, were clustered in Queens, where fewer than three in ten of the City's population resided in 2005. Consequently, Asians were greatly under-represented in the rest of the boroughs (Table 2.5). In Queens, Asians were overwhelmingly concentrated in sub-borough area 7 (Flushing/Whitestone) and were also frequent in sub-borough areas 2 (Sunnyside/Woodside), 4 (Elmhurst/Corona), 8 (Hillcrest/Fresh Meadows), and 11 (Bayside/Little Neck) (Map 2.5). A quarter of Asians in the City lived in Brooklyn, while 15 percent lived in Manhattan. The proportions of Asians in the Bronx and Staten Island were disproportionately small: 4 percent and 3 percent respectively.

Spatial Variation of Each Racial and Ethnic Group within the Boroughs

The racial and ethnic distribution of the population within each borough further illustrates the spatial heterogeneity of the racial and ethnic composition in the City and within each borough. Certain racial and ethnic groups might be restrained in one way or another from dispersing themselves randomly not only throughout the five boroughs, but also within each borough. This spatially uneven 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 two-fifths of the people in the City, 37 percent, were whites in 2005 (Table 2.6). But in the Bronx, whites were disproportionately under-represented: less than one in six of the Bronx's population was white. On the other hand, in Staten Island and Manhattan, whites were unparalleledly over-represented: two-thirds and one-half, respectively. In Brooklyn, whites made up almost two-fifths of the population, while in Queens almost a third of the population were whites (Figure 2.4).

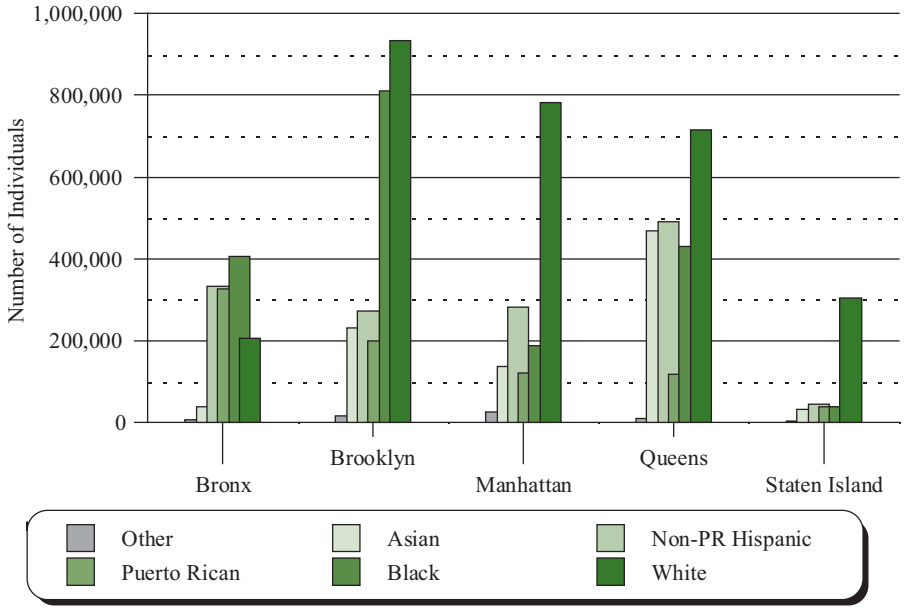
In 2005, blacks' share of the population in both the Bronx (about three in ten) and Brooklyn (about one in three) outnumbered their share of the population in the City (Table 2.6). In each of the other three boroughs, and particularly in Manhattan and Staten Island, blacks' share was disproportionately lower than their share of the population in the City: one in five in Queens, one in eight in Manhattan, and less than one in eleven in Staten Island (Figure 2.4).

Table 2.6
Distribution of Individuals by Race/Ethnicity within Borough
New York City 2005

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	36.7%	15.6%	37.8%	50.9%	32.1%	65.9%
Black/African American	23.4%	30.8%	32.9%	12.3%	19.3%	8.3%
Puerto Rican	10.1%	24.9%	8.2%	7.9%	5.2%	8.3%
Non-Puerto Rican Hispanic	17.8%	25.3%	11.1%	18.3%	22.0%	9.7%
Asian	11.3%	3.0%	9.5%	9.0%	21.0%	6.7%
Other	0.8%	0.5%	0.6%	1.6%	0.4%	1.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.

Figure 2.4
Population of Individuals by Race/Ethnicity within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

One in ten persons in the City was Puerto Rican in 2005. However, in the Bronx, Puerto Ricans were disproportionately over-represented: one in four were Puerto Rican (Table 2.6). 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: 25 percent to 18 percent (Table 2.6). Also, a considerably large proportion of persons living in Queens were non-Puerto Rican Hispanics: 22 percent. As a consequence of the high concentration of non-Puerto Rican Hispanics in those two boroughs, their shares in Staten Island and Brooklyn were smaller than their corresponding shares of the City's population, just about one in ten, while the proportion of non-Puerto Rican Hispanics in Manhattan was similar to their borough's share of the City's population: 18 percent (Figure 2.4).

In 2005, 11 percent of the people in the City were Asians (Table 2.6). But the proportion of Asians in Queens was about double their proportion of the population in the City. The proportion of Asians in Brooklyn and Manhattan was about one in ten. However, in Staten Island and the Bronx, Asians' share was 7 percent and 3 percent, respectively.

The protracted surge in the number of non-Puerto Rican Hispanics and Asians in the City and the uniquely differentiated spatial pattern of their residential location preferences generate particular housing situations and needs 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.

Age Distribution of the Population

A review of the age of the population serves in understanding the unique housing circumstances under which the population in different age groups lives and, thus, helps in assessing their unique housing needs, since there are variations in the configuration of the household population by age that have significant influence on the housing needs of various age groups in the City.

For the City as a whole, the average age of individuals was 36 in 2005, inching up from three years earlier, when it was 35 (Table 2.7).

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 2005 (Table 2.7). Their average age has dwindled slowly from 42 in 1991 to 41 in 1999 to 40 in 2002 and 2005. 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 31 in 2005, ten years younger than whites.

The average ages of blacks and Puerto Ricans were 6 and 7 years younger than whites in 2005, but their ages have increased markedly since 1991 (Table 2.7). For blacks, the average age was 31 in 1991, 32 in 1999, and 34 in 2005; for Puerto Ricans, it was 29 in 1991, 32 in 1999, and 33 in 2005. The average age of Asians was 36 in 2005, making them the second-oldest group. The average age of Asians has also increased noticeably since 1991, when it was 33.

Table 2.7
Mean Age of Individuals by Race/Ethnicity
New York City, Selected Years 1991 - 2005

Race/Ethnicity[a]	1991	1993	1996	1999	2002	2005
All	35.2	35.1	35.0	35.6	35.2	35.7
White	41.5	41.4	41.0	41.4	40.0	40.1
Black/African American	31.1	31.1	31.4	32.4	33.2	34.2
Puerto Rican	28.8	29.7	30.3	31.7	32.1	33.0
Non-Puerto Rican Hispanic	29.9	30.0	30.2	30.3	30.1	30.5
Asian	33.4	33.0	32.9	33.9	34.3	35.6
Other	30.5	30.4	32.4	38.0	32.1	30.7
Non-Report	36.9	--	--	--	--	--

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 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 and 2005 "Other" includes American Indian or Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race. For 1993-2005 individuals identified as "Other race" or whose race was not reported were allocated among the race categories.

As their average age suggests, whites were under-represented in the youngest age group and over-represented in the older age groups, according to the 2005 HVS. Their share in the age group of less than 18 years was 18 percent, while the City's population in this age group was 24 percent (Table 2.8). At the other end of the age scale, in the age groups of 55-64 and 65 or older, whites' shares were 11 percent and 16 percent, while the shares of the City's population in these age groups were only 9 percent and 11 percent.

The share of non-Puerto Rican Hispanics who were under 18 was 30 percent, much higher than the overall population's share in this age group (Table 2.8). Their share in the oldest age group, 65 or older, on the other hand, was 6 percent, substantially lower than the overall population's share and other groups' shares in this age group. Both underlie this group's lowest mean age.

Asians' share of the economically active age group of 35-54 was 35 percent, 5 percentage points higher than the equivalent share of all individuals in the City in this age group and much higher than Puerto Ricans and Non-Puerto Rican Hispanics (Table 2.8). The age distribution of blacks generally approximated that of all individuals in the City, except that their share of the youngest age group, under 18, was larger than the equivalent share of all individuals, while their share of the oldest age group, 65 or older, was smaller than that of all individuals.

Puerto Ricans' age distribution generally resembled that of non-Puerto Rican Hispanics, except that their share of the youngest age group, under 18, was 31 percent, the highest of all major racial and ethnic groups, while their shares of the two older age groups, 55-64 and 65 or older, were higher than those of non-Puerto Rican Hispanics.

Table 2.8
Distribution of Individuals by Age Group and Mean Age within Race/Ethnicity Categories
New York City 2005

Race/Ethnicity	All	Age Group					Mean Age in Years
		<18	18-34	35-54	55-64	65+	
All	100.0%	24.1%	25.7%	29.7%	9.2%	11.3%	35.7
White	100.0%	18.0%	24.6%	29.8%	11.3%	16.4%	40.1
Black/African American	100.0%	27.2%	24.5%	29.8%	8.8%	9.8%	34.2
Puerto Rican	100.0%	31.2%	23.2%	27.2%	9.1%	9.3%	33.0
Non-Puerto Rican Hispanic	100.0%	29.8%	30.2%	27.7%	6.5%	5.7%	30.5
Asian	100.0%	21.6%	26.5%	34.7%	8.2%	9.0%	35.6
Other	100.0%	30.8%	28.5%	29.6%	*	6.9%	30.7

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

* Too few individuals to report.

As the average age of all persons in the City has barely inched up since 1991 (Table 2.7), the average age of persons in each of the individual boroughs has also been without significant change, except for Staten Island. In the borough, non-Puerto Rican Hispanics' and Puerto Ricans' shares of the borough's population were very small, while whites' share was an unparalleledly high 66 percent. As a result, the average age of persons in the borough gradually increased from 34 in 1991 to 35 in 1996 and to 36 in 2005 (Tables 2.6 and 2.9).

Table 2.9
Mean Age of Individuals by Borough
New York City, Selected Years 1991 - 2005

Borough	1991	1993	1996	1999	2002	2005
All	35.2	35.1	35.0	35.6	35.2	35.7
Bronx[a]	32.6	32.9	32.5	32.9	32.5	33.3
Brooklyn	34.1	33.9	34.1	34.3	34.1	34.8
Manhattan[a]	37.3	37.2	36.8	37.4	37.4	37.5
Queens	36.6	36.5	36.1	37.0	36.3	36.8
Staten Island	34.3	34.7	35.4	35.9	36.3	36.4

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

Gender Distribution of the Population

As has been the case for previous HVSs, according to the 2005 HVS, more persons in the City, 53 percent, were female (Table 2.10). The comparable percentage for the U.S. as a whole was 51 percent, according to the 2005 American Community Survey. However, among persons younger than 18, males were slightly more prevalent: 51 percent. Among persons between 18 and 64, the gender distribution resembled that of all persons in the City. But among persons 65 or older, the proportion of females was disproportionately large: 62 percent.

Table 2.10
Distribution of Individuals by Gender and by Age Group
New York City 2005

		Gender		
Age Group	**Number**	**Both**	**Male**	**Female**
All Persons	8,011,656	100.0%	47.5%	52.5%
Less Than 18 Years	1,928,823	100.0%	51.3%	48.7%
18-64 Years	5,175,233	100.0%	47.7%	52.3%
65 Years and Older	907,599	100.0%	38.3%	61.7%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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. Then, depending on the occupational categories of jobs individuals hold, their level of earnings, benefits, and job security can, in turn, be largely determined. Thus, the concatenation of the effects of individuals' educational-attainment levels, their jobs, and their commensurate earnings and benefits determines how much individuals can potentially afford for housing. Consequently, it is compelling 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 remarkably. Between 1996 and 2005, the proportion of individuals who had at least graduated from high school increased from 75 percent to 80 percent (Table 2.11). The improvement was experienced by every major racial and ethnic group, except for Asians. The improvement for whites, Puerto Ricans, and non-Puerto Rican Hispanics was exceptional.

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, going from 26 percent in 1996 to 32 percent in 2005 (Table 2.11).

In 2005, whites were the best educated: 92 percent had finished at least high school and 49 percent had graduated at least from college (Table 2.11). Applying the measure of "at least a high school graduate,"

Table 2.11
Distribution of Educational Attainment among Individuals Aged 18 or Over in All Households by Race/Ethnicity
New York City Selected Years 1996 – 2005

Race/Ethnicity	Year	Educational Attainment: All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	2005	100.0%	20.4%	27.3%	20.0%	32.3%
	2002		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%
White	2005	100.0%	8.3%	24.2%	18.5%	49.0%
	2002		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%
Black/African American	2005	100.0%	22.3%	32.5%	24.5%	20.7%
	2002		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%
Puerto Rican	2005	100.0%	35.2%	30.7%	21.9%	12.2%
	2002		39.0%	31.7%	20.2%	9.1%
	1999		41.3%	27.7%	21.1%	10.0%
	1996		42.7%	30.0%	19.0%	8.3%
Non-Puerto Rican Hispanic	2005	100.0%	36.6%	29.1%	18.7%	15.7%
	2002		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%
Asian	2005	100.0%	23.9%	23.0%	16.1%	37.0%
	2002		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%
Other[a]	2005	100.0%	12.6%	21.7%	30.3%	35.4%
	2002		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%*

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
* Since the number of individuals is small, interpret with caution.
a For 1996 and 1999 "Other" includes only American Indians, Aleuts, and Eskimos. In 2002 and 2005 "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race. Individuals whose race was not reported were allocated among the race categories.

blacks' educational attainment was second. Applying the measure of "at least a college graduate," Asians' educational attainment was second. The proportions of individuals with at least a high school diploma and at least a college degree were 78 percent and 21 percent for blacks and 76 percent and 37 percent for Asians in 2005.

Applying both the lower and higher educational attainment measures, both Puerto Ricans' and non-Puerto Rican Hispanics' educational attainment improved substantially between 1996 and 2005 (Table 2.11). However, in 2005, Puerto Ricans and non-Puerto Rican Hispanics still had much lower educational attainment levels compared to those in the other major racial and ethnic groups: 65 percent and 63 percent respectively had at least graduated from high school; and 12 percent and 16 percent respectively had at least graduated from college.

The improvement in whites' higher educational attainment in the nine-year period between 1996 and 2005 was extraordinary: the proportion of whites who had received at least a college degree jumped by 11.4 percentage points to 49 percent in 2005.

The 2005 HVS reports that individuals in owner households had substantially higher educational attainment levels than those in renter households. Of individuals in owner households, 87 percent had at least finished high school and 37 percent had graduated at least from college. On the other hand, the corresponding educational attainment levels among individuals in renter households were 76 percent and 29 percent respectively (Tables 2.12 and 2.13).

Table 2.12
Distribution of Educational Attainment Among Individuals Aged 18 or Over in Owner Households by Race/Ethnicity
New York City 2005

	Educational Attainment				
Race/Ethnicity	**All**	**Less than 12 Years**	**High School Graduate**	**13-15 Years**	**At Least College Graduate**
All	100.0%	13.3%	27.6%	21.7%	37.4%
White	100.0%	8.3%	26.8%	19.2%	45.7%
Black/African American	100.0%	15.5%	31.0%	27.3%	26.2%
Puerto Rican	100.0%	21.2%	32.9%	26.9%	19.0%
Non-Puerto Rican Hispanic	100.0%	22.6%	27.4%	25.8%	24.2%
Asian	100.0%	20.4%	23.2%	16.6%	39.7%
Other	100.0%	**	24.6%*	34.5%	27.2%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Since the number of individuals is small, interpret with caution.
** Too few individuals to report.

Table 2.13
Distribution of Educational Attainment among Individuals Aged 18 or Over in Renter Households by Race/Ethnicity
New York City 2005

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	24.5%	27.1%	19.0%	29.4%
White	100.0%	8.3%	21.9%	17.9%	51.9%
Black/African American	100.0%	26.1%	33.3%	22.9%	17.7%
Puerto Rican	100.0%	39.1%	30.0%	20.6%	10.3%
Non-Puerto Rican Hispanic	100.0%	39.8%	29.5%	17.1%	13.7%
Asian	100.0%	26.3%	22.8%	15.8%	35.1%
Other	100.0%	11.9%*	20.1%	27.9%	40.1%

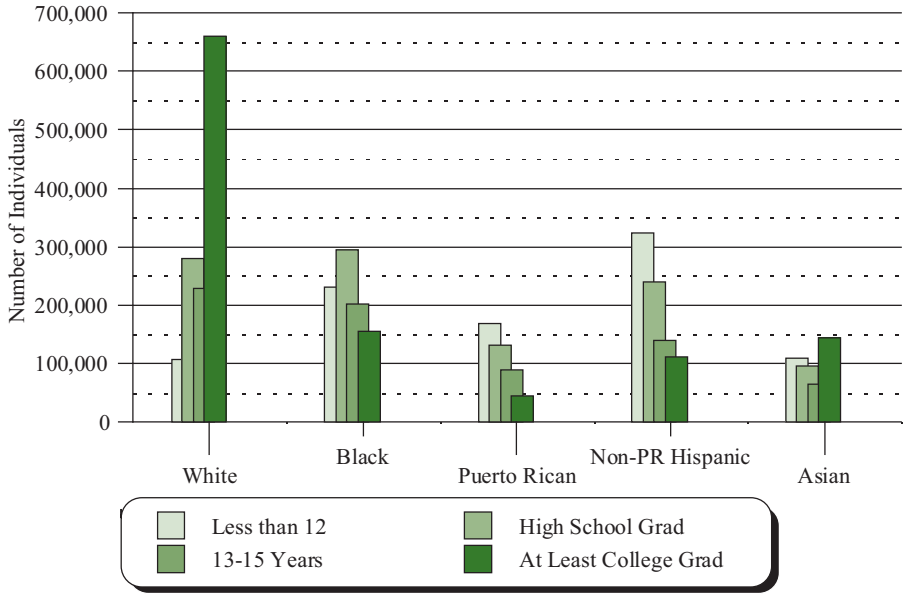
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Since the number of individuals is small, interpret with caution.

Aside from whites, this differentiated educational attainment pattern by tenure holds true for all major racial and ethnic groups. For whites, there was no difference in the proportion of individuals who had at least graduated from high school in either owner or renter households. However, unexpectedly, among whites the proportion of individuals who had at least graduated from college was higher in renter households than in owner households: 52 percent versus 46 percent (Figures 2.5 and 2.6).

Among owner households, 79 percent of Puerto Ricans and 77 percent of non-Puerto Rican Hispanics had at least graduated from high school, and 19 percent and 24 percent respectively had at least graduated from college (Table 2.12). The corresponding levels of lower and higher educational attainment were 92 percent and 46 percent for whites, 85 percent and 26 percent for blacks, and 80 percent and 40 percent for Asians (Figure 2.6). 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."

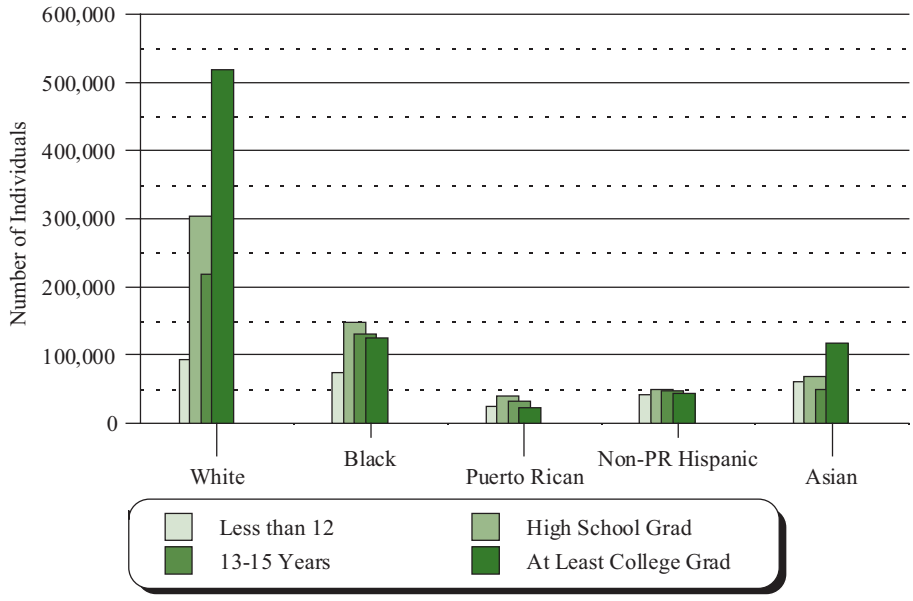
In terms of the proportion of individuals who had at least graduated from high school as a measure of educational attainment, Staten Island, where 89 percent had done so, was the highest, according to the 2005 HVS (Table 2.14). However, if the proportion of individuals who had at least graduated from college is applied to measure educational attainment, then Manhattan was highest, with 55 percent having done so. Among those in the remaining three boroughs, individuals in Queens had higher levels of both lower and higher educational attainment than individuals in the other two boroughs: 81 percent and 30 percent respectively, followed by Brooklyn with 77 percent and 27 percent and the Bronx with 69 percent and 19 percent respectively (Figure 2.7 and Map 2.6).

Figure 2.5
Level of Educational Attainment by Race/Ethnicity
of Individuals Aged 18 or Over in Renter Households
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 2.6
Level of Educational Attainment by Race/Ethnicity
of Individuals Aged 18 or Over in Owner Households
New York City 2005



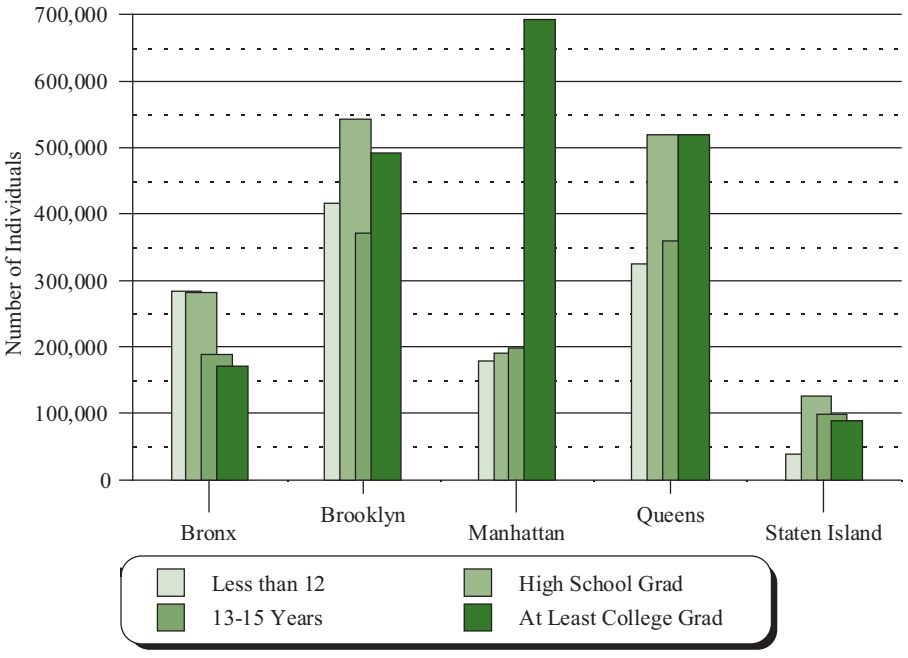
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.14
Distribution of Educational Attainment among Individuals Aged 18 or Over by Borough
New York City 2005

Borough	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	20.4%	27.3%	20.0%	32.3%
Bronx[a]	100.0%	30.6%	30.5%	20.4%	18.5%
Brooklyn	100.0%	22.8%	29.8%	20.3%	27.0%
Manhattan[a]	100.0%	14.2%	15.1%	15.7%	55.0%
Queens	100.0%	18.9%	30.1%	20.9%	30.1%
Staten Island	100.0%	10.9%	35.8%	27.9%	25.4%

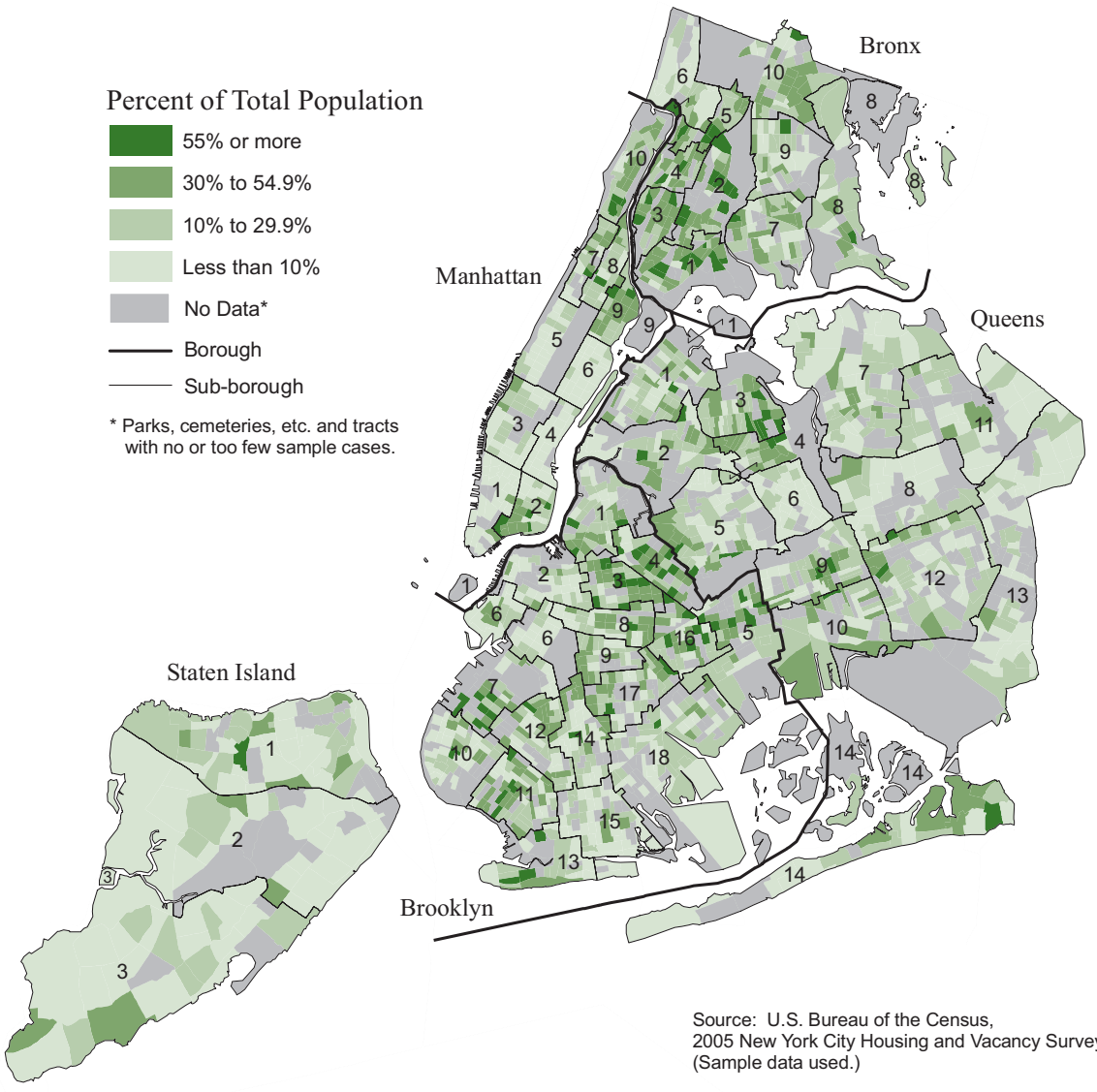
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.

Figure 2.7
Level of Educational Attainment of Individuals Aged 18 or Over by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Map 2.6
Percentage of Population Age 18 and Over
with Less than 12 Years of Education
New York City 2005



Source: U.S. Bureau of the Census,
2005 New York City Housing and Vacancy Survey
(Sample data used.)

Data shown by 2000 census tract

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 further discussed in association with income, employment, and labor issues in Chapter 3, "Household Incomes."

Households

Spatial Variation of Households

Households equate to occupied housing units. According to the 2005 HVS, the number of households in the City was 3,038,000 (Table 2.15). 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, since a household is all persons occupying a housing unit. As the population count suggests, Brooklyn was the largest borough, capturing the largest share of the City's households: 878,000 or 29 percent of all households in the City. Queens, where 787,000 households or 26 percent of all households in the City resided, was the second-largest borough. Manhattan was third, with 738,000 households or 24 percent of the City's households. In the Bronx, 472,000 households or 16 percent of the City's households resided, which amounts to a little more than half the number of households in Brooklyn. Staten Island, the least populous borough in the City, captured 164,000 households or 5 percent of the households in the City.

Racial and Ethnic Variation of Households

According to the 2005 HVS, except for blacks, each racial and ethnic group's share of all households in the City in 2005 was basically the same as in 2002. The number of white households in the City was 1,331,000, or 44 percent of all households in the City (Table 2.16). During the same three-year period, blacks' proportion of the City's households slipped by 1.1 percentage points to 22.8 percent in 2005.

Variation of Households by Tenure

Since 1993, owner households' proportion of all households in the City, the so-called "ownership rate," has steadily increased, without interruption, from 29.8 percent in 1991 to 31.9 percent in 1999 and to 33.3 percent in 2005. Consequently, renter households' proportional share in the City has gradually declined from 70.2 percent in 1991 to 68.1 percent in 1999 and to 66.7 percent in 2005. However, in 2005 New York City was still predominantly a city of renters, as two-thirds of the households in the City were renters in 2005 (Table 2.17).

Spatial Variation of Households by Tenure

The tenure pattern in each borough approximates that of the City as a whole, except for Queens and Staten Island. In the Bronx, Brooklyn, and Manhattan, more than seven out of ten households were renters, while only half of the households in Queens and one in three households in Staten Island were renters (Table 2.15).

Table 2.15
Number and Distribution of Households by Borough and Tenure
New York City 2005

	Tenure		
Borough	**All**	**Owners**	**Renters**
All	3,037,996	1,010,370	2,027,626
Bronx[a]	472,246	104,400	367,846
Brooklyn	877,552	255,955	621,597
Manhattan[a]	737,768	174,179	563,589
Queens	786,766	365,040	421,726
Staten Island	163,663	110,795	52,868
Within Tenure			
All	100.0%	100.0%	100.0%
Bronx[a]	15.5	10.3	18.1
Brooklyn	28.9	25.3	30.7
Manhattan[a]	24.3	17.2	27.8
Queens	25.9	36.1	20.8
Staten Island	5.4	11.0	2.6
Within Borough			
All	100.0%	33.3	66.7
Bronx[a]	100.0%	22.1	77.9
Brooklyn	100.0%	29.2	70.8
Manhattan[a]	100.0%	23.6	76.4
Queens	100.0%	46.4	53.6
Staten Island	100.0%	67.7	32.3

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Marble Hill in the Bronx.

The geographical pattern within tenure is not parallel to that of all households in the City: 36 percent of owner households in the City were located in Queens, while only 26 percent of all households lived there in 2005 (Table 2.15). 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, with the largest share of the City's households, 29 percent, the proportion of owner households there was only 25 percent. Manhattan, where 24 percent of the City's households resided, only captured 17 percent of owner households. The Bronx, with 16 percent of all households in the City, had only 10

percent of its owner households. On the other hand, Staten Island captured 11 percent of owner households, while it had only 5 percent of the households in the City.

Table 2.16
Distribution of All Households by Race/Ethnicity of Householder
New York City 2002 and 2005

	2002		2005	
Race/Ethnicity	**Number**	**Percent**	**Number**	**Percent**
All	3,005,318	100.0%	3,037,996	100.0%
White	1,334,138	44.4%	1,330,514	43.8%
Black/African American	717,576	23.9%	691,370	22.8%
Puerto Rican	267,973	8.9%	289,998	9.5%
Non-Puerto Rican Hispanic	403,023	13.4%	418,452	13.8%
Asian	265,392	8.8%	285,309	9.4%
Other	17,216	0.6%	22,353	0.7%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 2.17
Percent of Households by Tenure
New York City, Selected Years 1991-2005

	Year					
Tenure	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Percent Renter	70.2%	71.0%	70.0%	68.1%	67.3%	66.7%
Percent Owner (Homeownership Rate)	29.8%	29.0%	30.0%	31.9%	32.7%	33.3%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Ownership Rates by Race and Ethnicity

In 2005, one-third of the households in the City were owner households, and two-thirds were renter households (Table 2.18). However, the ownership rate, or the proportion of owner households, was far from uniform for every racial and ethnic group. White households had the highest ownership rate, 43.6 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest: a mere 15.9 percent and 16.6 percent respectively, about half the city-wide rate. Asian households had the second-highest homeownership rate, 37.6 percent. The rate for black households was 29.1 percent.

Table 2.18
Distribution of Households by Tenure within Race/Ethnic Group of Householder
New York City 2005

Race/Ethnicity	Total	Renter	Owner
All	100.0%	66.7%	33.3%
White	100.0%	56.4%	43.6%
Black/African American	100.0%	70.9%	29.1%
Puerto Rican	100.0%	84.1%	15.9%
Non-Puerto Rican Hispanic	100.0%	83.4%	16.6%
Asian	100.0%	62.4%	37.6%
Other	100.0%	70.4%	29.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Recalling that whites' share of all households in the City was 43.8 percent, while the shares of blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians were 22.8 percent, 9.5 percent, 13.8 percent, and 9.4 percent respectively, the distributional pattern of each racial and ethnic group's share of renter households roughly mirrored that of all households, with blacks, Puerto Ricans, and non-Puerto Rican Hispanics having a little larger share, and whites and Asians having a smaller share (Table 2.19).

Table 2.19
Distribution of Households by Race/Ethnicity of Householder within Tenure Group
New York City 2005

Race/Ethnicity	Total	Owner	Renter
All	100.0%	100.0%	100.0%
White	43.8%	57.4%	37.0%
Black/African American	22.8%	19.9%	24.2%
Puerto Rican	9.5%	4.6%	12.0%
Non-Puerto Rican Hispanic	13.8%	6.9%	17.2%
Asian	9.4%	10.6%	8.8%
Other	0.7%	0.7%	0.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

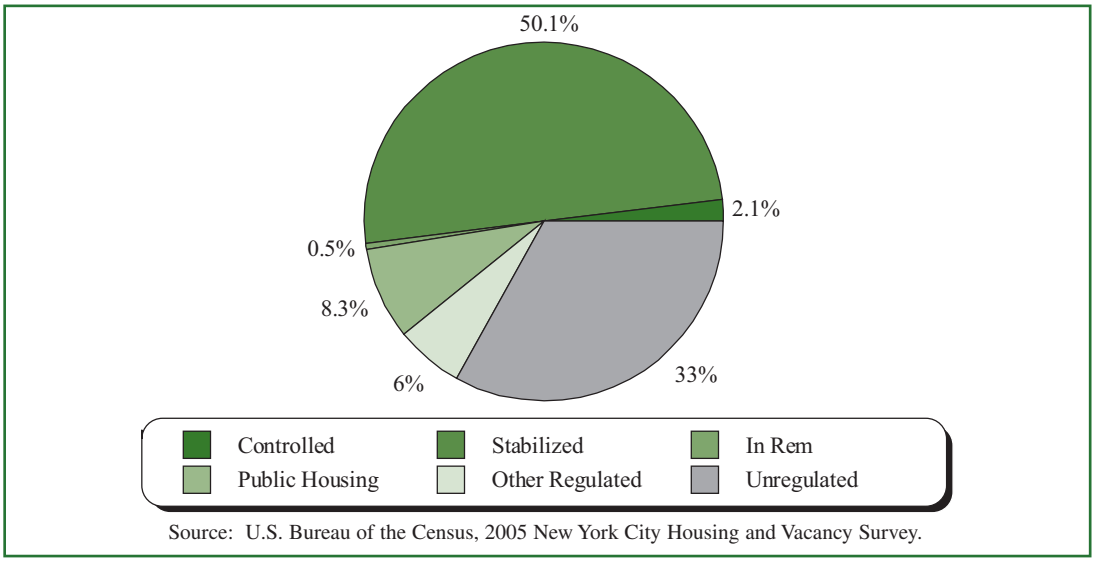
However, each racial and ethnic group's share of owner households was markedly different. Unlike all households and renter households, the majority of owner households were whites, 57.4 percent, while whites' equivalent proportions among all households and among renter households were 43.8 percent and 37.0 percent respectively (Table 2.19). Blacks' share of renter households was 24.2 percent; their share of owner households was 19.9 percent. Non-Puerto Rican Hispanics made up 17.2 percent of renter households, while their share of owner households was noticeably small, 6.9 percent. Puerto Ricans' share of renter households was 12.0 percent, while their share of owner households was only 4.6 percent. Asians' share of renter households was 8.8 percent; their share of owner households was 10.6 percent.

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 2005 HVS reports that, of the 2,028,000 renter households in the City, two-thirds or 1,359,000 were rent-controlled or rent-regulated by some form of federal, State, or City law or regulation (Table 2.20). The rent-controlled and regulated categories by which HVS data on rental units are classified include the following: rent-controlled units, rent-stabilized units (in buildings built before 1947 and in buildings 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.[4]

Of all renter households, 1,016,000, or about half, were in rent-stabilized units, while 43,000, or 2 percent, were in rent-controlled units (Table 2.20). Another 300,000 renter households, or 15 percent, resided in Public Housing (8 percent), Mitchell-Lama (3 percent), *in rem* (0.5 percent), or "other-regulated" (3 percent) units.

Figure 2.8
Distribution of Renter Households by Rent Regulation Status
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

4 "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 that 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, and 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 that 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."

On the other hand, 669,000 renter households, or 33 percent of all renter households, resided in units whose rents were unregulated by government laws or regulations. Instead, their rents were basically determined by various housing market forces (Table 2.20 and Figure 2.8).

Table 2.20
Number and Distribution of Renter Households by Regulatory Status
New York City 2005

Regulatory Status	Number	Percent
All	2,027,626	100.0%
Controlled	43,317	2.1%
Stabilized	*1,015,655*	*50.1%*
Pre-1947	726,070	35.8%
Post-1947	289,584	14.3%
Mitchell-Lama Rental	58,944	2.9%
In Rem	10,158	0.5%
Public Housing	167,539	8.3%
Other Regulated[a]	63,303	3.1%
Unregulated	*668,711*	*33.0%*
In Rental Buildings	624,818	30.8%
In Coops/Condos	43,893	2.2%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Other regulated includes HUD, Article 4 and Loft Board regulated units.

The rental housing markets in Manhattan and the Bronx are very much synonymous with the regulated market. In Manhattan, an overwhelming majority of renter households, 77 percent, resided in rent-controlled, rent-stabilized, or various other rent-regulated units (Table 2.21). More than three-fifths of the renter households in the borough resided in either rent-stabilized units (58 percent) or rent-controlled units (4 percent). Only 23 percent of the households in the borough resided in units whose rents were determined largely by housing market forces.

An overwhelming majority of housing units in the Bronx, more than four-fifths, were rent-controlled and rent-regulated units. In the borough, as in Manhattan, a disproportionately large number of renter households, three-fifths, resided in rent-stabilized units (59 percent) or rent-controlled units (1 percent) (Table 2.21). More than one-fifth of the renter households in the borough resided in the following other types of rent-regulated units: Public Housing (10 percent), Mitchell-Lama units (6 percent), and "other-regulated" (5 percent) units (Figure 2.9), leaving the Bronx with the smallest proportion of rent unregulated units of any borough, just 18 percent.

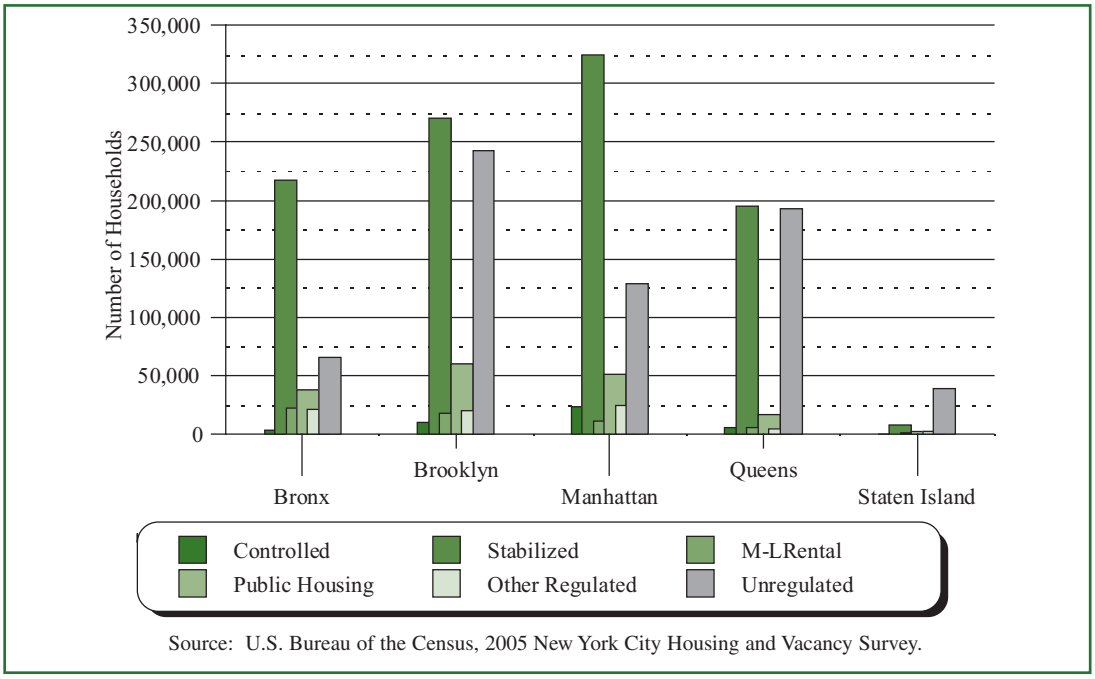
Compared to the city-wide distribution of households in rent-stabilized and rent-controlled units, in Brooklyn the proportion of households in such units was smaller and the consequent proportion in unregulated units was larger: 45 percent and 39 percent respectively (Table 2.21). The borough's distribution for other types of rent-regulated units very much mirrored the city-wide distribution. In Queens, most households resided in either market-rate units (46 percent) or rent-stabilized and rent-controlled units (48 percent). In Staten Island, which was developed later than the other boroughs, more than seven in ten renter households were in market-rate units. Most of the other renter households in the borough lived in rent-stabilized units (16 percent).

Table 2.21
Distribution of Renter Households by Regulatory Status within Boroughs
New York City 2005

Regulatory Status	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
Number	2,027,626	367,846	621,597	563,589	421,726	52,868
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	1.1%*	1.7%	4.1%	1.3%	**
Stabilized	*50.1%*	*59.0%*	*43.5%*	*57.6%*	*46.3%*	*15.9%*
Pre-1947	35.8%	45.3%	33.1%	45.3%	23.0%	**
Post-1947	14.3%	13.7%	10.4%	12.3%	23.3%	13.3%
Mitchell-Lama Rental	2.9%	6.0%	2.9%	2.1%	1.4%	**
In Rem	0.5%	**	**	1.3%	**	**
Public Housing	8.3%	10.3%	9.6%	9.0%	4.0%	**
Other Regulated[b]	3.1%	5.4%	3.1%	3.1%	1.2%	**
Unregulated	*33.0%*	*17.9%*	*39.1%*	*22.8%*	*45.7%*	*72.6%*
In Rental Buildings	30.8%	16.6%	38.1%	19.8%	42.2%	70.6%
In Coops/Condos	2.2%	1.2%	1.1%	3.0%	3.5%	**

Source: U.S. Bureau of the Census, 2005 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.

Figure 2.9
Households by Rent Regulation Status within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Racial and Ethnic Variation of Households by Rent-Regulation Status

In 2005, 67 percent of the renter households in the City lived in units regulated by federal, State, or City laws and regulations, while one third lived in units whose rents were unregulated, as discussed above. 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 2.22).

For Puerto Rican households, four-fifths 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 (Table 2.22). One-fifth of Puerto Rican households lived in Public Housing units, the highest proportion among all major racial and ethnic groups and more than twice the proportion of all households that lived in this rental category. Black households' distribution by rent-regulation status was similar to Puerto Ricans' distribution, except that considerably more black households lived in unregulated units, while somewhat fewer black households lived in Public Housing units (Figure 2.10).

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 Public Housing units (Table 2.22).

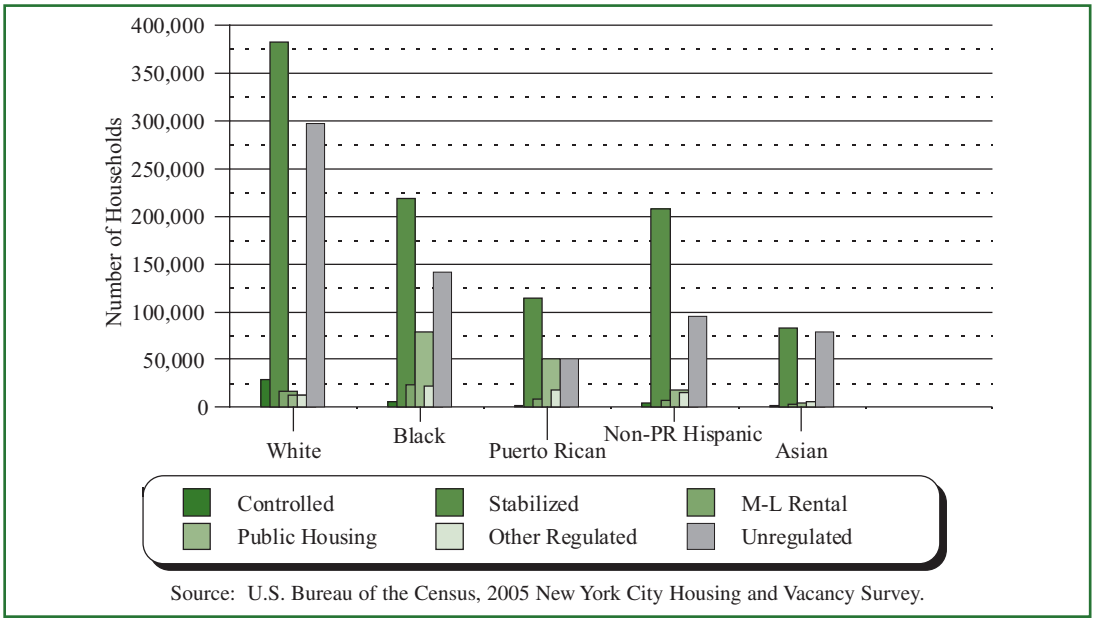
In 2005, about nine in ten Asian households in the City lived in either rent-stabilized units (47 percent) or unregulated units (45 percent) (Table 2.22), the highest proportion living in unregulated housing of any group.

Table 2.22
Distribution of Renter Households by Rent Regulation Status within Race/Ethnicity of Householder
New York City 2005

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	2.1%	3.8%	1.2%	**	1.2%	**	**
Stabilized	*50.1%*	*51.0%*	*44.5%*	*46.7%*	*59.7%*	*46.9%*	*54.4%*
Pre-1947	35.8%	34.0%	31.0%	36.0%	47.9%	32.5%	39.9%
Post-1947	14.3%	17.0%	13.5%	10.8%	11.9%	14.4%	**
Mitchell Lama Rental	2.9%	2.2%	4.8%	3.6%	2.0%	1.8%*	**
In Rem	0.5%	**	1.1%	**	**	**	**
Public Housing	8.3%	1.8%	16.2%	20.7%	5.3%	2.7%	**
Other Regulated	3.1%	1.6%	3.5%	6.6%	3.6%	3.2%	**
Unregulated	*33.0%*	*39.6%*	*28.7%*	*20.7%*	*27.4%*	*44.6%*	*29.9%*
In Rental Buildings	30.8%	36.7%	27.8%	19.4%	25.1%	41.5%	27.3%
In Coops/Condos	2.2%	2.9%	1.0%	1.3%*	2.3%	3.1%	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Figure 2.10
Households by Rent Regulation Status by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.23
Distribution of Renter Households by Race/Ethnicity of Householder within Rent Regulation Categories
New York City 2005

Regulatory Status	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	37.0%	24.2%	12.0%	17.2%	8.8%	0.8%
Controlled	100.0%	66.2%	14.1%	**	9.6%	**	**
Stabilized	100.0%	37.7%	21.5%	11.2%	20.5%	8.2%	0.8%
Pre-1947	100.0%	35.1%	20.9%	12.1%	23.0%	8.0%	0.9%
Post-1947	100.0%	44.1%	22.8%	9.1%	14.3%	8.9%	**
Mitchell-Lama Rental	100.0%	27.8%	39.5%	14.8%	11.6%	5.3%*	**
In Rem	100.0%	**	53.0%	**[a]	**[a]	**	**
Public Housing	100.0%	7.9%	47.3%	30.1%	11.1%	2.8%	**
Other Regulated	100.0%	18.8%	26.8%	25.4%	20.1%	8.9%	**
Unregulated	100.0%	44.5%	21.1%	7.6%	14.3%	11.9%	0.7%
In Rental Buildings	100.0%	44.1%	21.8%	7.6%	14.0%	11.8%	0.7%
In Coops/Condos	100.0%	49.8%	11.0%	7.5%*	18.4%	12.5%	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of householders is small, interpret with caution.
** Too few households to report.
a Hispanic (Puerto Rican and non-Puerto Rican Hispanic together) households are 43.3 percent of *in rem* households.

Reviewing the data on households by race and ethnicity within each rent-regulation category shows much more clearly which units served which racial and ethnic groups. Rent-controlled units mostly served white households. Two-thirds of the householders in the 43,000 rent-controlled units in the City were white, while about one in seven were black in 2005 (Tables 2.20 and 2.23). The median age of householders in rent-controlled units was 69, with almost two-thirds being 65 years old or older, and three-fifths being single-person households (Table 2.24). In short, most householders in rent-controlled units were single elderly people.

At the same time, almost two-fifths of households in the 1,016,000 rent-stabilized units were white, while another two-fifths were almost evenly divided into either black or non-Puerto Rican Hispanic households (Tables 2.20 and 2.23). The pattern of racial and ethnic distribution for the 726,000 households in such units built before 1947 closely resembled 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 the 290,000 rent-stabilized units in buildings built in or after 1947 was noticeably different: more than two-fifths of the households in such units were white, while the proportion of non-Puerto Rican Hispanic households in this category was only one in seven.

Table 2.24
Characteristics of Householders in Rent Controlled Units
New York City 2005

Characteristics	Number or Percent
Number	43,317
Male	19,054 (44.0%)
Female	24,263 (56.0%)
Age Distribution	
Under 45	10.5%
45 – 54	5.9%
55 – 64	19.7%
65 – 74	25.7%
75 +	38.3%
Median Age[a]	69
Race/Ethnicity	100.0%
White	66.2%
Black/African-American	14.1%
Puerto Rican	**
Non-Puerto Rican Hispanic	9.6%
Asian	**
Number of Persons in Household (Mean)	1.76
One	59.6%
Two	26.8%
Three +	13.6%
Median Income (2004 dollars)	$22,176

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Among whites, 45.1% are age 75 or older, a considerably larger proportion than for any other ethnic group.
* Since the number of householders is small, interpret with caution.
** Too few householders to report.

The 10,000 *in rem*, 168,000 Public Housing, and 59,000 Mitchell-Lama units in the City predominantly served black households in 2005. More than half of the households in *in rem* units, almost half of the households in Public Housing units, and two-fifths of the households in Mitchell-Lama units were black (Tables 2.20 and 2.23). Public Housing units also served a great number of Hispanic households. Two-fifths of the households in such units were Hispanic: Puerto Rican (30 percent) and non-Puerto Rican Hispanic (11 percent). Mitchell-Lama units also served other racial and ethnic groups: white (28 percent), Puerto Rican (15 percent), non-Puerto Rican Hispanic (12 percent), and Asian (5 percent). "Other-regulated" units served all major racial and ethnic groups. Nine-tenths of the households in "other-regulated" units were either black (27 percent), Puerto Rican (25 percent), non-Puerto Rican Hispanic (20 percent), or white (19 percent).

Two-thirds of the households in the 669,000 unregulated units were either white (45 percent) or black (21 percent). A quarter were largely either non-Puerto Rican Hispanic (14 percent) or Asian (12 percent) (Tables 2.20 and 2.23). The racial and ethnic distribution of households in unregulated units in rental

buildings was 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: half of the households in such units were white. The proportion of whites in this category was 13 percentage points higher than it was for whites in all renter households.

Households by Type of Ownership

As described above, the ownership rate, or owners' proportion of all households, in the City was still relatively small compared to other cities.[5] However, New York City's rate has been growing respectably in recent years, and owners represent, in absolute numbers, a very large number of households in the City. Thus, owner households are of great relevance in understanding housing need and demand in the City.

According to the 2005 HVS, of the 1,010,000 owner households in the City, 636,000 or 63 percent resided in conventional owner units, which include mostly traditional one- or two-family housing units (Table 2.25). The remaining owner households resided in 256,000 private cooperative units (25 percent), 73,000 condominium units (7 percent), or 45,000 Mitchell-Lama cooperative units (5 percent).

In Brooklyn, which housed 256,000 or a quarter of the City's owner households, more than three-quarters

Table 2.25
Number and Distribution of Owner Households by Form of Ownership
New York City 2005

Form of Ownership	Number	Percent
All	1,010,370	100.0%
Conventional	636,271	63.0%
Cooperative	255,698	25.3%
Condominium	73,275	7.3%
Mitchell-Lama Coop	45,126	4.5%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

of such households lived in conventional units, while most of the remainder lived in private cooperative units (17 percent). In Queens, where 365,000 owner households or 36 percent of the City's owner households resided, almost three-quarters lived in conventional units, while most of the remainder lived in private cooperative units (20 percent) (Tables 2.15 and 2.26).

In Manhattan, which housed 174,000 or a little more than one in six of the owner households in the City, almost nine in ten of such households resided in either private cooperative (70 percent) or condominium (19 percent) units, while most of the remainder lived in Mitchell-Lama cooperative units (8 percent) (Tables 2.15 and 2.26).

5 According to the 2005 American Community Survey, homeownership rates for Los Angeles, Chicago, Boston, Phildelphia and Houston are 39.9, 48.5, 35.9, 56.7 and 47.8 respectively.

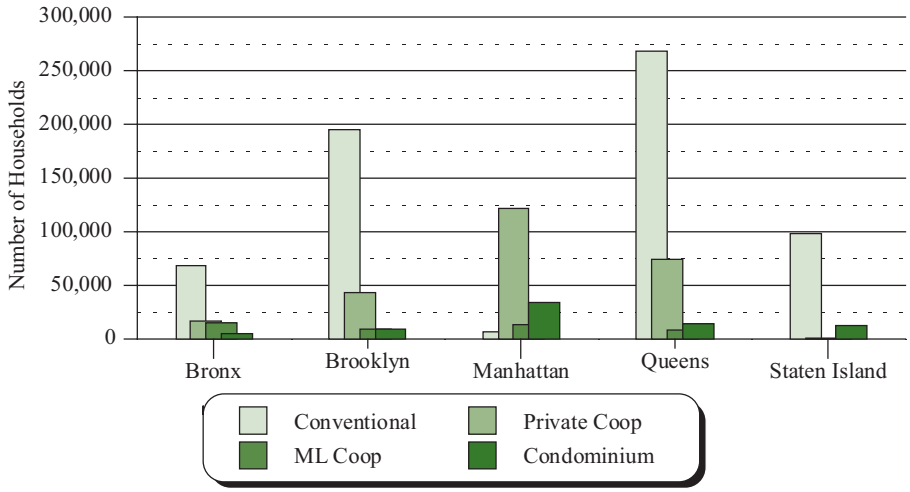
In Staten Island, where 111,000 or 11 percent of the owner households in the City resided, almost nine in ten of such households resided in conventional units; the remainder resided mostly in condominium units (Tables 2.15 and 2.26 and Figure 2.11).

Table 2.26
Distribution of Owner Households by Form of Ownership by Borough
New York City 2005

Form of Ownership	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
Number	1,010,370	104,400	255,955	174,179	365,040	110,795
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	63.0%	65.7%	76.3%	3.5%	73.5%	88.4%
Cooperative	25.3%	15.5%	16.9%	69.6%	20.4%	*
Condominium	7.3%	4.7%	3.4%	19.3%	3.8%	11.0%
Mitchell-Lama Coop	4.5%	14.1%	3.5%	7.5%	2.3%	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx.
* Too few households to report.

Figure 2.11
Households by Form of Ownership within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Racial and Ethnic Variation of Households by Type of Ownership

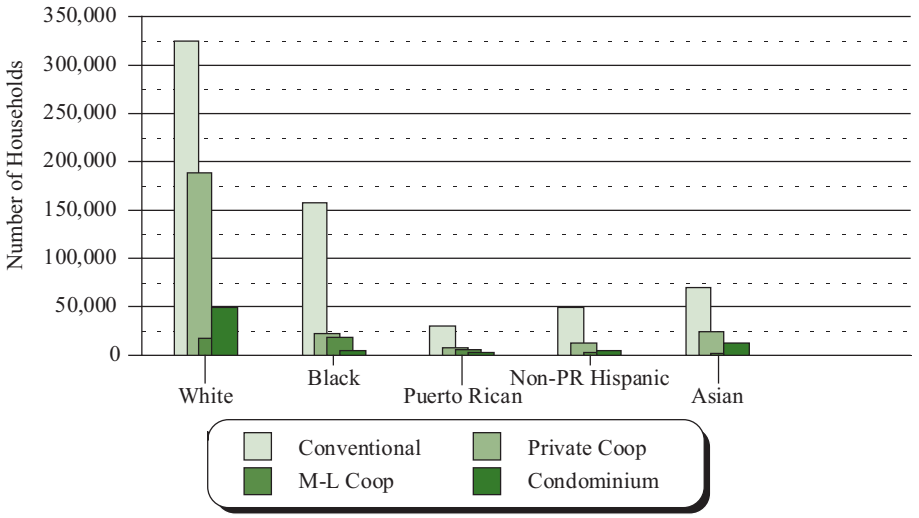
The 2005 HVS reports that different racial and ethnic groups own somewhat unique combinations of the various types of owner units. Of white owner households, 56 percent owned conventional units, while 33 percent owned private cooperative units (Table 2.27). On the other hand, 78 percent of black owner households owned conventional units, while 20 percent owned either private cooperative units (11 percent) or Mitchell-Lama cooperative units (9 percent) (Figure 2.12).

Table 2.27
Distribution of Owner Households by Type of Ownership within Race/Ethnicity
New York City 2005

Race/Ethnicity	All	Conventional	Cooperative	Condominium	Mitchell-Lama Coop
All	100.0%	63.0%	25.3%	7.3%	4.5%
White	100.0%	56.0%	32.5%	8.5%	3.0%
Black/African American	100.0%	77.9%	11.1%	2.1%	9.0%
Puerto Rican	100.0%	65.2%	16.4%	**	12.6%
Non-Puerto Rican Hispanic	100.0%	71.9%	18.3%	6.5%	**
Asian	100.0%	65.4%	22.0%	11.1%	**
Other	100.0%	70.4%	**	**	**

Source: U.S. Bureau of the Census, 2005 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 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Among Puerto Rican owner households, 65 percent owned conventional units, while about three in ten owned either private cooperative units (16 percent) or Mitchell-Lama cooperative units (13 percent) (Table 2.27). For non-Puerto Rican Hispanic households and Asian households, the patterns of their shares of each type of ownership were approximately similar. Of non-Puerto Rican Hispanic owner households, 72 percent owned conventional units and 18 percent owned private cooperative units. Of Asian owner households, 65 percent owned conventional units, while a third owned either private cooperative units (22 percent) or condominiums (11 percent).

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. It is also the best single descriptor of the amount of indoor space required for a

Table 2.28
Distribution of the Number of Persons per Household and Mean Household Size by Tenure
New York City Selected Years 1993 - 2005

All Households	1993	1996	1999	2002	2005
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%
1	33.4%	33.2%	33.2%	33.0%	33.6%
2	28.2%	27.7%	27.9%	28.3%	28.5%
3	16.4%	16.8%	16.2%	16.0%	15.9%
4 or more	22.0%	22.3%	22.7%	22.7%	22.0%
Mean Household Size[a]	**2.57**	**2.60**	**2.53**	**2.64**	**2.64**

Renter Households	1993	1996	1999	2002	2005
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%
1	36.6%	35.8%	35.9%	35.9%	36.3%
2	27.2%	26.6%	26.7%	27.6%	27.8%
3	15.9%	16.9%	16.2%	15.8%	15.9%
4 or more	20.3%	20.6%	21.2%	20.7%	20.0%
Mean Household Size[a]	**2.48**	**2.54**	**2.48**	**2.56**	**2.56**

Owner Households	1993	1996	1999	2002	2005
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%
1	25.6%	27.0%	27.4%	26.9%	28.2%
2	30.7%	30.3%	30.7%	29.9%	29.9%
3	17.5%	16.3%	16.2%	16.5%	15.9%
4 or more	26.2%	26.4%	25.7%	26.7%	26.0%
Mean Household Size[a]	**2.77**	**2.75**	**2.63**	**2.82**	**2.80**

Sources: U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 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.

household's healthy living. Thus, household size serves as a determinant of the need for housing of different sizes, as well as a measure comparing the differentiated needs of various types of households. As a result, it bears a binding relationship to crowding and doubling-up situations in the City.

The 2005 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 in 2005, the same as in 2002 (Table 2.28).

Looking at changes in the average household size in the City over the years, it is apparent that there is no clear long-term trend, either upward or downward, except that the average size has tended to fluctuate between survey years by inappreciable degrees, regardless of tenure (Table 2.28). However, the following two patterns taking place over the years in the City are worth noting. In 2005, one third of all households (36.3 percent of renter households and 28.2 percent of owner households) were one-person households. Conversely, 22.0 percent of all households (20.0 percent of renter households and 26.0 percent of owner households) were large households with four or more persons. Thus, although a majority of households in the City are smaller (with one or two people), a considerable proportion are large households (with four or more people). Consequently, on balance, New York is a city of all sizes of households and, thus, needs to preserve and develop all sizes of units.

Table 2.29
Distribution of the Number of Persons in Household by Tenure by Borough
New York City 2005

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	33.6%	31.9%	31.0%	48.8%	25.3%	24.3%
2	28.5%	26.5%	27.9%	29.7%	29.2%	28.4%
3	15.9%	17.1%	16.8%	11.0%	18.3%	18.3%
4 or more	22.0%	24.5%	24.2%	10.5%	27.3%	28.9%
Renter Households						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	36.3%	31.9%	33.1%	49.5%	27.0%	39.5%
2	27.8%	25.4%	27.6%	28.9%	29.0%	24.4%
3	15.9%	18.7%	16.8%	10.8%	19.1%	16.4%
4 or more	20.0%	24.1%	22.5%	10.8%	24.9%	19.6%
Owner Households						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	28.2%	32.2%	26.1%	46.5%	23.2%	17.1%
2	29.9%	30.4%	28.6%	32.2%	29.4%	30.3%
3	15.9%	11.6%	16.9%	11.5%	17.4%	19.3%
4 or more	26.0%	25.8%	28.4%	9.7%	30.0%	33.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Marble Hill in the Bronx.

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 more than two-thirds of the households were owner households, almost three in ten of all households, renter and owner together, were large households with four or more persons in 2005. The proportion of such large households among owner households in the borough was a third (Tables 2.15 and 2.29).

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 larger, while the proportion of one-person households was smaller. The pattern of household size in Brooklyn approximated that in the Bronx.

Contrary to the pattern in the City and in the other boroughs, household size in Queens was diverse, regardless of tenure. Of all households in the borough, 27 percent were larger households (Table 2.29). Another 18 percent were households with three persons. On the other hand, only a quarter of the households in Queens were one-person households, similar to Staten Island.

Manhattan is a small-household borough. In the borough, 49 percent of the households were one-person households. Even among owner households, 47 percent were one-person households. Only 11 percent of all households in the borough were large households with four or more persons (Table 2.29).

Variation of Average Household Size by Borough

A review of the average household size by tenure in each borough further summarizes the pattern of the number of persons in households by tenure within each borough discussed above. In 2005, in the Bronx the average size of owner households was 2.80, consistent with that of owner households in the City. However, the size of renter households in the borough, where almost four-fifths of the households were

Table 2.30
Mean Household Size[a] by Tenure by Borough
New York City 2005

Borough	All	Renter	Owner
All	2.64	2.56	2.80
Bronx[b]	2.79	2.78	2.80
Brooklyn	2.81	2.74	2.99
Manhattan[b]	2.08	2.09	2.07
Queens	2.83	2.75	2.93
Staten Island	2.84	2.38	3.06

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
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
b Marble Hill in the Bronx.

renters, was 2.78, appreciably higher than that for all renter households in the City, which was 2.56. As a result, the size of all households in the borough was larger than that of all households in the City: 2.79 versus 2.64 (Tables 2.15 and 2.30).

In Brooklyn, the size of owner households was 2.99, while the size of renter households was 2.74. Thus, the average size of all households in Brooklyn was 2.81 (Table 2.30).

The average household size of all households in Manhattan was the smallest in all the five boroughs, regardless of tenure. Even the size of owner households in the borough was considerably smaller than the size of renter households in other boroughs. It was 2.08 for all households, 2.09 for renter households, and 2.07 for owner households in 2005 (Table 2.30).

In Queens, the average sizes of renter households and owner households were larger than those of all renter and owner households in the City: 2.75 versus 2.56 and 2.93 versus 2.80 respectively (Table 2.30). Consequently, the size of all households in the borough, 2.83, was noticeably larger than that of all households in the City in 2005 (Table 2.30).

The average owner household size in Staten Island, where two-thirds of the households were owners, was 3.06, considerably larger than that of all owner households in the City, 2.80. On the other hand, the size of renter households in the borough was smaller than that of all renter households in the City (Tables 2.15 and 2.30). As a result, the average size of all households in Staten Island, 2.84, was considerably larger than that of all households in the City.

Variation of Average Household Size by Race and Ethnicity

Household size varied for the different racial and ethnic groups in New York City. In 2005, the average sizes of non-Puerto Rican Hispanic households and Asian households were 3.38 and 3.16 respectively, substantially larger than the average size of all households, which was 2.64, and the household sizes of other racial and ethnic groups (Table 2.31). The continuous growth of non-Puerto Rican Hispanic and Asian households with larger household sizes generates increasing pressure on the needs and demands for larger units in the boroughs and neighborhoods where these two racial and ethnic households tend to live (Figure 2.13).

On the other hand, the average household size of white households, 2.23, was the smallest among all racial and ethnic groups. The average household sizes of black and Puerto Rican households were 2.73 and 2.72 respectively, noticeably larger than that of all households (Table 2.31 and Figure 2.14).

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 2005 (Table 2.32). Of all households residing in the various categories of rental units, households in *in rem* units were the largest: 3.26. The size of households in *in rem* units was even larger than that of households in all unregulated units, 2.79, which was about the same size as the City's owner households, 2.80 (Table 2.30).

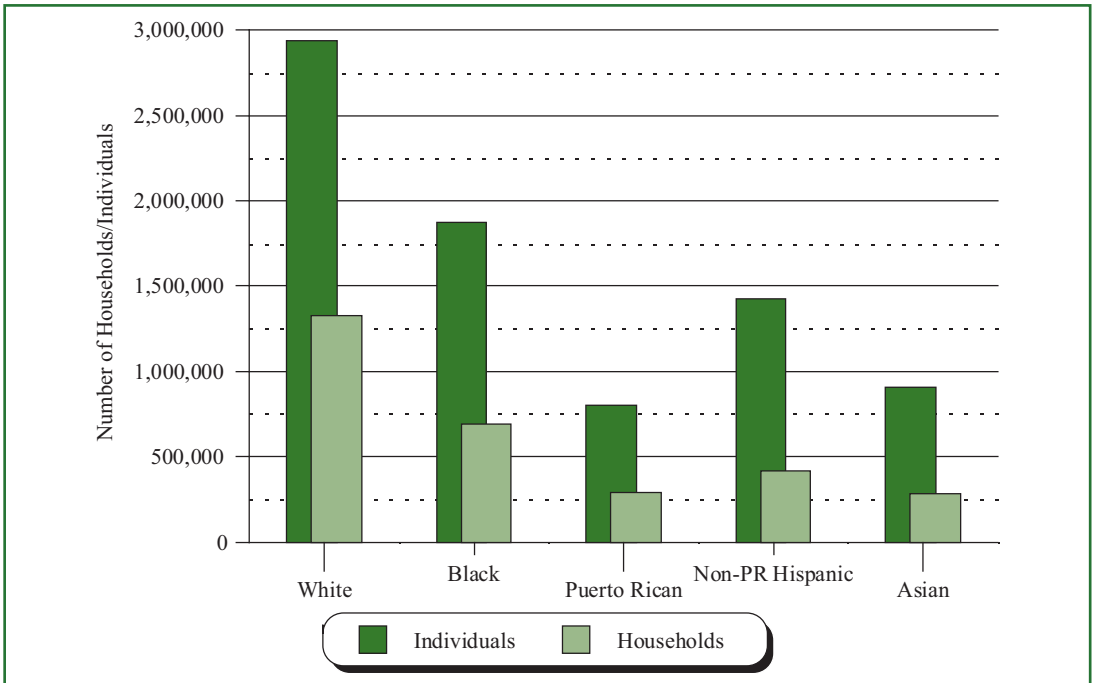
The size of renter households in unregulated units in rental buildings was 2.83, considerably larger than the size of all renter households. However, the size of households in unregulated units in cooperative and condominium buildings was small, only 2.31 (Table 2.32).

Table 2.31
Number and Distribution of Individuals and Households and Mean Household Size by Race/Ethnicity of the Householder
New York City 2005

Race/Ethnicity Of Householder	Individuals[a]		Households		Mean Household Size[b]
	Number	Percent	Number	Percent	
All	8,011,656	100.0%	3,037,996	100.0%	2.64
White	2,966,098	37.0%	1,330,514	43.8%	2.23
Black/African American	1,885,023	23.5%	691,370	22.8%	2.73
Puerto Rican	790,118	9.9%	289,998	9.5%	2.72
Non-Puerto Rican Hispanic	1,416,318	17.7%	418,452	13.8%	3.38
Asian	900,984	11.2%	285,309	9.4%	3.16
Other	53,115	0.7%	22,353	0.7%	2.38

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a For this table, race/ethnicity of all individuals in a household is assumed to be that of the householder.
b 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

Figure 2.13
Number of Individuals and of Households by Race/Ethnicity
New York City 2005



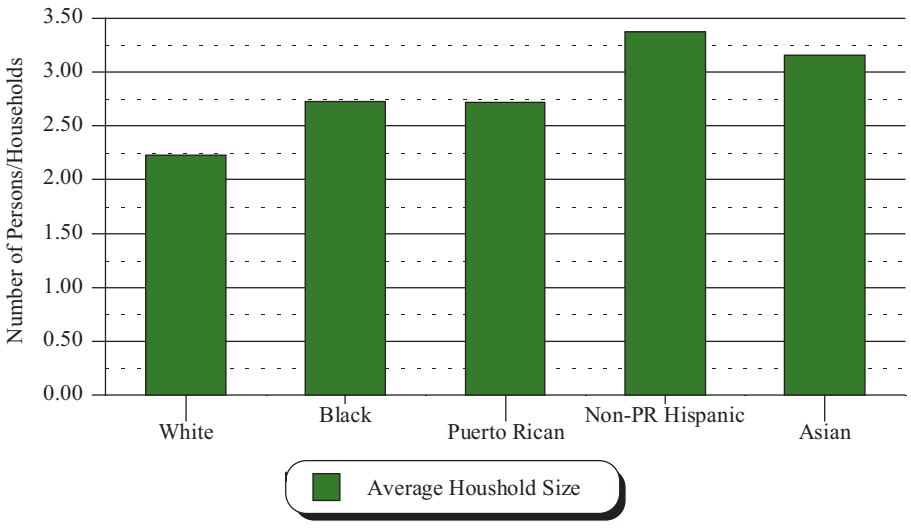
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.32
Number of Renter Households, Individuals and Mean Household Size by Regulatory Status
New York City 2005

Regulatory Status	Households	Individuals	Mean Household Size[a]
All Renters	2,027,626	5,184,589	2.56
Controlled	43,317	76,174	1.76
Stabilized	*1,015,655*	*2,494,249*	2.46
Pre-1947	726,070	1,847,028	2.54
Post-1947	289,584	647,221	2.23
Mitchell Lama Rental	58,944	146,063	2.48
Public Housing	167,539	430,642	2.57
In Rem	10,158	33,076	3.26
Other Regulated	63,303	137,696	2.18
Unregulated	*668,711*	*1,866,690*	2.79
In Rental Buildings	624,818	1,765,314	2.83
In Coops/Condos	43,893	101,376	2.31

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
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.

Figure 2.14
Average Household Size by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

The size of households in rent-controlled units was 1.76, the smallest among those in any type of rental unit in the City. Most of the households in rent-controlled units were single elderly households, as discussed above (Table 2.32). The size of households in "other-regulated" units was 2.18, also much smaller than the city-wide average renter household size.

The size of households in rent-stabilized units built in or after 1947 was also small, 2.23, smaller than the average size of all renter households (Table 2.32). The primary reason for the smaller size of households in this type of rental unit is that many recently built rent-stabilized units in the City have been small units, studios and one-bedroom units. Three-fifths of post-1947 rent-stabilized units were either studios or one-bedroom units (Table 4.30).

In general, the size of owner households in the City, 2.80, was slightly larger than in the United States as a whole, 2.70. In the City, the average size of households in conventional units was 3.23, the largest size among all types of owner units in the City (Table 2.33). However, household sizes in other ownership categories were not large. The average sizes of households in private cooperative units, in condominium units, and in Mitchell-Lama cooperative units were very small, 2.02, 2.27, and 1.96 respectively, smaller than the average size of households in all types of rental units, except for rent-controlled units, where most of the tenants were single elderly households, as discussed earlier.

Table 2.33
Number of Owner Households, Individuals
and Mean Household Size by Form of Ownership
New York City 2005

Form of Ownership	Households	Individuals	Mean Household Size[a]
All	1,010,370	2,827,067	2.80
Conventional	636,271	2,055,519	3.23
Cooperative	255,698	516,343	2.02
Condominium	73,275	166,682	2.27
Mitchell Lama Coop	45,126	88,523	1.96

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
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.

Household Composition: Household Types

How a given population organizes itself within households and the configuration those individual households compose heavily influence 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 households in the City have been

divided into the following six mutually exclusive categories designed to reveal the unique composition of each and their resulting housing requirements:

1. *Single elderly household:* A household consisting of one adult 62 years old or older

2. *Elderly household:* A household consisting of two or more adults, and the householder is 62 years old or older

3. *Single adult household:* A household consisting of one person aged 18-61.

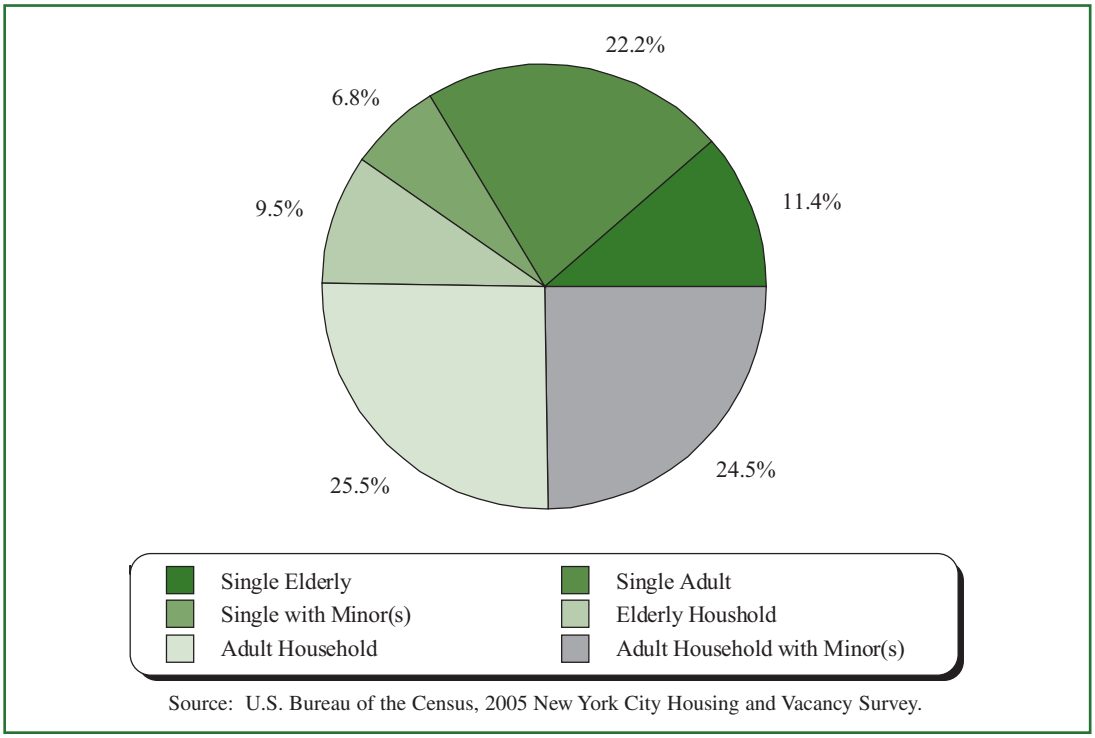
4. *Single adult with child(ren) household:* A household consisting of one adult aged 18-61 and one or more minor children.

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

6. *Adult with child(ren) household:* A household consisting of two or more adults, at least one minor child, and the householder is aged 18-61.

(In defining single adult households, single adult with child(ren) households, adult households, and adult with child(ren) households, the few householders or spouses who report being less than 18 years old are considered to be adults.)

Figure 2.15
Distribution of Households by Household Type
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.34
Distribution of Households by Household Type by Tenure
New York City, Selected Years 1993– 2005

Household Type[a]	1993	1996	1999	2002	2005	Change 1993-2005
All Households						
All	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	12.6%	12.5%	12.6%	11.6%	11.4%	-1.2%
Single Adult	20.8%	20.7%	20.6%	21.4%	22.2%	+1.4%
Single with Minor Child(ren)	8.3%	8.5%	7.9%	7.0%	6.8%	-1.5%
Elderly Household	10.9%	9.9%	9.8%	9.9%	9.5%	-1.4%
Adult Household	23.5%	24.0%	23.3%	25.5%	25.5%	+2.0%
Adult Household with Minor Child(ren)	23.8%	24.4%	25.8%	24.6%	24.5%	+0.7%
Renters						
Household Type	**1993**	**1996**	**1999**	**2002**	**2005**	
Total	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	12.8%	12.2%	12.2%	11.0%	10.8%	-2.0%
Single Adult	23.8%	23.6%	23.7%	24.9%	25.5%	+1.7%
Single with Minor Child(ren)	10.9%	11.1%	10.2%	9.0%	9.0%	-1.9%
Elderly Household	7.3%	6.5%	6.5%	6.5%	6.1%	-1.2%
Adult Household	22.8%	23.3%	22.8%	25.4%	25.4%	+2.6%
Adult Household with Minor Child(ren)	22.4%	23.2%	24.6%	23.1%	23.2%	+0.8%
Owners						
Household Type	**1993**	**1996**	**1999**	**2002**	**2005**	
Total	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	11.9%	13.2%	13.5%	12.7%	12.5%	+0.6%
Single Adult	13.7%	13.8%	14.0%	14.1%	15.7%	+2.0%
Single with Minor Child(ren)	2.0%	2.3%	3.0%	2.7%	2.4%	+0.4%
Elderly Household	19.7%	17.9%	16.7%	16.8%	16.3%	-3.4%
Adult Household	25.3%	25.5%	24.5%	25.8%	25.8%	+0.5%
Adult Household with Minor Child(ren)	27.4%	27.3%	28.3%	27.7%	27.2%	-0.2%

Sources: U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Household types are defined in the text and in Table 2.35.

According to the 2005 HVS, the single adult household's share and the adult household's share of the City's households increased over the twelve-year period between 1993 and 2005: the single adult household's share increased from 21 percent to 22 percent, while the adult household's share increased from 24 percent to 26 percent (Table 2.34). 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, single adult with minor children, and elderly households decreased from 13 percent to 11 percent, 8 percent to 7 percent, and 11 percent to 10 percent respectively from 1993 to 2005 (Table 2.34). The decrease in these households' shares also occurred among renter households. However, among owner households, only the share of elderly households decreased considerably, from 20 percent to 16 percent.

In the meantime, the change in the share of the remaining household type, adult households with children, appears to be too subtle to discuss. The effects of the change in the share of various household types, in the context of residential requirements, are 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 whites in the City was 65 years old or older in 2005 (Table 2.8). The racial and ethnic

Table 2.35
Distribution of All Households by Race/Ethnicity by Household Type
New York City 2005

	Race/Ethnicity						
Household Type[a]	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	43.8%	22.8%	9.5%	13.8%	9.4%	0.7%
Single Elderly	100.0%	57.3%	22.0%	8.8%	7.8%	3.5%	**
Single Adult	100.0%	53.8%	21.8%	9.1%	8.2%	6.2%	0.8%
Single with Minor Child(ren)	100.0%	14.4%	40.7%	19.8%	20.5%	3.8%	**
Elderly Household	100.0%	56.5%	18.9%	8.0%	8.8%	7.5%	**
Adult Household	100.0%	45.7%	19.7%	8.1%	13.3%	12.3%	0.9%
Adult Household with Minor Child(ren)	100.0%	29.7%	23.7%	9.5%	22.1%	14.3%	0.7%

Source: U.S. Bureau of the Census, 2005 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 children 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.

distribution within each type of household shows that the majority of people in the two elderly household types—single elderly households and elderly households—were white. Almost three-fifths each of single elderly and elderly households were white (Table 2.35). About a fifth each of these households 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 household's 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 (20 percent), while about a fifth were either non-Puerto Rican Hispanic (13 percent) or Puerto Rican (8 percent) and 12 percent were Asian (Table 2.35).

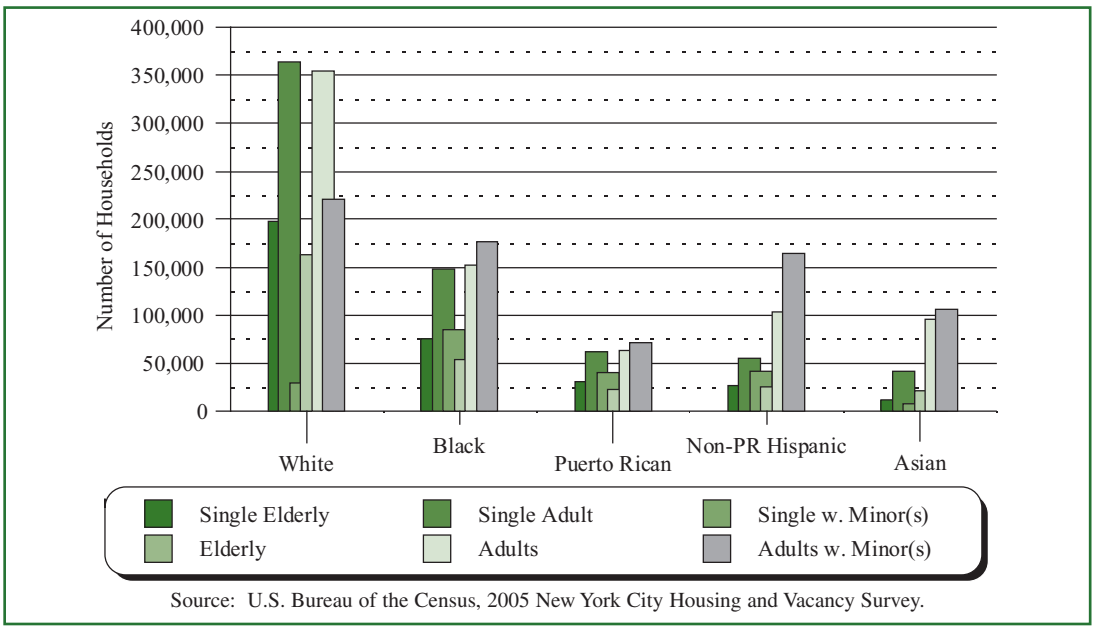
Contrary to the pattern of the four household groups reviewed above, adult households with minor children were racially and ethnically much more diverse. Three-quarters of these households were either white (30 percent), black (24 percent), or non-Puerto Rican Hispanic (22 percent) (Table 2.35). The remaining quarter were either Asian (14 percent) or Puerto Rican (10 percent). Disproportionately more adult households with minor children were Non-Puerto Rican Hispanic or Asian than their share of all households.

The racial and ethnic pattern of single adult households with minor children was profoundly different from that of the other household groups and that of all households in the City. Two-fifths of these households were black. Most of the remainder were either non-Puerto Rican Hispanic (21 percent), Puerto Rican (20 percent), or white (14 percent).

Variation of Household Types within Each Racial and Ethnic Group

Major patterns revealed by the distribution of household types within each racial and ethnic group supplement the patterns of racial and ethnic distribution within each type of household found above.

Figure 2.16
Household Type by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Among white households, there were higher proportions of single elderly households, elderly households, and single adult households and a notably smaller proportion of adult households with children (Table 2.36). Black households' distribution roughly resembled that of all households except for the higher proportion of single with minor child households. The distribution for Puerto Rican households also approximated that of all households, except that more of them were single adult households with minor children and fewer were adult households.

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 unparalleledly large proportion of non-Puerto Rican Hispanic and Asian households were adult households with minor children: 39 percent and 38 percent respectively, versus 25 percent for all households and just 17 percent for white households (Table 2.36). In addition, of non-Puerto Rican Hispanic households and Asian households, the proportions of single adult households were much smaller than that of all households: 13 percent and 15 percent respectively, versus 22 percent. The proportion of adult households among Asian households was substantially larger than that of all households: 33 percent versus 26 percent (Figure 2.16).

Table 2.36
Distribution of All Households by Household Type by Race/Ethnicity
New York City 2005

	Race/Ethnicity						
Household Type[a]	**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	11.4%	14.9%	11.0%	10.5%	6.5%	4.2%	**
Single Adult	22.2%	27.3%	21.3%	21.2%	13.3%	14.7%	24.8%
Single with Minor Child(ren)	6.8%	2.2%	12.2%	14.1%	10.1%	2.7%	**
Elderly Household	9.5%	12.2%	7.9%	7.9%	6.1%	7.5%	**
Adult Household	25.5%	26.6%	22.1%	21.7%	24.7%	33.3%	32.0%
Adult Household with Minor Child(ren)	24.5%	16.7%	25.5%	24.5%	39.3%	37.5%	22.0%

Source: U.S. Bureau of the Census, 2005 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.

Rent-Regulatory Distribution by Household Type

The distribution of household types within each rent-regulation category reveals that each category serves distinctly different combinations of household types. In 2005, of households residing in rent-controlled units in the City, more than two-thirds were either single elderly households (47 percent) or elderly households (21 percent), while the remainder were mostly either single adult households (13 percent) or adult households (12 percent) (Table 2.37).

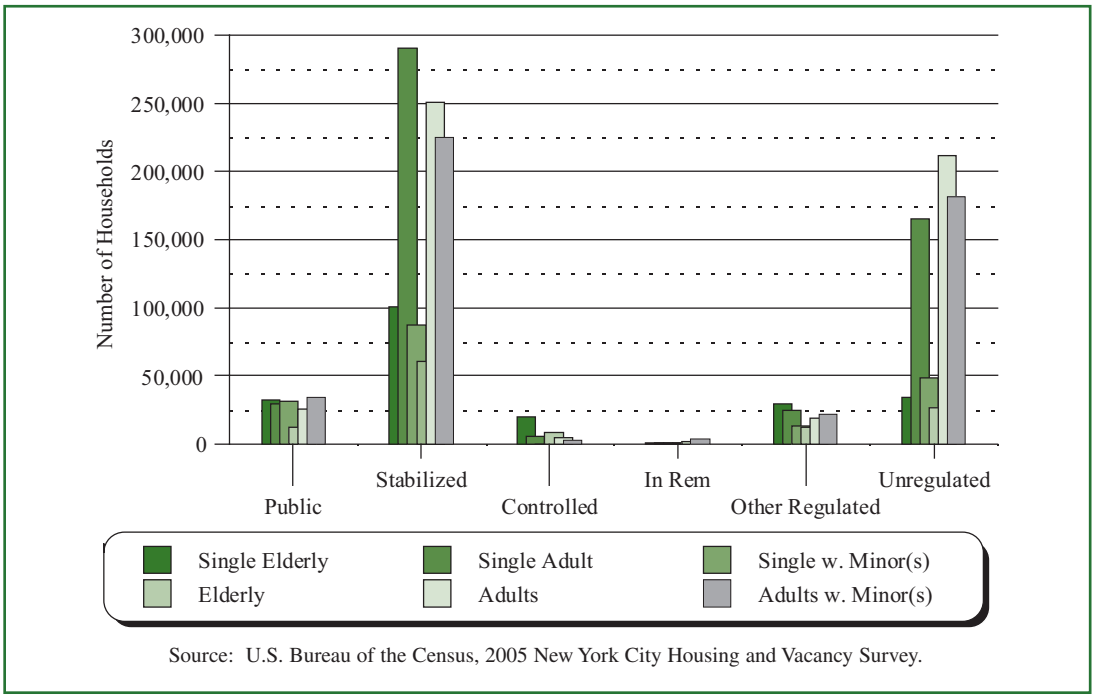
Table 2.37
Distribution of Renter Households by Household Type by Regulatory Status
New York City 2005

	Household Type[a]						
Regulatory Status	**All**	**Single Elderly**	**Single Adult**	**Single with Child(ren)**	**Elderly**	**Adults**	**Adults with Child(ren)**
All	100.0%	10.8%	25.5%	9.0%	6.1%	25.4%	23.2%
Controlled	100.0%	47.1%	12.5%	**	20.7%	11.5%	7.3%*
Stabilized	100.0%	9.9%	28.6%	8.6%	6.0%	24.7%	22.2%
Pre-1947	100.0%	7.9%	29.6%	9.0%	4.7%	25.4%	23.3%
Post-1947	100.0%	15.0%	26.2%	7.6%	9.1%	22.8%	19.3%
Mitchell-Lama Rental	100.0%	14.3%	24.0%	11.4%	9.6%	19.6%	21.0%
In Rem[b]	100.0%	**	**	**	**	**	35.6%*
Public Housing	100.0%	19.6%	17.6%	18.9%	7.8%	15.5%	20.7%
Other Regulated	100.0%	32.9%	17.5%	10.7%	11.4%	12.3%	15.2%
Unregulated	100.0%	5.2%	24.8%	7.2%	4.0%	31.7%	27.2%
In Rental Buildings	100.0%	5.0%	24.3%	7.4%	4.0%	31.8%	27.5%
In Coops/Condos	100.0%	7.7%*	31.3%	**	**	30.3%	22.0%

Source: U.S. Bureau of the Census, 2005 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, 22.3% are elderly or single elderly; 21.0% are headed by single adults (with or without children); 56.7% are headed by a couple (with or without children).
* Since the number of households is small, interpret with caution.
** Too few households to report.

On the other hand, three-quarters of the households that 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) (Table 2.37). Those remaining were dispersed among the other three household groups. The distribution of households in rent-stabilized units in buildings built before 1947 mirrored the distribution of households in all rent-stabilized units, due to the predominant proportion of such households among all rent-stabilized households. On the other hand, households in rent-stabilized units built in or after 1947 served more single elderly households and elderly households, while they served fewer single adult households and adult households with minor children (Figure 2.17).

Figure 2.17
Renter Households by Household Type within Rent Regulation Status
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

The occupancy patterns by various types of households in the other rent-regulation categories—such as Mitchell-Lama, Public Housing, and "other-regulated" units—demonstrate that these units served 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 (24 percent), adult households (20 percent), and adult households with minor children (21 percent) (Table 2.37). Mitchell-Lama units also served proportionately more elderly households (10 percent) and single elderly households (14 percent), as well as single adult households with minor children (11 percent), than their general occurrence.

Of the households that Public Housing units served, two-fifths were the two household types with minor children: single adult households with minor children (19 percent) and adult households with minor children (21 percent) (Table 2.37). Another close to two-fifths of the households in such units were the two single household types: single elderly households (20 percent) and single adult households (18 percent). The remaining households were elderly households (8 percent) and adult households (16 percent).

Two-thirds of the households in "other-regulated" units were either single elderly households (33 percent), single adult households (18 percent), or adult households with minor children (15 percent) (Table 2.37). The remaining households in such units were divided into adult households (12 percent), elderly households (11 percent), and single adult households with minor children (11 percent).

Over four-fifths of the households unregulated units served were the three adult household types: adult households (32 percent), adult households with minor children (27 percent), and single adult households (25 percent) (Table 2.37).

Household Types by Rent-Regulation Status

A review of data on household types by rent-regulation status reveals that households in each household type tend to live in different combinations of rent-regulation categories. In 2005, of all renter households in the City, one in every two lived in rent-stabilized units: 36 percent in pre-1947 stabilized units and the remaining 14 percent in post-1947 rent-stabilized units (Table 2.38). In addition, 33 percent of all renter households lived in unregulated units, mostly in rental buildings (31 percent). Still, 8 percent lived in Public Housing units, 3 percent lived in "other-regulated" units, 3 percent lived in Mitchell-Lama units, and 2 percent of renter households in the City lived in rent-controlled units. Compared to this distribution of all renter households, substantially fewer single elderly households, only 16 percent, lived in unregulated units. On the other hand, a considerably larger proportion of single elderly households lived in Public Housing units (15 percent) and "other-regulated" units (10 percent).

Table 2.38
Distribution of Renter Households by Regulatory Status within Household Type
New York City 2005

	Household Type[a]						
Regulatory Status	**All**	**Single Elderly**	**Single Adult**	**Single with Child(ren)**	**Elderly**	**Adults**	**Adults with Child(ren)**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	9.3%	1.1%	**	7.3%	1.0%	0.7%*
Stabilized	*50.1%*	*46.0%*	*56.2%*	*48.0%*	*49.3%*	*48.7%*	*47.9%*
Pre-1947	35.8%	26.2%	41.5%	36.0%	27.8%	35.8%	36.0%
Post-1947	14.3%	19.7%	14.6%	12.0%	21.5%	12.9%	11.9%
All Other Regulated	*6.0%*	*13.3%*	*4.9%*	*7.4%*	*10.5%*	*3.8%*	*4.7%*
Mitchell-Lama Rental	2.9%	3.8%	2.7%	3.7%	4.6%	2.2%	2.6%
Other Regulated	3.1%	9.5%	2.1%	3.7%	5.9%	1.5%	2.0%
In Rem	0.5%	**	**	**	**	**	0.8%*
Public Housing	8.3%	14.9%	5.7%	17.4%	10.6%	5.0%	7.4%
Unregulated	*33.0%*	*15.8%*	*32.0%*	*26.4%*	*21.8%*	*41.1%*	*38.6%*
In Rental Buildings	30.8%	14.2%	29.4%	25.4%	20.2%	38.6%	36.6%
In Coops/Condos	2.2%	1.5%*	2.7%	**	**	2.6%	2.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Household types are defined in the text.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Single adult households' selection of rent-regulation categories as their residential choice was similar to all renter households' selection, except that more single adult households selected rent-stabilized units and fewer selected Public Housing units and "other-regulated" units than did all households (Table 2.38).

The selection of rent-regulation categories by single adult households with minor children also approximated that of all renter households, except that, compared to all renter households, substantially fewer single adult households with minor children selected unregulated units (26 percent), while substantially more selected Public Housing units (17 percent) (Table 2.38).

The major rent-regulation categories that elderly households chose were different from the choices made by all renter households in 2005. Compared to all renter households, markedly fewer elderly households lived in unregulated units (22 percent), while comparatively more lived in Public Housing units (11 percent), "other-regulated" units (6 percent), and Mitchell-Lama units (5 percent) in 2005 (Table 2.38).

Compared to all renter households, substantially more adult households (41 percent) lived in unregulated units, while almost 50 percent of adult households lived in rent-stabilized units in 2005. Therefore, fewer of such households lived in Public Housing units, "other-regulated" units, and Mitchell-Lama units (Table 2.38). The selection adult households with minor children made as their residential choice was very similar to that of adult households, without any major differences.

Forms of Ownership by Household Type

Of all households in the City, 33.3 percent were homeowners (the homeownership rate) in 2005. The equivalent rate for elderly households was 57.2 percent, 23.9 percentage points higher than the city-wide rate and the highest among all household types. The rates for single elderly households and adult households with minor children were 36.6 percent and 36.9 percent respectively, also considerably higher than the city-wide rate. The rate for adult households was 33.6 percent (Table 2.39).

Table 2.39
Number and Percent Distribution of Households by Tenure (Homeownership Rate) by Household Type
New York City 2005

Household Type[a]	Number	All	Owners	Renters
All	3,037,996	100.0%	33.3%	66.7%
Single Elderly	346,323	100.0%	36.6%	63.4%
Single Adult	675,584	100.0%	23.5%	76.5%
Single with Minor Child(ren)	206,713	100.0%	11.9%	88.1%
Elderly Household	287,949	100.0%	57.2%	42.8%
Adult Household	775,782	100.0%	33.6%	66.4%
Adult Household with Minor Child(ren)	745,645	100.0%	36.9%	63.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Household types are defined in the text and in Table 2.35.

Conversely, the rate for single adult households with minor children was extremely low, just 11.9 percent, or 21.4 percentage points lower than the city-wide rate and the lowest among all household types (Table 2.39). With such an unparalleledly low homeownership rate, almost nine in ten single adult households with minor children were renters in 2005. The rate for single adult households was also low: 23.5 percent, 9.8 percentage points lower than the city-wide rate and the second-lowest among all household types in 2005.

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 the households in conventional units were either adult households with minor children (34 percent) or adult households (26 percent) (Table 2.40). Most of the remainder were the two elderly households types: elderly households (20 percent) and single elderly households (11 percent).

Almost three-fifths of the households in private cooperative units were either single adult households (32 percent), the largest group of cooperative owners, or adult households (26 percent). The remaining two-fifths were mostly either single elderly households (15 percent), adult households with minor children (16 percent), or elderly households (9 percent) (Table 2.40). 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 (23 percent) and fewer single elderly households (8 percent) than private cooperative units did.

Table 2.40
Distribution of Owner Households by Household Type by Form of Ownership
New York City 2005

	Form of Ownership				
Household Type[a]	**All**	**Conventional**	**Cooperative**	**Condominium**	**Mitchell-Lama Cooperative**
All	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	12.5%	11.1%	15.4%	8.1%	23.4%
Single Adult	15.7%	7.1%	31.5%	29.7%	23.6%
Single with Minor Child(ren)	2.4%	2.5%	2.0%	**	**
Elderly Household	16.3%	19.8%	9.1%	10.7%	16.8%
Adult Household	25.8%	25.8%	26.3%	27.1%	21.0%
Adult Household with Minor Child(ren)	27.2%	33.6%	15.8%	22.6%	9.7%

Source: U.S. Bureau of the Census, 2005 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.

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 (23 percent), at almost twice their overall proportion, single adult households (24 percent), or adult households (21 percent). The remainder were either adult households with minor children (10 percent) or elderly households (17 percent).

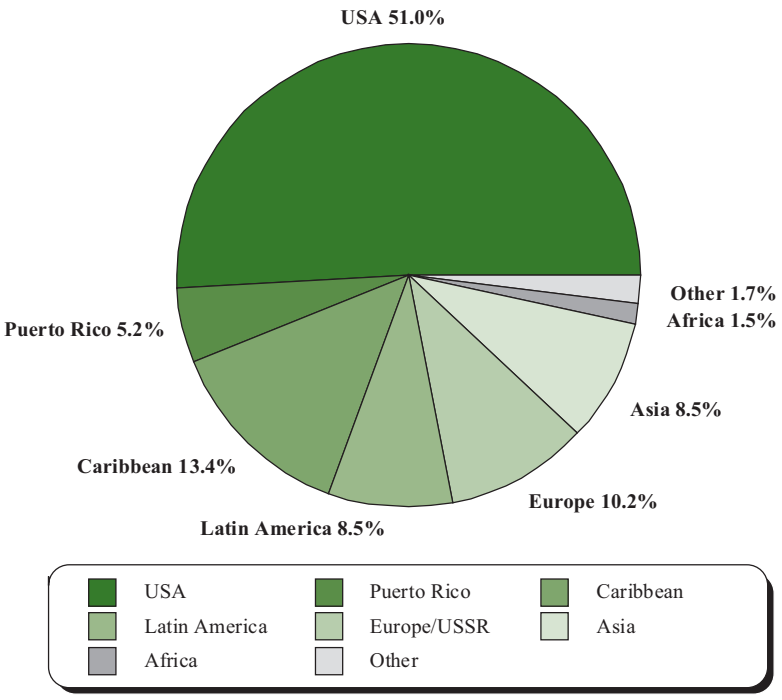
Foreign-Born Households
(Determined by the Birthplace of the Householder)

The 2005 HVS provides data on foreign-born and immigrant households. Foreign-born householders are not necessarily all immigrants. Some may be foreign students, diplomats, or foreigners involved in business and other activities. Also, householders born outside the United States, whether immigrants or not, are not only those who recently came to this country. The term "foreign-born householders" also covers all householders born in Puerto Rico or outside the United States, including even those who were born or immigrated before World War II.

The 2005 HVS reports that New York City was a city of foreign-born households. In 2005, the proportion of householders in the City who reported they were born outside the United States (including householders born in Puerto Rico) was 49 percent (1,227,000 households) (Figure 2.18). This number is an undercount since, of the total number of 3,038,000 households in the City, 537,000 households, or 18 percent, did not answer the birthplace question. In other words, almost one in every two householders in the City was born outside the United States or in Puerto Rico. While 52 percent of renter householders were born abroad, 43 percent of owner householders were foreign born (Tables 2.41 and 2.42).

The proportion of householders born in Puerto Rico has progressively decreased from 1993 to 2005, while the proportions of foreign-born householders from other areas—particularly the Caribbean, Latin America, Asia, and Africa—have all grown considerably and have more than compensated for the decrease in Puerto Rican householders during the twelve-year period (Table 2.41).

Figure 2.18
Distribution of Households by Birth Region of Head of Household
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.41
Distribution of Households by Birth Region of Householder by Tenure
New York City, Selected Years 1993-2005

	All Households				
Birth Region	**1993**	**1996**	**1999**	**2002**	**2005**
All	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	57.5%	54.8%	54.3%	51.5%	51.0%
Abroad	42.5%	45.2%	45.7%	48.5%	49.0%
Puerto Rico	6.8%	6.9%	5.8%	5.5%	5.2%
Caribbean	11.0%	12.5%	12.5%	13.5%	13.4%
Latin America	6.2%	6.0%	7.3%	7.6%	8.5%
Europe[a]	10.1%	10.3%	10.0%	10.3%	10.2%
Asia	5.8%	6.5%	7.1%	8.5%	8.5%
Africa	0.8%	1.0%	1.1%	1.4%	1.5%
Other	1.7%	2.0%	1.9%	1.6%	1.7%

	Renters				
Birth Region	**1993**	**1996**	**1999**	**2002**	**2005**
All	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	54.4%	51.4%	50.6%	48.9%	48.0%
Abroad	45.6%	48.6%	49.4%	51.1%	52.0%
Puerto Rico	8.4%	8.6%	7.2%	6.9%	6.7%
Caribbean	12.5%	14.1%	14.2%	14.8%	15.2%
Latin America	7.3%	7.0%	8.4%	8.7%	9.6%
Europe[a]	9.1%	9.7%	9.3%	9.1%	9.0%
Asia	5.7%	6.4%	7.0%	8.2%	8.0%
Africa	0.9%	1.2%	1.4%	1.7%	1.8%
Other	1.7%	1.7%	1.9%	1.7%	1.7%

	Owners				
Birth Region	**1993**	**1996**	**1999**	**2002**	**2005**
All	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	65.4%	63.0%	62.0%	57.2%	56.9%
Abroad	34.6%	37.0%	38.0%	42.8%	43.1%
Puerto Rico	2.9%	2.7%	2.8%	2.6%	2.3%
Caribbean	7.3%	8.5%	8.9%	10.8%	9.7%
Latin America	3.6%	3.8%	5.0%	5.2%	6.2%
Europe[a]	12.6%	11.9%	11.3%	12.8%	12.7%
Asia	6.0%	6.8%	7.4%	9.0%	9.4%
Africa	0.4%*	0.6%	0.7%	0.9%	1.0%
Other	1.8%	2.6%	1.8%	1.6%	1.7%

Sources: U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of households is small, interpret with caution.
[a] Includes Russia and former Soviet states.

Table 2.42
Distribution of Households by Birth Region of Householder by Tenure
New York City 2005

Within Tenure

	Tenure		
Birth Region	**Both**	**Renter**	**Owner**
Number[a]	3,037,996	2,027,626	1,010,370
All	100.0%	100.0%	100.0%
U.S.A.	51.0%	48.0%	56.9%
Abroad	49.0%	52.0%	43.1%
Puerto Rico	5.2%	6.7%	2.3%
Caribbean	13.4%	15.2%	9.7%
Latin America	8.5%	9.6%	6.2%
Europe/former Soviet states	10.2%	9.0%	12.7%
Asia	8.5%	8.0%	9.4%
Africa	1.5%	1.8%	1.0%
Other	1.7%	1.7%	1.7%

Within Birth Region

		Tenure		
Birth Region	**Number**	**Both**	**Renter**	**Owner**
All[a]	3,037,996	100.0%	66.7%	33.3%
U.S.A.	1,274,584	100.0%	63.0%	37.0%
Abroad	1,226,821	100.0%	70.9%	29.1%
Puerto Rico	131,102	100.0%	85.5%	14.5%
Caribbean	335,199	100.0%	75.9%	24.1%
Latin America	212,445	100.0%	75.9%	24.1%
Europe/former Soviet states	255,538	100.0%	58.7%	41.3%
Asia	212,549	100.0%	63.3%	36.7%
Africa	37,636	100.0%	78.4%	21.6%
Other	42,353	100.0%	65.9%	34.1%
Not Reported	536,590	100.0%	66.2%	33.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Includes those not reporting birth region.

Spatial Variation of Foreign-Born Households

In 2005, two-thirds of foreign-born householders in the City lived in either Brooklyn (32 percent) or Queens (32 percent) (Table 2.43). Most of the remaining third lived in either the Bronx (17 percent) or Manhattan (16 percent).

Table 2.43
Distribution of Households by Borough by Birth Region of Householder
New York City 2005

	Borough					
Birth Region	**All**	**Bronx[a]**	**Brooklyn**	**Manhattan[a]**	**Queens**	**Staten Island**
All	100.0%	15.5%	28.9%	24.3%	25.9%	5.4%
U.S.A	100.0%	15.1%	26.8%	27.8%	21.8%	8.4%
Abroad	100.0%	16.6%	32.2%	16.0%	32.3%	3.0%
Puerto Rico	100.0%	43.2%	26.2%	18.7%	10.3%	**
Caribbean	100.0%	23.2%	39.4%	15.8%	20.4%	1.2%
Latin America	100.0%	13.3%	24.0%	10.5%	49.7%	2.6%
Europe & former Soviet states	100.0%	6.3%	41.1%	16.2%	31.1%	5.3%
Asia	100.0%	4.8%	23.1%	17.4%	51.0%	3.6%
Africa	100.0%	27.7%	20.1%	19.8%	22.7%	9.8%*
Other	100.0%	9.2%*	36.9%	25.2%	27.7%	**

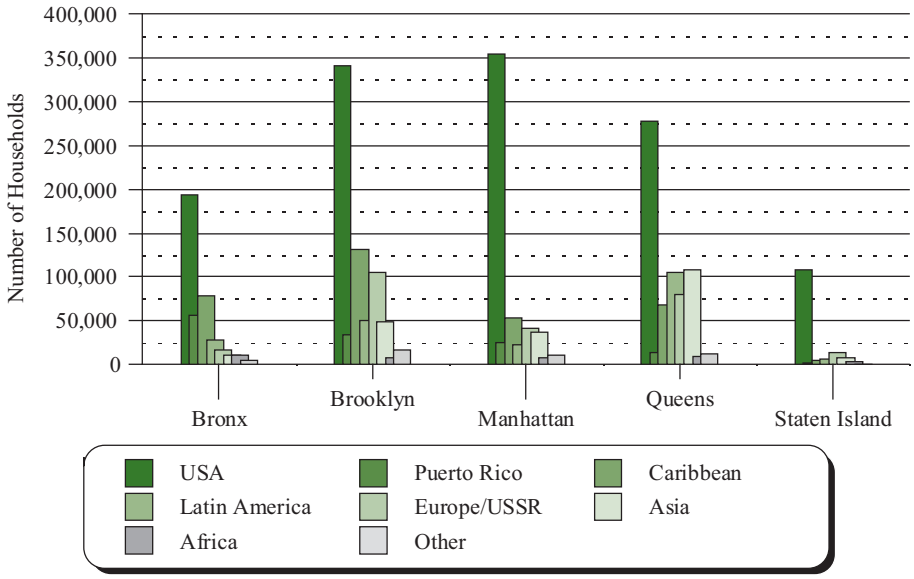
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx.
* Since the number of households is small, interpret with caution.
** Too few households to report.

The residential location of foreign-born householders varied according to their birth region. Almost nine in ten householders born in Puerto Rico lived in either the Bronx (43 percent), Brooklyn (26 percent), or Manhattan (19 percent), while most of the rest lived in Queens (Table 2.43). The vast majority of householders born in the Caribbean region, four-fifths, were dispersed among the following three boroughs: Brooklyn (39 percent), the Bronx (23 percent), and Queens (20 percent). Almost all of the remaining one in six lived in Manhattan. One-half of householders from Latin America were concentrated in Queens; the remainder lived mostly in either Brooklyn (24 percent), the Bronx (13 percent), or Manhattan (11 percent).

Seven in ten householders born in Europe (including former Soviet states) lived in either Brooklyn (41 percent) or Queens (31 percent), while most of the remainder lived in Manhattan (Table 2.43). As with householders born in Latin America, half of the householders born in Asia selected Queens (51 percent) as their residential location; another two-fifths selected either Brooklyn (23 percent) or Manhattan (17 percent). Householders born in Africa lived mainly in the Bronx (28 percent), Queens (23 percent), Manhattan (20 percent), and Brooklyn (20 percent).

A review of foreign-born householders in each of the five boroughs by their birth region further discloses their uniquely different residential location preferences. Queens, Brooklyn, and the Bronx are truly boroughs of foreign-born households. In those boroughs, more than one in two householders were foreign-born: 59 percent in Queens, 54 percent in Brooklyn, and 51 percent in the Bronx (Table 2.44). Conversely, in Manhattan and particularly in Staten Island, the proportions of foreign-born householders were substantially smaller: 36 percent and 26 percent respectively (Figure 2.19).

Figure 2.19
Birth Region of Head of Household within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.44
Distribution of Households by Birth Region of Householder by Borough
New York City 2005

	Borough					
Birth Region	**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	51.0%	48.7%	46.4%	64.4%	41.3%	74.4%
Abroad	49.0%	51.3%	53.6%	35.6%	58.7%	25.6%
Puerto Rico	5.2%	14.3%	4.7%	4.5%	2.0%	**
Caribbean	13.4%	19.6%	17.9%	9.6%	10.2%	2.9%
Latin America	8.5%	7.1%	6.9%	4.0%	15.7%	3.8%
Europe & former Soviet	10.2%	4.1%	14.3%	7.5%	11.8%	9.3%
Asia	8.5%	2.6%	6.7%	6.7%	16.1%	5.4%
Africa	1.5%	2.6%	1.0%	1.4%	1.3%	2.6%*
Other	1.7%	1.0%*	2.1%	1.9%	1.7%	**

Source: U.S. Bureau of the Census, 2005 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.

In the Bronx, about a third of householders were born in either Puerto Rico (14 percent) or countries in the Caribbean (20 percent) (Table 2.44). In Brooklyn, one-third of the householders were born in countries in either the Caribbean (18 percent) or Europe (14 percent). On the other hand, about half of the householders in Queens were born in the following four regions on three different continents: the Caribbean (10 percent), Latin America (16 percent), Europe (12 percent), and Asia (16 percent). In Manhattan and Staten Island, where proportionally fewer foreign-born 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 either in Puerto Rico or outside the United States: in the Bronx, sub-borough areas 4 (University Heights/Fordham) and 5 (Kingsbridge Heights/Mosholu); in Brooklyn, sub-borough areas 7 (Sunset Park), 9 (South Crown Heights), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), 14 (Flatbush), 15 (Sheepshead Bay/Gravesend), 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), 7 (Flushing/Whitestone), and 9 (Kew Gardens/Woodhaven). Of these sub-borough areas in Queens, in Jackson Heights and Elmhurst/Corona, more than seven in ten

Table 2.45
Distribution of Renter Households
by Rent Regulation Status by Birth Region of Householder
New York City 2005

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	2.1%	3.2%	1.2%	**	**	**	2.9%	**	**	**
Stabilized	*50.1%*	*46.3%*	*53.2%*	*41.7%*	*56.9%*	*55.0%*	*56.6%*	*47.6%*	*58.5%*	*58.5%*
Pre-1947	35.8%	32.0%	40.0%	33.5%	47.4%	41.8%	36.9%	31.7%	39.7%	44.1%
Post-1947	14.3%	14.3%	13.2%	8.1%	9.5%	13.2%	19.7%	15.9%	18.8%	14.4%
Mitchell-Lama Rental	2.9%	3.2%	2.6%	3.8%	2.7%	**	3.1%	2.2%*	**	**
In Rem	0.5%	0.7%	0.4%*	**	**	**	**	**	**	**
Public Housing	8.3%	11.3%	6.4%	26.1%	5.7%	2.7%	2.2%*	**	**	**
Other Regulated	3.1%	2.7%	4.0%	9.8%	3.3%	2.6%	3.3%	3.5%	**	**
Unregulated	*33.0%*	*32.5%*	*32.1%*	*17.1%*	*29.7%*	*37.8%*	*31.9%*	*43.7%*	*26.9%*	*33.9%*
In Rental Building	30.8%	30.1%	29.8%	16.2%	28.4%	34.8%	27.7%	40.4%	25.6%	32.4%
In Coops/Condos	2.2%	2.4%	2.4%	**	1.3%*	3.0%	4.1%	3.3%	**	**

Source: U.S. Bureau of the Census, 2005 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.

householders were born abroad.[6] In fact, Elmhurst/Corona showed the highest proportion of householders born abroad (86 percent) of any sub-borough area in the City. In Manhattan, the only sub-borough with a high proportion of foreign-born householders was Washington Heights/Inwood, where more than 7 in 10 householders were born in Puerto Rico or outside the United States.

Foreign-Born Householders by Rent-Regulation Status

Looking at foreign-born householders in each birth region by rent-regulation categories, we see that a considerably larger proportion of householders born in Puerto Rico lived in Public Housing units (26 percent) and "other-regulated" units (10 percent), while fewer lived in rent-stabilized units (42 percent) and unregulated units (17 percent), compared to the proportions of all renter householders and all foreign-born renter householders (Table 2.45).

Of householders born in countries in the Caribbean, Latin America, Europe, and Africa, more than half lived in rent-stabilized units (Table 2.45). On the other hand, of householders born in these four birth regions, close to two-fifths of those born in Latin America lived in unregulated units, while three or less in ten of those born in countries in the other three regions lived in such units.

Table 2.46
Distribution of Renter Households by Birth Region of Householder by Rent Regulation Status
New York City 2005

Regulatory Status	Birth Region									
	All	U.S.A.	All Abroad	Puerto Rico	Caribbean	Latin America	Europe[a]	Asia	Africa	Other
All	100.0%	48.0%	52.0%	6.7%	15.2%	9.6%	9.0%	8.0%	1.8%	1.7%
Controlled	100.0%	70.5%	29.5%	**	**	**	11.6%	**	**	**
Stabilized	*100.0%*	*44.5%*	*55.5%*	*5.6%*	*17.4%*	*10.6%*	*10.2%*	*7.7%*	*2.1%*	*2.0%*
Pre-1947	100.0%	42.5%	57.5%	6.2%	20.0%	11.1%	9.2%	7.1%	1.9%	2.0%
Post-1947	100.0%	50.0%	50.0%	4.0%	10.5%	9.2%	12.9%	9.3%	2.4%	1.7%
Mitchell-Lama Rental	100.0%	53.3%	46.7%	8.8%	13.9%	**	9.6%	6.2%*	**	**
In Rem	100.0%	63.1%	36.9%*	**	**	**	**	**	**	**
Public Housing	100.0%	61.8%	38.2%	19.9%	9.8%	3.0%*	2.3%*	**	**	**
Other Regulated	100.0%	38.7%	61.3%	19.4%	14.8%	7.4%	8.9%	8.4%	**	**
Unregulated	*100.0%*	*48.3%*	*51.7%*	*3.5%*	*14.0%*	*11.3%*	*8.8%*	*10.9%*	*1.5%*	*1.7%*
In Rental Building	100.0%	48.2%	51.8%	3.6%	14.4%	11.2%	8.3%	10.9%	1.5%	1.8%
In Coops/Condos	100.0%	48.7%	51.3%	**	8.5%*	12.0%	15.5%	11.0%	**	**

Source: U.S. Bureau of the Census, 2005 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 35.3 percent of householders were born in Puerto Rico, the Caribbean or Latin America.

a Includes Russia and former Soviet states.

6 Appendix A, 2005 HVS Data for Sub-Borough Areas, Table A.8.

Of householders born in countries in Asia, about nine in ten lived in either rent-stabilized units (48 percent) or unregulated units (44 percent). The distribution of householders by birth region within each rent-regulation category generally supports the patterns found here (Table 2.46).

Homeownership Rates of Foreign-Born Households

In 2005, the homeownership rate in the City as a whole was 33.3 percent, as discussed earlier (Table 2.42). The homeownership rate for householders born in this country was 37.0 percent, while the rate for foreign-born householders was just 29.1 percent, substantially lower than the city-wide overall rate and the rate for householders born in this country. For householders born in Puerto Rico, the rate was disproportionately low, only 14.5 percent. The rates for householders born in countries in the Caribbean, Latin America, and Africa were also very low: 24.1 percent, 24.1 percent, and 21.6 percent respectively (Table 2.42). In contrast, the rate for householders born in Europe or the former Soviet states was 41.3 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 for householders born in the United States, the distribution for householders born in certain regions outside the United States displays a unique variation. Overall, of all owner households in the City, close to two-thirds (63 percent) lived in conventional units, while a quarter lived in private cooperative units (Table 2.47). The remaining one in eight were divided into the two remaining types of owner units: condominiums (7 percent) and Mitchell-Lama cooperatives (5 percent). On the other hand, about three-quarters of foreign-born

Table 2.47
Distribution of Owner Households by Form of Ownership by Birth Region
New York City 2005

	Form of Ownership				
Birth Region	**All**	**Conventional**	**Cooperative**	**Condominium**	**Mitchell-Lama Cooperative**
All	100.0%	63.0%	25.3%	7.3%	4.5%
U.S.A.	100.0%	60.8%	27.9%	6.4%	4.9%
Abroad	100.0%	74.4%	17.2%	5.4%	3.0%
Puerto Rico	100.0%	63.3%	17.2%*	**	**
Caribbean	100.0%	87.2%	8.8%	**	**
Latin America	100.0%	82.2%	12.6%	**	**
Europe	100.0%	67.3%	22.5%	6.5%	3.6%*
Asia	100.0%	67.6%	22.7%	8.5%	**
Africa	100.0%	72.0%	**	**	**
Other	100.0%	80.5%	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

householders lived in conventional owner housing units (74 percent), while one in six lived in private cooperative units (17 percent). The remainder lived in either condominium units (5 percent) or Mitchell-Lama cooperative units (3 percent).

Almost nine in ten owner householders born in countries in the Caribbean (87 percent) and eight in ten of those born in countries in Latin America (82 percent) lived in conventional units (Table 2.47). Of householders born in Puerto Rico, four-fifths lived in either conventional units (63 percent) or private cooperatives (17 percent). The patterns for owner householders born in countries in Europe and Asia resembled the pattern for all owner householders. Two-thirds each of the householders born in those two regions lived in conventional units (67 percent and 68 percent), while a little more than a fifth each lived in private cooperatives (23 percent).

Immigrant Households

In the last several decades, a growing number of immigrants have come to this country, moving into large central cities in metropolitan areas in almost all regions of the country; and the City of New York has been one of those large cities which have attracted increasingly large numbers of immigrants. Accordingly, the numbers of persons and households in the City have increased markedly, and the consequent need for housing has grown tremendously. Moreover, these immigrants tend to cluster in certain neighborhoods in the City, as discussed earlier in the "Household Population" section of this chapter. Thus, the housing and other related situations of immigrant householders in the City, in general and particularly in those neighborhoods where they tend to live, have been of great concern to policy-makers and planners in the City.[7]

According to the 2005 HVS, of the 3,038,000 households in the City in 2005, 934,000 reported they were immigrant households (Table 2.48). However, 537,000 households, or 18 percent of all households, did not answer the birthplace question; and, of the households that did respond to the birthplace question, another 60,000 households did not provide answers to the immigrant questions covered in the 2005 HVS. Thus, the number of 934,000 immigrant households that the 2005 HVS reports is likely a considerable underestimate.

The number of immigrant households in 2002 was 983,000. However, based on data on immigrant households from the 2002 and 2005 HVSs, we cannot say that the number of immigrant households in the City declined in 2005, since the number of households that did not answer the birthplace question (537,000) and immigration questions (60,000) in 2005 was 597,000 (537,000 + 60,000), larger than 413,000 (371,000 + 42,000) non-response households in 2002 by 184,000 households.[8]

Spatial Variation 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 934,000 immigrant households in the

7 Immigrant householders are distinguished from "foreign-born" or householders born abroad in that they exclude those born in Puerto Rico, and they responded 'yes' to the question, "Did you move to the U.S. as an immigrant?"

8 Moon Wha Lee, *Housing New York City 2002*, page 125.

Table 2.48
Number and Rate of Households Responding
to Questions Regarding Birthplace of Householder and Immigration by Tenure
New York City 2005

	Response to Birthplace of Householder		
	Total	**Owner Households**	**Renter Households**
All Households	3,037,996	1,010,370	2,027,626
Responded	2,501,406	828,870	1,672,535
No Response	536,590	181,499	355,091
All Households	100.0%	100.0%	100.0%
Responded	82.3	82.0	82.5
No Response	17.7	18.0	17.5
All Households	100.0%	33.3	66.7
Responded	100.0%	33.1	66.9
No Response	100.0%	33.8	66.2
	Response to Immigration Question		
	Total	**Owner Households**	**Renter Households**
Householders Born Abroad[a]	1,095,720	337,927	757,793
Responded to Immigration Question			
Immigrant	933,799	298,022	635,777
Not immigrant	101,493	20,948	80,545
No Response	60,427	18,957	41,470
Born Abroad[a]	100.0%	100.0%	100.0%
Responded			
Immigrant	85.2%	88.2%	83.9%
Not Immigrant	9.3%	6.2%	10.6%
No Response	5.5%	5.6%	5.5%
Born Abroad[a]	100.0%	30.8%	69.2%
Responded			
Immigrant	100.0%	31.9%	68.1%
Not Immigrant	100.0%	20.6%	79.4%
No Response	100.0%	31.4%	68.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: [a] Not including 131,102 householders born in Puerto Rico, who are already U.S. citizens, thus not considered immigrants.

City lived in either Brooklyn (315,000 households or 34 percent of all immigrant households) or Queens (339,000 households or 36 percent) (Table 2.49 and Figure 2.20). The remaining 280,000 immigrant households were scattered among Manhattan (129,000 households or 14 percent), the Bronx (123,000 households or 13 percent), and Staten Island (28,000 households or 3 percent) (Map 2.7).

Queens is the immigrant county in the City. The 2005 HVS reports that, in Queens, half of the households (51 percent) were immigrant households (Table 2.49). More than six in ten households were immigrant households in each of the following Queens sub-borough areas: 2 (Sunnyside/Woodside), 3 (Jackson Heights), and 4 (Elmhurst/Corona). In Brooklyn, 44 percent of the households were immigrant households. More than six in ten households were immigrant households in sub-borough area 17 (East Flatbush) in 2005.[9]

Table 2.49
Distribution of Immigrant Households within New York City
by Borough and within Borough by Tenure
New York City 2005

Borough	Percent by Borough	Number by Tenure		
		All Immigrant Households[b]	Renters	Owners
All	100.0%	933,799	635,777	298,022
Bronx[a]	13.2%	123,234	97,680	25,554
Brooklyn	33.7%	314,739	225,147	89,592
Manhattan[a]	13.8%	129,048	111,977	17,071
Queens	36.3%	338,701	191,079	147,622
Staten Island	3.0%	28,078	9,895	18,183
	Percent Immigrants[b]	Percent by Tenure		
All	38.3%	100.0%	68.1%	31.9%
Bronx[a]	32.0%	100.0%	79.3%	20.7%
Brooklyn	44.1%	100.0%	71.5%	28.5%
Manhattan[a]	23.8%	100.0%	86.8%	13.2%
Queens	51.2%	100.0%	56.4%	43.6%
Staten Island	20.2%	100.0%	35.2%	64.8%

Source: U.S. Bureau of the Census, 2005 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.

Racial and Ethnic Variation of Immigrant Households

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

9 Appendix A: 2005 HVS Data for Sub-Borough Areas, Table A.9.

Map 2.7
Percent Immigrant Householders
New York City 2005

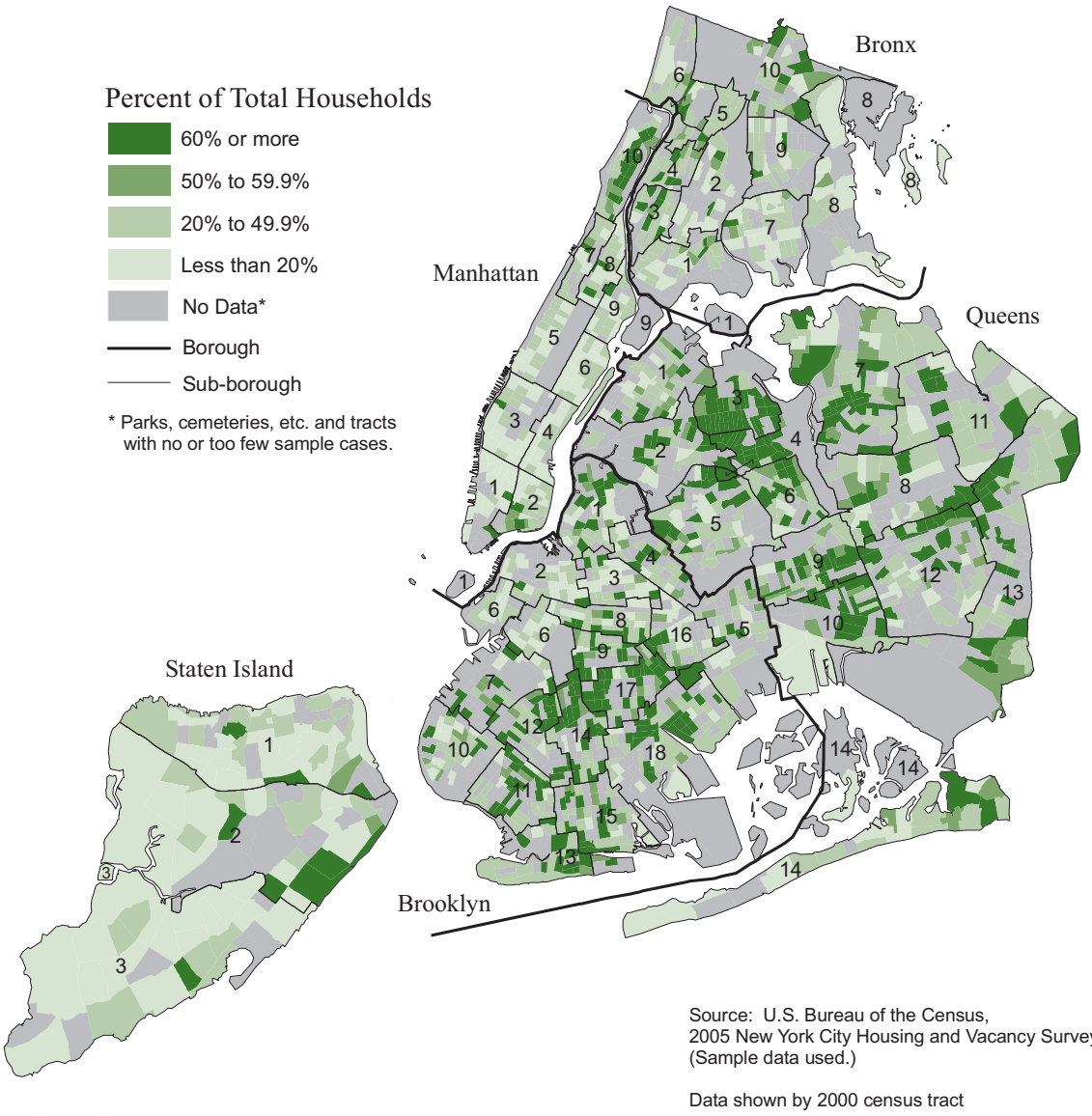
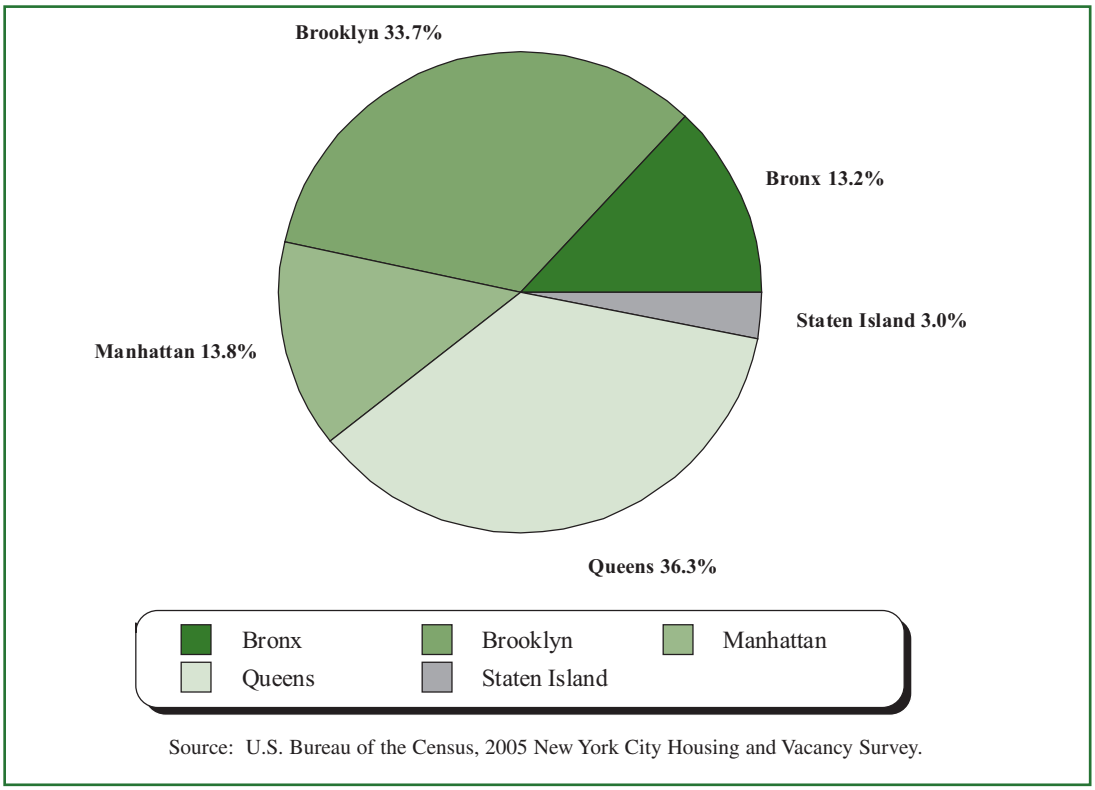


Figure 2.20
Distribution of Immigrant Households by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

The 934,000 immigrant households in the City were divided into the following four major racial and ethnic groups (excluding Puerto Ricans)[10]: non-Puerto Rican Hispanics (29 percent), whites (27 percent), blacks (23 percent), and Asians (20 percent) (Table 2.50 and Figure 2.21).

Because immigrant households are mostly renter households, the racial and ethnic variation of immigrant renter households mirrored that of all immigrant households, except that more renters were non-Puerto Rican Hispanics and fewer were whites (Table 2.50). However, the variation among owners was substantially different from that of all immigrant households or renter immigrant households. Among immigrant owners, the proportion of non-Puerto Rican Hispanics was substantially smaller, only 15 percent. Conversely, close to nine in ten immigrant owner households were either white (35 percent), black (26 percent), or Asian (25 percent) (Table 2.50).

Immigrant Renter Households by Rent-Regulation Status in Each Borough

The distribution of immigrant renter households by rent-regulation categories approached that of all renter households and foreign-born renter households in the City, except that more immigrant renters lived in rent-stabilized units, while fewer lived in Public Housing units. However, the distributions in each borough varied markedly. In Manhattan, close to nine in ten immigrant renter households lived in

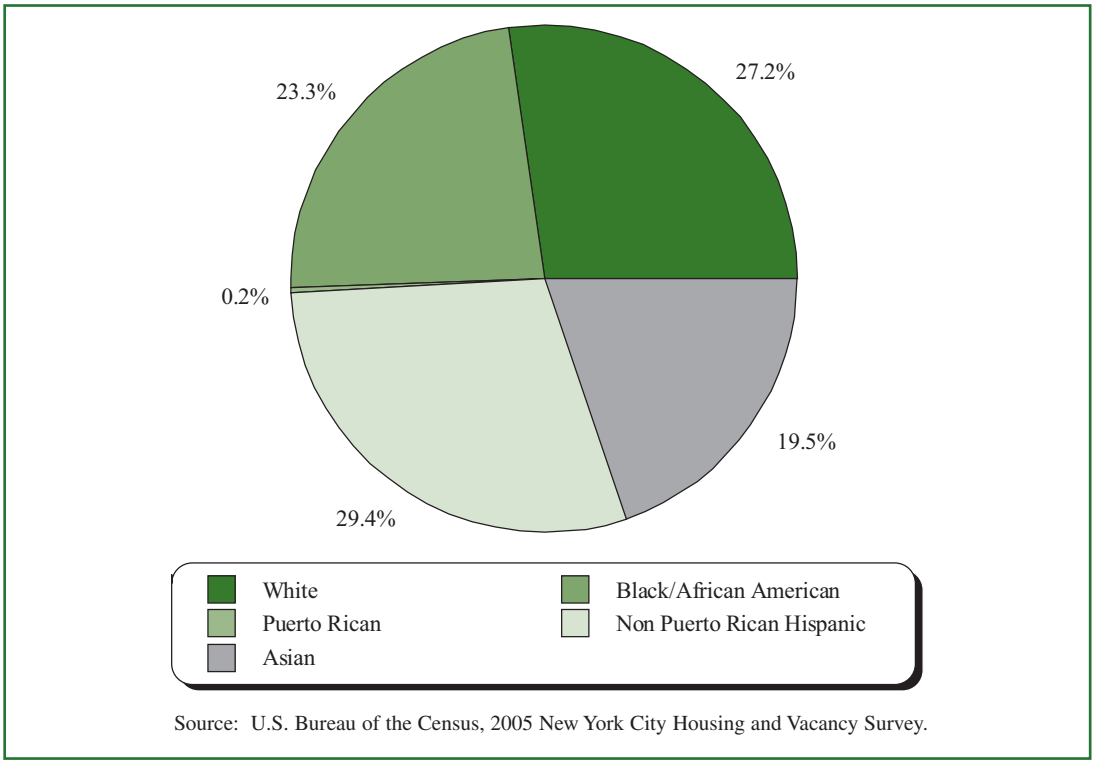
10 Puerto Ricans who move to the City are not treated as immigrants, since they are United States citizens..

Table 2.50
Percent Distribution of Immigrant Households by Race/Ethnicity of Householder by Tenure
New York City 2005

Race/Ethnicity	All	Renters	Owners
Total	933,799	635,777	298,022
All	100.0%	100.0%	100.0%
White	27.2%	23.8%	34.5%
Black/African American	23.3%	22.2%	25.6%
Puerto Rican[a]	**	**	**
Non-Puerto Rican Hispanic	29.4%	36.3%	14.6%
Asian	19.5%	17.1%	24.8%
Other	0.4%*	**	**

Source: U.S. Bureau of the Census, 2005 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 2.21
Distribution of Immigrant Households by Race/Ethnicity of Head of Household
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

units whose rents were controlled or regulated. Seven in ten immigrant renter households in the borough lived in either rent-stabilized (66 percent) or rent-controlled (5 percent) units. Consequently, only one in seven lived in unregulated units (Table 2.51). The distribution in the Bronx roughly mirrored that in Manhattan, except that, in the Bronx, there were fewer immigrant households in rent-controlled and Public Housing units and more 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 2.51). Only about one in two of such households in the borough lived in rent-stabilized units. As a result, almost two-fifths of immigrant renter households in the borough lived in unregulated units. In Queens, almost half of such households lived in rent-controlled or rent-regulated units, while the other half lived in unregulated units (48 percent). In the borough, the proportions of

Table 2.51
Percent Distribution of All Renter Households and Immigrant Renter Households by Rent Regulation Status within New York City and within Boroughs
New York City 2005

Regulatory Status	All Renter Households	Immigrant Renter Households[b]					
		All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
Total	2,027,626	635,777	97,680	225,147	111,977	191,079	9,895
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	1.3%	**	**	4.9%	**	**
Stabilized	*50.1 %*	*55.4%*	*68.6%*	*52.2%*	*65.8%*	*47.7%*	**
Pre-1947	35.8%	40.6%	58.5%	41.1%	56.3%	23.5%	**
Post-1947	14.3%	14.7%	10.1%	11.2%	9.6%	24.3%	**
Mitchell-Lama Rental	2.9%	2.4%	4.4%	2.9%	**	**	**
In Rem	0.5%	**	**	**	**	**	**
Public Housing	8.3%	3.4%	**	4.4%	6.7%	**	**
Other Regulated	3.1%	3.0%	5.5%	2.1%	4.4%	**	**
Unregulated	*33.0%*	*34.1%*	*18.0%*	*38.0%*	*14.2%*	*48.1%*	*58.6%*
In Coops/Condos	2.2%	2.4%	**	1.6%*	**	4.1%	**
In Rental Buildings	30.8%	31.7%	16.9%	36.4%	11.6%	44.1%	57.2%

Source: U.S. Bureau of the Census, 2005 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.

immigrant renter households living in Public Housing units, Mitchell-Lama units, or other-regulated units were inappreciably small.

Unlike any other borough in the City, about three-fifths of the immigrant renter households in Staten Island lived in unregulated units (Table 2.51). The remaining such households in the borough were dispersed among various rent-regulated units in inappreciably small portions.

Homeownership of Immigrant Households

Of the 934,000 immigrant households in the City in 2005, 298,000 were owner households. Thus, the homeownership rate for immigrant households was 31.9 percent, lower than the rate of 33.3 percent for all households in the City (Tables 2.50 and 2.52), but higher than the rate of 29.1 percent for foreign-born householders—that is, immigrant and non-immigrant foreign-born householders together (Table 2.42). 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: 64.8 percent and 43.6 percent respectively (Tables 2.15 and 2.49). Conversely, in the Bronx and Manhattan, the rates were very much lower than the city-wide rate: 20.7 percent and 13.2 percent respectively. These rates were even lower than the rates for all households in the two boroughs, 22.1 percent and 23.6 percent respectively. The rate for immigrant households in Brooklyn was 28.5 percent, also substantially lower than the city-wide rate for such households.

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 were wide (Table 2.52). The rates for white, Asian, and black immigrant households were higher than the rate for all immigrant households: 40.5 percent, 40.5 percent, and 35.1 percent respectively. On the other hand, the rate for non-Puerto Rican Hispanic immigrant households was a mere 15.8 percent, a 16.1-percentage-point variation from the rate for all immigrant households.

Distribution of Immigrant Owner Households by Type of Owner Unit in Each Borough

In 2005, the pattern of types of owner units immigrant households lived in was very similar to that of foreign-born households. More than three-quarters of the immigrant owner households in the City lived in conventional units, while most of the remainder lived in private cooperative (16 percent) or condominium (5 percent) units. In Manhattan, more than four-fifths of immigrant owner households lived in private cooperative (57 percent) or condominium (25 percent) units (Table 2.53). On the other hand, 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 2000), were substantially less educated than all householders in the City in 2005. Of all householders, 81 percent had finished at least high school, while 37 percent had graduated at least

Table 2.52
Percent Distribution of Immigrant Households by Tenure by Race/Ethnicity
New York City 2005

Race/Ethnicity	All	Renters	Owners
All	100.0%	68.1%	31.9%
White	100.0%	59.5%	40.5%
Black/African American	100.0%	64.9%	35.1%
Puerto Rican[a]	*	*	*
Non-Puerto Rican Hispanic	100.0%	84.2%	15.8%
Asian	100.0%	59.5%	40.5%
Other	100.0%	*	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: * Too few households to report.
a Householders born in Puerto Rico are already U.S. citizens; thus not considered immigrants.

Table 2.53
Percent Distribution of Immigrant Owner Households by Type of Ownership within New York City and within Borough
New York City 2005

Type of Ownership of Immigrant Owner Households[b]	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
Total	298,022	25,554	89,592	17,071	147,622	18,183
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	76.2%	78.4%	80.3%	**	79.2%	93.0%
Coop	16.2%	**	14.5%	56.8%	15.9%	**
Condominium	4.8%	**	**	24.8%	3.3%	**
Mitchell-Lama Coop	2.8%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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, 12.7% of immigrant owner households were in non-Mitchell Lama coops/condos.

from college (Table 2.54). Of immigrant householders who had moved into their current units in the City before 2000, 73 percent had finished at least high school and 28 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (between 2000 and 2005) were noticeably better educated than those that had moved in before 2000. These recent immigrants' comparable educational attainment levels were 76 percent and 34 percent respectively.

Table 2.54
Distribution of All Householders and Immigrant Householders by Educational Attainment by Time Since Moved into Current Unit
New York City 2005

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	19.0	25.9	23.6	27.3
High School Graduate	25.9	27.6	26.3	28.4
13-15 Years	18.6	16.5	15.9	16.8
College Degree or more	36.6	30.0	34.3	27.5

Source: U.S. Bureau of the Census, 2005 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 are already U.S. citizens, thus not considered immigrants.

Incomes of Immigrant Households

The income of immigrant households was 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 commensurately higher than that of non-immigrant households. In 2004, the median income of immigrant renter households was $30,000, or 91 percent of the median income of non-immigrant renter households (Tables 2.55 and 2.56). At the same time, their median contract rent was $825, compared to $819 for non-immigrant households. Their median gross rent/income ratio was 33.7 percent, while it was 29.2 percent for non-immigrant households (Table 2.56).

Household Size of Immigrant Households

Of all households in the City, 34 percent were one-person households, while 29 percent were two-person households, 16 percent were three-person households, and 22 percent were four-or-more-person households in 2005 (Table 2.57). Compared to this city-wide pattern, the pattern for immigrant household size was reversed: only 21 percent were one-person households, while 34 percent 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 2005. In short, immigrant households were larger households and experienced the consequential housing problems typical of larger households, particularly crowding, in the City, as discussed later in this chapter.

Table 2.55
Household and Housing Characteristics of All Immigrant and Non-Immigrant Households
New York City 2005

Household Characteristics	All Households	Immigrant Households[a]	Non-Immigrant Households
Number	3,037,996	933,799	1,507,180
Race/Ethnicity of Householder	100.0%	100.0%	100.0%
White	43.8%	27.2%	49.8%
Black	22.8%	23.3%	24.1%
Puerto Rican	9.5%	**	16.8%
Non-Puerto Rican Hispanic	13.8%	29.4%	5.3%
Asian	9.4%	19.5%	2.9%
Other	0.7%	0.4%*	1.0%
Median Household Income	$40,000	$37,000	$43,000
Median Contract Rent	$850	$825	$819
Median Gross Rent-Income Ratio	31.2%	33.7%	29.2%
Percent of Occupied Units in Dilapidated Buildings	0.5%	0.7%	0.5%
Occupied Units in Buildings with One or More Building Defect Types	7.4%	8.5%	7.0%
Occupied Units with Five or More Maintenance Deficiencies	3.4%	3.5%	3.5%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	5.6%	4.9%	6.3%
Household Opinion of Good/Excellent Neighborhood Quality	77.5%	75.4%	78.5%
Percent Containing:			
Subfamily	3.7%	6.4%	2.9%
Secondary Individual	4.7%	4.3%	5.0%
Crowded Households (more than 1 person per room)	7.9%	14.7%	5.2%
Severely Crowded Households (more than 1.5 persons per room)	2.7%	5.0%	1.7%

Source: U.S. Bureau of the Census, 2005 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 are already U.S. citizens; thus not considered immigrants.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Table 2.56
Household and Housing Characteristics of Immigrant and Non-Immigrant Renter Households
New York City 2005

Household Characteristics	All Renter Households	Immigrant Renter Households[a]	Non-Immigrant Renter Households
Number	2,027,626	635,777	995,288
Race/Ethnicity of Householder			
White	37.0%	23.8%	40.6%
Black	24.2%	22.2%	27.2%
Puerto Rican	12.0%	**	21.5%
Non-Puerto Rican Hispanic	17.2%	36.3%	6.5%
Asian	8.8%	17.1%	3.1%
Other	0.8%	**	1.1%
Median Household Income	$32,000	$30,000	$33,000
Contract Rent	$850	$825	$819
Median Gross Rent-Income Ratio	31.2%	33.7%	29.2%
Percent of Occupied Units in Dilapidated Buildings	0.7%	0.9%	0.7%
Occupied Units in Buildings with One or More Building Defect Types	9.1%	10.6%	8.5%
Occupied Units with Five or More Maintenance Deficiencies	4.9%	4.9%	5.0%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	6.3%	5.5%	6.8%
Household Opinion of Good/Excellent Neighborhood Quality	71.3%	69.6%	72.0%
Percent Containing:			
Subfamily	3.5%	6.2%	2.6%
Secondary Individual	5.8%	5.5%	6.2%
Crowded Households (more than 1 person per room)	10.2%	18.6%	6.9%
Severely Crowded Households (more than 1.5 persons per room)	3.7%	6.9%	2.4%

Source: U.S. Bureau of the Census, 2005 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 are already U.S. citizens; thus not considered immigrants.

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

** Too few households to report.

Table 2.57
Percent Distribution of All Households and Immigrant Households, All Renter and Immigrant Renter Households by Number of Persons in the Household and Mean Household Size
New York City 2005

Number of Persons in Household	All Households	Immigrant Households[a]	All Renter Households	Immigrant Renter Households
All	100.0%	100.0%	100.0%	100.0%
1	33.6%	20.9%	36.3%	22.9%
2	28.5%	25.0%	27.8%	25.1%
3	15.9%	20.0%	15.9%	20.3%
4 or more	22.0%	34.1%	20.0%	31.7%
Mean Household Size	2.64	3.21	2.56	3.12

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a Householders born in Puerto Rico are already U.S. citizens; thus not considered immigrants.

Housing and Neighborhood Conditions for Immigrant Renter Households

Housing and building conditions for immigrant renter households were slightly poorer than they were for non-immigrant renter households (Table 2.56). Of rental units occupied by immigrant households, 10.6 percent were in buildings with one or more building defects, compared to 8.5 percent for renter units occupied by non-immigrant households. On the other hand, based on the proportion of boarded-up buildings on the same street where respondents' housing units were located, neighborhood condition for immigrant renter households was somewhat better than it was for non-immigrant renter households: 5.5 percent versus 6.8 percent respectively. However, 69.6 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as "good" or "excellent," while 72.0 percent of non-immigrant renter households gave such ratings.

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

The crowding situation for immigrant households was extremely serious. The incidence of crowding for immigrant renter households was almost double that of all renter households in the City: 18.6 percent of immigrant renter households were crowded and 6.9 percent were severely crowded, compared to 10.2 percent and 3.7 percent respectively for renter households as a whole (Table 2.56). The equivalent crowding rates for non-immigrant renter households were 6.9 percent and 2.4 percent. Immigrant renter households' higher crowding rate was mostly a consequence of immigrant households' larger household size, since crowding is a phenomenon typical of larger households.

Of immigrant renter households, 6.2 percent were doubled up with sub-families and 5.5 percent were doubled up with secondary individuals (Table 2.56). Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 3.5 percent and 5.8 percent respectively (Table 2.56).[11] In summary, more immigrant renter households were crowded and doubled up with sub-families.

11 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.

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 was in most of the last three decades, in terms of not only its fundamental structure but also its functions in regard to the demand for and supply of housing and the dynamic interactions between the two. The 2005 HVS reports that the City's total inventory of residential units was 3,261,000, the largest housing stock since the first HVS was conducted in 1965 (Table 4.1). The 2005 HVS also reports that housing conditions, particularly neighborhood conditions, in the City were the best since the HVS started collecting data on them. Specifically, the proportion of renter households near buildings with broken or boarded-up windows on the same street was a mere 6.3 percent in 2005, a 2.4-percentage-point improvement from 2002 and the best since the HVS started to measure neighborhood condition. Also, 71.3 percent of renter households rated the condition of their neighborhood's residential structures as "good" or "excellent," the highest since the HVS started collecting such data, as discussed in Chapter 7, "Housing and Neighborhood Conditions."

However, the City still faces the problems of a serious housing shortage and the affordability of housing because the City has attracted additional households at a faster rate than the affordable housing supply has grown in recent years. Under these market circumstances, characteristics of recently-moved households into the City that have an overriding influence on their 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 various housing and household characteristics of recently-moved households could provide additional insights for housing policy-makers and planners, as even a rough proxy of households that are moving or are soon to move into the City.

The 2005 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 2000 or earlier—closely resembled those of all householders in the City, since they were the overwhelming majority of households in 2005 (Table 2.58).

However, the major characteristics of householders that moved into their current residence in the City within the five years between 2000 and 2005, 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 moved into their current residence in the City in 2000 or before. Almost two-thirds 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 2005 (Table 2.58).

Race and Ethnicity of Recent-Movers

Most recent-movers in the City moved from other places in the City (74 percent) (Table 2.58). Of recently-moved black and Puerto Rican householders, 84 percent and 92 percent respectively had moved from other places within the City. On the other hand, of whites, non-Puerto Rican Hispanics, and Asians, 66 percent, 73 percent, and 68 percent respectively had moved into their current residences from within the City.

Table 2.58
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 2005

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	3,037,996	88,800	136,033	638,367	1,939,230
All	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.8%	29.2%	64.9%	35.0%	44.6%
Black/African American	22.8%	14.3%	11.3%	23.9%	24.3%
Puerto Rican	9.5%	**	3.0%	11.9%	9.8%
Non-Puerto Rican Hispanic	13.8%	28.6%	9.2%	16.4%	12.9%
Asian	9.4%	25.1%	9.9%	11.9%	7.6%
Other	0.7%	**	**	0.8%*	0.7%

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	3,037,996	1,098,766	100.0%	10.3%	15.8%	74.0%
White	1,330,514	465,010	100.0%	7.7%	26.1%	66.2%
Black/African American	691,370	219,678	100.0%	7.0%	8.5%	84.4%
Puerto Rican	289,998	99,186	100.0%	**	5.0%	92.4%
Non-Puerto Rican Hispanic	418,452	167,943	100.0%	17.8%	8.8%	73.4%
Asian	285,309	138,441	100.0%	20.0%	12.0%	68.0%
Other	22,353	8,508	100.0%	**	**	67.4%

Source: U.S. Bureau of the Census, 2005 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.

Reasons for Moving of Recent-Movers

The major reasons for moving are distinctively different for recent-movers from different places. Almost two-thirds of recent-movers from abroad reported that they had moved for job- or family-related reasons, while more than a quarter said they had moved for housing- (19 percent) or neighborhood-related (8 percent) reasons (Table 2.59).

On the other hand, two-fifths of recent-movers from within the United States (excluding the City) reported that they had moved for job-related reasons (41 percent), while a third cited housing (21 percent) or neighborhood (13 percent) as the reason for their moves (Table 2.59).

However, of recent-movers from within the City, more than half said they had moved for housing- (43 percent) or neighborhood-related (12 percent) reasons, while almost a third said that they had moved for family-related reasons (32 percent) (Table 2.59).

Table 2.59
Reasons for Moving of Households Who Moved into Residence within the Last 5 Years by Origin of Move
New York City 2005

	Moved into Current Residence Within Last 5 Years			
Reason for Moving	**All**	**From Outside USA[a]**	**From USA Excluding NYC**	**Within NYC**
Total	1,098,766	88,800	136,033	638,367
	100.0%	100.0%	100.0%	100.0%
Job	16.7%	31.8%	41.1%	8.3%
Family	29.2%	32.4%	17.7%	31.6%
Neighborhood	11.7%	7.5%	12.9%	12.1%
Housing	36.2%	19.3%	21.0%	42.6%
Other	6.1%	9.1%	7.1%	5.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Includes Puerto Rico.

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 four-fifths of recent-movers *from outside the United States* moved into either Brooklyn (28 percent), Queens (30 percent), or Manhattan (24 percent), while most of the remainder moved into the Bronx (12 percent) (Table 2.60). Somewhat more of these recent-movers went to southwestern Brooklyn, the northern Queens, and the Upper West Side of Manhattan.

However, the pattern of recent-movers *from other places in the country* (excluding the City) was disparate: almost one in two of such recent-movers moved to Manhattan, while about two-fifths moved to either Brooklyn (22 percent) or Queens (20 percent) (Table 2.60). These recent-movers were heavily concentrated in the lower and middle parts of Manhattan.[12] 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 notably smaller proportion of such recent-movers moved into Manhattan, while a larger proportion moved into the Bronx.

Almost half of the households in Manhattan sub-borough area 1 (Financial District/Greenwich Village) and just slightly less than that in Manhattan sub-borough area 3 (Chelsea/Clinton/Midtown), Bronx sub-

12 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 2.60
Characteristics of All Households and of Households Who Moved into Residence within the Last 5 Years by Origin of Move
New York City 2005

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	3,037,996	1,098,766	88,800	136,033	638,367
Renters	66.7%	80.0%	93.6%	85.4%	77.4%
Owners (Homeownership Rate)	33.3%	20.0%	6.4%	14.6%	22.6%
Borough	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.5%	15.4%	12.1%	8.9%	17.7%
Brooklyn	28.9%	28.4%	28.4%	21.6%	30.9%
Manhattan	24.3%	26.1%	24.2%	47.5%	18.1%
Queens	25.9%	25.2%	30.3%	19.7%	27.1%
Staten Island	5.4%	4.9%	4.9%	2.2%*	6.1%
Median Household Income	$40,000	$42,500	$35,000	$55,000	$41,200
Renters	$32,000	$37,000	$33,000	$52,200	$35,000
Owners	$65,000	$75,000	$60,000	$74,000	$80,000
Income Distribution	100.0%	100.0%	100.0%	100.0%	100.0%
0 – $24,999	33.1%	29.8%	37.1%	22.6%	30.6%
$25,000 – 49,999	24.2%	25.8%	30.1%	19.8%	26.0%
$50,00 – $79,999	18.8%	19.6%	15.7%	24.8%	19.2%
$80,000 +	23.9%	24.8%	17.1%	32.8%	24.1%
Median Contract Rent	$850	$1,000	$1,000	$1,325	$925
Median Gross Rent/Income Ratio	31.2	32.5	37.3	30.0	31.6
Educational Attainment					
Less than High School	19.0%	16.5%	17.6%	6.0%	19.2%
High School Graduate	25.9%	22.1%	23.3%	9.0%	24.6%
Greater than High School	55.1%	61.4%	59.1%	85.0%	56.2%
Householder Employment					
Unemployment Rate	5.1%	5.0%	**	4.8%	5.6%
Not In Labor Force	32.1%	20.5%	22.5%	18.9%	21.5%
Household Types	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.4%	4.0%	**	2.6%*	4.3%
Single Adult	22.2%	28.5%	19.5%	34.5%	22.3%
Single w/ Child(ren)	6.8%	8.4%	4.4%*	4.0%	11.0%
Elderly Household	9.5%	2.4%	**	**	3.0%
Adult Household	25.5%	30.4%	40.8%	44.5%	26.8%
Adults with Child(ren)	24.5%	26.4%	33.8%	13.3%	32.6%
Crowded Renter Households (more than 1 person per room)	10.2%	10.6%	20.0%	6.3%	12.3%

Source: U.S. Bureau of the Census, 2005 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.

borough area 5 (Kingsbridge Heights/Mosholu), and Brooklyn sub-borough area 10 (Bay Ridge) were households new to the neighborhood in the last five years. This suggests these are very dynamic neighborhoods with a fair amount of turnover activity.

Homeownership of Recent-Movers

In 2005, two-thirds of the households in the City were renters and one-third were owners (Table 2.60). Contrary to this occupancy pattern by tenure for all households, the overwhelming preponderance of recent-movers were renters: 94 percent of recent-movers from outside the United States, 85 percent of recent-movers from other places in the United States, and 77 percent of those from other places in the City were renters. As a result, compared to the city-wide ownership rate of 33.3 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 6.4 percent, 14.6 percent, and 22.6 percent respectively.

Variation of Educational Attainment of Recent-Movers

Of householders who were recent-movers, those who had moved into their current residences from other parts of the country outside the City were the best educated: 66 percent of them had graduated at least from college (Table 2.61). In terms of this higher educational attainment, householders who had moved into their current residence from other places within the City had the lowest level: only 37 percent had graduated at least from college.

Economic Variation of Recent-Movers

Among recent-mover groups, those from other parts of the United States outside the City had the highest incomes. Their 2004 median income was $55,000—that is, $15,000 more than the median income of all households in the City (Table 2.60). However, among recently-moved owner groups, those from other places within the City had the highest income: $80,000.

The labor-force-participation rate for all recent-mover groups as a whole was very high compared to all individuals in the City. In 2005, 79.5 percent of the individuals in recently-moved households participated in the labor force, compared to the city-wide overall rate of 67.9 percent (Table 2.60). Particularly, for those who had recently moved into their current residences in the City from other parts of the United States outside the City, who were the best educated, the rate was remarkably high: 81.1 percent, or 13.2 percentage points higher than the city-wide rate.

In 2005, the unemployment rate for all householders in the City was 5.1 percent, while the rate for recent-movers from other parts of the United States was 4.8 percent (Table 2.60).

Recent-Movers by Household Type

A review of recent-movers by household types reveals the uniquely varied household composition of each group of recently-moved households. 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 minor children (25 percent), and single adult households (22 percent). The remaining

Table 2.61
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 2005

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	19.0%	17.6%	6.0%	19.2%	20.4%
High School Graduate	25.9%	23.3%	9.0%	24.6%	28.1%
13-15 Years	18.6%	15.1%	18.7%	19.1%	18.6%
At Least College Graduate	36.6%	44.0%	66.3%	37.1%	33.0%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Including Puerto Rico.

households were divided into single elderly households (11 percent), elderly households (10 percent), and single adult households with minor children (7 percent) (Table 2.60). Compared to this pattern of households overall, the dominant proportion of households that had recently moved into the City from outside the United States was one of the following two adult household types: adult households (41 percent) and adult households with minor children (34 percent). On the other hand, four-fifths of recent-movers from other places in the United States were either single adult households (35 percent) or adult households (45 percent). The household composition pattern of recent-movers from other places within the City approximated that of all households, with the following exceptions: higher proportions of adult households with minor children and single adult households with minor children and lower proportions of elderly households and single elderly households.

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

The population in the City increased remarkably in the 1990s and its growth has continued considerably since 2000, as discussed earlier in this chapter, while the crowding rate in the City declined between 2002 and 2005. This phenomenon resulted from the considerable increase in the number of owner households, whose average household size is larger than that of all households, by 29,000, while the number of renter households, whose average household size is smaller than that of all households, remained virtually the same.

It is, however, still pertinent to estimate the number of doubled-up households to unearth the magnitude of hidden households and to analyze their characteristics in order to assess their potential housing requirements in the City, since it is very probable that, despite the crowding rate decline, many poor households, particularly recent immigrant households, are doubled-up.

The analysis of the City's doubled-up situations is prepared and presented applying the same definitions of the following types of households and families that have been used in previous HVS reports:

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 2005 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 2005 HVS reports that 114,000 households, or 3.7 percent of all households in the City, contained at least one sub-family (Table 2.62). The equivalent number and proportion in 2002 were 120,000 and 4.0 percent. In addition, 142,000 households, or 4.7 percent of all households, contained a secondary individual in 2005. The number and proportion in 2002 were 134,000 and 4.5 percent. Together, there were 255,000 doubled-up households in the City in 2005, about the same as the 254,000 such households in 2002.[13]

In 2005, three-quarters of the heads of doubled-up households containing sub-families were either black (29 percent), non-Puerto Rican Hispanic (27 percent), or Asian (19 percent) (Table 2.62). The remaining quarter were either white (14 percent) or Puerto Rican (11 percent).

The racial and ethnic pattern of heads of households containing secondary individuals was profoundly different from that of households containing sub-families. Half of the heads of households containing secondary individuals were white, while almost all of the remainder were either non-Puerto Rican Hispanic (18 percent), black (15 percent), or Asian (13 percent) (Table 2.62).

Of the 114,000 doubled-up households containing sub-families, 71,000 households or 63 percent were renters (Table 2.62). With a crowding rate (more than one person per room) of 44.9 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 4.4 times the overall crowding rate of 10.2 percent for all renter households in the City. Of doubled-up renter households, 12.2 percent were severely crowded (more than 1.5 persons per room). This was 3.3 times the comparable proportion for all renter households.

13 Moon Wha Lee, *Housing New York City 2002*, pages 143 to 145.

Table 2.62
Selected Characteristics of Doubled-up Households Containing Sub-Families or Secondary Individuals by Tenure of the Householder
New York City 2005

	Tenure of the Householder		
Characteristic	**All**	**Renter**	**Owner**
Total Households	3,0370,996	2,027,626	1,010,370
Total Doubled-up Households	255,168	188,571	66,597
Doubled-up households containing at least one **Sub-Family** (percent)[a]	113,543 (3.7%)	71,312 (3.5%)	42,231 (4.2%)
Median Income (in 2004)	$55,000	$41,200	$76,200
Crowded[(b)]	39,384 (34.7%)	31,997 (44.9%)	7,387 (17.5%)
Severely Crowded[(b)]	9,634 (8.5%)	8,685 (12.2%)	**
Immigrant householder	59,457 (57.7%)	39,384 (60.2%)	20,072 (53.5%)
Race/Ethnicity of householder			
White	16,277 (14.3%)	6,460 (9.1%)	9,817 (23.2%)
Black	32,496 (28.6%)	18,839 (26.4%)	13,658 (32.3%)
Puerto Rican	12,049 (10.6%)	8,980 (12.6%)	** (7.3%*)
Non-Puerto Rican Hispanic	30,791 (27.1%)	26,159 (36.7%)	4,632 (11.0%)
Asian	21,711 (19.1%)	10,874 (15.2%)	10,836 (25.7%)
Other	**	**	**
Doubled-up households containing **Secondary Individual (percent)**	141,625 (4.7%)	117,259 (5.8%)	24,366 (2.4%)
Median income (in 2004)	$68,000	$63,000	$97,000
Crowded[(b)]	11,941 (8.4%)	10,928 (9.3%)	**
Severely Crowded[(b)]	5,262 (3.7%)	5,057 (4.3%)	**
Immigrant householder	40,153 (34.8%)	34,711 (36.1%)	5,442 (28.1%)
Race/Ethnicity of householder			
White	70,991 (50.1%)	58,820 (50.2%)	12,171 (49.9%)
Black	20,742 (14.6%)	16,165 (13.8%)	4,577* (18.8%)
Puerto Rican	4,522* (3.2%)	** (2.7%*)	**
Non-Puerto Rican Hispanic	25,240 (17.8%)	21,929 (18.7%)	** (13.6%*)
Asian	17,842 (12.6%)	15,435 (13.2%)	**
Other	**	**	**

Source: U.S. Bureau of the Census, 2005 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

Of the 142,000 doubled-up households containing secondary individuals, 117,000 households or 83 percent were renters (Table 2.62).

Of households containing sub-families, 58 percent had immigrant heads, while, of households containing secondary individuals, 35 percent had immigrant heads (Table 2.62). Thus, it is clear that doubled-up households, particularly those containing sub-families, are typical of immigrant households. In other words, many immigrant households host hidden households. Three-fifths of renter households containing sub-families were immigrant households, while 36 percent of renter households containing secondary individuals were headed by an immigrant householder. Again, sub-families and secondary individuals are a typical phenomenon of immigrant households.

Number and Characteristics of Sub-Families and Secondary Individuals

In 2005, altogether there were 449,000 hidden households in the City: 159,000 sub-families and 290,000 secondary individuals (Table 2.63). Of these, 85 percent were in either Manhattan (124,000), Brooklyn (136,000), or Queens (121,000). In each of all ten sub-borough areas in Manhattan—except for sub-borough areas 1 (Greenwich Village/Financial District), 5 (Upper West Side), 8 (Central Harlem), and 9 (East Harlem)—there were more than 10,000 sub-families and secondary individuals. In Brooklyn—in sub-borough areas 1 (Williamsburg/Greenpoint), 4 (Bushwick), 7 (Sunset Park), and 18 (Flatbush/Canarsie)—there were also more than 10,000 sub-families and secondary individuals. The number of sub-families and secondary individuals in these sub-borough areas in Queens was also as large: 1 (Astoria), 3 (Jackson Heights), 4 (Elmhurst/Corona), and 7 (Flushing/Whitestone).[14]

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, as revealed in the above discussion of doubled-up households (Table 2.63).

Of the 159,000 sub-families in 2005, 101,000 or 64 percent were in renter households. The median income of these sub-families in renter households was only $15,000, which was just 47 percent of the median income of all renter households in the City, $32,000, in 2004 (Tables 3.1 and 2.63). Of renter sub-families, 56,000 or 56 percent had incomes below $20,000 in 2004.

Crowding was an extremely serious housing problem for renter sub-families: almost half of the 101,000 renter sub-families (46.6 percent or 47,000) were crowded. Renter sub-families were also very poor. Of crowded renter sub-families, 27,000 or over half had incomes below $20,000 in 2004 (Table 2.63). Of renter sub-families, 13,000 or 13.2 percent were severely crowded. Of these severely crowded renter sub-families, 56 percent had incomes below $20,000 in 2004.

About 85 percent of the 290,000 secondary individuals, or 245,000 secondary individuals, lived in renter households in 2005 (Table 2.63). The median income of these secondary individuals in renter households was $24,000, or 75 percent of the median income of all renter households in the City. Of these secondary individuals in renter households, 104,000 or 43 percent had incomes below $20,000.

14 Appendix A, 2005 HVS Data for Sub-Borough Areas, Table A.10.

Table 2.63
Selected Characteristics of Sub-Families and Secondary Individuals by Tenure of Householder
New York City 2005

	Tenure of Householder		
Characteristic	**All**	**Renter**	**Owner**
Sub-families	159,011	100,995	58,016
Median income (2004)	$19,600	$15,000	$28,000
Incomes below $20,000	79,825 (50.2%)	56,065 (55.5%)	23,760 (41.0%)
Crowded[(b)]	57,422 (36.1%)	47,018 (46.6%)	10,404 (17.9%)
Incomes below $20,000	31,739	26,775	4,964*
Severely crowded[(b)]	14,779 (9.3%)	13,318 (13.2%)	**
Incomes below $20,000	8,274	7,497	**
Immigrant householder	82,122 (57.3%)	54,660 (59.4%)	27,462 (53.5%)
Race/Ethnicity			
White	22,547 (14.2%)	8,638 (8.6%)	13,909 (24.0%)
Black	44,010 (27.7%)	26,364 (26.1%)	17,646 (30.4%)
Puerto Rican	17,573 (11.1%)	13,423 (13.3%)	4,150* (7.2%)
Non-Puerto Rican Hispanic	42,376 (26.6%)	36,562 (36.2%)	5,814 (10.0%)
Asian	30,975 (19.5%)	15,219 (15.1%)	15,756 (27.2%)
Other	**	**	**
Secondary Individuals	290,003	245,204	44,799
Median income (2004)	$24,000	$24,000	$21,200
Incomes less than $20,000	125,086 (43.1%)	104,390 (42.6%)	20,696 (46.2%)
Crowded[(b)]	39,558 (13.6%)	37,458 (15.3%)	**
Incomes below $20,000	23,819	22,274	**
Severely crowded[(b)]	16,217 (5.6%)	15,661 (6.4%)	**
Incomes below $20,000	11,209	10,654	**
Immigrant householder	92,177 (38.7%)	79,998 (39.7%)	12,179 (33.4%)
Race/Ethnicity			
White	131,337 (45.3%)	113,031 (46.1%)	18,306 (40.9%)
Black	40,286 (13.9%)	30,367 (12.4%)	9,919 (22.1%)
Puerto Rican	9,942 (3.4%)	6,151 (2.5%)	** (8.5%)*
Non-Puerto Rican Hispanic	61,095 (21.1%)	54,879 (22.4%)	6,216 (13.9%)
Asian	43,982 (15.2%)	37,611 (15.3%)	6,372 (14.2%)
Other	** (1.2%)*	** (1.3%)*	**

Source: U.S. Bureau of the Census, 2005 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.

Of all 245,000 secondary individuals in renter households, 15.3 percent were crowded, while 6.4 percent were severely crowded (Table 2.63). Secondary individuals in crowded renter households were poor: 59 percent of them had incomes of less than $20,000 in 2004, while, of all such individuals in severely crowded renter households, 68 percent had such low incomes in 2004.

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

According to the 2005 HVS, 27,000 sub-families in renter households had incomes below $20,000 in 2004 and were crowded (Table 2.64). The median income of these sub-families was a mere $7,000, an extremely low 22 percent of the median income of all renter households in the City in 2004. Of these 27,000 sub-families, an overwhelming 47 percent were not in the labor force. The principal reason given for their not being in the labor force was family/childcare (39 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 6.1. Of these poor sub-families in crowded renter households, about two-thirds were single-female-parent sub-families, and half of the heads of these sub-families had not finished high school.

At the same time, the 2005 HVS reports that there were 22,000 secondary individuals with incomes of less than $20,000 in 2004 living in crowded renter households (Table 2.65). Almost three-fifths of these had not finished high school. The median income of these single individuals was an extremely low $7,000, 22 percent of the median income of all renter households, in 2004. Their median share of the hosting household's income was 11 percent, and the average size of the hosting household was 6.2 persons. Since, although these individuals' incomes and their shares of the hosting households' incomes were low, there might be other individuals who could also contribute to the households' incomes, as the average household size suggests, the median rent/income ratio of the hosting households was a relatively low 22.9 percent.

Of the 27,000 poor sub-families in crowded renter households discussed above, 29 percent (Table 2.64) 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 an appallingly low $5,000, and the rent/income ratio of the doubled-up households containing these sub-families was 70.8 percent (Table 2.66). 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 incomes 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 situation forces them to become separated.

Table 2.64
Selected Characteristics of Sub-families with Incomes Less than $20,000 in Crowded Renter Households
New York City 2005

Characteristics	Number or Percent[a]
Number	26,775
Family composition	
Single parent	18,591 (69.4%)
Female single parent	17,407 (65.0%)
Couple (with or without children)	8,184 (30.6%)
Relationship to householder	
Child	45.2%
Other relative	45.4%
Non-relative	**
Median Income (2004 dollars)	$6,924
Median income by source	
None	$0
Earnings	10,200
Public assistance	5,000*
Primary income source	26,775 (100.0%)
No income	7,060 (26.4%)
Earnings	14,151 (52.9%)
Public assistance	** (14.7%)*
Percent receiving Public Assistance	17.9%
Worked last week (family head)	11,798 (44.1%)
Not in labor force (family head)[b]	12,478 (46.6%)
Main reason not in labor force	
Family/Child care	38.5%
Median gross rent-income ratio of household	32.4%
Median share of household income (by primary income source)	17%
None	0%
Earnings	25%
Public assistance	28%*
Receive less than 20% of household income	15,444 (57.7%)
Receive 40% or more of household income	5,851 (21.9%)
Mean number of children under 18	1.2
Mean number of persons in household	6.06
Median age of sub-family head	27 years
Female single parent	25 years
Education of sub-family head	
Less than high school	50.6%
High school diploma or more	49.4%

Source: U.S. Bureau of the Census, 2005 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. 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.
* Since the number of sub-families is small, interpret with caution.
** Too few sub-families to report.

Table 2.65
Selected Characteristics of Secondary Individuals with Incomes Less than $20,000 in Crowded Renter Households
New York City 2005

Characteristics	Number or Percent[a]
Number	22,274
Males	15,290 (68.6%)
Females	6,983 (31.4%)
Median Age	
Males	26
Females	32
Median income (2004 dollars)	$7,000
Males	$9,000
Females	$4,000
Receiving less than 20% of household income	14,339 (64.4%)
Median share of household's income	11%
Primary income source	
None	26.5%
Earnings	70.4%
Percent receiving public assistance	*
Not in labor force[b]	18.7%
Worked last week	77.6%
Unemployment rate	*
Education	
Less than high school	57.4%
High school diploma or more	42.6%
Median gross rent/income ratio of household	22.9%
Mean size of household	6.2 persons

Source: U.S. Bureau of the Census, 2005 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.
* Too few secondary individuals to report.

Table 2.66
Selected Characteristics of Sub-Families with Incomes Less than $20,000 in Crowded Renter Households with Very High Rent Burden New York City 2005

Characteristics	Number or Percent[a]
Number	7,844
Single female-headed	5,013 (63.9%)
Median income (2004 dollars)	$5,000
Median income by source	
None	0
Earnings	$9,000*
Public Assistance	**
Primary income source:	
No income	**
Earnings	46.8%*
Public assistance	**
Worked last week (family head)	40.2%*
Not in labor force[b] (family head)	53.0%
Receive less than 20% of household income	**
Receive 40% or more of household income	40.9%*
Median share of household income	29%
Family composition:	
Single parent	66.9%
Female single parent	63.9%
Couple	**
Median age of female, single parent sub-family head	25
Education of sub-family head	
Less than high school	56.4%
High school diploma or more	43.6%*
Median gross rent/income ratio of household	70.8
Median total household income	$22,100

Source: U.S. Bureau of the Census, 2005 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.

Previously Homeless Households

Reliable data on homeless individuals and families and their characteristics are 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 to be a leading cause of homelessness in the City's sharply inflationary housing market.

According to the 2005 HVS, 80,000 people in 23,000 households told the Census Bureau that they had come from a homeless situation within the past five years, where they had been homeless because they could not afford their own housing (Tables 2.67 and 2.68). The median age of these individuals was 21. Almost nine in ten of these people were either black (43 percent), Puerto Rican (31 percent), or non-Puerto Rican Hispanic (13 percent). And nine in ten of them were primary families (82 percent) or individuals (6 percent). In other words, almost all of them 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 $8,000, only 20 percent of the median income of all households in 2004 (Table 2.67). Only 58 percent of them had finished at least high school, and 28 percent of them were unemployed, while 80 percent of the individuals in the City as a whole had that level of educational attainment and only 6.3 percent were unemployed in 2005 (Tables 2.11 and 3.55).

Even with such a low income, 58 percent of them contributed 40 percent or more of their incomes to the incomes of their households (Table 2.67). However, even with such contributions, the households' median income was just $15,000, only 38 percent of the median income of all households in the City in 2004 (Table 2.68). Almost all of such households were renters, and these renters paid 52.8 percent of their incomes for gross rent, compared to 31.2 percent for all renter households in the City in 2005 (Table 6.30). More than half of these households received some type of rent subsidy.[15] Despite paying such a high proportion of their income for rent, 18.6 percent of such households were crowded, compared to 10.2 percent of all renter households in the City.

Housing and neighborhood conditions of households containing formerly homeless individuals were unparalleledly poor compared to the overall conditions of housing units and neighborhoods where average New Yorkers lived. Of these households, 35 percent lived in physically poor housing units, compared to 8 percent of all households (Table 2.69). Moreover, only 60 percent of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while 78 percent of all households in the City gave their neighborhood conditions such ratings.

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 towards making them homeless again.

15 For further information on specific rent subsidy programs, see Chapter 6, "Variations in Rent Expenditure."

Table 2.67
Selected Characteristics of Individuals who Came from Homeless Situation who were Homeless Because Could Not Afford Own Housing New York City 2005

Characteristics	Number or Percent
Number	80,144
Male	30,982 (38.7%)
Female	49,161 (61.3%)
Median age	21
Under 18	45.0%
18 – 24	10.8%
25 – 34	13.2%
35 – 44	15.9%
45 – 54	8.3%
55+	6.8%
Race/Ethnicity	100.0%
White	11.3%
Black/African-American	43.0%
Puerto Rican	30.9%
Non-Puerto Rican Hispanic	13.2%
Family Type	100.0%
Primary family	82.0%
Primary individual	6.0%
Secondary individual or sub-family	11.9%
Median Income (2004 dollars)	$8,088
Males	$10,000
Females	$8,000
Income Distribution (age 18+)	100.0%
Less than $5,000/Loss/None	32.7%
$5,000 – 9,999	22.7%
$10,000 – 19,999	24.3%
$20,000 – 29,999	9.7%
$30,000+	10.6%
Primary income source (age 18+)	
None	16.9%
Earnings	45.0%
Public assistance	27.5%
Share of Household's Income (age 18+)	
0 – 19%	28.9%
20 – 39%	13.5%
40%+	57.6%
Unemployment Rate (age 18+)	27.5%
Not in Labor Force[a]	49.8%
Education	
Less than high school	41.7%
High school diploma or more	58.3%

Source: U.S. Bureau of the Census, 2005 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 2.68
Selected Characteristics of Households Containing Individuals who Came from Homeless Situation who were Homeless Because Could Not Afford Housing New York City 2005

Characteristics	Number or Percent
Number of Households	22,669
Renter	21,646 (95.5%)
Owner	**
Type of Household	
Single adult (with or without child)	73.9%
Adult couple (with or without children)	26.1%
Median age of householder	38.0
Percent male	23.6%
Percent female	76.4%
Race/Ethnicity of householder	
White	15.2%
Black/African-American	39.8%
Puerto Rican	31.3%
Non-Puerto Rican Hispanic	11.9%
Rent regulatory status (renters)	
Stabilized	61.2%
Unregulated	21.9%
Public Housing	**
Receives Rent Subsidy	50.5%
Section 8	36.5%
Receives Public Assistance	69.0%
Formerly homeless person is related to householder as:	
Householder or spouse	35.7%
Child of householder	46.3%
Other relative of householder	14.7%
Non-relative	**
Median Household Income	$15,332
Median Gross Rent	$870
Median Gross Rent/Income Ratio	52.8
Education of Householder	
Less than high school	40.6%
High school graduate	26.5%
More than high school	32.8%
Unemployment Rate (householder)	25.7%
Not in the Labor Force[a]	48.3%
Mean size of household	3.54 persons
Percent Crowded	18.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.
a Not in labor force means did not work last week, not temporarily absent or on layoff, and not looking for work.

Table 2.69
Housing and Neighborhood Characteristics of Households Containing Individuals who Came from Homeless Situation and of All Households
New York City 2005

Characteristics	Households Containing Formerly Homeless[a]	All Households
Number	22,669	3,037,996
Physically Poor	35.4%	7.9%
With Five or More Maintenance Deficiencies	**	3.4%
Crowded	18.6%`	7.9%
With One or More Housing Defect Types	18.5%*	7.4%
Building with Broken/Boarded Up Windows on Street	**	5.6%
Rating Neighborhood Residential Structures Good/Excellent	60.4%	77.5%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.
a Homeless because could not afford own housing.

3 Household Incomes

Introduction

Of household characteristics, the most critical single descriptor for housing demand—specifically, effective demand—is the amount of income available to the household. Changes in household incomes affect all aspects of the City's rental and owner housing markets. 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, public policies—such as rent control and rent stabilization, public housing, publicly-assisted housing, such as Mitchell-Lama units, and other housing policies—intervene in how demand is formed and functions and in the intersection of demand and supply. Thus, income issues in this chapter are presented and analyzed by rent-regulation status, income classifications of the U.S. Department of Housing and Urban Development (HUD), and type of ownership.

As in large housing markets, 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 not only by rent-regulation status or type of ownership, but also by race and ethnicity.

Other household characteristics, as discussed in the previous chapter, "Residential Population and Households," also serve as modifiers to household income. Therefore, the chapter covers household incomes by other household characteristics, such as household size and household types.

This chapter also covers poor households by analyzing data on two descriptors: households with incomes below the federal poverty level and households receiving cash Public Assistance.

Household income alone does not reveal what contributes to changes in income. Neither does household income provide any indication of how a household might possibly improve its income in the near future by utilizing the unused potential of household members. 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 also analyzes employment characteristics of individuals, such as labor-force participation, unemployment, and occupational and industrial patterns.

The 2005 HVS, which was administered between February and June 2005, collected information on household income for calendar year 2004. The comparisons of household income between the 2002 and 2005 HVSs are, therefore, comparisons between annual income in calendar year 2001 and annual income in calendar year 2004.

Household Incomes

The amount of income that the household can allot to housing costs principally determines the specific segment of the housing inventory a household can choose. Such segments include tenure; building class and type; rent-regulatory status or form of ownership; condition of the unit; and the physical condition, location, and socio-economic characteristics of the neighborhood. This section opens with a discussion of changes in median household incomes between 2001 and 2004. Next, changes in real household incomes are analyzed in the context of the long-term trend.

Changes in Household Incomes

Changes in household incomes have determining effects on the demand for housing, on rent levels, on the sale prices of owner units, and on the affordability of the unit. These effects will, in turn, often lead to the enhanced willingness of owners, particularly private owners, to invest in and keep up their properties.

The 2005 HVS reports that the real incomes of New Yorkers declined significantly over the three years from 2001 to 2004. For all households, renters and owners together, the median household income in current dollars grew by 2.6 percent, from $39,000 to $40,000, or by an annual compound rate of 0.9 percent (Table 3.1). However, during the three-year period, the annual average Consumer Price Index (CPI)[1] grew by 9.5 percent, outpacing the growth rate of 2.6 percent for household income. Consequently, real household income, after adjusting for inflation, declined by 6.3 percent, or by an annual compound rate of 2.2 percent.

Table 3.1
Median Household Income in Constant and Current Dollars by Tenure
New York City 2001 and 2004

			Percent Change	Average Annual Compound Rate of Change
Tenure	**2001**	**2004**	**2001-2004**	**2001-2004**
	Constant (2004) Dollars			
Both	$42,689	$40,000	-6.3%	-2.15%
Owner	$65,676	$65,000	-1.0%	-0.34%
Renter	$33,933	$32,000	-5.7%	-1.94%
	Current Dollars			
Both	$39,000	$40,000	+2.6%	+0.85%
Owner	$60,000	$65,000	+8.3%	+2.70%
Renter	$31,000	$32,000	+3.2%	+1.06%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a In the Income chapter, current 2001 dollars are multiplied by the following fraction to produce constant 2004 dollars: Consumer Price Index for all Urban Consumers (CPI-U) for New York-Northern N.J.-Long Island, All Items, average monthly value in 2004 divided by the average monthly value in 2001 (204.8/187.1).
b Unless otherwise noted, 2001 and 2004 income data include imputed values where they were not reported.

1 For New York-Northern New Jersey-Long Island, NY-NJ-CT-PA, provided by the U.S. Department of Labor, Bureau of Labor Statistics.

The primary cause of real income decline in New York City between 2001 and 2004 was a serious decline in the number of workers in households in the City in the industrial categories of finance, information, management, and other related categories whose contributions to the City's economy, particularly in regard to employment and household income, are enormous. The 2005 HVS reports that a quarter of New Yorkers aged 16 or over were employed in the following three industrial groups whose weekly earnings were substantially higher than the city-wide average earnings in 2005: finance, insurance, real estate rental leasing (FIRE) (9.7 percent); information (3.4 percent); and professional, scientific, management, administrative, waste management (12.2 percent).[2] According to the U.S. Bureau of Labor Statistics' data on area employment, hours, and earnings, the number of jobs in the financial services, information, and professional and business services categories in the City declined considerably between 2001 and 2004, by 40,000, 38,000, and 40,000 respectively.[3]

According to the 2002 and 2005 HVSs, in 2001 the median income of households whose primary source of income was investments was $63,268 in 2004 dollars, the highest level of households with any source of income. Three years later in 2004, the median income of households whose primary source of income was investments was $38,900, a real decline of 39 percent or $24,368 in 2004 dollars (Table 3.29). Although only 1.2 percent of all households in the City reported that investments were the primary source of their 2004 household income, the 39-percent decline in their household income could have had an impact on the city-wide median household income decline (Table 3.30).

Another important cause of the decline in real household income between 2001 and 2004 was the relatively large increase in the inflation rate of 9.5 percent for the three years, during which household income grew at a slower clip. The CPI growth in the 2001-2004 period was the highest for any of the previous three-year periods covered by the HVS since 1990: 8.1 percent for the 1992-1995 period; 7.0 percent for the 1995-1998 period; 7.8 percent for the 1998-2001 period; and 9.5 percent for the 2001-2004 period.

In the previous three years, between 1998 and 2001, real household income grew by 9.7 percent, while it grew by 4.2 percent between 1995 and 1998. Consequently, despite the most recent decline, real household income grew at a moderate clip in the nine years between 1995 and 2004 by an average annual compound rate of 0.76 percent for all households, 0.66 percent for renter households, and 0.65 percent for owner households (Table 3.2).

Changes in Household Incomes by Tenure

Decline in household income has depressing effects on the demand for housing and deserves to be analyzed by tenure. New York City renters' median household income was $32,000 in 2005, up from $31,000 in 2002, while owners' median income in 2005 was $65,000, up from $60,000 in 2002. The growth of median income for renters and owners separately also did not exceed the inflation rate during the three-year period between 2001 and 2004. Renters' nominal income, their income before inflation, did not increase appreciably (Table 3.1). In constant dollars—that is, income after adjusting for inflation—renters' incomes declined by 5.7 percent or by an annual compound rate of 1.94 percent. During the same three-year period, owners' nominal income increased by $5,000, or by 8.3 percent. But after adjusting for inflation, owner income inched down by an average annual compound rate of 0.34 percent.

2 For further information, see Table 3.66 in Chapter 3, "Household Incomes."

3 U.S. Department of Labor, Bureau of Labor Statistics, "State and Area Employment, Hours, and Earnings, 2006."

Table 3.2
Median Household Income in Constant and Current Dollars by Tenure
New York City, Selected Years 1995-2004 [a]

Tenure	1995	1998	2001	2004	Average Annual Compound Rate of Change 1995-2004
			Constant (2004) Dollars		
Both	$37,374	$38,931	$42,689	$40,000	+0.76%
Owner	$61,316	$62,525	$65,676	$65,000	+0.65%
Renter	$30,167	$30,673	$33,933	$32,000	+0.66%
			Current Dollars		
Both	$29,600	$33,000	$39,000	$40,000	+3.40%
Owner	$48,562	$53,000	$60,000	$65,000	+3.29%
Renter	$23,892	$26,000	$31,000	$32,000	+3.30%

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 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.

Table 3.3
Median Household Income by Household Income Quintile in 2004 Dollars
New York City 2001 and 2004

Household Income Quintile	2001	2004	Percent Change 2001-2004
Highest 20%	$129,163	$125,000	-3.2%
2nd Highest 20%	$68,413	$67,000	-2.1%
Middle 20%	$41,595	$40,000	-3.8%
2nd Lowest 20%	$22,330	$21,000	-6.0%
Lowest 20%	$8,210	$7,992	-2.7%
All Households	$42,689	$40,000	-6.3%

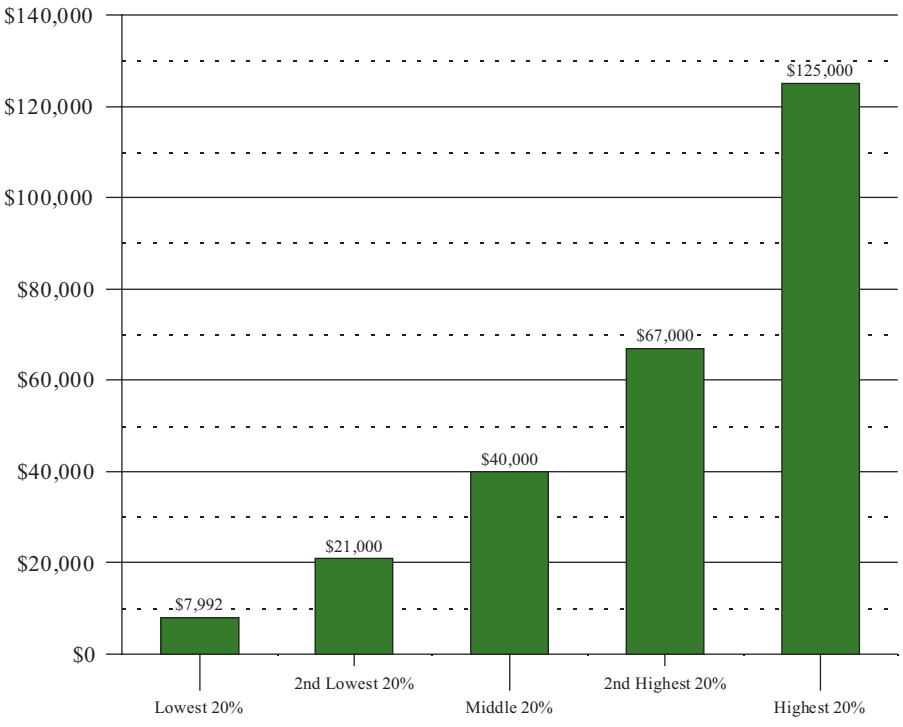
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: In 2004 the upper range of each quintile was: first- $14,388; second- $29,988; third- $51,800; fourth- $87,600; fifth- $1,827,211.

Changes in Household Income by Quintile

The aggregate data on 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 2004 dollars, it is apparent that New Yorkers' incomes declined noticeably for all levels, including the very top one. The rates of decline for all income quintiles were all below the overall city-wide rate of 6.3 percent in constant dollars in 2004. The rates of decline ranged from 2.1 percent for the second-highest quintile to 6.0 percent for the second-lowest quintile (Table 3.3).

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 (Figure 3.1). In 2004, the median income of the 604,000 households in the lowest income quintile was only $7,992, or a mere 6 percent of the median income of the $125,000 for the 608,000 households in the highest income quintile (Table 3.3). The median income of the richest household group was more than 15 times the income of the poorest group. The paucity of absolute dollars available to these extremely poor households and the concomitant impact on their ability to afford decent housing unequivocally demonstrate the magnitude of their housing poverty situations and their need for various forms of housing assistance.

Figure 3.1
Median Household Income by Quintile
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

In 2005, of these extremely poor households in the lowest income quintile, 83 percent, or 504,000 households, were renters. A third of these extremely poor renters lived in heavily rent-subsidized units (public housing units, *in rem* units, or other-regulated units) or rent-controlled units, while the other two-thirds lived in rent-stabilized units (46 percent) or rent-unregulated units (21 percent). Of these extremely poor households in rent-stabilized or rent-unregulated units, nine in ten paid 50 percent or more of their income for rent, and three in ten received rent subsidies. And of such rent-subsidized poor households, 85 percent paid 50 percent or more of their income for gross rent. However, considering only the actual out-of-pocket payments toward rent, excluding the money from any rent subsidies they received, 40 percent of such rent-subsidized poor households in stabilized and unregulated units paid 50 percent or more of their income for rent.[4]

Of these extremely poor households in the lowest income quintile, 17 percent, or 100,000 households, were owners. Of these extremely poor owners, 63 percent lived in conventional owner units, while 28 percent lived in private cooperative or condominium units. The remaining about 10 percent lived in Mitchell-Lama cooperatives. Of the extremely poor owner households in conventional units, 68 percent said they had paid off their mortgages, while 73 percent of cooperative or condominium owners said they had paid off their housing debt.[5]

Close to half of all the extremely poor households in the lowest income quintile were either single elderly households (32 percent) or single households with children (13 percent), the two household types with median incomes of $12,360 and $20,000 respectively, the lowest and second-lowest household incomes in 2004. Renters had even lower incomes (Table 3.35).[6]

In short, public housing units, publicly assisted housing units, rent-controlled units, and various City, State, and federal housing subsidies, as well as rent stabilization, protected many of these extremely poor renter households; and most extremely poor owner households lived in units for which they had paid off their mortgages. Still, a significantly large proportion of extremely poor households, particularly those that were single elderly renter households or single renter households with children, needed to receive more housing assistance.

The household income disparity gradually descended as the level of income ascended, but still remained substantial, even at the second-highest quintile. The median income of the 561,000 households in the second-lowest quintile was $21,000, 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 658,000 households in the middle quintile was $40,000, which was five times the median income of $7,992 for households in the lowest income quintile but still less than a third of the median household income of households in the highest quintile.

The median income of the 607,000 households in the second-highest quintile was $67,000, which was more than eight times the median household income of the lowest quintile. However, the median income of the second-highest quintile was still only a little more than half of the median household income of the households in the highest quintile (Table 3.3).

The serious income gap between the poor and the rich remained virtually the same in 2004, as was the case three years earlier in 2001, since the incomes of the rich and the poor declined by similar rates: 3.2 percent and 2.7 percent respectively after inflation (Table 3.3). A fifth of the City's households are

4 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

5 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

6 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

the extremely poor, while another fifth are the very rich; they live in different neighborhoods in the City, not far from each other. 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 trend of disparity between the incomes of the affluent and the incomes of the poor, which had widened throughout the growth years of the mid- and late-1990s, continued to be maintained between 2001 and 2004. A persistent inequality in the distribution of household incomes in recent years has created an increased affordability hardship for the most vulnerable New Yorkers in an increasingly inflationary housing market where, for a rapidly growing number of households, housing is no longer just a necessity; it is a commodity for investment, or a commodity as well as shelter.

Causes of Household Income Differences

An analysis of the disaggregated data on households by the number of workers in the household in each quintile reveals that, in 2004, more than seven in ten households in the lowest income quintile did not have any workers, compared to more than a fifth of all households in the City with no workers (Table 3.4). On the other hand, only one in fifty households in the highest quintile had no workers. Almost a fifth of households in the top quintile had three or more workers, while almost no households with that many 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 2001 (Table 3.5). The sources and determinants of income will be further discussed later in this chapter, when data on employment and education are combined with data on income, particularly data on earnings.

Distribution of Household Income in New York City

Median income data for quintiles are useful for capsulizing a broad band of income information for each quintile, but they do not magnify further internal variations. Thus, in the following, income distribution will be examined by much narrower intervals to reveal 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 2001, a number of households in the City were very poor, while, on the other, a smaller but still very substantial number were rich. Specifically, 825,000 households, or 27 percent of all households in the City, were very poor, with incomes below $20,000 in 2004, while 501,000 households, or 16 percent of all households in the City, were very well-to-do, with incomes of $100,000 or more (Table 3.6).

The city-wide pattern was not similarly repeated in the distribution for renters or for owners. Instead, the pattern in each tenure was distinctively unique. In the distribution for renters, a third, or 676,000 households, had incomes below $20,000, while one in ten, or 194,000 households, had incomes of $100,000 or more (Table 3.6). Among owners, the pattern was inverted: one in seven, or 148,000 households, were very-low-income households, while three in ten, or 307,000 households, were high-income households (Figures 3.2, 3.3, and 3.4).

Table 3.4
Households Distributed into Income Quintiles
by Number of Workers in the Household
New York City 2004

Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	3,037,996	604,111	560,743	657,924	607,453	607,765
None	676,464	434,194	163,101	50,046	16,862	12,261
One	1,288,100	154,811	306,522	407,049	257,526	162,192
Two	854,904	13,449	82,286	169,859	265,090	324,221
Three or More	218,528	*	8,834	30,970	67,974	109,092

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	22.3%	71.9%	29.1%	7.6%	2.8%	2.0%
One	42.4%	25.6%	54.7%	61.9%	42.4%	26.7%
Two	28.1%	2.2%	14.7%	25.8%	43.6%	53.3%
Three or More	7.2%	*	1.6%	4.7%	11.2%	17.9%

Distribution within Number of Workers

Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All	100.0%	19.9%	18.5%	21.7%	20.0%	20.0%
None	100.0%	64.2%	24.1%	7.4%	2.5%	1.8%
One	100.0%	12.0%	23.8%	31.6%	20.0%	12.6%
Two	100.0%	1.6%	9.6%	19.9%	31.0%	37.9%
Three or More	100.0%	*	4.0%	14.2%	31.1%	49.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Too few households to report.

In the three-year period from 2001 to 2004, when the real median income of New Yorkers declined considerably, the number of very-low- and low-income households, households with incomes below $50,000, increased by 28,000. During the same three-year period, the number of high-income households, households with incomes of $100,000 or more, increased by only 13,000, while the number of moderate- and middle-income households, households with incomes at or above $50,000 but below $100,000, decreased by 9,000 (Table 3.6). A similar change was mirrored in renters' income distribution. However, the change in owners' income distribution was uniquely different from those for all households and for renter households. As the real median income of owner households grew at a slow clip between 2001 and 2004, the number of owner households with incomes below $100,000 changed little, while the number of high-income owner households, those with incomes of $100,000 or more, increased by 28,000.

Table 3.5
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.
Note:
* Too few households to report.

In 2004, a third of renter households, or 676,000 renter households, had incomes of less than $20,000 a year (Table 3.6). Such extremely poor households could only afford $555 a month or less 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 2004, only units in the following three categories, the rents 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.[7]

7 See Table 6.14 in Chapter Six, "Variations in Rent Expenditure."

Table 3.6
Distribution of Household Income in 2004 Dollars by Tenure
New York City 2001 and 2004

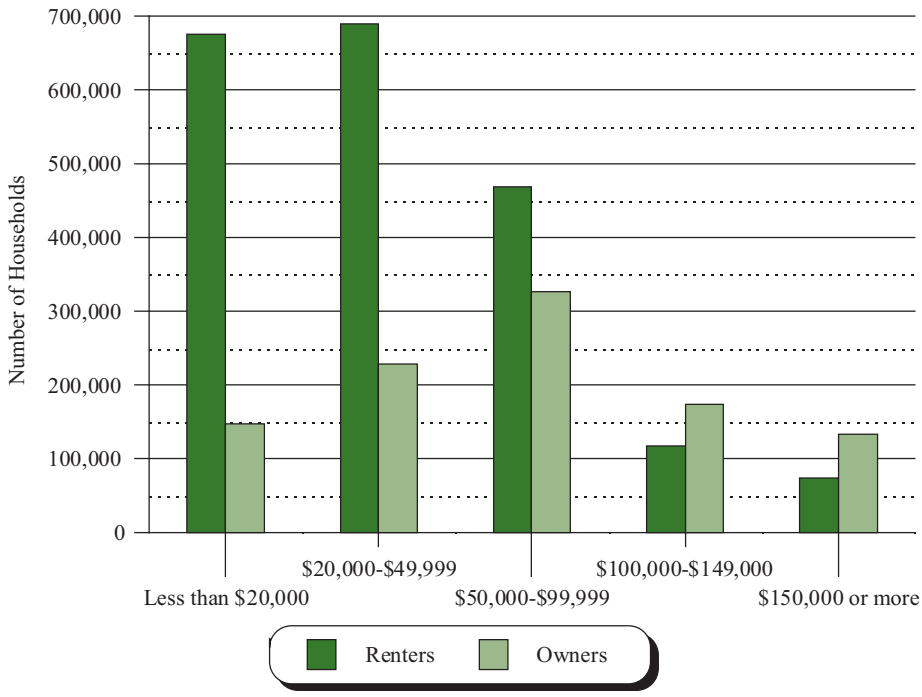
Household Income	Both				Renters				Owners			
	2001		2004		2001		2004		2001		2004	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All Households	3,005,318	100.0%	3,037,996	100.0%	2,023,504	100.0%	2,027,626	100.0%	981,814	100.0%	1,010,370	100.0%
<$5,000	163,715	5.4%	161,773	5.3%	131,857	6.5%	134,222	6.6%	31,858	3.2%	27,551	2.7%
$5,000 - $9,999	245,919	8.2%	245,175	8.1%	217,592	10.8%	213,920	10.6%	28,326	2.9%	31,255	3.1%
$10,000 - $14,999	207,423	6.9%	218,004	7.2%	161,802	8.0%	169,983	8.4%	45,621	4.6%	48,022	4.8%
$15,000 - $19,999	192,214	6.4%	199,556	6.6%	152,214	7.5%	158,086	7.8%	39,999	4.1%	41,470	4.1%
$20,000 - $29,999	322,768	10.7%	340,346	11.2%	245,216	12.1%	258,471	12.7%	77,553	7.9%	81,876	8.1%
$30,000 - $39,999	318,797	10.6%	312,500	10.3%	243,547	12.0%	237,944	11.7%	75,250	7.7%	74,555	7.4%
$40,000 - $49,999	261,705	8.7%	263,565	8.7%	184,219	9.1%	192,457	9.5%	77,485	7.9%	71,108	7.0%
$50,000 - $69,999	399,097	13.3%	419,037	13.8%	256,656	12.7%	262,289	12.9%	142,441	14.5%	156,748	15.5%
$70,000 - $99,999	406,331	13.5%	377,270	12.4%	223,007	11.0%	206,943	10.2%	183,324	18.7%	170,327	16.9%
$100,000 - $124,999	170,631	5.7%	192,782	6.3%	78,673	3.9%	77,895	3.8%	91,958	9.4%	114,887	11.4%
$125,000 - $149,999	96,894	3.2%	99,340	3.3%	41,195	2.0%	40,541	2.0%	55,700	5.7%	58,798	5.8%
$150,000 - $174,999	63,935	2.1%	68,159	2.2%	25,782	1.3%	27,105	1.3%	38,153	3.9%	41,053	4.1%
$175,000 - $199,999	44,626	1.5%	34,893	1.1%	16,580	0.8%	13,586	0.7%	28,046	2.9%	21,307	2.1%
$200,000 and over	111,263	3.7%	105,598	3.5%	45,165	2.2%	34,786	1.7%	66,099	6.7%	71,412	7.1%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Distribution of Household Incomes by HUD Income Classification

Another useful examination of New Yorkers' income distribution is to discuss incomes by applying the U.S. Department of Housing and Urban Development's (HUD's) income limits for the Section 8 program. HUD requires 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 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.

Figure 3.2
Renter and Owner Households by Income Group
New York City 2004

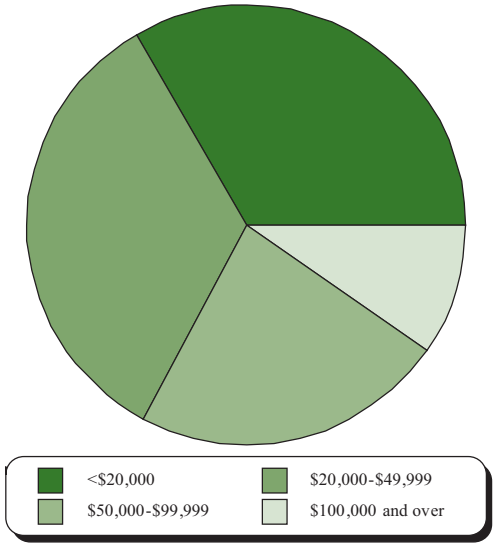


Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

HUD has required not only local government agencies but private groups as well to use its Section 8 income limits in their applications to HUD for CDBG, Home, and other grant funds. The HUD income limits have also been widely used in the City by planners and policy makers in the public and private sectors in developing new housing policies and programs. For this reason, there has been a great demand for the application of the HUD income definitions in analyzing income distribution using HVS data.

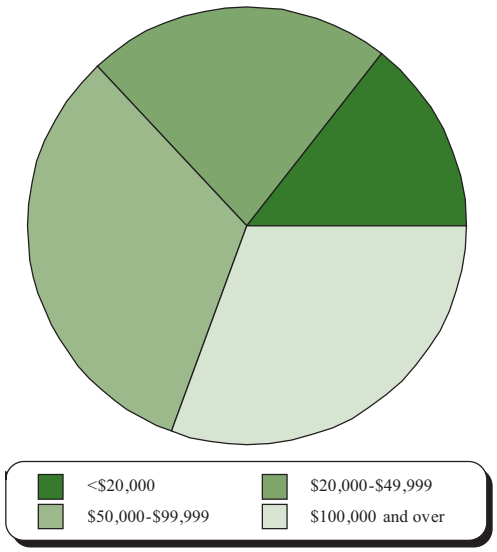
As the Consolidated Plan definition points out, HUD adjusts the income limits for the Section 8 program based on household size and local market conditions. Given these adjustments, the income level equivalent to the four-person median family income (MFI) for the New York, NY, Primary Metropolitan Statistical

Figure 3.3
Distribution of Renter Households by Income Level
New York City 2004



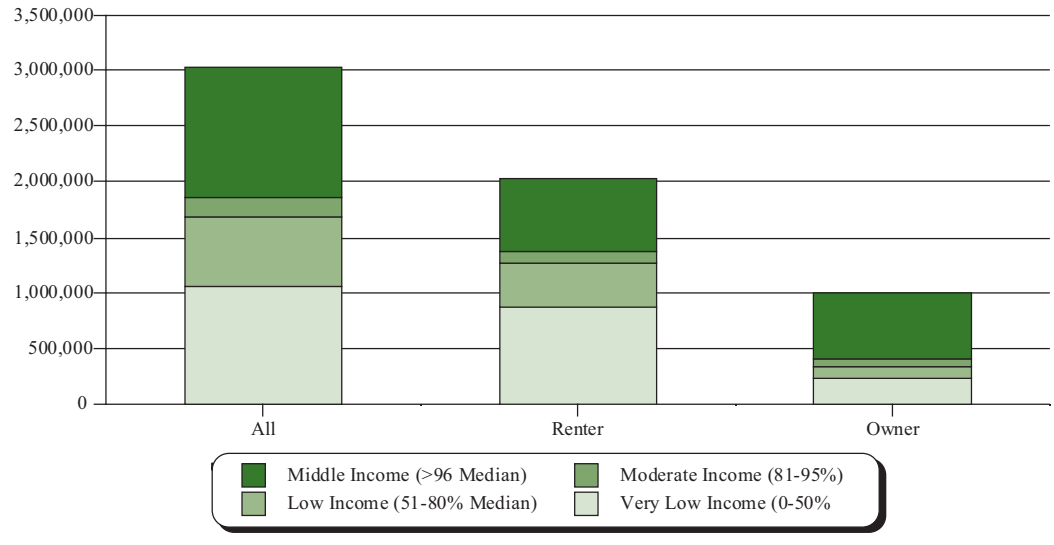
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 3.4
Distribution of Owner Households by Income Level
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 3.5
Number of Households by HUD Income Categories as Percent of PMSA Median Income by Tenure New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Area (PMSA)[8] was estimated at $54,400 for a family of four in 2005. However, median family income estimates are normally frozen if they would otherwise be less than the previous year's estimate. Income limits for 2003, 2004, and 2005 for the New York, NY, PMSA were held at the 2002 levels, since, based on 2000 Census data, they would have been lower than the 2002 limits estimated based on the 1990 Census.

The income limits for a family of four for each level effective for February 2005, unchanged since 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 30 percent of the median family income in the PMSA ($18,850 for a family of four persons), or the equivalent level adjusted for household size.

8 The New York, NY, Primary Metropolitan Statistical Area includes the City of New York and Putnam, Rockland, and Westchester Counties in the State of New York.

- Very-low-income households: households with incomes at or below 50 percent of the median family income in the area ($31,400 for a family of four persons), or the equivalent level adjusted for household size.

- 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 early 2004 confirms that a preponderance of households in the City were poor. Of the total number of 3,038,000 households (renter and owner households together), 1,069,000 households, or 35 percent, were very-low-income households with 2004 incomes that were less than 50 percent of the median family income, adjusted for each household size, in the PMSA (Table 3.7). Included in this number were 663,000 households, or 22 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 503,000 households, or 17 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

Table 3.7
Distribution of Household Income by HUD Consolidated Plan Income Categories by Tenure
New York City 2004

	Both		Renter		Owner	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
All	3,037,996	100.0%	2,027,626	100.0%	1,010,370	100.0%
Very Low Income (0-50% of MFI)	1,069,032	35.2	867,825	42.8	201,207	19.9
Extremely Low Income (0-30% of MFI)	663,266	21.8	557,153	27.5	106,113	10.5
Other Very Low Income (31-50% of MFI)	405,766	13.4	310,672	15.3	95,094	9.4
Other Low Income (51-80% of MFI)	503,233	16.6	377,879	18.6	125,354	12.4
Moderate Income (81-95% MFI)	194,331	6.4	125,093	6.2	69,238	6.9
Middle and Other Income (96% of MFI and over)	1,271,400	41.8	656,829	32.4	614,571	60.8

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: The median family income (MFI) for the New York, NY Primary Metropolitan Statistical Area (PMSA) for FFY2005 was $54,400. 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 February 2005 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 2005 Income Limits Briefing Material*, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, February 2005.

PMSA income. In short, according to the HUD income definitions, more than one in every two households in the City, or 1,572,000 households, were low-income households (Figure 3.5).

About one quarter of low-income renter households with incomes at or below 80 percent of the HUD median family income for each household size lived in public housing units, Mitchell-Lama rental units, *in rem* units, rent-controlled units, or other-regulated units. In other words, many low-income renter households in the City lived in public housing units, publicly-assisted housing units, or rent-controlled units. However, many of the remaining poor households, particularly renter households, were too poor to pay their housing costs without sacrificing their other needs.

In addition, 194,000 households, or 6 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.

Median Household Income by Borough

The median income for all households in the City as a whole was $40,000 in 2004. The city-wide median household income was not mirrored in each of the five boroughs of the City, as it ranged from $27,500 in the Bronx to $60,000 in Staten Island (Table 3.8 and Figure 3.6). Instead, the city-wide income decline of 6.3 percent impacted each of the boroughs differently. Also, changes in incomes for each tenure type in each borough between 2001 and 2004 did not resemble uniformly the overall changes in the City.

Changes in Median Household Income by Borough

In the Bronx, as in the City, the real median household income for all households declined, albeit by about half the city-wide decrease rate, to $27,500 in the three years between 2001 and 2004 (Table 3.8). However, this aggregate median income decline oversimplifies the distinctively differentiated rates of change for renters and owners in the borough. Renters' real income in the borough declined by 4.5 percent to $23,000. For owners, the income change was inverted: their real income grew surprisingly by 8.4 percent to $54,000. In the borough, 15 percent of owners, or 16,000 households, were recent movers, households that moved into their current residences from 2002 to 2005. The median income of these recently moved owner households was $60,000, 15 percent higher than the median income of long-term owners, who moved into their current residences before 2002.[9] This is most likely the source of the growth in owner incomes in the borough.

In Brooklyn, real income declined for all households by 5.4 percent to $35,000. Renters' real income also declined by a similar rate of 5.5 percent to $30,000, while owners' 2004 income was $62,000, basically the same as it was three years earlier (Table 3.8).

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 decline rate of the real income of all households was 5.6 percent, slightly lower than the City's equivalent rate between 2001 and 2004 (Table 3.8). Real renter incomes in Manhattan declined slightly, by a rate lower than the decline rate for all households, to $41,527. But the median income of renter households that moved into their current residences from 2002 to 2005, which was 37 percent of all renters in the borough, was 55 percent higher than the income of

9 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

long-term renters.[10] As in the Bronx, the real incomes of owners in the borough grew markedly by 6.2 percent to $100,000. The median income of recently moved owners, 40,000 households, was $118,000, 28 percent higher than the income of long-term owners.[11] This could be the reason for the growth in owner incomes in the borough. As a result, owner income in the borough was 2.4 times renter income in 2004.

Table 3.8
Median Household Incomes in 2004 Dollars of Renters and Owners by Borough
New York City 2001 and 2004

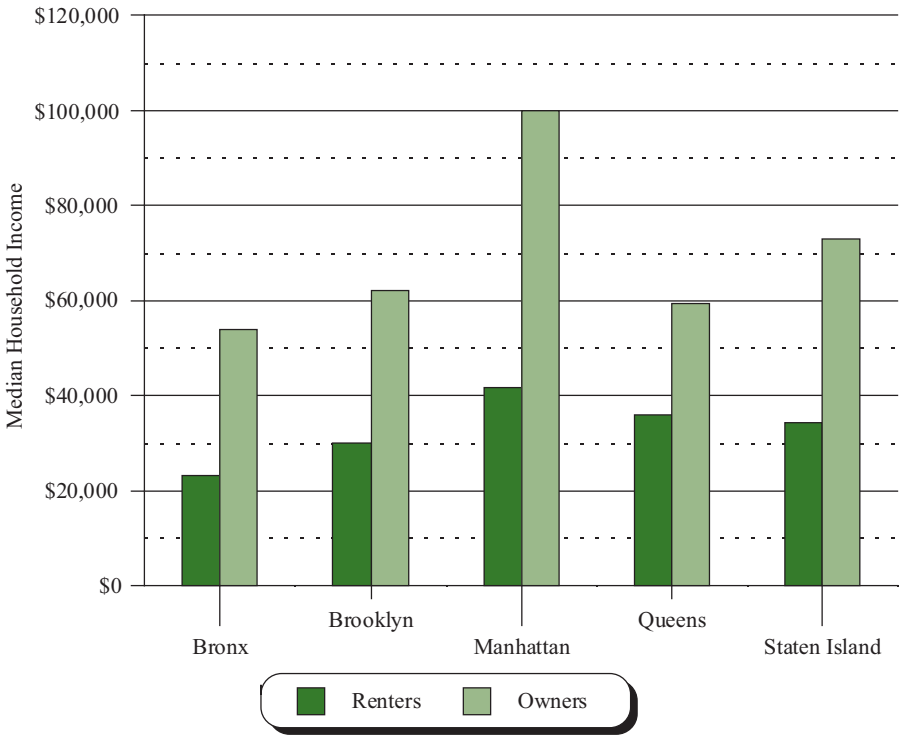
Borough and Tenure	2001	2004	Percent Change 2001-2004
All Boroughs			
Both	$42,689	$40,000	-6.3%
Renters	$33,933	$32,000	-5.7%
Owners	$65,676	$65,000	-1.0%
Bronx[a]			
Both	$28,460	$27,500	-3.4%
Renters	$24,081	$23,000	-4.5%
Owners	$49,804	$54,000	+8.4%
Brooklyn			
Both	$36,998	$35,000	-5.4%
Renters	$31,743	$30,000	-5.5%
Owners	$62,064	$62,000	-0.1%
Manhattan[a]			
Both	$52,979	$50,000	-5.6%
Renters	$43,784	$41,527	-5.2%
Owners	$94,136	$100,000	+6.2%
Queens			
Both	$48,162	$45,000	-6.6%
Renters	$39,023	$36,000	-7.7%
Owners	$62,392	$59,400	-4.8%
Staten Island			
Both	$58,014	$60,000	+3.4%
Renters	$35,027	$34,200	-2.4%
Owners	$76,294	$73,072	-4.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

10 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

11 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 3.6
Median Household Incomes of Renters and Owners by Borough
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

In Queens, real incomes for renters and owners all declined as the incomes of all households did: renters' incomes and owners' incomes declined by 7.7 percent and 4.8 percent respectively. Real income for all households in Staten Island grew, but renters' and owners' incomes declined (Table 3.8). In the borough, where the income of all households was the highest of the five boroughs, the real median income increased slightly, by less than 4 percent, to $60,000 during the three years, while renters' real income declined by 2.4 percent to $34,200 and owners' income declined by 4.2 percent to $73,072.

Distribution of Household Incomes by Borough

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 could portray the limits and potentials of households in each borough for achieving housing improvements.

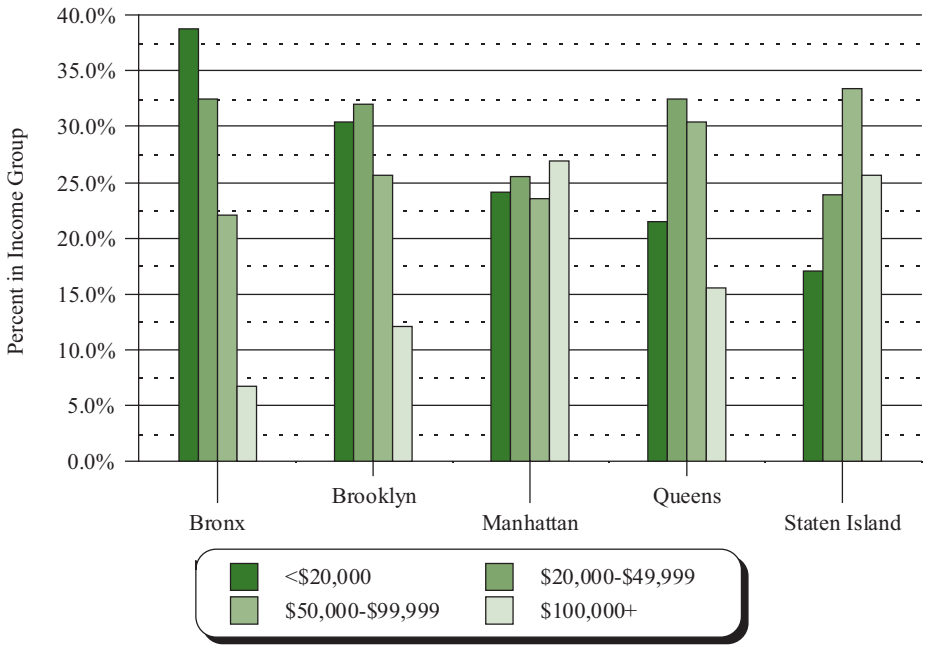
In the City, 825,000 households, or 27 percent of all households, had very low incomes (below $20,000) in 2004, while 916,000 households, or 30 percent, had low incomes at or above $20,000 but below $50,000 (Table 3.9). At the same time, 796,000 households, or 26 percent, had moderate and middle

incomes between $50,000 and $99,000. The remaining 501,000 households, or 16 percent, had high incomes of $100,000 or more in 2004. Of these households at the top of the income scale, 140,000, or 5 percent, had incomes of $175,000 or more in 2004.

The patterns of household income distribution in each borough varied significantly one from another. Each borough had distinctively different gradations of income distribution (Figure 3.7).

In the Bronx, where the median household income was the lowest among the boroughs in the City, not only in 2004 but in many years in the 1980s and 1990s as well, a large number of households, 183,000 or almost two-fifths in 2004, were very poor (Table 3.9). In addition, 153,000 households, or about a third, had low incomes. Inversely, a considerably small number of households, 104,000 or a little more than a fifth, had moderate and middle incomes. Extremely few households, 31,000 or only a little more than one in twenty, had high incomes. In short, in the Bronx the income distribution skewed heavily towards the low-income household groups. The number and proportion of households descended sharply in a constant linear fashion as the income interval ascended (Figure 3.7).

Figure 3.7
Percent Distribution of Household Income Categories by Borough
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

The South Bronx was the poorest area in New York City. In 2004, the median household incomes in sub-borough areas 1 (Mott Haven/Hunts Point) and 2 (Morrisania/East Tremont) in the South Bronx were $15,544 and $16,800 respectively, about 40 percent of the median household income of $40,000 for the City as a whole[12] (Map 3.1).

In the three-year period between 2001 and 2004, the real median household income in the Bronx slipped slightly (Table 3.8). In the same three years, the number of very-low- and low-income households and the number of high-income households did not change appreciably, while the number of moderate- and middle-income households increased by 8,000 (Tables 3.9 and 3.10).

In Brooklyn, 267,000 households, or three in ten, had very low incomes, while 280,000 households, or about a third, had low incomes. On the other hand, 224,000 households, or about a quarter, had moderate and middle incomes, and the remaining 106,000 households, or 12 percent, had high incomes (Table 3.9 and Figure 3.7).

In Brooklyn, where the real median household income decreased by 5.4 percent between 2001 and 2004, the number of very-low- and low-income households remained steady in the three years. In the meantime, the number of moderate- and middle-income households declined by 8,000, while the number of high-income households grew by 8,000 (Tables 3.9 and 3.10).

Compared to the other boroughs, there were more rich households in Manhattan. As a result, household income distribution in Manhattan was very much flatter among the four income groups—very-low-, low-, moderate- and middle-, and high-incomes—compared to distributions in the City as a whole or in any of the other four boroughs (Figure 3.8). In the borough, 177,000 households, or a little less than a quarter, had very low incomes, while 199,000 households, or a little more than a quarter, had high incomes (Table 3.9). In the borough, an unparalleled number of households, 86,000 or 12 percent, had the highest incomes of $175,000 or more. Consequently, a comparatively lower proportion of households in the borough had incomes in the very low, low, moderate, and middle levels: only 188,000 households, or about a quarter, had incomes between $20,000 and $49,999; and only 174,000 households, or almost a quarter, had incomes between $50,000 and $99,999 in 2004 (Figure 3.7).

The household income in East Harlem (sub-borough area 9 in Manhattan) was very low: $23,000, or 58 percent of the city-wide median household income of $40,000 in 2004.[13]

In Manhattan, the real median household income decreased by 5.6 percent between 2001 and 2004 (Table 3.8). In the three years, the number of very-low-income households and the number of moderate- and middle-income households did not change appreciably (Tables 3.9 and 3.10). However, the number of low-income households increased by 18,000, while the number of very-high-income households, those with incomes of $175,000 or more, decreased substantially by 12,000.

The income distribution in Queens looked roughly like a normal curve in 2004, with more very-low-income households than high-income households (Figure 3.8). In the borough, 169,000 households, or a little more than a fifth of all households, had very low incomes, while 256,000 households, or a third, had low incomes. Over 239,000 households, or three in ten, had moderate and middle incomes (Table 3.9). On the other hand, 123,000 households, or more than one in seven, had high incomes.

12 Appendix A, 2002 HVS Data for Sub-Borough Areas, Table A.11.

13 Appendix A, 2005 HVS Data for Sub-Borough Areas, Table A.11.

Map 3.1
Median Household Incomes
New York City 2005

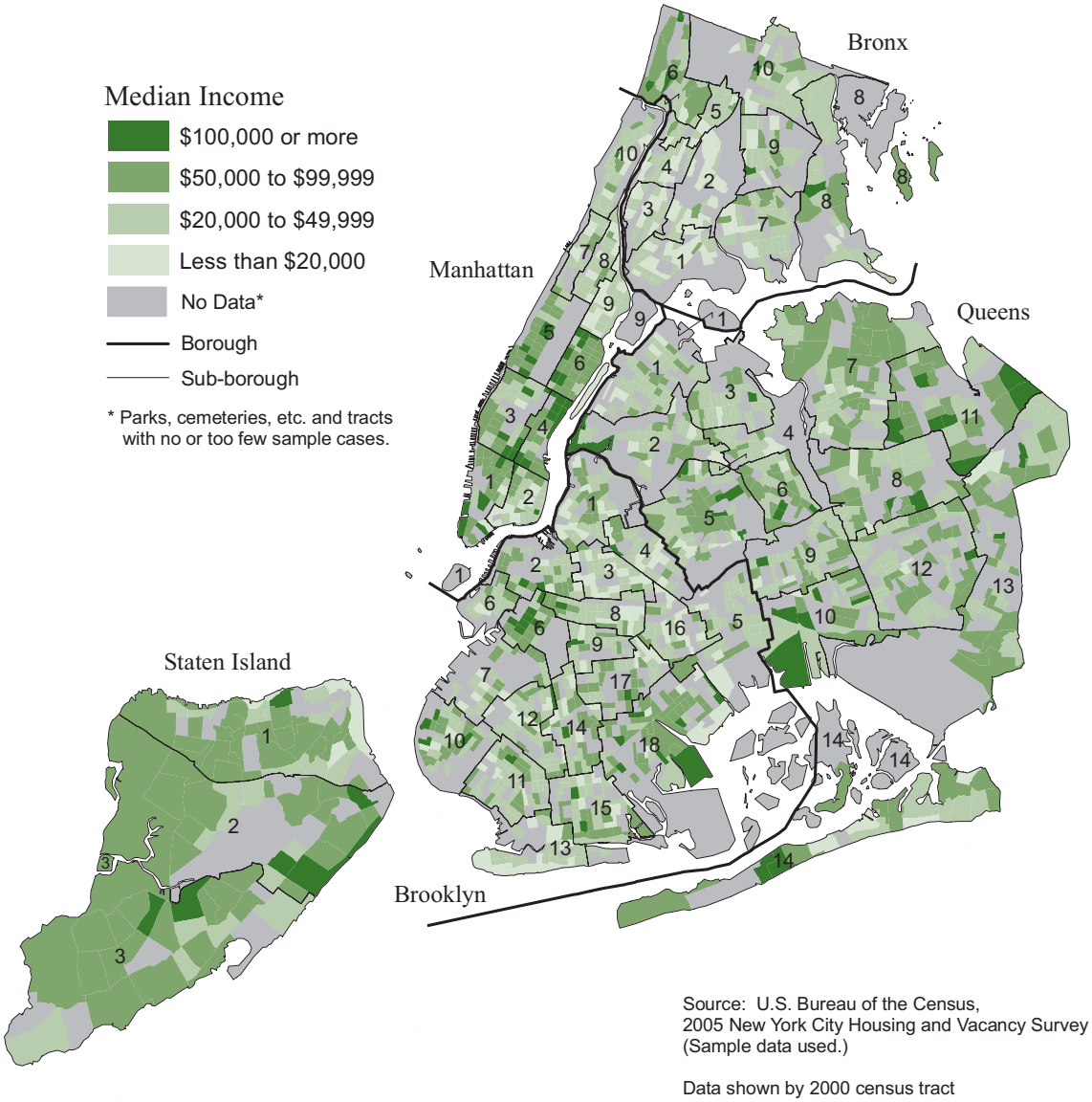
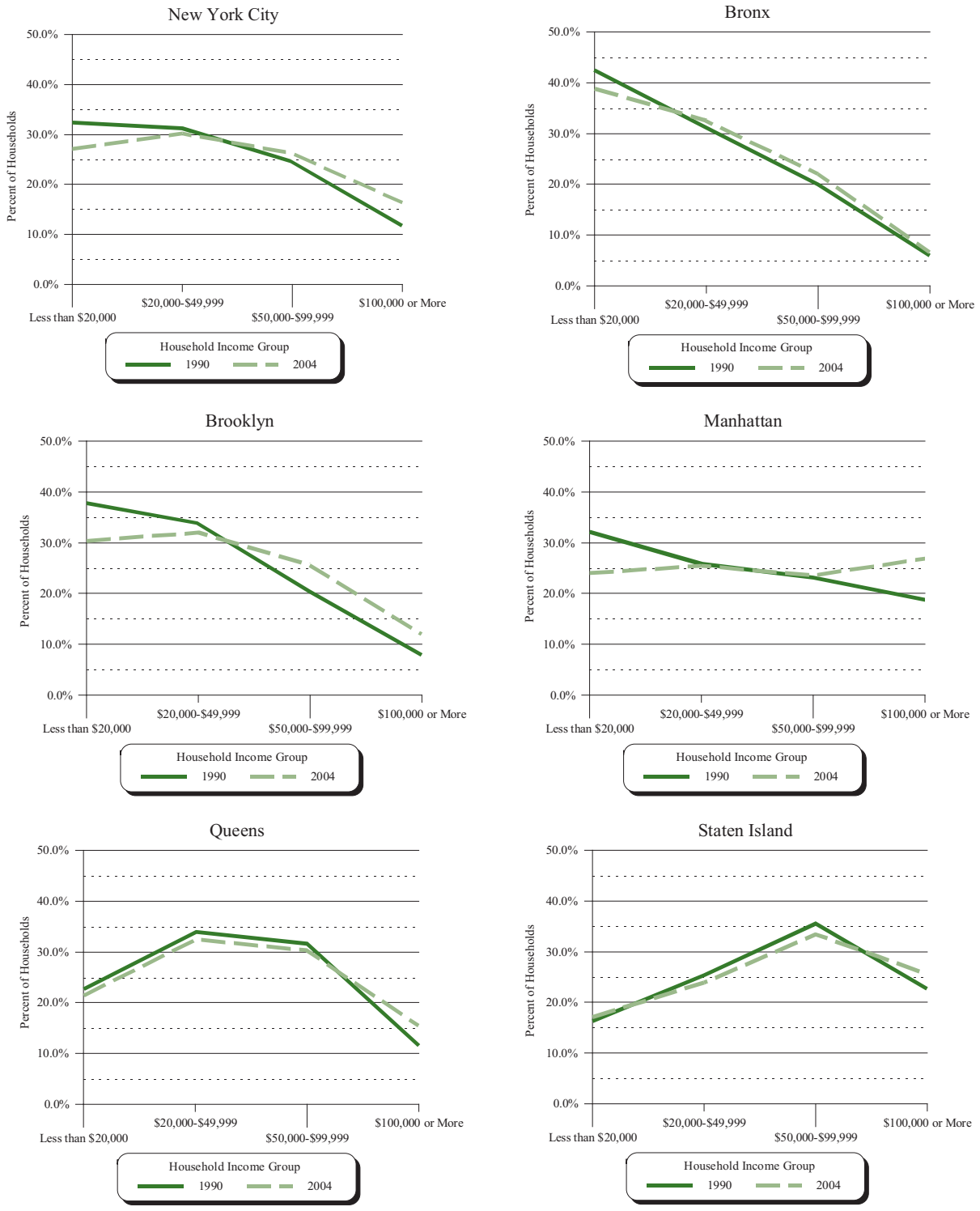


Figure 3.8
Distribution of Households by Income Categories in 2004 Dollars
New York City and by Borough
New York City 1990 and 2004



Sources: U.S. Bureau of the Census, 1991 and 2005 New York City Housing and Vacancy Surveys.

Table 3.9
Distribution of Household Income by Borough
New York City 2004

	All		Bronx[a]		Brooklyn		Manhattan[a]		Queens		Staten Island	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
All Households	3,037,996	100.0%	472,246	100.0%	877,552	100.0%	737,768	100.0%	786,766	100.0%	163,663	100.0%
<$5,000	161,773	5.3%	30,155	6.4%	56,350	6.4%	41,463	5.6%	27,588	3.5%	6,217	3.8%
$5,000 - $9,999	245,175	8.1%	69,261	14.7%	83,195	9.5%	50,960	6.9%	36,944	4.7%	4,814*	2.9%
$10,000 - $14,999	218,004	7.2%	41,614	8.8%	67,300	7.7%	46,593	6.3%	52,517	6.7%	9,980	6.1%
$15,000 - $19,999	199,556	6.6%	42,102	8.9%	60,175	6.9%	38,441	5.2%	51,832	6.6%	7,006	4.3%
$20,000 - $29,999	340,346	11.2%	62,744	13.3%	106,882	12.2%	63,921	8.7%	91,921	11.7%	14,878	9.1%
$30,000 - $39,999	312,500	10.3%	52,078	11.0%	101,039	11.5%	61,612	8.4%	84,934	10.8%	12,836	7.8%
$40,000 - $49,999	263,565	8.7%	38,439	8.1%	72,485	8.3%	62,365	8.5%	78,830	10.0%	11,446	7.0%
$50,000 - $69,999	419,037	13.8%	59,900	12.7%	120,894	13.8%	82,090	11.1%	129,919	16.5%	26,234	16.0%
$70,000 - $99,999	377,270	12.4%	44,496	9.4%	103,378	11.8%	91,615	12.4%	109,402	13.9%	28,379	17.3%
$100,000 - $124,999	192,782	6.3%	14,281	3.0%	49,682	5.7%	53,318	7.2%	57,493	7.3%	18,007	11.0%
$125,000 - $149,999	99,340	3.3%	6,312	1.3%	24,689	2.8%	31,600	4.3%	25,340	3.2%	11,398	7.0%
$150,000 - $174,999	68,159	2.2%	4,313*	0.9%	12,681	1.4%	28,047	3.8%	18,241	2.3%	4,876*	3.0%
$175,000 and over	140,491	4.6%	6,551	1.4%	18,801	2.1%	85,743	11.6%	21,804	2.7%	7,592	4.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

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

Table 3.10
Distribution of Household Income in 2004 Dollars by Borough
New York City 2001

	All		Bronx[a]		Brooklyn		Manhattan[a]		Queens		Staten Island	
Household Income[b]	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
All Households	3,005,318	100.0%	462,878	100.0%	879,557	100.0%	720,071	100.0%	783,735	100.0%	159,078	100.0%
<$5,000	163,715	5.4%	33,352	7.2%	54,258	6.2%	42,698	5.9%	27,013	3.4%	6,394	4.0%
$5,000 - $9,999	245,919	8.2%	59,997	13.0%	79,336	9.0%	60,064	8.3%	39,237	5.0%	7,285	4.6%
$10,000 - $14,999	207,423	6.9%	42,411	9.2%	69,447	7.9%	46,898	6.5%	41,982	5.4%	6,684	4.2%
$15,000 - $19,999	192,214	6.4%	41,324	8.9%	64,791	7.4%	30,506	4.2%	47,833	6.1%	7,760	4.9%
$20,000 - $29,999	322,768	10.7%	62,619	13.5%	100,673	11.4%	58,284	8.1%	85,938	11.0%	15,255	9.6%
$30,000 - $39,999	318,797	10.6%	56,994	12.3%	104,021	11.8%	58,960	8.2%	86,740	11.1%	12,082	7.6%
$40,000 - $49,999	261,705	8.7%	39,161	8.5%	77,537	8.8%	52,275	7.3%	80,151	10.2%	12,582	7.9%
$50,000 - $69,999	399,097	13.3%	53,303	11.5%	120,631	13.7%	73,071	10.1%	129,087	16.5%	23,005	14.5%
$70,000 - $99,999	406,331	13.5%	43,371	9.4%	111,349	12.7%	96,901	13.5%	125,638	16.0%	29,073	18.3%
$100,000 - $124,999	170,631	5.7%	14,267	3.1%	43,109	4.9%	44,005	6.1%	54,605	7.0%	14,644	9.2%
$125,000 - $149,999	96,894	3.2%	6,654	1.4%	24,288	2.8%	29,897	4.2%	27,332	3.5%	8,724	5.5%
$150,000 - $174,999	63,935	2.1%	**	0.7%*	11,023	1.3%	28,481	4.0%	15,657	2.0%	5,349	3.4%
$175,000 and over	155,889	5.2%	5,999	1.3%	19,094	2.2%	98,032	13.6%	22,523	2.8%	10,242	6.4%

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

Notes:

a Marble Hill in the Bronx.

b 2001 income in average 2004 dollars

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

** Too few households to report.

In Queens, where the real median household income declined by 6.6 percent between 2001 and 2004 (Table 3.8), the number of very-low-income households increased by 13,000, while the number of moderate- and middle-income households declined by 15,000 in the three years (Tables 3.9 and 3.10).

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 (Figure 3.8). In the borough, 28,000 households, or about one in six, had very low incomes, while 42,000 households, or a quarter, had high incomes (Table 3.9). At the same time, 39,000 households, or about a quarter, had low incomes. The remaining 55,000 households, or a third, had moderate or middle incomes.

In Staten Island, where the real median household income grew by 3.4 percent between 2001 and 2004, the number of very-low- and low-income households remained virtually constant, while the number of households with incomes of $50,000 or more grew by 5,000 (Tables 3.8, 3.9, and 3.10).

Housing Needs of Low-Income Areas in New York City

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 such poor households in the City (Map 3.2) and a table showing data on selected major household and housing characteristics (Table 3.11). 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 housing and neighborhood policy implications.

The four poor areas are (Group 1) the South Bronx area that covers whole or significant portions of sub-borough areas 1, 2, 3, 4, 5 and 7; (Group 2) the northern Manhattan area that covers sub-borough areas 7, 8, 9, and 10; (Group 3) the lower eastern Manhattan area that covers Chinatown; and (Group 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, as shown in Map 3.2. 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 Group 1 South Bronx area were either black (28 percent), Puerto Rican (33 percent), or non-Puerto Rican Hispanic (31 percent) (Table 3.11 and Map 3.2). Almost nine in ten units in the area were rental units. The area's median renter household income was $19,000, only 59 percent of the city-wide median renter income of $32,000, while the median contract rent was $685 in 2004. While their rent was 81 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 gross rent/income ratio of 37.1 percent, 5.9 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, 14 percent were in buildings with one or more defects, and 20 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 9 percent and 11 percent respectively. In addition, 14.4 percent of the area's renter households were crowded, while 10.2 percent of renter households in the City were crowded.

Table 3.11
Characteristics of Areas With Household Income Less Than or Equal to 50% of HUD Median Family Income for the Area[b]
New York City 2005

	All	Bronx		Manhattan			Brooklyn	
Characteristics of the Area	**NYC**	**All**	**Group 1**	**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%
White	43.8	18.5	5.7	59.0	16.4	30.8	43.2	37.9
Black	22.8	31.0	27.9	12.9	37.1	9.6	32.3	35.9
Puerto Rican	9.5	26.0	32.7	6.2	10.7	18.9	7.9	8.6
Non-PR Hispanic	13.8	21.2	30.6	12.6	31.0	7.0*	8.9	9.0
Asian	9.4	2.8	2.5	7.9	3.1	33.1	7.2	7.8
Other	0.7	**	**	1.3	**	**	0.5	**
Immigrant Householder[a]	38.3%	32.0%	33.9%	23.8%	37.6%	33.0%	44.1%	46.2%
Median Household Income[a]	$40,000	$27,500	$20,000	$50,000	$27,000	$28,156	$35,000	$29,800
Median Household Income (Renters)	$32,000	$23,000	$19,000	$41,527	$24,960	$24,000	$30,000	$25,843
Household Income[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$20,000	27.1	38.8	49.0	24.1	39.5	41.6	30.4	36.4
$20,000 - $49,999	30.2	32.5	32.9	25.5	34.6	30.6	32.0	33.4
$50,000+	42.7	28.8	18.2	50.5	25.8	27.8	37.6	30.2
Median Contract Rent	$850	$742	$685	$1,000	$639	$520	$800	$770
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$500	15.8	20.5	25.2	18.5	33.2	45.6	16.5	19.2
$500 - $799	27.5	37.6	40.4	20.6	33.4	30.2	30.1	32.8
$800 - $999	21.4	23.3	20.3	10.0	13.8	**	25.6	26.2
$1,000+	35.3	18.6	14.1	50.9	19.6	19.5	27.9	21.9
Median Gross Rent/Income Ratio	31.2	34.5	37.1	29.1	30.0	28.6	31.3	33.2
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.6	21.1	9.3	22.1	12.9	16.4	27.7	23.5
Renter Occupied & For Rent	64.2	75.7	87.1	71.9	82.0	79.5	67.7	71.4
Vacant Not Available	4.2	3.2	3.5	6.1	5.1	4.1	4.6	5.1
One+ Building Defects (All)	7.4%	9.8%	13.9%	7.9%	14.4%	11.4%	8.7%	10.4%
One+ Building Defects (Renters)	9.1%	11.3%	14.3%	9.5%	14.7%	13.6%	10.6%	11.8%
Four+ Maintenance Deficiencies (All)	7.5%	15.1%	19.4%	8.4%	16.6%	11.8%	7.8%	10.0%
Four+ Maintenance Deficiencies (Renters)	10.8%	18.2%	20.4%	10.2%	17.4%	13.4%	10.8%	12.6%
Crowded Households (All)	7.9%	10.8%	13.8%	5.4%	9.5%	12.1%	8.1%	9.8%
Crowded Households (Renters)	10.2%	12.5%	14.4%	6.1%	9.9%	12.3%	10.0%	11.6%
Boarded Up Windows on Street (All)	5.6%	5.3%	5.7%	6.3%	14.2%	9.9%	8.3%	9.8%
Boarded Up Windows on Street (Renters)	6.3%	4.7%	4.9%	6.8%	14.4%	9.2%*	9.2%	10.2%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a All occupied units.
b As adjusted by HUD for each household size.
* Since the number is small, interpret with caution.
**Too few to report.

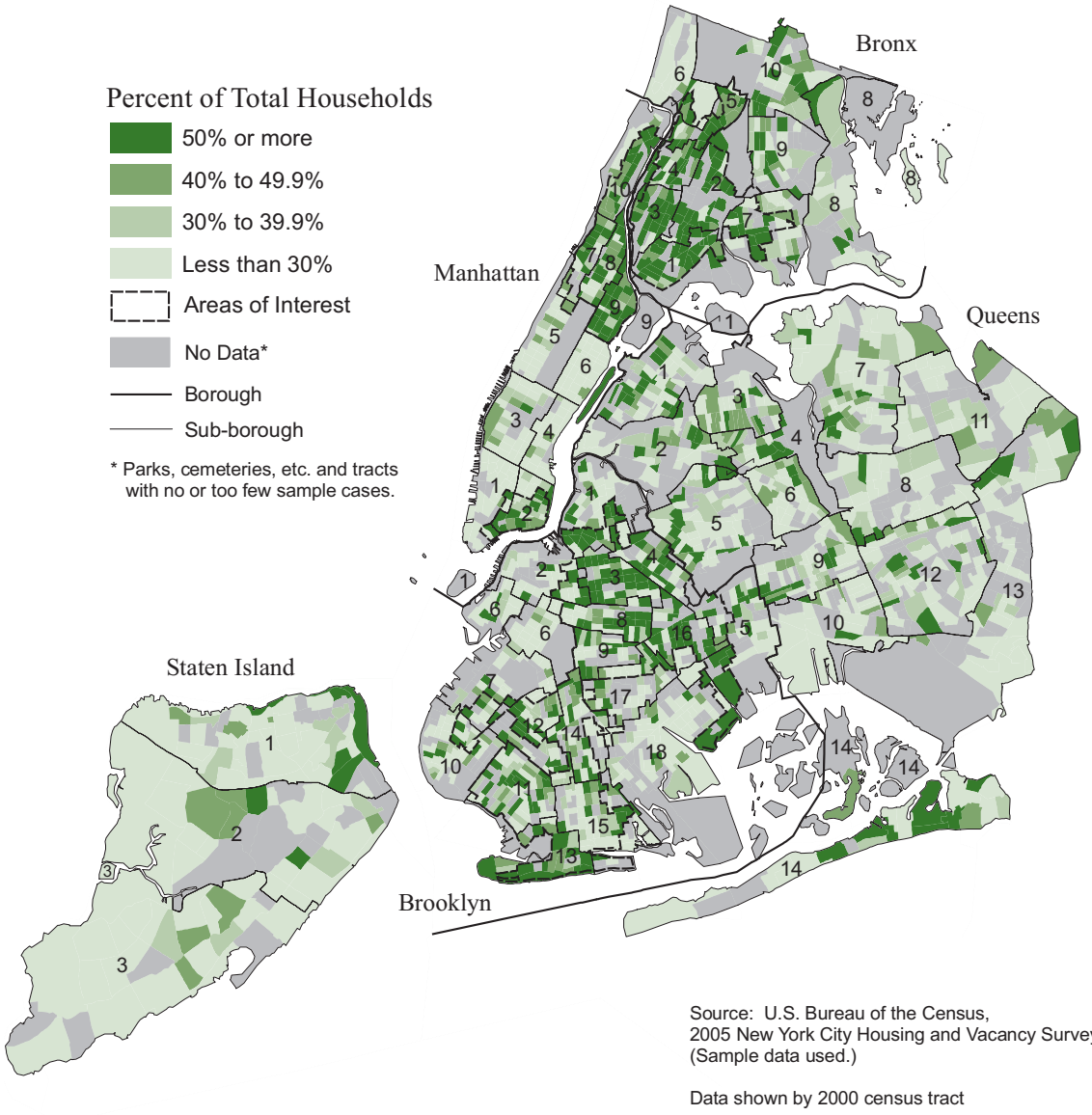
In the Group 2 northern Manhattan area, about seven in ten households were either black (37 percent) or non-Puerto Rican Hispanic (31 percent). The remainder were mostly Puerto Rican or white (Table 3.11 and Map 3.2). Of all housing units in the area, 82 percent were rentals. The area's median renter household income was $25,000, only 78 percent of the city-wide median renter income in 2004. The median contract rent was $639, 75 percent of the city-wide median rent. The income of these households was low, but their rent was slightly lower comparatively. As a result, their median rent/income ratio was lower than the city-wide median: 30.0 percent versus 31.2 percent. However, 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, 15 percent were in buildings with one or more buildings defects, 17 percent had four or more maintenance deficiencies, and 14 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 percent, 11 percent, and 6 percent respectively (Table 3.11 and Map 3.2).

Three-fifths of the households in the Group 3 lower eastern Manhattan area were either Asian (33 percent) or white (31 percent), while the remainder were either Puerto Rican (19 percent) or black (10 percent). Eight in ten of the housing units in the area were rentals. The area's median renter household income was $24,000, 75 percent of the city-wide median in 2004, while the median contract rent was very low at $520, only 61 percent of the city-wide median rent. The area's rent/income ratio was 28.6 percent, noticeably lower than the city-wide ratio of 31.2 percent. However, compared to city-wide situations, 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 2005, 14 percent of renter-occupied units in the area were situated in buildings with one or more building defects, and 13 percent had four or more maintenance deficiencies, while 9 percent and 11 percent of renter-occupied units in the City respectively had such defects and deficiencies. Moreover, 12.3 percent of renter households in the area were crowded, compared to 10.2 percent of renter households in the City.

In the Group 4 central Brooklyn area, almost three-quarters of the householders were either white (38 percent) or black (36 percent) (Table 3.11 and Map 3.2). Seven in ten of the housing units in the area were rentals. The median renter household income was $25,843, or 81 percent of the city-wide median renter household income, while the area's median contract rent was $770, 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 33.2 percent, or 2.0 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, 11.6 percent were crowded, and 10.2 percent of renter units in the area were in physically distressed places. The comparable proportions for the City were 10.2 percent and 6.3 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 crowding situations in these areas 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 are extremely scarce. The rental vacancy rate for units with asking rents of less than $700 in the City was a mere 1.86 percent in 2005 (Table 5.7). Consequently any prudent efforts to meet the area's housing and related needs should begin with an adequate understanding of the area residents' affordability issues. Otherwise, any efforts to increase the supply of housing units in these areas could spur widespread gentrification.

Map 3.2
Household Income Less Than or Equal to 50% of HUD Median Family Income for the Area for Each Household Size
New York City 2005



Household Incomes by Rent-Regulation Status

The real median household income of all renter households in 2004 was $32,000, a noticeable decrease from $33,933 in 2001 (Table 3.12). Households in other-regulated units (such as units regulated by HUD and by Article 4) were the poorest, with an extremely low income of $11,040, which was only 35 percent of the median income of all renters in the City in 2004. As explained in Chapter 1, "Overview of the 2005 Housing and Vacancy Survey (HVS) and the *Housing New York City, 2005* Report," any HUD units that were also rent-stabilized units have been classified as rent-stabilized units, not as HUD units, in this report. In other words, all the HUD units included in the other-regulated category were HUD units that were not rent-stabilized.

According to the 2005 HVS, for three-quarters of the households in the City, the primary source of their incomes was earnings, and more than nine out of every ten dollars of their incomes came from earnings in 2004. Therefore, the primary determinant of household incomes was the number of workers in the household. The mean number of workers in the average renter household in the City was 1.17 persons in 2005. However, the number of workers in households in other-regulated units was a mere 0.57 persons, less than half of the city-wide average and the fewest among all rental categories. In other words, households in other-regulated units were the poorest because so many of them had no workers. Moreover, 44 percent of these households were either single elderly households, who were extremely poor and the poorest households, or elderly households, most of them retired. In addition, 11 percent of them were single households with children, which were the second-poorest households in the City in 2004.[14] Other regulated tenants' 2004 income was the result of an 8.6-percent real decrease from their income of $12,084 three years earlier (Table 3.12).

In 2004, the income of tenants in Public Housing units was $13,902, only 43 percent of the income of all renter households and the second-lowest among renter households in all rent-regulatory categories in 2004.

The income of households in *in rem* units was $19,000 in 2004, not appreciably different from their 2001 income of $19,230. Their 2004 income was only three-fifths of the income of all renter households. Of *in rem* households, 86 percent were low-income households with 80 percent or less of the PMSA median family income of $50,250 in 2004.[15]

The income of households in rent-controlled units was $22,176 in 2004, which was about the same as their 2001 income of $22,330. Their income was only seven-tenths of the income of all renters in the City.

The median income of households in Mitchell-Lama rental units was $22,000 in 2004, a 22-percent real decrease from three years earlier. For 75 percent of renter households in the City, the primary source of income was earnings, as discussed earlier. In 2001, it was 67 percent for Mitchell-Lama renter households. However, the proportion of Mitchell-Lama households whose incomes came primarily from earnings dropped by 5.1 percentage points in the three years from 2001. This appears to be one of the major reasons for the steep decline in income in such households.[16] Also, this is at least partially caused by the situation that the

14 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

15 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey, adjusted for household size.

16 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 3.12
Median Renter Household Income in 2004 Dollars by Regulatory Status
New York City 2001 and 2004

Regulatory Status	2001	2004	Percent Change 2001-2004
All Renters	$33,933	$32,000	-5.7%
Controlled	$22,330	$22,176	-0.7%
Stabilized	$35,027	$32,000	-8.6%
Pre-1947	$33,933	$32,000	-5.7%
Post-1947	$39,439	$34,840	-11.7%
Mitchell-Lama Rental	$28,022	$22,000	-21.5%
Unregulated	$43,784	$42,000	-4.1%
In Rental Buildings	$42,689	$42,000	-1.6%
In Coops/Condos	$54,730	$50,000	-8.6%
Public Housing	$13,135	$13,902	+5.8%
In Rem	$19,230	$19,000	-1.2%
Other Regulated	$12,084	$11,040	-8.6%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

income of households who moved into Mitchell-Lama units between 2002 and 2005 was considerably lower than the income of households who moved into such units before 2002, as discussed further in the section below dealing with issues of the causes of differentiated income change between 2001 and 2004.

In short, other-regulated units, Public Housing units, *in rem* units, rent-controlled units, and Mitchell-Lama units protected 343,000 households, or 17 percent of all renter households in the City that were economically very vulnerable, by providing very affordable rental housing (Table 2.20).

The income of households in rent-stabilized units as a whole was $32,000, the same as the median income of all renters. But the income of households in rent-stabilized units in buildings built in 1947 or later was $34,840, which was 9 percent higher than the overall income of all renters (Table 3.12). On the other hand, the income of those in rent-stabilized units in buildings built before 1947 was $32,000, the same as the income of all renters in the City.[17]

The real income of households in all rent-stabilized units declined by 9 percent from 2001. However, the rate of decline was not constant for households in the two sub-categories: for those in pre-1947 units, real income declined by 5.7 percent, while for those in post-1947 units, it declined by 11.7 percent (Table 3.12).

The median income of $42,000 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 2004. This was 56 percent higher than the income of all renter households in the City and 19 percent higher than that of unregulated households in rental buildings, which was $42,000 and the second highest (Table 3.12). The real incomes of households in unregulated units in condominiums and cooperatives declined by 8.6 percent, while those of households in rental buildings ticked down a little by just 1.6 percent in the three years between 2001 and 2004.

17 In this report, stabilized units built before 1947 are considered "pre-1947 stabilized" and those built in or after 1947 are called "post-1947 stabilized."

Causes of Differentiated Income Changes between 2001 and 2004

Usually, there are three causes of household income change: first, incomes of the same households increased or decreased between 2001 and 2004; second, lower-income households moved out and higher-income households moved into existing units, or vice versa; and, third, new housing units were created between 2001 and 2004 and incomes of households that occupied those new units were different from the median income of households that stayed in the same units from 2001 through 2004. It is reasonable to assume that the incomes of households in newly constructed units in the City were higher than the incomes of those households in existing units. However, the 2005 HVS data on incomes of households in newly constructed units were not reliable enough to substantiate such an understanding in a definitive manner.

The 2005 HVS provides longitudinal data on the same rental units that were covered in the 2002 and 2005 HVSs. Longitudinal data can shed light on the following two issues: are the higher or lower median incomes of renter households in 2004 compared to 2001 a result of the actual rising or declining income of households that stayed in the same units from 2001 through 2004, or are they a reflection of the replacement of lower-income or higher-income renter households by higher-income or lower-income renter households upon the turnover of the units.

Longitudinal Analysis of Differentiated Income Changes

A review of the longitudinal data on rental units that remained in the same regulatory status between 2002 and 2005 reveals that the 2004 median income of households in rental units that turned over at least once in the three years was $6,672 or 22.7 percent higher than the median income of households in rental units that did not turn over during the three-year period (Table 3.13). During the three years between 2001 and 2004, 34 percent of renter units in the City turned over but stayed in the same regulatory status (Table 3.14).

Table 3.13
Median Incomes by Rent Regulatory Status and Unit Turnover
Longitudinal Units, New York City 2004

	Median 2004 Income		Percent
Regulatory Status	**No Turnover 2002 - 2005**	**Turned Over 2002 - 2005**	**Difference**
All	$29,328	$36,000	+ 22.7%
Public	$14,240	$13,400	- 5.9%
In Rem	$20,500	*	--
Mitchell Lama Rental	$21,000	$22,000	+ 4.8%
Other Regulated	$ 9,936	$10,000	+ 0.6%
Controlled	$18,200	--	--
Stabilized	$30,600	$35,000	+ 14.4%
Pre-1947	$30,460	$35,000	+ 14.9%
Post-1947	$32,000	$40,000	+ 25.0%
Unregulated	$41,000	$45,000	+ 9.8%
In Rental Buildings	$40,000	$44,200	+ 10.5%
In Coops/Condos	$64,000	$70,000	+ 9.4%

Source: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database. Data for linked units remaining in the same regulatory status between surveys only.

Note:
* Too few units to report.

The 2004 median income of households in rent-stabilized units in buildings built in or after 1947 that turned over was $40,000, $8,000 or 25.0 percent higher than the median income of households in such units that did not turn over between 2002 and 2005 (Table 3.13). Of post-1947 rent-stabilized units 31 percent turned over during the three-year period (Table 3.14).

The level of change in income of households in turned-over and non-turned-over post-1947 rent-stabilized units was substantially different. The 2004 median income of households in such turned-over units declined by 6.3 percent, while the income of households in such non-turned-over units declined by 17.6 percent (Table 3.15). This explains that the 11.7-percent decline in income of households in post-1947 rent-stabilized units between 2001 and 2004 was mostly caused by the decline in income of households in non-turned-over units.

The median income of households in Mitchell-Lama units that turned over between 2002 and 2005 declined by 21.5 percent, while the income of households in such units that did not turn over declined slightly by 5.0 percent from 2001 to 2004 (Table 3.15). In the three years, Mitchell-Lama rental units turned over by 28.3 percent (Table 3.14). Thus, it is reasonable to assume that the 21.5-percent decline (Table 3.12) in the income of households in Mitchell-Lama units between 2001 and 2004 was most likely caused by the decline in the income of households in turned-over Mitchell-Lama units.

Table 3.14
Vacancy Rate and Unit Turnover by Rent Regulatory Status
Longitudinal Units, New York City 2005

Regulatory Status	Vacancy Rate[a]	Turned Over 2002 - 2005
All	2.64%	34.4%
Public	**	17.6%
In Rem	**	**
Mitchell Lama Rental	**	28.3%
Other Regulated	**	30.4%
Controlled	--	--
Stabilized	2.54%	32.8%
Pre-1947	2.64%	33.5%
Post-1947	2.22%	30.6%
Unregulated	3.36%	48.1%
In Rental Buildings	3.22%	47.9%
In Coops/Condos	**	54.8%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Notes:
a Turnover data for linked units remaining in same regulatory status between surveys only.
* Since the number of households is small, interpret with caution.
** Too few units to report.

Table 3.15
Real Median Incomes by Unit Turnover and
Rent Regulatory Status and Percent Difference
Longitudinal Units, New York City 2001 and 2004

	No Turnover 2002 – 2005			Turned Over 2002 – 2005		
	Median Income		Percent	Median Income		Percent
Regulatory Status	2001[a]	2004	Difference	2001[a]	2004	Difference
All	$30,649	$29,328	- 4.3%	$38,311	$36,000	- 6.0%
Public	$12,873	$14,240	+10.6%	$10,508	$13,400	+ 27.5%
In Rem	$19,703	$20,500	+ 4.0%	*	*	---
Mitchell Lama Rental	$22,111	$21,000	- 5.0%	$28,022	$22,000	- 21.5%
Other Regulated	$10,433	$ 9,936	- 4.8%	$ 9,851	$10,000	+ 1.5%
Controlled	$24,926	$18,200	- 27.0%	---	---	---
Stabilized	$33,015	$30,600	- 7.3%	$37,216	$35,000	- 6.0%
Pre-1947	$32,838	$30,460	- 7.2%	$36,122	$35,000	- 3.1%
Post-1947	$38,858	$32,000	- 17.6%	$42,689	$40,000	- 6.3%
Unregulated	$41,595	$41,000	- 1.4%	$48,162	$45,000	- 6.6%
In Coops/Condos	$49,257	$64,000	+ 29.9%	$72,244	$70,000	- 3.1%
In Rental Buildings	$41,595	$40,000	- 3.8%	$47,287	$44,200	- 6.5%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database. Data for linked units remaining in the same regulatory status between surveys only.

Notes:
a 2001 incomes in 2004 dollars.
* Too few units to report.

Analysis of Incomes by Move-In Date

Analysis of the differences in income between recent movers and long-term occupants by rent-regulation categories also provides an additional explanation of the substantial decrease in the income of households, particularly those in Mitchell-Lama rental units, unregulated units in cooperative or condominium buildings, and other-regulated units.

According to the 2005 HVS, the median income of renter households who moved into their current units from January 2002 through the end of June 2005 was tremendously different from the income of renter households that moved into their current units before 2002 (Table 3.16). Moreover, the differences in income between recent-movers and long-term occupants varied widely from one rental category to another. The median incomes of recent-movers in Public Housing and other-regulated units, whose household incomes were very low, were noticeably lower than that of long-term occupants in those units by 5.5 percent and 5.0 percent respectively. Also, the incomes of recent movers in Mitchell-Lama rental units and unregulated units in cooperative or condominium buildings were considerably lower: 9.1 percent and 7.6 percent respectively.

Table 3.16
Median Incomes by Rent Regulatory Status and Move-In Date
New York City 2004

	Median 2004 Income		
Regulatory Status	**Long Term Occupants[a]**	**Recent Movers[a]**	**Percent Difference**
All	$30,000	$37,600	+25.3%
Public	$14,000	$13,224	-5.5%
In Rem	$20,324	*	--
Mitchell Lama Rental	$22,000	$20,000	-9.1%
Other Regulated	$11,227	$10,668	-5.0%
Controlled	$21,020	*	--
Stabilized	$30,560	$35,600	+16.5%
Pre-1947	$30,476	$35,000	+14.8%
Post-1947	$31,000	$40,000	+29.0%
Unregulated	$40,000	$45,000	+12.5%
In Rental Buildings	$40,000	$45,000	+12.5%
In Coops/Condos	$54,100	$50,000	-7.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.
[a] Long Term Occupants moved into their current residence before 2002; Recent Movers moved in between 2002 and 2005.

Contrarily, the income of recent-movers in other rental categories was substantially higher than that of long-term occupants in those units. The income of recently-moved households in rent-stabilized units as a whole was 16.5 percent higher than that of long-term occupants in those units (Table 3.16). Particularly, recent-movers' income in post-1947 rent-stabilized units was an overwhelming 29.0 percent higher than that of long-term occupants in those units, while recent-movers' income in pre-1947 units was 14.8 percent higher than that of long-term occupants in the same category of units.

In the meantime, the income of recently-moved households in unregulated units as a whole was 12.5 percent higher than that of long-term occupants in such units (Table 3.16). The difference in unregulated units in rental buildings was the same as that in all unregulated units.

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized and unregulated units, particularly those in post-1947 units, are largely the consequence of the following unique situations in those units. First, in rent-stabilized units and unregulated units, very large proportions of tenants, 34 percent of rent-stabilized tenants and 52 percent of unregulated tenants, were recent-movers (Table 3.17). Second, long-term tenants in rent-stabilized units, who have probably been sitting tenants for many years, have been largely insulated from the sharply upward market pressures on rent in the private housing market during the last several years, when rents in the City have increased sharply. Rents of unregulated units are basically determined by market forces. Thus, rents of these units, whose tenure

Table 3.17
Vacancy Rate and Proportion of Recent Movers by Rent Regulatory Status
New York City 2005

Regulatory Status	Vacancy Rate	Percent Recent Movers[a]
All	3.09%	37.3%
Public	1.96%*	17.0%
In Rem	**	**
Mitchell Lama Rental	**	23.4%
Other Regulated	**	30.1%
Controlled	--	**
Stabilized	2.68%	34.2%
Pre-1947	2.84%	34.3%
Post-1947	2.28%	34.0%
Unregulated	4.11%	51.6%
In Rental Buildings	3.82%	51.4%
In Coops/Condos	7.98%	54.0%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few units to report.
a Moved in between 2002 and 2005.

can be changed from rental to owner and vice versa, 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 helps to explain why the incomes of recent-movers in private units (rent-stabilized units and rent-unregulated units) must be enough higher than those of long-term occupants in such units in order to pay the very inflationary rents of units in these rental categories, particularly those in post-1947 rent-stabilized units and unregulated units.

The comparison of changes in the median incomes of recent-movers and long-term occupants between 2001 and 2004 by rental categories discloses that the change varied considerably for different rental categories (Table 3.18). The 2004 income of long-term occupants in Mitchell-Lama units was substantially lower, by 22 percent, than the real income of households who were long-term occupants in 2001, while the income of recent-movers in such units was lower, by 30 percent, than the real income of recent-movers in 2001. This finding explains why Mitchell-Lama household income decreased so much, as discussed earlier in this section. In the meantime, the income of long-term occupants in rent-stabilized units in 2005 was 7 percent lower than the real income of households who had been long term occupants in 2002. The income of recent-movers in such units was 8 percent lower than the income of households who had been recent movers in 2002.

The income of long-term occupants of unregulated units in cooperative and condominium buildings was 15 percent higher than that of long term occupants in 2002. The income of recent-movers in the same type of units was 19 percent lower than the parallel income in 2002 of recent movers into such units (Table 3.18). This finding explains why the overall income of households in such units declined in the three years from 2001 to 2004 by 9 percent.

Table 3.18
Real Median Incomes of Long Term Occupants and Recent Movers
by Rent Regulatory Status and Percent Difference
New York City 2001 and 2004

	Long Term Occupants[a]			Recent Movers[a]		
	Median Income		Percent	Median Income		Percent
Regulatory Status	2001[b]	2004	Difference	2001[b]	2004	Difference
All	$30,649	$30,000	-2.1%	$40,500	$37,600	-7.2%
Public	$12,969	$14,000	+7.9%	$13,354	$13,224	-1.0%
In Rem	$19,703	$20,324	+3.2%	*	*	---
Mitchell Lama Rental	$28,022	$22,000	-21.5%	$28,376	$20,000	-29.5%
Other Regulated	$12,084	$11,227	-7.1%	$13,135	$10,668	-18.8%
Controlled	$19,922	$21,020	+5.5%	---	---	---
Stabilized	$32,838	$30,560	-6.9%	$38,554	$35,600	-7.7%
Pre-1947	$32,838	$30,476	-7.2%	$38,311	$35,000	-8.6%
Post-1947	$37,216	$31,000	-16.7%	$45,973	$40,000	-13.0%
Unregulated	$39,406	$40,000	+1.5%	$46,969	$45,000	-4.2%
In Coops/Condos	$47,068	$54,100	+14.9%	$61,578	$50,000	-18.8%
In Rental Buildings	$38,313	$40,000	+4.4%	$45,973	$45,000	-2.1%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
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 2001 incomes of 2002 occupant households, adjusted for inflation to 2004 dollars.
* Too few units to report.

Distribution of Household Incomes by Rent-Regulation Status

An examination of data on household income distribution within each of the rent-regulation categories shows that each rental category serves uniquely different income groups. A third of rental units in the City served very-low-income households with incomes below $20,000; another third served low-income households with incomes between $20,000 and $49,999. Twenty-three percent served moderate- and middle-income households with incomes between $50,000 and $99,000, while the remainder, one in ten, served high-income households with incomes of $100,000 or more in 2004. 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 more than seven out of ten rent-stabilized units were in such old buildings (Table 3.19). Meanwhile, post-1947 rent-stabilized units served slightly more moderate-, middle-, and high-income households and slightly fewer very-low- and low-income households than did all rent-stabilized units in 2004.

Unregulated units also served households at all levels of income. However, compared to the income distribution for households in rent-stabilized units or all rental units, unregulated units served considerably more moderate-, middle-, and high-income households and fewer very-low- and low-income households in 2004 (Table 3.19).

Contrarily, Public Housing and rent-controlled units all served mostly very-low- and low-income households. Three-fifths of the households that lived in Public Housing units were very-low-income households in 2004 (Table 3.19). Close to one of two households in rent-controlled units was also a very-low-income household.

In rem households were very poor. More than half of them were very-low-income households (Table 3.19). The income of two out of every five *in rem* households was less than $15,000. Of *in rem* households, almost two-thirds (65 percent) had incomes below 50 percent of the HUD area median income, compared to 43 percent of all renters. Altogether, the incomes of 86 percent of *in rem* households were at or below 80 percent of the HUD area median income, compared to 61 percent of all renters.[18]

On the other hand, Mitchell-Lama units mostly served households at all levels of income except for high-income households. Forty-seven percent of the households in Mitchell-Lama units were very-low-income households, while another 28 percent had low incomes (Table 3.19). Most of the remainder, a little more than a fifth, had moderate and middle incomes.

Table 3.19
Distribution of Renter Household Income within Regulatory Status
New York City 2004

			Stabilized			M-L			Un-
	All	**Public**	**Both**	**Pre-47**	**Post-47**	**Rental**	**Controlled**	***In Rem*[a]**	**regulated**
Number	2,027,626	167,539	1,015,655	726,070	289,584	58,944	43,317	10,158	668,711
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$5,000	6.6%	11.6%	6.4%	6.5%	6.0%	5.9%*	9.6%	**	5.1%
$5,000 - $9,999	10.6%	27.9%	8.9%	9.1%	8.4%	17.3%	13.3%	**	5.6%
$10,000 - $14,999	8.4%	12.9%	8.4%	8.4%	8.5%	10.7%	15.8%	**	5.7%
$15,000 - $19,999	7.8%	8.8%	8.1%	8.5%	6.9%	13.0%	8.7%*	**	6.5%
$20,000 - $29,999	12.7%	15.3%	13.5%	13.3%	13.9%	11.2%	11.8%	**	11.4%
$30,000 - $39,999	11.7%	11.6%	12.3%	13.0%	10.6%	9.8%	10.6%	**	11.6%
$40,000 - $49,999	9.5%	5.4%	10.4%	10.3%	10.5%	6.9%	**	**	10.4%
$50,000 - $69,999	12.9%	4.6%	12.7%	12.3%	13.7%	13.2%	11.7%	**	16.4%
$70,000 - $99,999	10.2%	**	10.8%	10.5%	11.7%	8.2%	**	**	12.9%
$100,000 - $124,999	3.8%	**	3.5%	3.4%	3.7%	**	**	**	5.8%
$125,000 - $149,999	2.0%	**	1.9%	1.8%	2.2%	**	**	**	2.9%
$150,000 - $174,999	1.3%	**	1.1%	0.9%	1.6%	**	**	**	2.1%
$175,000 and over	2.4%	**	2.1%	2.0%	2.3%	**	**	**	3.7%

Source: U.S. Bureau of the Census, 2005 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 51.0% had 2004 incomes less than $20,000; 37.1% had incomes between $20,000 and $49,999.

18 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Household Income by Type of Ownership

The median income of homeowners was $65,000, while the income of households in conventional owner units in New York City was $64,000 in 2004 (Table 3.20). With an income of $81,000, households in condominium units had the highest income, followed by that of households in cooperative units, which was $70,000. The income of households living in Mitchell-Lama cooperative units was $38,000, the lowest income among homeowner household groups.

In the three years between 2001 and 2004, the real median income of all homeowners changed little, from $65,676 to $65,000, while the income of owner households in conventional units declined by $1,676 or 2.6 percent (Tables 3.20 and 3.21). During the same three-year period, the real income of owner households in cooperative units declined considerably by $4,433 or 6.0 percent. However, the real income of owner households in condominium units grew by $4,378 or 5.7 percent. At the same time, the real income of owner households in Mitchell-Lama units declined slightly.

Table 3.20
Distribution of Owner Household Income and Median Household Income by Type of Ownership
New York City 2004

Type of Ownership	All		Conventional	Cooperative	Condominium	Mitchell Lama Coop
Income Category	**Number**	**Percent**	636,271	255,698	73,275	45,126
All	1,010,370	100.0%	100.0%	100.0%	100.0%	100.0%
<$5,000	27,551	2.7%	2.8%	2.4%	**	**
$5,000 - $9,999	31,255	3.1%	3.1%	2.4%	**	10.2%
$10,000 - $14,999	48,022	4.8%	4.7%	4.9%	**	7.1%*
$15,000 - $19,999	41,470	4.1%	4.3%	4.1%	**	**
$20,000 - $29,999	81,876	8.1%	8.2%	7.7%	6.5%	11.6%
$30,000 - $39,999	74,555	7.4%	7.4%	6.4%	6.4%	14.3%
$40,000 - $49,999	71,108	7.0%	6.7%	7.2%	9.1%	7.8%*
$50,000 - $69,999	156,748	15.5%	16.5%	13.4%	12.6%	17.8%
$70,000 - $99,999	170,327	16.9%	17.8%	16.2%	13.4%	13.0%
$100,000 - $124,999	114,887	11.4%	12.1%	10.9%	10.4%	**
$125,000 - $149,999	58,798	5.8%	6.5%	4.6%	7.2%	**
$150,000 - $174,999	41,053	4.1%	3.7%	5.4%	4.8%*	**
$175,000 - $199,999	21,307	2.1%	1.9%	2.8%	**	**
$200,000 and over	71,412	7.1%	4.3%	11.6%	18.2%	**
Median Income	**$65,000**		**$64,000**	**$70,000**	**$81,000**	**$38,000**

Source: U.S. Bureau of the Census, 2005 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
Distribution of Owner Household Income and Median Household Income by Type of Ownership
New York City 2001

Type of Ownership	All		Conventional	Cooperative	Condominium	Mitchell Lama Coop
Income Category (in 2004 dollars)	**Number**	**Percent**	632,921	235,165	63,477	50,252
All	981,814	100.0%	100.0%	100.0%	100.0%	100.0%
<$5,000	31,858	3.2%	3.0%	3.7%	**	**
$5,000 - $9,999	28,326	2.9%	2.7%	3.3%	**	6.0%*
$10,000 - $14,999	45,621	4.6%	4.4%	4.2%	5.4%*	9.0%
$15,000 - $19,999	39,999	4.1%	4.2%	3.6%	**	**
$20,000 - $29,999	77,553	7.9%	8.1%	6.4%	7.2%	12.6%
$30,000 - $39,999	75,250	7.7%	7.9%	6.3%	6.8%	11.8%
$40,000 - $49,999	77,485	7.9%	8.6%	5.8%	6.3%	10.7%
$50,000 - $69,999	142,441	14.5%	15.1%	13.6%	11.7%	14.6%
$70,000 - $99,999	183,324	18.7%	19.9%	17.1%	16.5%	13.2%
$100,000 - $124,999	91,958	9.4%	10.2%	8.4%	8.6%	**
$125,000 - $149,999	55,700	5.7%	6.1%	5.0%	5.7%*	**
$150,000 - $174,999	38,153	3.9%	4.0%	4.2%	**	**
$175,000 - $199,999	28,046	2.9%	2.3%	4.3%	5.8%*	**
$200,000 and over	66,099	6.7%	3.5%	14.2%	15.8%	**
Median Income	**$65,676**		**$65,676**	**$74,433**	**$76,622**	**$39,406**

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.

Distribution of Household Income by Type of Ownership

Of all owner households in New York City, 37 percent were either very-low-income households with incomes less than $20,000 (14.7 percent) or low-income households with incomes between $20,000 and $49,999 (22.5 percent) in 2004 (Table 3.20). The remaining 63 percent of households consisted of the following two income groups: first, moderate- or middle-income households with incomes between $50,000 and $99,999 (32 percent); and, second, high-income households with incomes of $100,000 or higher (31 percent). The proportional distribution of incomes of households in conventional units mirrors that of all households, except that the proportion of households in conventional units that had moderate and middle incomes was 1.9 percentage points higher than the corresponding proportion of all households, while the proportion of high-income households among households in conventional units was 2.0 percentage points lower than that of all households.

The income distribution of owner households in cooperative units was somewhat tilted toward the higher-income groups, compared to the proportional distribution of incomes of all owner households. In 2004, the proportion of very-low- and low-income households in cooperative units was 2.1 percentage points lower, while the proportion of moderate- and middle-income households in such units was 2.8 percentage points lower (Table 3.20). Consequently, the proportion of high-income households in cooperative units was 4.8 percentage points higher than that of all owner households. In particular, the proportion of owner

households with incomes higher than $200,000 in cooperative units was 11.6 percent, 4.5 percentage points higher than that of all owner households.

The proportional income distribution of households in condominium units was further skewed towards higher-income groups. In 2004, the proportion of households in condominium units with incomes higher than $200,000 was 18.2 percent, 11.1 percentage points higher than the equivalent proportion of all owner households, while the proportion of very-low-income households in such units was less than one in ten, about 5 percentage points lower than the equivalent proportion of all owner households (Table 3.20).

The median household income in Mitchell-Lama cooperatives was $38,000, the lowest among incomes of all owner household groups in 2004. Consequently, close to two-thirds of households in Mitchell-Lama cooperatives were either low-income households (33.7 percent) or moderate- and middle-income households (30.8 percent) (Table 3.20).

Between 2001 and 2004, there were only minor changes in the proportional distribution of owner household incomes. Within the income distribution of all owner households, the proportion of low-, moderate-, and middle-income households inched down, while the proportion of high-income households inched up (Tables 3.20 and 3.21).

Within owner households in cooperative units, the proportion of low-income households inched up, while the proportions of each of the other three income groups inched down between 2001 and 2004. The proportion of owner households in this owner housing type with incomes higher than $200,000 ticked down (Tables 3.20 and 3.21). In the meantime, within owner households in condominium units, the proportions of low-income households and high-income households increased slightly, while the proportion of middle-income households slid somewhat. However, the proportions of households in condominium units with incomes higher than $200,000 increased somewhat between 2001 and 2004.

Racial and Ethnic Variation of Household Incomes

The median income of all households (renters and owners combined) in New York City was $40,000 in 2004 (Table 3.22). 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 in 2004 was $52,752, the highest among all the major racial and ethnic groups. Asians' income was $45,000, the second-highest and 85 percent that of whites. The incomes of blacks and non-Puerto Rican Hispanics were $34,602 and $32,000, only 66 percent and 61 percent respectively of whites' income. Puerto Ricans' income was very low, $25,000, a mere 47 percent of the income of whites and 63 percent of the income of all households. With the sheer paucity of the absolute dollar amount of their income, there is no additional need to elaborate the serious challenge Puerto Rican households face in improving their housing conditions nowadays in the City's increasingly inflationary housing market (Figure 3.9).

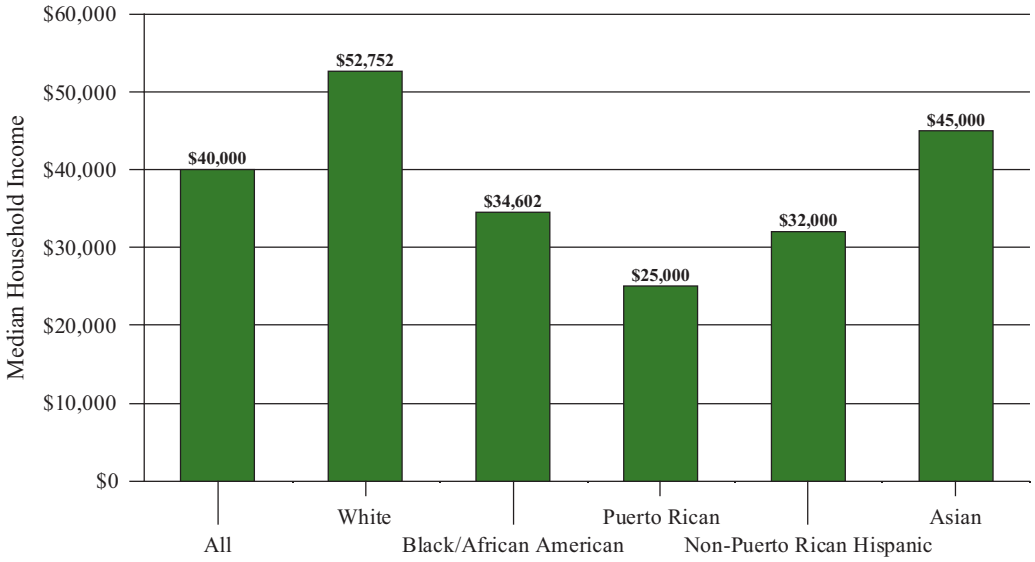
During the three years from 2001 to 2004, the median real income of all households decreased by 6.3 percent to $40,000 (Table 3.22 and Figure 3.10). However, variations in the rate of income change for each racial and ethnic group were wide. In the three years, the real incomes for Puerto Ricans and Asians grew slightly (Table 3.22). On the other hand, the real income of white households declined by 4.4 percent, while the real incomes of black and non-Puerto Rican Hispanic households also declined, albeit at very much lower rates than the rate for white households.

Table 3.22
Median Household Income in 2004 Dollars and Percent Change by Race/Ethnicity
New York City 1995, 1998, 2001 and 2004

					Percent Change	
Race/Ethnicity	**1995**	**1998**	**2001**	**2004**	**1995 - 2004**	**2001 - 2004**
All	$37,374	$38,931	$42,689	$40,000	+ 7.0%	-6.3
White	$46,086	$50,728	$55,168	$52,752	+ 14.5%	-4.4
Black/African American	$30,697	$33,032	$35,027	$34,602	+ 12.7%	-1.2
Puerto Rican	$21,500	$24,538	$24,081	$25,000	+ 16.3%	+3.8
Non-Puerto Rican Hispanic	$29,576	$28,313	$32,838	$32,000	+ 8.2%	-2.6
Asian	$46,086	$47,189	$43,784	$45,000	- 2.4%	+2.8
Other[a]	$29,041	$30,673	$44,112	$50,000	a	

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: a In 1996 and 1999 "Other" included American Indians, Aleuts and Eskimos. In 2002 and 2005, "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

Figure 3.9
Median Household Income by Race/Ethnicity
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Distribution of Household Incomes by Race and Ethnicity

Each racial and ethnic group in the City has a unique income distributional pattern. In 2004, of all households in the City, 27 percent had very low incomes below $20,000 and 30 percent had low incomes between $20,000 and $49,999. Over a quarter (26 percent) had moderate and middle incomes between $50,000 and $99,999, while the remainder of all households, 16 percent, had high incomes of $100,000 or more (Table 3.23). Compared to the income distribution of all households, considerably higher proportions of white households were in the high-income group, while substantially higher proportions of Puerto Rican and non-Puerto Rican Hispanic households were in the very-low-income group. In the meantime, a considerably higher proportion of non-Puerto Rican Hispanics were in the low-income group, compared to the other major racial and ethnic groups. 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, except that fewer Asians were in the very-low-income group, while more were in the low-income group (Figure 3.10).

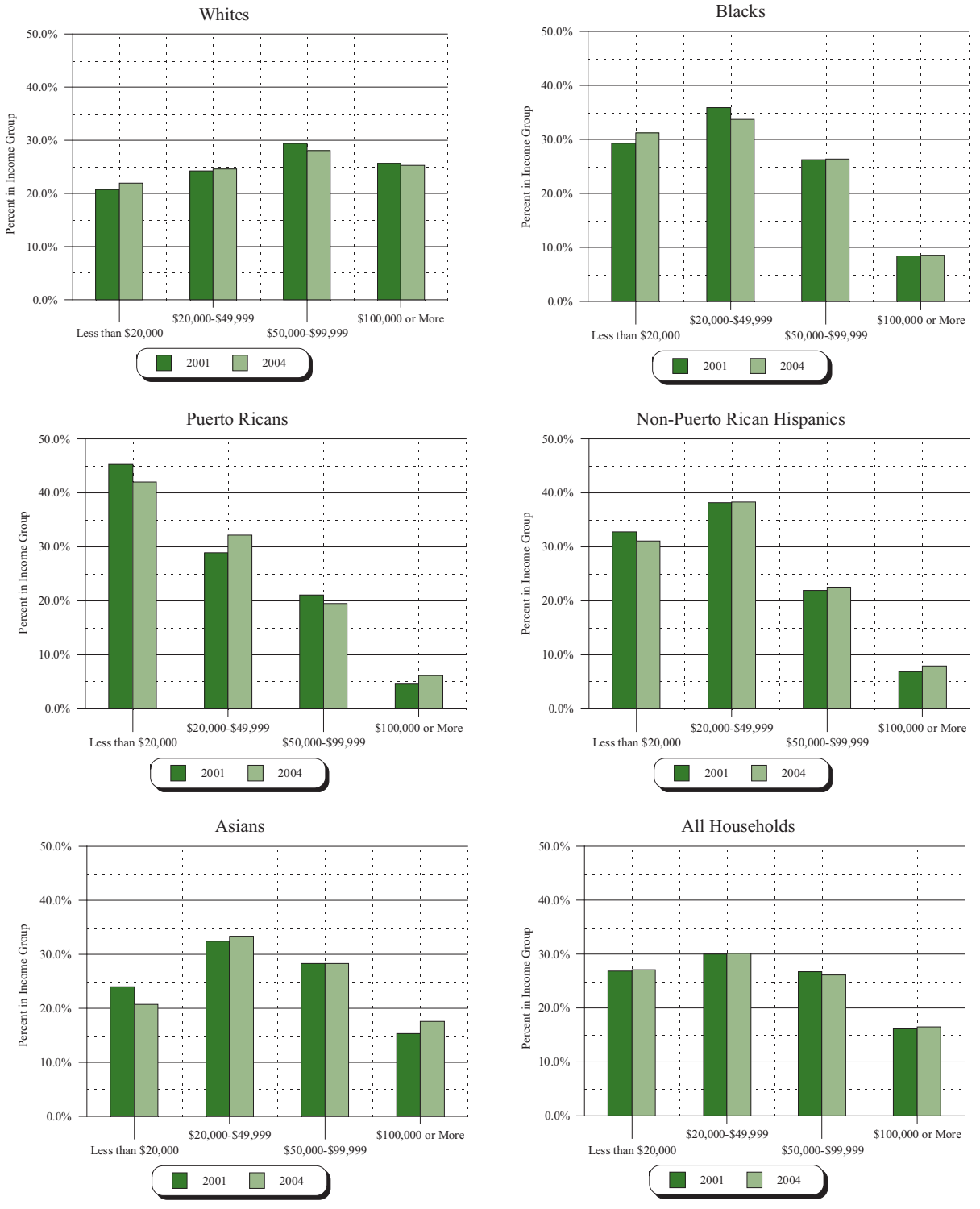
The comparison of income distribution by race and ethnicity in 2001 with that in 2004 further illustrates that, proportionally, there is no substantially large change in income distribution for each racial and ethnic group in the three years, except for the following subtle changes: the proportion of very-low-income non-Puerto Rican Hispanic households fell slightly, while the proportion of very-low-income Asian households declined at a moderate pace. In other words, proportionately, the city-wide household income change impacted racial and ethnic groups variably (Tables 3.23 and 3.24 and Figure 3.10).

Table 3.23
Distribution of Household Income by Race/Ethnicity
New York City 2004

Household Income	All[a]	White	Black	Puerto Rican	Non Puerto Rican Hispanic	Asian
Number	3,037,996	1,330,514	691,370	289,998	418,452	285,309
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$5,000	5.3%	4.6%	7.1%	6.7%	4.0%	4.8%
$5,000 - $9,999	8.1%	5.6%	9.6%	17.7%	9.7%	4.0%
$10,000 - $14,999	7.2%	6.8%	7.4%	9.7%	7.6%	5.3%
$15,000 - $19,999	6.6%	5.0%	7.1%	8.0%	9.8%	6.6%
$20,000 - $29,999	11.2%	8.9%	12.4%	12.5%	14.8%	12.7%
$30,000 - $39,999	10.3%	8.2%	11.8%	12.0%	12.9%	10.6%
$40,000 - $49,999	8.7%	7.6%	9.5%	7.7%	10.6%	10.0%
$50,000 - $69,999	13.8%	13.6%	14.3%	10.3%	14.1%	16.3%
$70,000 - $99,999	12.4%	14.6%	12.1%	9.2%	8.6%	12.0%
$100,000 - $124,999	6.3%	8.6%	4.3%	3.4%	4.0%	7.3%
$125,000 - $149,999	3.3%	4.8%	2.2%	1.3%*	1.3%	3.6%
$150,000 - $174,999	2.2%	3.5%	1.1%	1.1%*	**	2.8%
$175,000 and over	4.6%	8.4%	1.0%	**	2.0%	4.0%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Includes 22,353 "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.

Figure 3.10
Percent of Households by Income Categories (2004 Dollars) by Race/Ethnicity
New York City 2001 and 2004



Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 3.24
Distribution of Household Income in 2004 Dollars by Race/Ethnicity
New York City 2001

Household Income (in 2004 $)	All[a]	White	Black	Puerto Rican	Non Puerto Rican Hispanic	Asian
Number	3,005,318	1,334,138	717,576	267,973	403,023	265,392
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$5,000	5.4%	4.2%	6.6%	7.5%	5.6%	6.2%
$5,000 - $9,999	8.2%	5.9%	8.7%	19.5%	9.1%	5.6%
$10,000 - $14,999	6.9%	6.2%	7.4%	9.9%	7.9%	4.7%
$15,000 - $19,999	6.4%	4.5%	6.6%	8.4%	10.2%	7.5%
$20,000 - $29,999	10.7%	8.3%	13.0%	10.3%	14.5%	11.8%
$30,000 - $39,999	10.6%	8.2%	13.3%	11.6%	13.8%	10.5%
$40,000 - $49,999	8.7%	7.8%	9.7%	7.1%	10.0%	10.1%
$50,000 - $69,999	13.3%	13.2%	14.1%	11.8%	11.4%	15.9%
$70,000 - $99,999	13.5%	16.2%	12.2%	9.2%	10.6%	12.5%
$100,000 - $124,999	5.7%	7.6%	4.6%	2.3%	3.4%	6.1%
$125,000 - $149,999	3.2%	4.8%	1.9%	1.2%*	1.7%	3.0%
$150,000 - $174,999	2.1%	3.4%	0.9%	**	0.8%*	2.5%
$175,000 and over	5.2%	9.9%	1.1%	**	0.9%*	3.8%

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.

The median real income of renter households decreased by 5.7 percent between 2001 and 2004 (Table 3.25). However, again the rate of real income change for each racial and ethnic renter group was not only inconstant with that of all renter households, it also varied from group to group. Moreover, the degree of variance of income change for each racial and ethnic group among renters was much more pronounced than that among all households. The real incomes of white and black renter households declined by 10.7 percent and 7.7 percent to $44,000 and $28,000 respectively (Table 3.25).

Conversely, the real income of Puerto Rican renter households grew considerably by 9.4 percent to $21,560, while the real incomes of non-Puerto Rican Hispanic and Asian renter households increased slightly between 2001 and 2004 (Table 3.25). Despite the considerable increase in their income, the income of Puerto Rican renter households was still the lowest among all racial and ethnic groups in 2004.

The income gap between whites and other racial and ethnic groups that appears in all households was mirrored in renter households. Particularly, Puerto Rican tenants' income, which was the lowest of all racial and ethnic groups, was only 49 percent that of white tenants, which was the highest, in 2004.

From 2001 to 2004, the real median income of owner households as a whole did not change significantly, going from $65,676 to $65,000. As was the case for all households and for renter households, each racial and ethnic group 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 3.22 and 3.25). The real income of white owner households inched down, while the real income of Puerto Rican owner households jumped tremendously by 18.8 percent, reaching $65,000, the same as the income for all owner households and for Asian owner households, whose income was the second-highest after whites' income in 2004. As a result, the gap between their income and that of white owner households, $70,000, was greatly reduced. In 2001, Puerto Rican owners' income was 77 percent of the income of white owners; in 2004, it was 93 percent.

The real income of black owner households declined slightly by 3.7 percent, while the real income of Asian owner households remained virtually the same.

Table 3.25
Median Household Income in 2004 Dollars by Race/Ethnicity and Tenure
New York City 2001 and 2004

Renters			
Race/Ethnicity	**2001**	**2004**	**Percent Change 2001-2004**
All	$33,933	$32,000	-5.7%
White	$49,257	$44,000	-10.7%
Black/African American	$30,342	$28,000	-7.7%
Puerto Rican	$19,703	$21,560	+9.4%
Non-Puerto Rican Hispanic	$28,066	$29,000	+3.3%
Asian	$33,933	$35,000	+3.1%
Other	$40,592	$41,000	+1.0%
Owners			
Race/Ethnicity	**2001**	**2004**	**Percent Change 2001-04**
All	$65,676	$65,000	-1.0%
White	$71,149	$70,000	-1.6%
Black/African American	$59,489	$57,300	-3.7%
Puerto Rican	$54,730	$65,000	+18.8%
Non-Puerto Rican Hispanic	$63,268	$60,000	-5.2%
Asian	$65,129	$65,000	-0.2%
Other	$48,162	$68,000	+41.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

The above analysis of changes in household incomes by tenure provides the following additional insights into the sources of the disparate changes in all household incomes for the different racial and ethnic groups. The 3.8-percent growth in the real income of all Puerto Rican households, renters and owners together, between 2001 and 2004 was greatly contributed to by the remarkable 18.8-percent growth in their owner income (Tables 3.22 and 3.25). At the same time, white households' decline in income was largely influenced by the considerable 10.7-percent decrease in white renter households' income.

The proportional distribution of household income for all households and for white households changed little between 2001 and 2004. However, the distribution for some other racial and ethnic groups showed noticeable changes. Between the two surveys, the proportion of very-low-income Puerto Rican households declined by 3.2 percentage points, while the proportion of low-income Puerto Rican households rose by a similar proportion. At the same time, the proportion of very-low-income Asian households declined by 3.3 percentage points, while the proportion of high-income Asian households increased by 2.3 percentage points (Tables 3.23 and 3.24, Figure 3.10).

Causes of Household Income Differentiation

Household Income by Household Size

The positive relationship between household size and household income level that previous HVSs have reported held true in 2004. The 2005 HVS data on the distribution of median household income by household size for each racial and ethnic group portrays this relationship: the larger the household, the higher the household income. 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, except for Puerto Rican households, for which the relationship was maintained up to a household size of five (Table 3.26). This was mostly due to the fact that such very large households with five or more persons had more children, rather than more adults. Specifically, the 2005 HVS reports that, of the number of households with four persons, 8 percent had three children under the age of 18. However, of five-person households, 49 percent had three or more minor children. Of the 6 or more-person households, the proportion with three or more minor children reached 61 percent.[19] In other words, households with five or more persons are most likely to have more minor children, rather than more adults.

This positive relationship was repeated for renter and owner households (Tables 3.27 and 3.28). The primary reason for this positive relationship between household size and income 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. In general, different household sizes are major causes of household income differentiation. This relationship and reasoning will be discussed further in the following sections of this chapter.

19 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 3.26
Median Income of All Households by Household Size and by Race/Ethnicity
New York City 2004

Number of Persons	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other
All	$40,000	$52,752	$34,602	$25,000	$32,000	$45,000	$50,000
One	$25,000	$34,000	$21,000	$11,500	$17,000	$26,000	$32,000
Two	$46,000	$65,000	$38,000	$29,600	$31,000	$43,000	$52,000
Three	$48,480	$75,000	$41,020	$35,000	$33,000	$50,000	$68,000*
Four	$57,000	$86,300	$50,000	$38,724	$39,200	$52,000	**
Five	$52,000	$77,000	$50,000	$41,200	$38,000	$50,000	**
Six or More	$53,000	$60,000	$58,800	$37,000	$48,656	$59,100	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Table 3.27
Median Renter Household Income by Household Size and by Race/Ethnicity
New York City 2004

Number of Persons	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other
All	$32,000	$44,000	$28,000	$21,560	$29,000	$35,000	$41,000
One	$21,800	$30,528	$19,800	$10,300	$15,000	$23,000	$32,000
Two	$38,200	$60,000	$32,000	$26,000	$28,600	$37,000	$51,001
Three	$38,000	$56,100	$32,000	$33,000	$28,869	$41,000	**
Four	$38,000	$65,000	$35,000	$31,200	$34,424	$38,500	**
Five	$36,000	$57,800	$30,000	$31,960	$34,000	$35,000	**
Six or More	$37,500	$34,000	$28,000	$30,000	$45,000	$45,000	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
** Too few households to report.

Table 3.28
Median Owner Household Income by Household Size and by Race/Ethnicity
New York City 2004

	Race/Ethnicity						
Number of Persons	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-Puerto Rican Hispanic**	**Asian**	**Other**
All	$65,000	$70,000	$57,300	$65,000	$60,000	$65,000	$68,000
One	$37,000	$39,000	$30,000	$41,800	$38,000	$40,000	**
Two	$65,000	$75,125	$55,000	$57,000	$51,600	$62,000	**
Three	$75,300	$92,025	$61,200	$68,000	$71,000	$65,000	**
Four	$91,800	$107,000	$84,000	$89,000	$70,315	$70,000	**
Five	$81,000	$95,000	$77,000	$110,000	$69,000	$63,800	**
Six or More	$85,666	$100,000	$79,332	**	$80,000	$105,390	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
** Too few households to report.

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. Clearly, in each group, the median income of households with more workers was higher than that of households with fewer workers (Table 3.29). Particularly, the incomes of households with two and with three or more workers were disproportionately higher than the income of households with one worker.

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 1.54, the highest of any racial and ethnic group, followed by 1.52 for non-Puerto Rican Hispanic, 1.19 for black, 1.14 for white, and 0.98 for Puerto Rican households (Table 3.29). But the median income of Asian households was $45,000, the second-highest after that of white households, $52,752, 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.

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 was the highest, followed by that of each employed person in black, Asian, Puerto Rican, and non-Puerto Rican Hispanic households.

In 2004, the median income of white households with three or more employed persons was $112,750, the highest of any racial or ethnic group in that category, followed by $92,560 for black, $90,000 for Asian, $88,000 for Puerto Rican, and $59,000 for non-Puerto Rican Hispanic households (Table 3.29). The unusually low income for non-Puerto Rican Hispanics compared to the incomes of the other racial and ethnic groups—with, for example, three or more employed persons—is most likely the result of non-Puerto Rican Hispanics having jobs in lower-paying occupations in lower-paying industries. Specifically, out of every ten non-Puerto Rican Hispanic individuals aged 16 or over in the labor force in the City, six had jobs in the four lowest-paying occupational categories of service, production, construction and extraction, and transportation and material moving in 2005 (Tables 3.68 and 3.69). The distribution of occupational and industrial categories within each racial and ethnic group will be further discussed later in this chapter.

Table 3.29
Mean Number of Employed Persons in Household and Median Household Income by Number of Employed Persons in Household, by Race/Ethnicity
New York City 2004

		Number of Employed Persons in Household				
Race/Ethnicity	**Mean**	**All**	**0**	**1**	**2**	**3+**
All	1.23	$40,000	$10,560	$38,232	$72,000	$87,000
White	1.14	$52,752	$13,200	$50,400	$98,000	$112,750
Black/African American	1.19	$34,602	$8,484	$32,000	$64,000	$92,560
Puerto Rican	0.98	$25,000	$8,016	$30,000	$65,000	$88,000
Non-Puerto Rican Hispanic	1.52	$32,000	$7,992	$25,000	$47,400	$59,000
Asian	1.54	$45,000	$7,600	$34,000	$61,000	$90,000
Other	1.28	$50,000	$7,788*	$37,354	$77,144	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Since the number of households is small, interpret with caution.
** Too few households to report.

The findings of the analysis of the general relationship between the level of household income and the number of employed persons in all households are mirrored approximately in the findings for renter 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 three or more employed persons (Table 3.30).

Table 3.30
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 2004

		Number of Employed Persons in Renter Household				
Race/Ethnicity	**Mean**	**All**	**0**	**1**	**2**	**3+**
All	1.17	$32,000	$8,151	$32,000	$59,000	$68,980
White	1.11	$44,000	$11,292	$45,000	$80,560	$94,400
Black/African American	1.10	$28,000	$7,752	$30,000	$53,000	$74,000
Puerto Rican	0.88	$21,560	$7,998	$27,000	$55,000	$79,000
Non-Puerto Rican Hispanic	1.49	$29,000	$7,968	$22,000	$41,440	$55,000
Asian	1.43	$35,000	$6,000	$29,000	$50,000	$73,700
Other	1.21	$41,000	**	$36,296	$68,000	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
** Too few households to report.

While the average number of employed persons in Puerto Rican owner households was fewer than that in Asian owner households, the median income of Puerto Rican owner households was the same as that of Asian owner households (Table 3.31). This relationship between the household income level and the level of individual potential for earning deserves to be further examined.

Table 3.31
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 2004

		Number of Employed Persons in Owner Household				
Race/Ethnicity	**Mean**	**All**	**0**	**1**	**2**	**3+**
All	1.34	$65,000	$18,000	$57,000	$100,000	$114,000
White	1.19	$70,000	$19,200	$67,000	$117,000	$125,700
Black/African American	1.42	$57,300	$15,984	$49,000	$81,000	$107,600
Puerto Rican	1.50	$65,000	$16,848	$48,000	$94,000	$95,000
Non-Puerto Rican Hispanic	1.72	$60,000	$14,840	$44,000	$73,072	$96,000
Asian	1.74	$65,000	$12,300	$40,000	$82,000	$120,000
Other	1.45	$68,000	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
** Too few households to report.

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 further discussed to provide additional insight into understanding the differentiated income levels for various racial and ethnic groups.

In 2004, the median income of Asian households was $45,000, 85 percent of that of white households, the highest of the racial and ethnic groups (Table 3.29). However, when looking at individuals rather than households, of individuals 18 years old or older who had full-time jobs in 2004—that is, individuals who worked 35 or more hours a week for 50 or more weeks in 2004—the income of Asians was $33,000, only 66 percent of the comparable white income of $50,000 (Table 3.29). On the other hand, the mean number of employed persons in Asian households was 1.54, higher than that of any of major racial and ethnic group, including whites, whose mean number of employed persons was only 1.14 (Table 3.29). 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 2004, $25,000, was the lowest of any racial and ethnic group (Table 3.29). However, the income of Puerto Rican individuals 18 years old or older who had full-time jobs was not the lowest. Since their income and the incomes of blacks and Asians were the same (Table 3.32), and their average number of employed persons in the household was smaller than blacks and Asians, it is reasonable to say that the smaller average number of employed persons, 0.98 per household, the lowest of any racial and ethnic group, contributed mostly to the lower income of Puerto Rican households (Table 3.29).

Table 3.32
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 2004

	Educational Attainment					
Race/Ethnicity	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All	$37,600	$20,000	$29,000	$37,000	$50,000	$59,000
White	$50,000	$37,000	$37,700	$45,000	$55,000	$65,100
Black/African American	$33,000	$21,000	$28,500	$35,000	$42,000	$46,000
Puerto Rican	$33,000	$22,000	$30,000	$35,000	$45,000	$50,000
Non-Puerto Rican Hispanic	$24,800	$18,200	$20,000	$30,000	$38,000	$45,000
Asian	$33,000	$18,010	$25,000	$35,000	$45,300	$50,000
Other	$41,000	**	$30,000*	$36,000	$50,000	$60,000

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Since the number of persons is small, interpret with caution.
** Too few households to report.

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 $33,000, only 66 percent that of whites (Table 3.32). However, the income of Puerto Rican individuals who had completed at least college and had full-time jobs was $45,000, or 82 percent that of whites with the same level of education. Moreover, the income of Puerto Ricans who were college graduates was higher than that of blacks who were college graduates. This is because, with higher educational attainment, Puerto Rican individuals had jobs in higher-than-average-paying occupations, all requiring more advanced knowledge and specialized skills.

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 3.33). The distribution for individuals in owner households shows that, of those who had full-time jobs, the income of Puerto Ricans was the second highest after whites (Table 3.34). Also, of individuals in all owner households who had graduated from college and had full-time jobs, the incomes of blacks, Puerto Ricans, and Asians were the same at $50,000 and 79 percent that of whites (Table 3.34). Furthermore, the income of Puerto Rican individuals in owner households who had completed at least some post-graduate education (an educational attainment of 17 years or more) was $60,000, higher than the incomes of blacks, Asians, and non-Puerto Rican Hispanics with the same level of educational attainment. The analysis of income differentiation in terms of occupation will be discussed in detail later in this chapter.

Table 3.33
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 2004

		Educational Attainment				
Race/Ethnicity	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All	$31,000	$18,300	$25,000	$33,000	$44,296	$50,000
White	$45,000	$25,000	$30,000	$40,000	$50,000	$60,000
Black/African American	$30,000	$20,000	$26,000	$35,000	$40,000	$42,000
Puerto Rican	$30,000	$20,000	$28,000	$31,000	$40,000	$47,000
Non-Puerto Rican Hispanic	$20,800	$17,000	$20,000	$25,000	$35,000	$42,000
Asian	$28,000	$18,000	$22,000	$33,000	$40,000	$45,000
Other	$40,000	**	**	$34,000*	$45,000*	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of persons is small, interpret with caution.
** Too few persons to report.

Table 3.34
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 2004

		Educational Attainment				
Race/Ethnicity	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All	$48,000	$30,000	$37,600	$45,000	$55,000	$66,000
White	$58,000	$42,000	$45,000	$50,000	$63,000	$75,020
Black/African American	$40,000	$27,000	$34,000	$40,000	$50,000	$58,000
Puerto Rican	$41,800	$32,000	$38,000	$42,000	$50,000	$60,000
Non-Puerto Rican Hispanic	$36,500	$33,000	$30,000	$45,000	$45,000	$50,000
Asian	$40,000	$20,000	$35,000	$38,000	$50,000	$55,000
Other	$50,000	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
** Too few persons to report.

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. In this regard, it is very encouraging to find that New Yorkers' level of educational attainment in recent years has improved steadily, as Chapter 2, "Residential Population and Households" reveals.

Income Variations by Household Types

The overall median household income in the City was $40,000 in 2004, which was a 6.3-percent decrease after inflation over the 2001 income of $42,689 (Table 3.35). 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 $64,200, the highest of any household type in 2004, as in 2001. Their incomes were $24,200, or more than 61 percent higher than that of all households in the City. In the three-year period between 2001 and 2004, their real income declined by 2.2 percent.

Table 3.35
Median Household Income in 2004 Dollars by Household Type and Tenure
New York City 2001 and 2004

Household Type[a]/Tenure	2001	2004	Percent Change 2001-2004
All Household Types	$42,689	$40,000	-6.3%
Renters	$33,933	$32,000	-5.7%
Owners	$65,676	$65,000	-1.0%
Single Elderly	**$12,041**	**$12,360**	+2.6%
Renters	$9,956	$11,000	+10.5%
Owners	$18,236	$18,000	-1.3%
Single Adult	**$40,053**	**$37,000**	**-7.6%**
Renters	$36,122	$32,000	-11.4%
Owners	$58,561	$55,000	-6.1%
Single with Minor Child(ren)	**$19,278**	**$20,000**	**+3.7%**
Renters	$16,905	$17,500	+3.5%
Owners	$43,784	$48,040	+9.7%
Elderly Household	**$33,293**	**$34,000**	**+2.1%**
Renters	$22,868	$23,508	+2.8%
Owners	$43,839	$45,220	+3.2%
Adult Household	**$65,676**	**$64,200**	**-2.2%**
Renters	$54,730	$52,200	-4.6%
Owners	$89,757	$95,000	+5.8%
Adult with Minor Child(ren)	**$52,690**	**$52,000**	**-1.3%**
Renter	$38,858	$38,400	-1.2%
Owners	$83,190	$82,500	-0.8%

Sources: U.S. Bureau of the Census, 2002 and 2005 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.

Adult households with minor children had the second-highest income, at $52,000, a 1.3-percent real drop from their income in 2001 (Table 3.35). Household incomes of the remaining four types of households were below the income of all households in 2004. The income of single adult households was $37,000 in 2004, a 7.6-percent real decrease over the three years. The income of elderly households was $34,000 in 2004, growing at a slow clip, by 2.1 percent after inflation, over their income three years earlier.

The 2004 income of single adult households with minor children was very low, $20,000 (Table 3.35). Since 2001, their real income grew by 3.7 percent. However, their income was still the second-lowest among all household types, as in 2001, and only half of the income of all households in 2004. With such a low amount of financial resources, they have acute problems with housing affordability, and their requirement for housing assistance needs little elaboration.

The real income of single elderly households inched up by 2.6 percent to a still troublingly low $12,360 in 2004, the lowest income of all household types and a mere 31 percent of the median income of all households (Table 3.35). After paying for food, which is the least discretionary item 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, without housing assistance. Fortunately, many of them currently live in public or publicly-assisted housing units.

Income Variation of Renter Household Types

The median renter household income was $32,000 in 2004 (Table 3.35). Incomes of three renter household types—adult households, adult households with minor children, and single adult households—were higher than or the same as the incomes of all renter households. The income of adult renter households was $52,200, the highest of any renter household types. Their real income decreased by 4.6 percent from their income in 2001. At the same time, the median income of adult renter households with minor children was $38,400, which is 1.2 percent lower in 2004 dollars than their income three years earlier. The income of single adult renter households was $32,000, the same as the income of all renter households, and their real income declined substantially by 11.4 percent over the three years.

Conversely, the median incomes of the three remaining renter household types were all lower than the median income of all renter households in 2004. Elderly renter households' income in 2004 was $23,508, which was a 2.8-percent real increase from their income in 2001 (Table 3.35).

Although the income of single adult renter households with minor children grew by 3.5 percent to $17,500 in the three years, their 2004 income was a little more than half that of all renter households (Table 3.35). The 2004 income of single elderly renter households was appallingly low at $11,000, the lowest of any renter household type, as was their income in 2001. Their 2001 income grew surprisingly by 10.5 percent in the next three years, but was still a mere 34 percent of the income of all renter households in 2004. 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 earlier in this chapter and in the previous chapter, "Residential Population and Households."

Income Variation of Owner Household Types

The median income of all owner households in the City was $65,000, more than double that of renter households in the City in 2004. Owners' real income inched down from their income in 2001 (Table 3.35). 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, except that the income of single owner households with minor children was higher than that of elderly households, as the income of single owner households with minor children jumped by 9.7 percent, while the income of elderly owner households grew at a moderate clip by 3.2 percent in the three years.

Adult owner households had an income of $95,000 in 2004, the highest of any owner household type, followed by adult owner households with minor children, who had incomes of $82,500 (Table 3.35). The real income of adult owner households increased by 5.8 percent, while the real income of adult owner households with minor children changed little from 2001.

Single adult owner households had the third highest income, $55,000, among owner household types. Their real income decreased by 6.1 percent in the three years (Table 3.35). The incomes of elderly owner households and single owner households with minor children were $45,220 and $48,040 respectively. Their real incomes increased by 3.2 percent and 9.7 percent respectively. Unlike single renter households with children, whose income was a mere $17,500, only 54 percent of that of all renter households, the income of single owner households with children was relatively high, 74 percent of 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 very low at a mere $18,000, only 28 percent of the income of all owner households in 2004 (Table 3.35). The real income of single elderly owner households changed little between 2001 and 2004. With such a low income, this household type, particularly single elderly renter households, should have had a serious housing affordability limitation in the City's inflationary housing market. Many lived in rent-controlled units, public housing units, or other heavily subsidized rental units. Many of them also lived in rent-stabilized units and received the Senior Citizen Rent Increase Exemption or assistance from HUD. On the other hand, many single elderly owners lived in conventional owner units and had paid off their mortgages.

Sources of Household Incomes

The HVS collects data on annual income from each of six sources 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.[20]

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

20 For detailed information on the sources of income, see Appendix F ("New York City Housing and Vacancy Survey Questionnaire") and Appendix B ("2005 New York City Housing and Vacancy Survey Glossary").

income—that is, which of the six contributes the most to the household's total income. In this perspective, **the unit of analysis is the household** and, thus, analyses of data on the primary source of income provides answers to the following or similar questions: how many households are primarily dependent on earnings for their income? how many live primarily on Social Security payments? The first perspective analysis of the level of income of households with different primary sources of income is also 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 the second perspective, **the unit of analysis is the aggregate overall amount of income by sources of household income**. This analytical perspective helps us 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?

Primary Sources of Household Income

In 2001, the median income of households whose primary source of income was investments was $63,268 in 2004 dollars, the highest level of households with any source of income (Table 3.36). Second highest, at $54,730, were those households whose primary source of income was earnings. In 2001 the incomes of these two households were $20,579 and $12,041 higher, or 48 percent and 28 percent respectively, than the income of all households. Three years later in 2004, the median income of households whose primary source of income was investments was $38,900, a 39-percent or $24,368 real decrease from their 2001 investment income. Although a relatively small proportion of households, 1.2 percent of all households in the City, said that investments contributed mostly to their household income, the 39-percent decrease in their household income could have impacted on the decrease in household income in the City (Table 3.37).

On the other hand, the real median income of the three quarters of all households in 2004 whose primary source of income was earnings decreased slightly by 4.1 percent (Table 3.36 and 3.37).

The real income of those households whose primary income source was pensions increased slightly by 3.5 percent to $34,000 in 2004 (Table 3.36). The real income of households whose primary source of income was Social Security also increased slightly by 3.9 percent to $13,644, which was still only 34 percent of the income of all households.

The income of households whose primary source of income was Public Assistance (PA) was a paltry $7,992 in 2004, a slight decrease by 3.7 percent after inflation from 2001. It was troublingly low, less than a fifth of the city-wide median household income, and was the lowest of all households with any primary source of income (Table 3.36).

Three-quarters of all households had earnings as their primary source of income (75 percent), while for one in six the primary source was either Social Security (11 percent) or PA (6 percent) (Table 3.37). The distribution of primary sources of income for white households mirrored that of all households, except that, of white households, more cited Social Security (14 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—63 percent, the lowest of any racial and ethnic group—while unparalleledly more received it from PA—18 percent, the highest of any racial and

Table 3.36
Median Household Income in 2004 Dollars by Primary Source of Income
New York City 2001 and 2004

Source of Income	2001	2004	Percent Change
All	$42,689	$40,000	-6.3%
None[a]	0	0	0
Earnings[b]	$54,730	$52,500	-4.1%
Investment	$63,268	$38,900	-38.5%
Social Security	$13,135	$13,644	+3.9%
Public Assistance	$8,301	$7,992	-3.7%
Pension	$32,838	$34,000	+3.5%
Other	$19,703	$14,260	-27.6%

Sources: U.S. Bureau of the Census, 2002 and 2005 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.

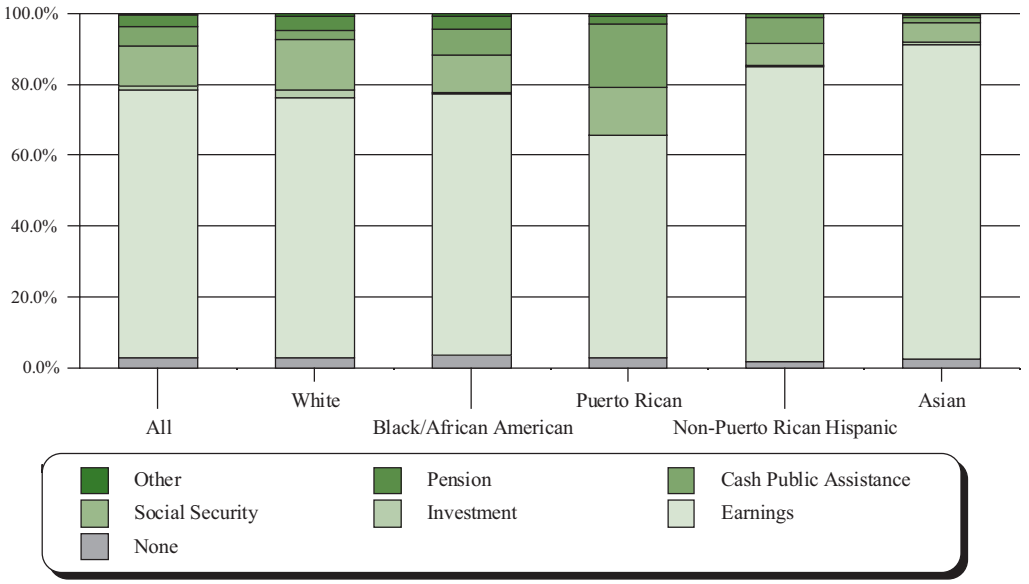
Table 3.37
Distribution of All Households by Primary Source of Income by Race/Ethnicity
New York City 2004

	Race/Ethnicity						
Source of Income	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]	2.9%	3.0%	3.6%	2.9%	1.8%	2.5%	**
Earnings[b]	75.3%	73.2%	74.0%	62.9%	83.4%	88.6%	80.1%
Investments	1.2%	2.2%	**	**	**	**	**
Social Security	11.3%	14.2%	10.6%	13.4%	6.2%	5.4%	**
Public Assistance	5.7%	2.8%	7.2%	17.7%	7.0%	1.7%	**
Pension	3.0%	4.0%	3.6%	2.5%	1.1%	**	**
Other	0.5%	0.6%	0.8%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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.

ethnic group (Table 3.37). Of non-Puerto Rican Hispanic households, markedly 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 3.11).

Figure 3.11
Distribution of Households by Primary Sources of Income by Race/Ethnicity
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

The distribution of primary income sources for Asian households was profoundly 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 (89 percent), the highest proportion of any racial and ethnic group (Table 3.37). Consequently, the proportions of Asian households that reported other primary income sources were very small. Only 5 percent and 2 percent respectively of Asian households cited Social Security or PA as their primary source of income, the lowest of any racial and ethnic group (Figure 3.11).

Between 2001 and 2004, there were few changes in the distribution of households by primary sources of income for all households and for each of the five major racial and ethnic groups (Tables 3.37 and 3.38). **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 2004 came from earnings, while the remainder mostly came from Social Security (4 percent), investments (2 percent), or pensions (3 percent) (Table 3.39).

White and black households' proportional distribution of aggregate income by sources of income resembled that of all households, with the following exception: black households received less income from investments and whites slightly more (Table 3.39). Compared to all households, Puerto Rican

Table 3.38
Distribution of All Households by Primary Source of Income by Race/Ethnicity
New York City 2001

	Race/Ethnicity						
Source of Income	**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.

Table 3.39
Distribution of Aggregate of All Household Income by Source of Income by Race/Ethnicity
New York City 2004

	Race/Ethnicity						
Source of Income	**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]	89.1%	88.5%	87.9%	84.6%	91.7%	94.9%	92.4%
Investments	2.4%	3.3%	**	**	**	**	**
Social Security	4.1%	4.3%	5.1%	6.1%	2.9%	1.9%	**
Public Assistance	1.2%	0.5%	2.1%	5.6%	2.1%	0.5%	**
Pension	2.5%	2.8%	3.7%	2.4%	1.2%	**	**
Other	0.6%	0.6%	0.7%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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.
** Data based on too few households to report.

households received a larger amount of their income from PA (6 percent), the largest of any racial and ethnic group, while they received a smaller proportion from earnings and investments. 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 changed little between 2001 and 2004 (Tables 3.39 and 3.40).

Table 3.40
Distribution of Aggregate of All Household Income by Source of Income by Race/Ethnicity
New York City 2001

	Race/Ethnicity						
Source of Income	**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%
Investment	3.0%	4.1%	**	**	**	**	**
Social Security	4.1%	4.3%	4.6%	5.5%	2.6%	1.9%	**
Public Assistance	1.0%	0.4%	1.4%	5.3%	1.8%	0.7%	**
Pension	2.5%	2.7%	3.1%	2.5%	1.5%	**	**
Other	0.6%	0.5%	0.6%*	**	**	**	**

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.
* Since the number of households is small, interpret with caution
** Data based on too few households to report.

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 or what proportion of 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, three-fourths, in the City received their income primarily from earnings in 2004, while 11 percent received it primarily from Social Security, and 6 percent received it from PA. At the same time, 3 percent received their income primarily from pensions, and 1 percent from investments (Table 3.41). This overall distribution was not mirrored consistently for 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.

Table 3.41
Distribution of Households by Primary Source of Income within Household Type
New York City 2004

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]	2.9%	4.1%	5.5%	6.4%	1.3%*	1.6%	0.9%
Earnings[b]	75.3%	12.5%	81.5%	70.5%	45.3%	92.6%	93.8%
Investments	1.2%	4.0%	1.1%	**	2.4%	0.6%	**
Social Security	11.3%	55.5%	3.2%	3.6%	35.0%	1.9%	1.1%
Public Assistance	5.7%	11.4%	6.5%	15.5%	6.9%	2.0%	3.0%
Pension	3.0%	11.9%	1.5%	**	8.6%	1.0%	0.8%
Other	0.5%	**	0.7%	2.5%	**	**	**

Source: U.S. Bureau of the Census, 2005 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

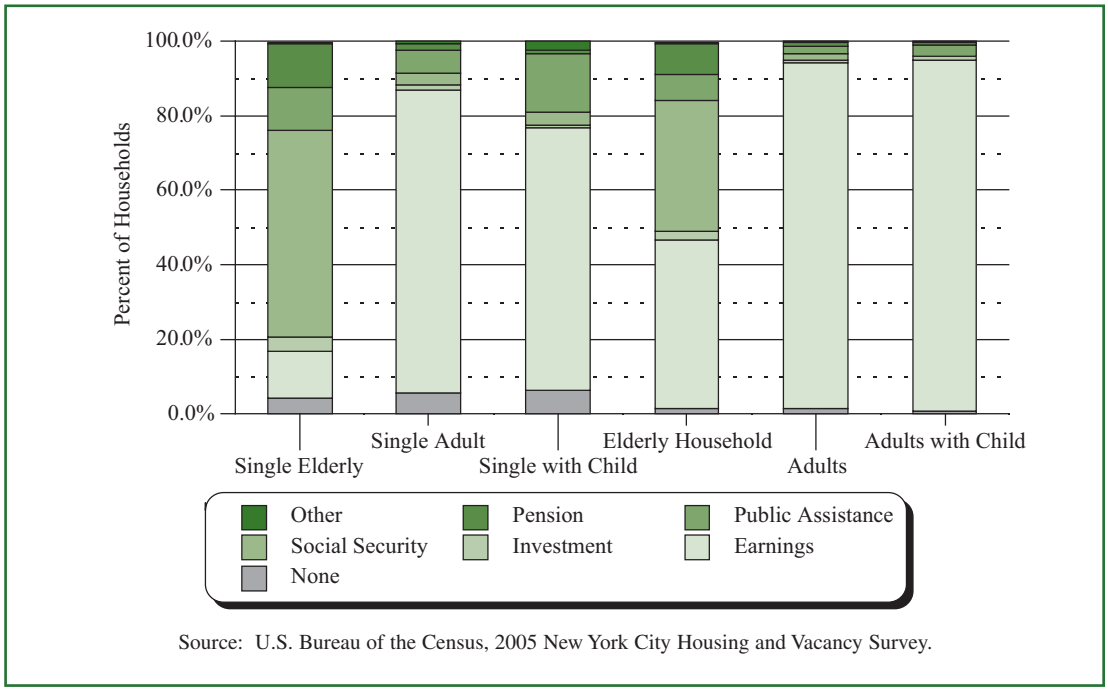
As expected, 56 percent, a disproportionately larger proportion of single elderly households (which consist of one adult 62 years old or older), cited Social Security as their primary source of income in 2004 (Table 3.41 and Figure 3.12). Another more than two in ten cited pensions (12 percent) or PA (11 percent). Consequently, a relatively small proportion of such households, only 13 percent, cited earnings as their primary source of income, while 4 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 2001 and 2004. 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. In addition, their incomes from investment have declined (Tables 3.41 and 3.43).

Of elderly households (which consist of two or more adults, one of whom is the householder and 62 years old or older), 45 percent cited earnings as their primary source of income, while 35 percent cited Social Security and 9 percent cited pensions in 2004 (Table 3.41). In addition, 7 percent cited PA. Unlike single elderly households, only 2 percent of elderly households cited investments as their primary source of income (Figure 3.12).

Unlike elderly households and single elderly households, more than eight in ten single adult households (82 percent) cited earnings as their primary source of income in 2004 (Table 3.41). The proportion of this household type that cited PA as the primary source of income was only 7 percent.

However, the distribution of single-adult-with-children households was considerably different from that of single adult households. Of the former, 71 percent received their income from earnings, while

Figure 3.12
Distribution of Primary Sources of Income within Household Type
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

16 percent received it from PA, almost three times the equivalent proportion for all households and the highest proportion of any household type (Table 3.41).

In 2004, more than nine in ten of adult households (93 percent) and adult households with minor children (94 percent) had incomes primarily from earnings (Table 3.41). As a result, their incomes from other sources were very marginal, with only 2 percent and 3 percent respectively coming from PA.

Compared to the distributional pattern of primary income sources, households reported that considerably more of their aggregate incomes came from earnings. However, in general, the pattern of aggregate household income by source of income for each household type roughly resembled that of households by primary source of income (Table 3.42). 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.

In 2004, almost nine in every ten dollars of income for all households in the City came from earnings; the remainder was from either Social Security (4 percent), investments (2 percent), or pensions (3 percent) (Table 3.42). Contrarily, about half of the incomes of single elderly households came from either Social Security (34 percent) or pensions (17 percent), while more than two-fifths came from either earnings (34 percent) or investments (9 percent).

Table 3.42
Distribution of Aggregate of All Household Income by Source of Income within Household Type
New York City 2004

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]	89.1%	33.8%	93.5%	85.7%	61.9%	95.3%	95.4%
Investment	2.4%	9.4%	2.7%	**	5.4%	1.5%	**
Social Security	4.1%	33.7%	0.9%	2.6%	20.1%	1.1%	1.0%
Public Assistance	1.2%	4.7%	1.1%	5.2%	2.2%	0.5%	0.8%
Pension	2.5%	17.2%	1.2%	**	10.0%	1.1%	0.9%
Other	0.6%	**	0.6%	4.1%	**	**	**

Source: U.S. Bureau of the Census, 2005 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.
** Data based on too few households to report.

Table 3.43
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%
Investment	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

Unlike single elderly households, three-fifths of the incomes of elderly households came from earnings (62 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 (5 percent) (Table 3.42).

Almost all of the incomes of single adult households came from earnings (94 percent), while the remainder came mostly from investments (3 percent) (Table 3.42). Close to nine in every ten dollars of the incomes of single adult households with children came from earnings (86 percent), while one in twenty dollars came from PA (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 2001 and 2004, the pattern of all households' aggregate and each household type's income from each source of income did not change much, except for that of single elderly households: the proportion of their aggregate incomes from earnings increased by 5 percentage points to 34 percent, while the proportion of such households' incomes from investments and Social Security decreased by 5 percentage points and 3 percentage points to 9 and 34 percent respectively (Tables 3.42 and 3.44).

Table 3.44
Distribution of Aggregate of All 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%	**	6.6%	1.7%*	**
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%	**	0.6%*	2.8%*	**	**	**

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.
* Since the number of households is small, interpret with caution
** Data based on too few households to report.

Turning to households by primary source of income, in the three years between 2001 and 2004, the 2004 pattern of all households' and each household type's primary source of income remained mostly the same as in 2001, except for the following changes: the proportion of single elderly households that cited Social

Security as the primary source of their income inched down by 3 percentage points, while the proportion of such households that cited PA and pensions inched up by 2 percentage points each. Of single adult households, the proportion that cited earnings as the primary source of income declined by 3 percentage points, while the proportion that cited PA increased slightly (Tables 3.41 and 3.43).

Poor Households (Households Living below the Poverty Level)

There are two descriptors of households with very low incomes that policy-makers and planners use in measuring the magnitude of poor households and in identifying their characteristics. 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), which is commonly called the "poverty rate." The poverty thresholds for 2004 for three-person families that include two children under the age of 18 (for example, single adult households with two children) and for four-person families that include two children under 18 (for example, adult households with two children) were $15,219 and $19,157 respectively.[21] In estimating incomes below the poverty thresholds, using HVS data, 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 Public Assistance, commonly called "PA-recipient households" or "PA recipients." The number and characteristics of poor households will be discussed in this section, while PA-recipient households will be examined in the next section.

Households Living below the Poverty Level

The 2005 HVS reports that, in 2004, 526,000 households, or 17.3 percent of all households, lived below the poverty level in the City (Table 3.45). This was no appreciable change from three years earlier in 2001, when the number was 525,000 households and the poverty rate for all households was 17.5 percent.

Poverty Rates by Racial and Ethnic Groups

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 all households and each group. 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 11.5 percent, the lowest of all groups, as was the case three years earlier in 2001, when their rate was 11.2 percent (Table 3.45). Asians' rate was 15.6 percent, the second lowest in 2004. The equivalent rate in 2001 was 18.1 percent.

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 20.7 percent, 3.4 percentage points higher than the city-wide rate (Table 3.45). Their 2001 rate was 19.4 percent. The poverty rate for non-Puerto Rican Hispanics was 22.4 percent, the second highest among all racial and ethnic groups in 2004, as in 2001. Their 2001 rate was 23.7 percent.

21 U.S. Bureau of the Census, Poverty Thresholds, 2004. See Appendix B, "Poverty Thresholds for 2004."

Table 3.45
Number and Percent of Poor Households and Poverty Rate by Race/Ethnicity
New York City 2001 and 2004

	Number/Percent of Poor Households and Poverty Rate						2001-2004
	2001			2004			Change
Race/Ethnicity	Number	Percent	Poverty Rate	Number	Percent	Poverty Rate	in Rate Points
All	525,421	100.0%	17.5%	526,147	100.0%	17.3%	-0.2
White	149,420	28.4%	11.2%	152,790	29.0%	11.5%	+0.3
Black	139,081	26.5%	19.4%	143,285	27.2%	20.7%	+1.3
Puerto Rican	90,012	17.1%	33.6%	89,194	17.0%	30.8%	-2.8
Non-Puerto Rican Hispanic	95,617	18.2%	23.7%	93,616	17.8%	22.4%	-1.3
Asian	48,159	9.2%	18.1%	44,440	8.4%	15.6%	-2.5
Other	**	0.6%*	18.2%*	**	**	**	--

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
* Since the number of households is small, interpret with caution.
** Too few households to report.

On the other hand, the 2004 rate for Puerto Ricans was 30.8 percent, 1.8 times the city-wide rate, and the highest of any racial and ethnic group in 2004. This rate was a 2.8-percentage-point decrease from the 2001 rate of 33.6 percent, the largest decrease among all major racial and ethnic groups.

Poverty Rates by Household Types

As the income distribution by household types suggested, the poverty rates for two very-low-income household groups—single elderly households and single adult households with minor children—were unparalleledly higher than the rate for all households and other household groups in the City in 2004, as they were 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 41.9 percent, which was 2.4 times the city-wide overall rate of 17.3 percent, and the highest of any household type in 2004 (Table 3.46). Their 2001 rate was 43.2 percent.

At the same time, the poverty rate for single elderly households, which had the lowest income among all household types, was 33.1 percent, the second-highest rate in the City and almost two times the City's overall rate. Their 2004 rate was a 4.1-percentage-point decline from their 2001 rate. The rate for single adult households was 17.4 percent, not meaningfully different from the City's overall rate (Table 3.46).

Contrarily, rates for the other three household types were lower than the city-wide rate in 2004. The rate for adult households, whose incomes were the highest among all household types, was a mere 7.4 percent, the lowest poverty rate and 9.9 percentage points less than that for all households in the City in 2004 (Table 3.46).

The rates for elderly households and adult households with minor children were 12.1 percent and

15.4 percent respectively. But their rates changed in opposite directions during the three years between 2001 and 2004: the rate for elderly households declined by 2.3 percentage points, while the rate for adult households with minor children ticked up slightly (Table 3.46).

Table 3.46
Number and Percent of Poor Households and Poverty Rate by Household Type
New York City 2001 and 2004

	Number/Percent of Poor Households and Poverty Rate						
	2001			2004			2001 – 2004 Change in
Household Type	Number	Percent	Poverty Rate	Number	Percent	Poverty Rate	Rate Points
All	525,421	100.0%	17.5%	526,147	100.0%	17.3%	-0.2
Single Elderly	129,096	24.6%	37.2%	114,658	21.8%	33.1%	-4.1
Single Adult	102,250	19.5%	15.9%	117,584	22.3%	17.4%	+1.5
Single w/ Child(ren)	90,458	17.2%	43.2%	86,683	16.5%	41.9%	-1.3
Elderly	42,681	8.1%	14.4%	34,786	6.6%	12.1%	-2.3
Adults	52,329	10.0%	6.8%	57,275	10.9%	7.4%	+0.6
Adults w/ Child(ren)	108,607	20.7%	14.7%	115,161	21.9%	15.4%	+0.7

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Poverty Rates by Borough and Sub-Borough Areas

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 3.9), 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 28.1 percent and 20.7 percent respectively, 10.8 percentage points and 3.4 percentage points higher than the city-wide overall rate of 17.3 percent in 2004 (Table 3.47). Conversely, the rates in the balance of the boroughs were lower than the overall rate. The rate in Manhattan was 14.6 percent, while the rates in Queens and Staten Island, where the proportions of very-low-income households were considerably lower, were also commensurately lower: 11.6 percent and 8.4 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 2004. 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 46.7 percent and 40.0 percent respectively, 2.7 and 2.3 times respectively the rate for the City as a whole. 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 35.2 percent, 37.2 percent, and 28.5 percent respectively (Map 3.3).[22]

22 Appendix A, "2005 HVS Data for Sub-Borough Areas," Table A.11 and A.13.

Table 3.47
Number of Poor Households and Poverty Rate by Borough and Tenure
New York City 2001 and 2004

2004				
	Number of Poor Households	Poverty Rate		
Borough		All Households	Renter Households	Owner Households
All	526,147	17.3%	22.6%	6.8%
Bronx[a]	132,533	28.1%	33.3%	9.5%
Brooklyn	181,451	20.7%	25.5%	8.9%
Manhattan[a]	107,403	14.6%	17.8%	4.1%
Queens	90,975	11.6%	16.0%	6.5%
Staten Island	13,785	8.4%	16.5%	4.6%

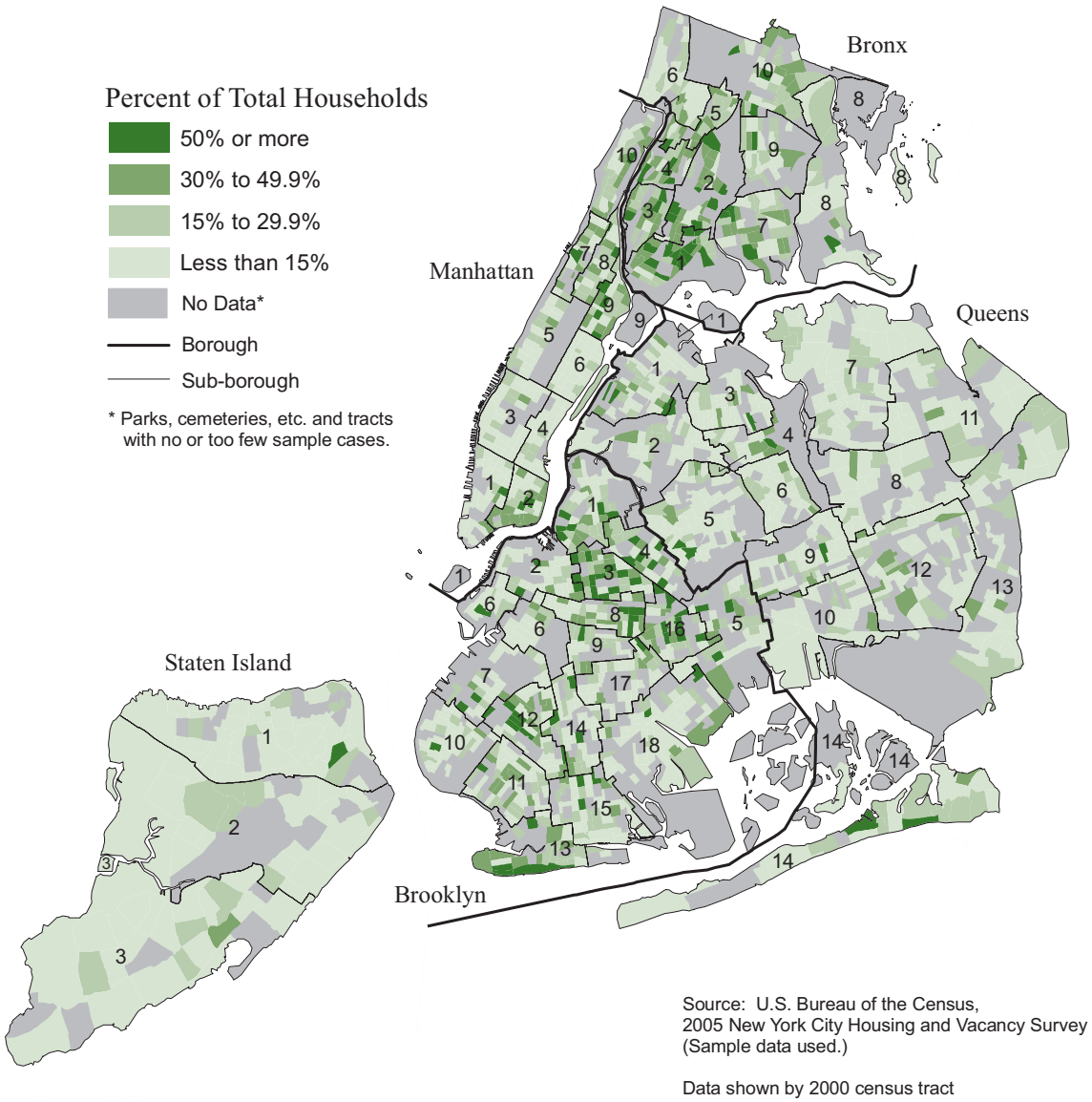
2001				
		Poverty Rate		
Borough		All Households	Renter Households	Owner Households
All	525,421	17.5%	22.5%	7.2%
Bronx[a]	122,991	26.6%	32.0%	7.9%
Brooklyn	180,711	20.5%	24.9%	9.8%
Manhattan[a]	116,561	16.2%	18.9%	6.8%
Queens	87,692	11.2%	15.5%	6.1%
Staten Island	17,465	11.0%	22.5%	4.7%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

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 northern Brooklyn were 34.5 percent, 28.3 percent, and 31.6 percent respectively. The rates in two sub-borough areas in the southern part of the borough were also very high: 28.6 percent in sub-borough area 12 (Borough Park) and 29.6 percent in sub-borough area 13 (Coney Island). In Manhattan the rates in sub-borough areas 2 (Lower East Side/Chinatown), 8 (Central Harlem), 9 (East Harlem), and 10 (Washington Heights/Inwood) were 24.5 percent, 24.0 percent, 27.1 percent, and 26.2 percent respectively.[23]

23 Appendix A, "2005 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, 2005



Poverty Rates by Tenure

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 22.6 percent, 5.3 percentage points higher than the corresponding rate of 17.3 percent for all households in 2004 (Table 3.47). 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 in 2004 was not the lowest among the five boroughs. Instead, the 16.5 percent rate in the borough was the second lowest, after the rate of 16.0 percent for the Queens. For the Bronx and Brooklyn, where the median renter household incomes were the lowest and second-lowest, the rates were 33.3 percent and 25.5 percent respectively, the highest and second-highest in the City. On the other hand, the rate for Manhattan was 17.8 percent, while the rate in Queens was 16.0 percent, the lowest for renters in the City in 2004.

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 ratio of poverty rates for all households to renter households in the City was 1:1.3 in 2004, while the ratio for all households to owner households was 1:0.4 (Table 3.47). In the Bronx, the poverty rate for owner households was 9.5 percent, higher than that for all owner households and the highest for owner households among all the boroughs. The rate for owner households in Brooklyn was 8.9 percent, the second-highest among all the boroughs.

In Queens, the poverty rate for owner households was 6.5 percent, close to the city-wide rate. The rate in Staten Island was only 4.6 percent, while the rate in Manhattan was 4.1 percent, the lowest of all the boroughs (Table 3.47).

The 2004 poverty rates for all households, for renter households, and for owner households remained basically the same as in 2001 (Table 3.47).

During the three-year period, the poverty rate for all households in Staten Island declined by 2.6 percentage points, while the rate in the Bronx inched up and the rate in Manhattan inched down (Table 3.47).

During the same three-year period, the poverty rate for renter households in Staten Island dropped substantially by 6 percentage points (Table 3.47). The rate in Manhattan inched down, while the rate in the Bronx inched up.

In the meantime, the poverty rate for owner households in the Bronx inched up, while the rates in Brooklyn and Manhattan inched down (Table 3.47).

Poverty Rates by Number of Workers in the Household

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 3.29, 3.30, and 3.31). This logic holds true for the relationship between the level of the poverty rate and the number of employed persons in a household. Almost two-thirds of households with incomes below the poverty threshold

Table 3.48
Number and Distribution of Households
by Number of Workers in the Household by Poverty Status
New York City 2004

		Percent of Poverty Level		
Number of Workers	**All**	**< 100%**	**100-124%**	**125% or More**
All Households	3,037,996	526,147	148,514	2,363,335
None	676,464	339,383	63,598	273,483
One	1,288,100	158,443	60,474	1,069,182
Two	854,904	23,652	20,584	810,667
Three or More	218,528	4,669*	**	210,002
Distribution within Poverty Status				
Number of Workers	**All**	**< 100%**	**100-124%**	**125% +**
All Households	100.0%	100.0%	100.0%	100.0%
None	22.3%	64.5%	42.8%	11.6%
One	42.4%	30.1%	40.7%	45.2%
Two	28.1%	4.5%	13.9%	34.3%
Three or More	7.2%	0.9%	2.6%*	8.9%
Distribution within Number of Workers				
Number of Workers	**All**	**< 100%**	**100-124%**	**125% +**
All Households	100.0%	17.3%	4.9%	77.8%
None	100.0%	50.2%	9.4%	40.4%
One	100.0%	12.3%	4.7%	83.0%
Two	100.0%	2.8%	2.4%	94.8%
Three or More	100.0%	2.1%	1.8%*	96.1%

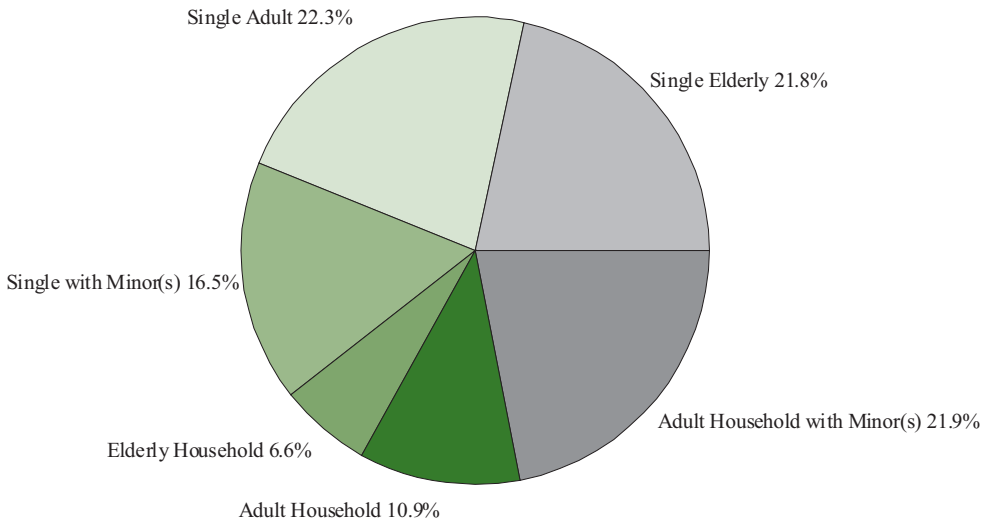
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: * Since the number of households is small, interpret with caution.
** Too few households to report.

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 3.48). This relationship was also further 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: 50.2 percent. However, the rate drops very sharply as the number of workers in a household increases. The rate dropped to 12.3 percent for households with one worker, to 2.8 percent for households with two workers, and to 2.1 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 Households Living below the Poverty Level

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 discussed in parallel in this section. Compared to non-poor households, a disproportionately large number of poor households were either single elderly households or single adult households with minor children, as discussed earlier. Among poor households, more than a fifth were single elderly, more than twice the proportion among non-poor households (Table 3.49). In addition, one in six poor households was a single adult household with minor children, which is much more than three times the proportion among non-poor households. On the contrary, among poor households, the proportion of adult households was very small (11 percent), only about a third of the proportion among non-poor households (29 percent) (Figure 3.13).

Figure 3.13
Distribution of Poor Households by Household Type
New York City 2004



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Comparing the racial and ethnic composition of non-poor households, a relatively large proportion of poor households was either Puerto Rican, non-Puerto Rican Hispanic, or black. Of poor households, 18 percent were non-Puerto Rican Hispanic, compared to 13 percent of non-poor households. At the same time, 17 percent of poor households were Puerto Rican, while only 8 percent of non-poor households were Puerto Rican (Table 3.49). In addition, 27 percent of poor households were black, while 22 percent of non-poor households were black. Contrarily, among poor households, whites were less than three in ten, while close to one in two of non-poor households were whites.

The proportions of poor householders born in Puerto Rico or Other Caribbean Islands were 11 percent and 17 percent respectively compared to 4 percent and 13 percent for non-poor householders (Table 3.49).

Table 3.49
Selected Characteristics of Poor and Non-Poor Households
New York City 2005

Household Type	All	Poor[a]	Non-Poor
All Types	100.0%	100.0%	100.0%
Single with Child(ren)	6.8%	16.5%	4.8%
Adult Household	25.5%	10.9%	28.6%
Adult with Child(ren)	24.5%	21.9%	25.1%
Single Elderly	11.4%	21.8%	9.2%
Elderly Household	9.5%	6.6%	10.1%
Single Adult	22.2%	22.3%	22.2%
Householder Birth Country/Region			
All Regions	100.0%	100.0%	100.0%
Puerto Rico	5.2%	11.1%	4.0%
Other Caribbean	13.4%	17.4%	12.5%
Latin America	8.5%	8.3%	8.5%
Europe	10.2%	9.5%	10.4%
Asia	8.5%	7.9%	8.6%
Africa	1.5%	1.1%	1.6%
Other	1.3%	1.5%	1.3%
U.S.A	51.0%	43.0%	52.7%
Median Income	$40,000	$7,300	$50,000

Race/Ethnicity	All	Poor	Non-Poor
All Races	100.0%	100.0%	100.0%
White	43.8%	29.0%	46.9%
Black	22.8%	27.2%	21.8%
Puerto Rican	9.5%	17.0%	8.0%
Non-Puerto Rican Hispanic	13.8%	17.8%	12.9%
Asian	9.4%	8.4%	9.6%
Other	0.7%	**	0.8%
Householder Educational Attainment			
All	100.0%	100.0%	100.0%
Less than High School	19.0%	40.3%	14.5%
High School Grad or More	81.0%	59.7%	85.5%
Householder Labor Force Participation			
All	100.0%	100.0%	100.0%
In Labor Force	67.9%	32.5%	75.4%
Not In Labor Force	32.1%	67.5%	24.6%
Householder Gender/Combination			
All	100.0%	100.0%	100.0%
Single Male	20.6%	17.6%	21.3%
Single Female	37.7%	59.3%	33.2%
Couple	41.6%	23.1%	45.5%

Source: U.S. Bureau of the Census, 2005 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.
** Too few households to report.

As expected, an overwhelmingly high proportion of poor households had householders with lower educational attainment compared to non-poor households: 40 percent of poor householders did not finish high school compared to 15 percent of non-poor householders (Table 3.49).

Among poor households, the proportion of householders who were in the labor market (the labor-force participation rate) was extraordinarily low, only 33 percent, compared to 75 percent of non-poor households (Table 3.49). As discussed earlier, the level of household income and the level of poverty are largely determined by a household's employment characteristics.

Poverty in the City is concentrated in single households with a female householder. In 2004, three-fifths of poor households had a single female householder (Table 3.49). For this reason, it is prudent to analyze the unique characteristics of these poor households that bear on their housing requirements.

In 2004, there were 776,000 single-female headed households in the City (Table 3.50). Of them, 241,000, or 31 percent, were poor. Single-female households consisted of the following three household groups: 248,000 single female elderly households (32 percent); 336,000 single adult female households without children (43 percent); and 192,000 single female households with children (25 percent) (Table 3.50).

Table 3.50
Poor and Non-Poor Female-Headed Households by Composition of Household
New York City 2004

Number and Distribution within Poverty Status			
	All	**Poor**	**Non-Poor**
All Single Female Headed Households[a]	776,458 100.0%	241,337 100.0%	535,121 100.0%
Single Female Elderly Households[b]	32.0%	36.8%	29.8%
Single Adult Female Headed Households without Child(ren)	43.3%	28.7%	49.9%
Single Female Headed Households with Child(ren)	24.8%	34.6%	20.3%

Number and Distribution within Household Category				
	Number	**All**	**Poor**	**Non-Poor**
All Single Female Headed Households[a]	776,458	100.0%	31.1%	68.9%
Single Female Elderly Households[b]	248,242	100.0%	35.7%	64.3%
Single Adult Female Headed Households without Child(ren)	336,030	100.0%	20.6%	79.4%
Single Female Headed Households with Child(ren)	192,185	100.0%	43.4%	56.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a No other adult present.
b Age 62 or over, without children

Of single female households with children and single elderly female households, a great proportion—43 percent and 36 percent respectively—were poor.

Of the 241,000 poor single-female householders, only 58 percent had graduated from at least high school (Table 3.51). Only 26 percent were in the labor force, and their median household income was a troublingly low $6,800 in 2004. Three-fifths of such poor female householders were either white (29 percent) or black (30 percent), while a little more than a third were either Puerto Rican (19 percent) or non-Puerto Rican Hispanic (16 percent).

Table 3.51
Selected Characteristics and Race/Ethnicity
of Poor and Non-Poor Single Female Householders
New York City 2005

Selected Characteristics	All	Poor	Non-Poor
All Single Female Householders	776,458	241,337	535,121
Percent Renters	74.4%	88.1%	68.2%
Percent at Least High School Graduate	78.3%	57.6%	87.7%
Percent in Labor Force	56.4%	25.7%	70.2%
Percent with Children Present	24.8%	34.6%	20.3%
Median Household Income	$19,884	$6,804	$31,500
Single Elderly	$12,000	$7,200	$17,400
Single Adult, No Child(ren)	$34,055	$4,200	$42,500
Single with Child(ren)	$19,000	$7,080	$31,000
Race/Ethnicity			
All	100.0%	100.0%	100.0%
White	44.3%	29.1%	51.2%
Black/African American	27.1%	30.1%	25.7%
Puerto Rican	11.8%	19.4%	8.4%
Non-Puerto Rican Hispanic	11.6%	16.3%	9.4%
Asian	4.6%	4.6%	4.6%
Other	0.6%	**	0.7%*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Since the number of persons is small, interpret with caution.
** Too few households to report.

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 2004 and without workers in 2004 but had some household

income, could help explain further the high poverty rate in the City. Among individuals 18 years old or older in poor households where no household member worked in 2004, 92 percent were still not in the labor force in 2005 (Table 3.52). In other words, in the week before the household was interviewed for the 2005 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, 84 percent were not in the labor force.

Table 3.52
Number and Distribution of Adult Persons in Poor Households where No Household Member Worked in 2004 but Some Household Income by Labor Force Status by Age Group
New York City 2005

		Age Group		
Labor Force Status 2005	**All**	**18 - 25**	**25 - 54**	**55 and Over**
All	354,344	30,618	126,451	197,276
Employed (in 2005)	11,816	**	7,501	**
Unemployed	16,847	**	12,997	**
Not in the Labor Force[a]	325,682	26,283	105,953	193,446
Distribution within Age Group				
Labor Force Status	**All**	**18 - 25**	**25 – 54**	**55 and Over**
All	100.0%	100.0%	100.0%	100.0%
Employed	3.3%	**	5.9%	**
Unemployed	4.8%	**	10.3%	**
Not in the Labor Force[a]	91.9%	85.8%	83.8%	98.1%
Distribution within Labor Force Status				
Labor Force Status	**All**	**18 - 25**	**25 – 54**	**55 and Over**
All	100.0%	8.6%	35.7%	55.7%
Employed	100.0%	**	63.5%	**
Unemployed	100.0%	**	77.1%	**
Not in the Labor Force[a]	100.0%	8.1%	32.5%	59.4%

Source: U.S. Bureau of the Census, 2005 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.
** Too few persons to report.

Among all adults in poor households without workers but with some 2004 household income, 43 percent reported as the reason they were not looking for work that they were retired, while another almost two-fifths cited ill health/physical disability (32 percent) or family responsibilities/children (7 percent) (Table 3.53). However, the major reasons varied widely for different age groups. For individuals under 25 years of age, 72 percent cited "going to school or getting training" as their reason for not being in the labor force. For seven in ten of those in the economically active 25-54 age group, the major reasons were ill

Table 3.53
Reason for Not Looking for Work Given by Adults in Poor Households with No Workers and Some Household Income by Age Group
New York City 2005

		Age Group		
Reason Given	**All**	**Under 25**	**25-54**	**55 and Over**
All	324,160	24,952	105,834	193,375
Cannot Find Work[a]	6,520	**	4,244*	**
Ill Health, Physical Disability	104,250	**	56,445	45,662
Family Responsibilities or Cannot Arrange Child Care	22,407	**	16,843	4,386*
In School or Other Training	28,741	17,687	10,495	**
Retired	138,781	**	6,180	132,404
Other Reasons/Don't Know	21,673	**	10,938	8,701

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	2.0%	**	4.0%	**
Ill Health, Physical Disability	32.3%	**	53.7%	23.7%
Family Responsibilities/Child Care	7.0%	**	16.0%	2.3%
In School or Other Training	8.9%	72.3%	10.0%	**
Retired	43.0%	**	5.9%	68.7%
Other Reasons/Don't Know	6.7%	**	10.4%	4.5%

Distribution within Reason Given

Reason Given	**All**	**Under 25**	**25-54**	**55 and Over**
All	100.0%	7.7%	32.6%	59.7%
Cannot Find Work	100.0%	**	65.1%	**
Ill Health, Physical Disability	100.0%	**	54.1%	43.8%
Family Responsibilities/Child Care	100.0%	**	75.2%	19.6%
In School or Other Training	100.0%	61.5%	36.5%	**
Retired	100.0%	**	4.5%	95.4%
Other Reasons/Don't Know	100.0%	**	50.5%	40.1%

Source: U.S. Bureau of the Census, 2005 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.

health/physical disability (54 percent) or family responsibilities/childcare (16 percent). Of individuals 55 years old or older, seven in ten reported that they were retired (69 percent), while almost one-quarter said they were in ill health or were physically disabled (24 percent) and, thus, were not looking for work.

Contrarily to intuition, which says that most poor households receive cash Public Assistance (PA), only 45 percent of the poor households in the City received cash Public Assistance in 2005, down from 54 percent in 1993 (Table 3.54). The proportion of poor households receiving cash PA varied widely from one racial and ethnic group to another. Only 29 percent of white poor households received cash Public Assistance, while almost three-quarters of Puerto Rican, half of non-Puerto Rican Hispanic, and 46 percent of black poor households received it in 2005. Only 18 percent of Asian poor households received cash Public Assistance.

Table 3.54
Percentage of Poor Households Receiving Cash Public Assistance
by Race/Ethnicity
New York City 1993, 2002 and 2005

	Percentage of Poor Households Receiving Cash Public Assistance		
Race/Ethnicity	**1993**	**2002**	**2005**
All	54.2%	43.6%	45.1%
White	28.9%	30.1%	29.2%
Black/African American	58.9%	46.7%	46.4%
Puerto Rican	79.6%	68.7%	73.5%
Non-Puerto Rican Hispanic	64.8%	44.2%	49.6%
Asian	18.1%	25.0%	18.3%
Other	*	*	*

Sources: U.S. Bureau of the Census, 1993, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
* Too few households to report.

Cash-Public-Assistance-Recipient Households

Starting with the 1999 HVS, 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 all of these programs.

Households Receiving Public Assistance

In 2005, 383,000 households, or 15.5 percent of all households in New York City, received Public Assistance. This was an increase of 1.4 percentage points in the three years between 2002 and 2005 (Table 3.55). The proportion of households receiving PA declined noticeably for Asian households, by

2.3 percentage points to 7.5 percent in 2005, while the proportion for non-Puerto Rican Hispanic households remained the same at 19.7 percent. Contrarily, the proportions for the other racial and ethnic household groups increased. For black and Puerto Rican households, the proportions increased slightly from 16.5 percent to 19.3 percent and from 35.4 percent to 38.7 percent respectively, while the proportion inched up by 0.6 percentage points to 7.8 percent for white households.

Table 3.55
Number and Percent of All Households in Receipt of Public Assistance by Race/Ethnicity
New York City 2002 and 2005

Race/Ethnicity	2002		2005	
	Number	Percent	Number	Percent
All	364,871	14.1%	382,931	15.5%
White	80,566	7.2%	79,118	7.8%
Black/African American	102,127	16.5%	113,217	19.3%
Puerto Rican	86,684	35.4%	98,576	38.7%
Non-Puerto Rican Hispanic	70,989	19.7%	71,893	19.7%
Asian	23,142	9.8%	17,360	7.5%
Other	*	*	*	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: * Too few households to report.

Major Characteristics of Households Receiving PA

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 16 percent, over two-and-one-half times the proportion of such households not receiving it, only 6 percent (Table 3.56). The proportion of households receiving Public Assistance that were single-elderly households was 18 percent, compared to 11 percent of such households not receiving it. On the other hand, the proportion of adult households receiving PA was 14 percent, only half of the comparable proportion of such households not receiving it.

Of householders receiving PA, 16 percent were born in Puerto Rico, almost five 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 3.56).

Of householders receiving PA, 26 percent were Puerto Rican, more than three times the proportion not receiving it (Table 3.56). At the same time, 19 percent of households receiving PA were non-Puerto Rican Hispanics, while only 14 percent of householders not receiving it were of this racial and ethnic group. Contrarily, 21 percent of householders receiving PA were white, less than half their proportion of householders not receiving it.

Of householders receiving PA, 45 percent had not finished high school, and only 30 percent were in the labor force. Close to three-fifths of households receiving PA were single-female households (Table 3.56). The median income of households receiving PA was an extremely low: $12,216, only about a quarter of the income of households not receiving PA.

Table 3.56
Selected Characteristics of Households Receiving/Not Receiving Public Assistance
New York City 2005

Household Type	All	PA	Non-PA
All Types	100.0%	100.0%	100.0%
Single Adult	22.2%	15.2%	19.1%
Single with Child(ren)	6.8%	15.5%	5.9%
Adult Household	25.5%	13.7%	27.9%
2+ Adults with Child(ren)	24.5%	24.8%	26.9%
Single Elderly	11.4%	18.1%	10.6%
Elderly Household	9.5%	12.7%	9.5%
Householder Birth Country/Region			
All Regions	100.0%	100.0%	100.0%
U.S.A	51.0%	45.3%	52.1%
Puerto Rico	5.2%	15.7%	3.4%
Other Caribbean	13.4%	16.9%	12.8%
Latin America	8.5%	7.3%	8.7%
Europe	10.2%	9.0%	10.4%
Asia	8.5%	4.5%	9.2%
Africa	1.5%	**	1.7%
Other	1.7%	0.9%*	1.8%
Median 2004 Income	$40,000	$12,216	$46,000

Race/Ethnicity	All	PA	Non-PA
All Races	100.0%	100.0%	100.0%
White	43.8%	20.7%	44.8%
Black	22.8%	29.6%	22.7%
Puerto Rican	9.5%	25.7%	7.5%
Non-Puerto Rican Hispanic	13.8%	18.8%	14.1%
Asian	9.4%	4.5%	10.3%
Other	0.7%	**	0.8%
Householder Educational Attainment			
All	100.0%	100.0%	100.0%
Less than High School	19.0%	45.3%	15.3%
High School Grad or More	81.0%	54.7%	84.7%
Householder Labor Force Participation			
All	100.0%	100.0%	100.0%
In Labor Force	67.9%	30.1%	73.6%
Not In Labor Force	32.1%	69.9%	26.4%
Householder Gender/Combination			
All	100.0%	100.0%	100.0%
Single Male	20.6%	16.2%	19.8%
Single Female	37.7%	58.2%	34.1%
Couple	41.6%	25.5%	46.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: * Since the number of households is small, interpret with caution.
** Too few households to report.

Labor Force Participation in New York City

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 realized in the near future by utilizing more of the potential earning capabilities of household members. 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 will be discussed in the context of New Yorkers' potential demand for housing and affordability in the City's housing market.

Labor Force Participation Rate

The labor force participation rate in the City ticked down by 0.8 of a percentage point to 63.4 percent in 2005, over the three years since 2002 (Table 3.57). However, the change in the labor force participation rate varied for the different boroughs. The labor force participation rate worsened in the Bronx, compared to changes in the rates for the City as a whole and for the balance of the boroughs. In the Bronx, the rate dropped steeply by 5.8 percentage points to 55.6 percent within the three-year period (Map 3.4). In Brooklyn, the rate inched down by 0.8 of a percentage point to 61.8 percent in 2005. On the other hand, the rates in Manhattan and Staten Island increased by 1.2 percentage points and 1.0 percentage point, respectively. In Queens the 2005 rate was 65.0 percent, virtually unchanged from 2002, when it was 65.2 percent.

Table 3.57
Labor Force Participation and Unemployment Rates
of Individuals Aged 16 and Over by Borough
New York City 1999, 2002 and 2005

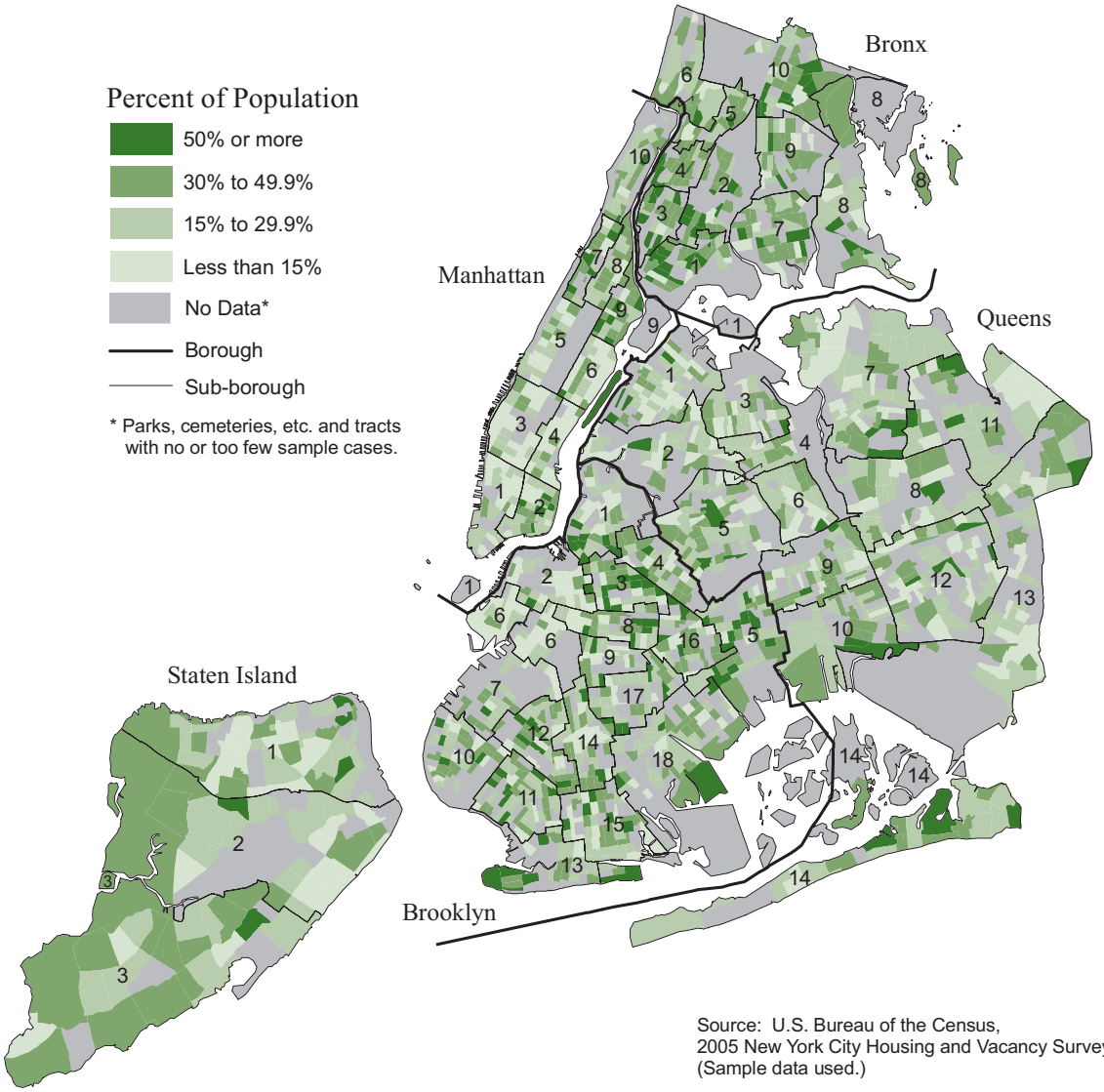
Borough	Labor Force Participation Rates			Unemployment Rates		
	1999	2002	2005	1999	2002	2005
All	61.9%	64.2%	63.4%	6.5%	8.7%	6.3%
Bronx[a]	55.1%	61.4%	55.6%	8.0%	12.7%	7.8%
Brooklyn	59.6%	62.6%	61.8%	7.5%	9.1%	7.5%
Manhattan[a]	67.9%	68.1%	69.3%	6.1%	7.6%	5.7%
Queens	63.3%	65.2%	65.0%	5.6%	7.4%	5.3%
Staten Island	60.6%	62.2%	63.2%	3.9%	6.8%	4.4%

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

With a decrease in the labor-force participation rate over the three-year period between 2002 and 2005, 36.6 percent of individuals in the City 16 years old or older were not in the labor force (Table 3.57). This is extremely significant, since these individuals did not have earnings, despite the fact that, in 2005, three-quarters of all households' income in the City came from earnings, as discussed earlier (Table 3.43). The majority of these individuals who were not in the labor market, thus, could contribute little to their households' income and, in turn, could not help improve their household's ability to afford better housing.

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 63.4 percent and the rates of 52.8 percent for the young age group of 18-24 and 64.2 percent for the

Map 3.4
Percentage of Population Age 16 to 64
Not in the Labor Force
New York City 2005



Source: U.S. Bureau of the Census,
2005 New York City Housing and Vacancy Survey
(Sample data used.)

55-64 age group (Tables 3.58 and 3.59). 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: 71.1 percent versus 56.7 percent.

Table 3.58
Labor Force Participation Rates of Individuals Aged 16 Years and Over
by Age Group and Gender
New York City 2005

	Gender		
Age Group	**Both**	**Male**	**Female**
All	63.4%	71.1%	56.7%
16-17	8.6%	8.1%	9.0%
18-24	52.8%	54.6%	50.9%
25-34	81.5%	89.8%	73.5%
35-44	82.4%	91.3%	74.4%
45-54	79.6%	86.2%	73.8%
55-64	64.2%	72.0%	58.3%
65-74	17.4%	21.9%	14.3%
75 and Over	4.1%	5.9%	3.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 3.59
Labor Force Participation Rates of Individuals Aged 16 Years and Over
by Age Group and by Race/Ethnicity
New York City 2005

	Age Group			
Race/Ethnicity	**All**	**16-24**	**25-54**	**55 & Over**
All	63.4%	43.4%	81.2%	35.1%
White	64.0%	49.0%	84.3%	35.6%
Black/African American	62.0%	37.1%	80.4%	36.5%
Puerto Rican	53.4%	40.0%	71.0%	24.0%
Non-Puerto Rican Hispanic	68.5%	50.3%	82.2%	38.4%
Asian	64.1%	31.6%	79.8%	36.2%
Other	67.8%	50.8%	82.0%	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Too few to report.

Labor Force Participation by Race and Ethnicity

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—64.0 percent, 62.0 percent, and 64.1 percent respectively—were in approximate parity with the overall city-wide rate of 63.4 percent (Table 3.59).

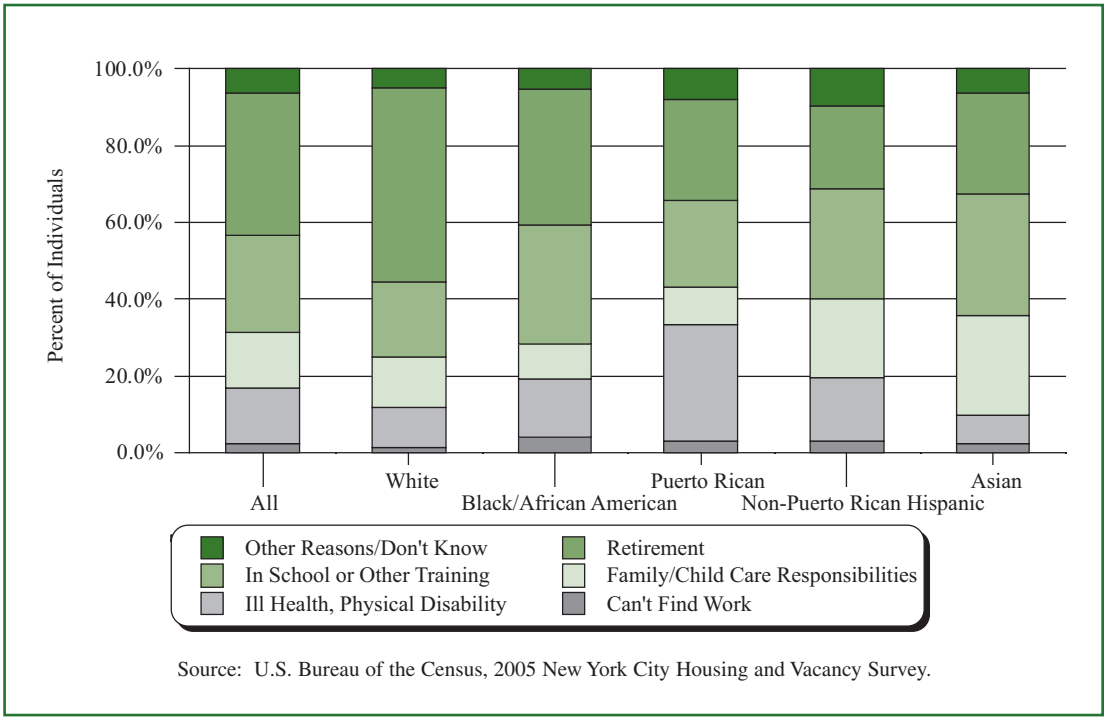
However, the rate for non-Puerto Rican Hispanics was 68.5 percent, 5.1 percentage points higher than the city-wide rate. Compared to all individuals aged 16 or over in the City's labor force, the majority of non-Puerto Rican Hispanics had labor-intensive jobs in the three lowest-paying occupational categories of service occupations (37 percent), production (9 percent), and construction and extraction (8 percent) in 2005 (Table 3.69).

The labor force participation rate for Puerto Ricans was an unparalleledly low 53.4 percent, 10.0 percentage points lower than the city-wide rate (Table 3.59). 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 very low income of Puerto Rican households and their high poverty rate, compared to the incomes and poverty rates of other groups (Table 3.59).

Reasons for Not Being in the Labor Force

Of those who were not in the labor force, close to two-fifths said they were not looking for work because they were retired (37 percent), while a quarter cited schooling or training as their reason (25 percent)

Figure 3.14
Reasons Not Looking for Work of Individuals Age 16 and Over by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

(Table 3.60). On the other hand, another three in ten reported that they were not in the labor force due to family responsibilities/childcare (15 percent) or ill health/physical disability (15 percent).

Each racial and ethnic group provided a uniquely different combination of reasons for not looking for work. 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—35 percent of blacks, 26 percent of Puerto Ricans, 26 percent of Asians, and 21 percent of non-Puerto Rican Hispanics—cited retirement as the reason (Table 3.60 and Figure 3.14).

Of black individuals not in the labor force, three in ten cited schooling or training as the reason they were not looking for work, while a quarter of all individuals cited this reason (Table 3.60), For black individuals, family responsibilities/childcare was not a widespread reason: only 9 percent cited this, compared to 14 percent of all individuals.

For Puerto Ricans, ill health or physical disability was a pervasive reason: an overwhelming 30 percent cited this as their reason for not working or looking for work, while only 15 percent of all individuals cited it. A fifth of non-Puerto Rican Hispanics cited family responsibilities or childcare, compared to 15 percent of all individuals (Table 3.60).

Table 3.60
Reasons Given by Individuals Aged 16 and Over
for Not Looking for Work by Race/Ethnicity
New York City 2005

	Race/Ethnicity						
Reason Given	**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]	2.7%	1.4%	4.1%	3.4%	3.5%	2.6%	**
Ill Health, Physical Disability	14.5%	10.4%	15.2%	30.2%	16.5%	7.7%	**
Family Responsibilities or Cannot Arrange Child Care	14.4%	13.2%	9.0%	10.0%	20.6%	25.6%	**
In School or Other Training	25.2%	19.3%	31.0%	22.4%	28.2%	31.6%	34.3%
Retired	36.9%	50.4%	35.0%	26.4%	21.3%	26.2%	31.2%
Other Reasons/Don't Know	6.4%	5.3%	5.6%	7.7%	9.8%	6.4%	**

Source: U.S. Bureau of the Census, 2005 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.
** Too few individuals to report.

At the same time, close to three-fifths of Asians cited family responsibilities, including childcare (26 percent) or going to school/getting training (31 percent), substantially larger proportions than those of all individuals not in the labor force who cited such reasons (Table 3.60). Ill health/physical disability was not a major reason preventing Asians from participating in the labor force: only 8 percent cited this reason. The comparatively higher proportions among Asians (32 percent), blacks (31 percent), and non-Puerto Rican Hispanics (28 percent) citing schooling or other training as their reason for not currently being in the labor force may bode well for their participation in the labor force in the near future.

Labor Force Participation and Educational Attainment

The 2005 HVS data on labor-force participation rates and educational attainment 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 67.7 percent (Table 3.61). However, the rate rose progressively to 79.0 percent for those who had finished at least high school, to 81.0 percent for those who had finished some college work, and to 88.6 percent for those who had at least graduated from college. Except for Asians, the progressively upward pattern of the labor force participation rate corresponding to the level of educational attainment holds for each racial and ethnic group.

Table 3.61
Labor Force Participation Rates of Individuals Aged 25-54
by Race/Ethnicity and by Educational Attainment
New York City 2005

	Educational Attainment				
Race/Ethnicity	**All**	**Less than 12 Years**	**High School Graduate**	**13-15 Years**	**At Least College Graduate**
All	81.2%	67.7%	79.0%	81.0%	88.6%
White	84.3%	59.6%	75.9%	79.4%	90.4%
Black/African American	80.4%	65.2%	80.7%	82.4%	87.9%
Puerto Rican	71.0%	46.7%	73.8%	79.5%	88.0%
Non-Puerto Rican Hispanic	82.2%	76.5%	83.1%	85.6%	86.9%
Asian	79.8%	74.9%	80.2%	76.0%	83.0%
Other	82.0%	*	74.2%	77.0%	92.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Too few individuals to report.

For economically active Puerto Ricans, whose overall labor-force participation rate was only 71.0 percent, the upward pattern of the participation rate was much more vivid: from 46.7 percent for those who did not finish high school, to 73.8 percent for high school graduates, to 79.5 percent for those who had finished some college work, to 88.0 percent for those who had graduated at least from college (Table 3.61). It is important to note that labor force participation rates for Puerto Ricans who had at least

graduated from high school, particularly those who had done some college work or beyond, were equivalent to the rates for whites with the same higher levels of educational attainment. For some reason, for Asians with some college work, the rate was 4.2 percentage points lower than the rate for those who had finished high school. In short, the level of an individual's educational attainment is a critically powerful determinant of employability.

Unemployment Rates in New York City

Changes in Unemployment Rates

According to the 2005 HVS, the overall unemployment rate for the City as a whole was 6.3 percent, a 2.4-percentage-point decrease from 2002 (Table 3.62). The rate decreased in every borough, although the decrease occurred in varying degrees. The rates in the Bronx and Brooklyn were 7.8 percent and 7.5 percent respectively. The 2005 rate in the Bronx was still the highest of all the boroughs, even after a steep decline of 4.9 percentage points from 2002, about twice the rate of decrease for the City as a whole. The 2005 rate in Brooklyn was a 1.6-percentage-point decrease from 2002.

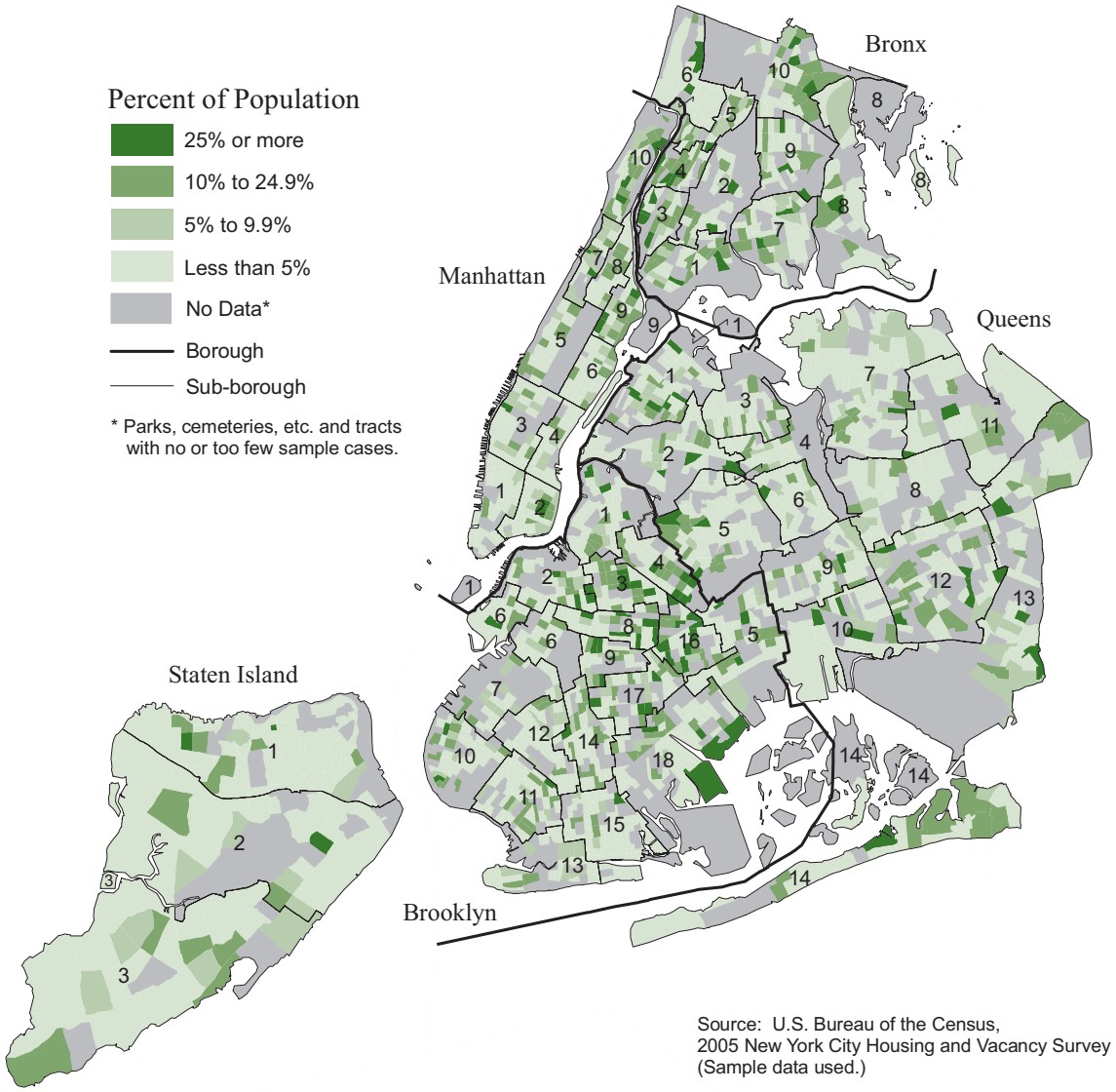
Table 3.62
Unemployment Rates[b] of Individuals 16 Years and Over
by Tenure and by Borough
New York City 2002 and 2005

	Tenure					
	All		Renters		Owners	
Borough	2002	2005	2002	2005	2002	2005
All	8.7%	6.3%	10.0%	7.5%	6.1%	4.0%
Bronx[a]	12.7%	7.8%	13.9%	8.8%	8.6%	4.7%
Brooklyn	9.1%	7.5%	10.6%	8.3%	5.8%	5.6%
Manhattan[a]	7.6%	5.7%	8.0%	6.7%	5.9%	2.3%
Queens	7.4%	5.3%	8.4%	6.7%	6.1%	3.7%
Staten Island	6.8%	4.4%	10.8%	7.4%	5.1%	3.3%

Sources: U.S. Bureau of the Census, 2002 and 2005 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 looked for work during the previous four weeks. The estimated unemployment rate is the number of unemployed persons as a percent of the total labor force, which is the sum of unemployed persons and persons who worked during the previous week.

On the other hand, the unemployment rates in Manhattan and Queens were 5.7 percent and 5.3 percent respectively in 2005, lower than the city-wide rate and a 1.9-percentage-point and a 2.1-percentage point drop from their 2002 rates (Table 3.62). In Staten Island, the rate was 4.4 percent in 2005, the lowest of all the boroughs. The 2005 rate in Staten Island was a 2.4-percentage-point decrease in the three years. Not surprisingly, the geographic distribution of unemployment reflects the approximate distribution of low income in the City (Map 3.5).

Map 3.5
Percentage of Unemployed Individuals Age 16 to 64
New York City 2005



The unemployment rates also decreased for both renters and owners, by 2.5 percentage points to 7.5 percent and by 2.1 percentage points to 4.0 percent respectively in 2005 (Table 3.62).

As in all previous survey years since the HVS began collecting employment data in 1991, the unemployment rate for female individuals was higher than the rate for male or for all individuals: 6.9 percent versus 5.8 percent and 6.3 percent respectively in 2005 (Table 3.63).

Table 3.63
Unemployment Rates of Individuals 16 Years and Over by Gender
New York City 2002 and 2005

Gender	2002	2005
Both	8.7%	6.3%
Male	8.3%	5.8%
Female	9.1%	6.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Unemployment Rates by Race and Ethnicity

The unemployment rate for each major racial and ethnic group varied widely. The rates for blacks and Puerto Ricans were 9.9 percent and 9.8 percent respectively, 3.6 percentage points and 3.5 percentage points higher than the city-wide rate (Table 3.64). The rate for Puerto Ricans dropped sharply by 5.6 percentage points from 2002, while the rate for blacks declined by 1.6 percentage points. The rate for non-Puerto Rican Hispanics was 7.8 percent, 1.5 percentage points higher than the city-wide rate. Their rate decreased by 1.6 percentage points from three years earlier.

On the other hand, the rates for whites and Asians were 3.8 percent and 3.3 percent, 2.5 percentage points and 3.0 percentage points respectively lower than the city-wide rate in 2005 (Table 3.64). Their rates decreased by 1.9 percentage points and 4.1 percentage points respectively over the three-year period. The rate for Asians was the lowest in 2005.

The unemployment rate for younger individuals—those in the 16-24 age group—is always 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 2005, the unemployment rate for this youngest age group was 13.7 percent, more than double the rate for all individuals in the City (Table 3.64). The rates for young blacks and young Puerto Ricans were unparalleledly high: 23.0 percent and 21.8 percent respectively, almost twice the equivalent rate for all young individuals in the City in 2005.

Table 3.64
Unemployment Rates of Individuals Aged 16 Years and Over by Age Group and by Race/Ethnicity
New York City 2002 and 2005

	Age Group							
	All		16-24		25-54		55 & Over	
Race/Ethnicity	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	8.7%	6.3%	16.6%	13.7%	8.1%	5.6%	5.7%	4.5%
White	5.7%	3.8%	9.9%	9.9%	5.4%	3.3%	5.1%	2.8%
Black	11.5%	9.9%	24.7%	23.0%	10.6%	8.9%	5.2%	5.2%
Puerto Rican	15.4%	9.8%	29.9%	21.8%	13.3%	8.4%	**	**
Non-Puerto Rican Hispanic	9.4%	7.8%	12.4%	8.8%	9.1%	7.4%	6.8%	9.1%
Asian	7.4%	3.3%	11.4%	**	7.0%	2.7%	7.2%*	6.2%*
Other	**	**	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of individuals is small, interpret with caution.
** Too few individuals to report.

Unemployment Rates and Educational Attainment

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 3.61). 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. The unemployment rate for individuals aged 25-54 who did not finish high school was 10.2 percent (Table 3.65). The rate dropped progressively to 8.0 percent for those in this age group who graduated from high school. The rate plunged to 2.8 percent for those who had at least graduated from college.

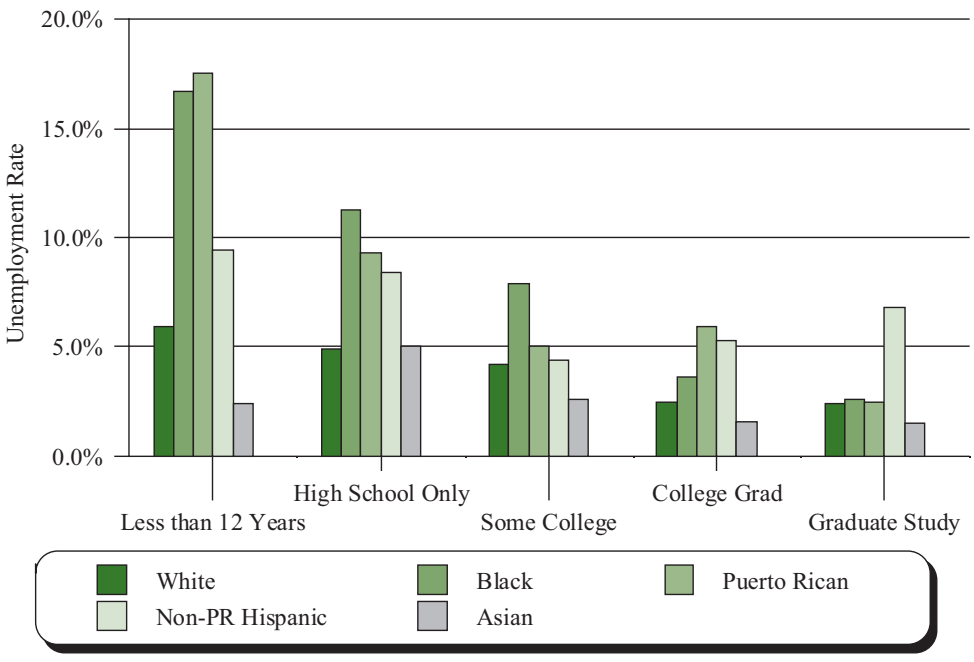
The gradation of differentiated unemployment rates for different levels of educational attainment was most pronounced for blacks and Puerto Ricans. Among blacks and Puerto Ricans in the 25-54 age group, the unemployment rates for those who did not finish high school were disproportionately high: 16.7 percent and 17.5 percent respectively (Table 3.65). But the rate showed a progressively steep decline as the level of educational attainment improved. For those blacks and Puerto Ricans who had graduated from high school, the rates plummeted to 11.3 percent and 9.3 percent respectively. For those who had graduated at least from college, the rates were only 3.3 percent and a negligible percentage respectively (Figure 3.15).

Table 3.65
Unemployment Rates of Individuals Aged 25-54 by Race/Ethnicity and by Level of Educational Attainment
New York City 2005

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	5.6%	10.2%	8.0%	5.3%	2.8%
White	3.3%	**	4.9%	4.2%	2.4%
Black/African American	8.9%	16.7%	11.3%	7.9%	3.3%
Puerto Rican	8.4%	17.5%	9.3%	5.0%*	**
Non-Puerto Rican Hispanic	7.4%	9.4%	8.4%	4.4%	5.9%
Asian	2.7%	**	5.0%	**	**
Other	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of individuals is small, interpret with caution.
** Too few individuals to report.

Figure 3.15
Unemployment Rates by Race/Ethnicity by Level of Education
Individuals Age 25 - 54



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Unemployment Rates by Occupational Categories

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 **(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 ten categories were first used for the Census 2000 and then were used for 2002 and 2005 HVSs. These classifications are different from those used for the 1999 and previous HVSs, which were initially developed for the 1990 census. Thus, the 2005 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 2005 HVS data on occupations with data from the 1999 and previous HVSs. Since the number of persons employed in the farming category was too small to present, no employment issues by this category will be presented in this report.

The unemployment rates for the two highest-earnings categories, **managers** and **professionals**, were 3.4 percent and 3.2 percent respectively, 2.9 percentage points and 3.1 percentage points lower than the city-wide overall rate of 6.3 percent in 2005 (Table 3.66). The rate for the **sales** category, which was the third-highest earnings category, was 5.8 percent. The unemployment rate for the **service** category—which includes health aids, building cleaners, and waiters, and whose earnings were the lowest—was 5.5

Table 3.66
Unemployment Rates of Individuals Aged 16 Years and Over by Occupational Classification
New York City 2002 and 2005

Occupational Classification[a]	2002	2005
All	8.7%	6.3%
Management, Business, Financial Operations	5.2%	3.4%
Professional and Related	4.6%	3.2%
Service	7.6%	5.5%
Sales and Related	9.4%	5.8%
Office and Administrative Support	8.2%	7.0%
Farming, Forestry, and Fishing	*	*
Construction and Extraction	11.1%	6.9%
Installation, Repair, and Maintenance	7.7%	5.8%
Production	9.9%	8.3%
Transportation and Material Moving	7.7%	3.6%

Source: U.S. Bureau of the Census, 2002 and 2005 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.

Table 3.67
Unemployment Rates of Individuals Aged 16 and Over by Major Industry Group
New York City 2005

Major Industry Group[a]	Unemployment Rate	
	2002	2005
All	8.7%	6.3%
Manufacturing	10.0%	8.4%
Agriculture, Forestry, Fishing, Hunting, Mining	**	**
Construction	11.0%	7.1%
Trade	9.0%	6.7%
Transportation, Warehousing, Utilities	7.7%	3.1%
Information	10.9%	6.8%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	7.1%	3.7%
Professional, Scientific, Management, Administrative, Waste Management	9.2%	5.0%
Education, Health Care, Social Services	3.9%	3.9%
Arts, Entertainment, Recreation, Accommodation, Food Services	7.1%	6.0%
Other Services, Except Public Administration	8.1%	6.8%
Federal Government	4.0%*	3.3%*
State/Local Government	3.4%	2.7%

Source: U.S. Bureau of the Census, 2005 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.

percent, 0.8 percentage points lower than the city-wide overall rate (Tables 3.66 and 3.68). The rate for the **maintenance** category, whose earnings were lower than the city-wide average, was 5.8 percent, also lower than the city-wide rate. The rate for the **transportation** category, whose earnings were much lower than the city-wide average earnings, was 3.6 percent, 2.7 percentage points lower than the city-wide rate. However, the rates for the occupational categories of **production** and **construction** were 8.3 percent and 6.9 percent respectively, 2.0 percentage points and 0.6 percentage points higher than the city-wide rate.

Table 3.68
Distribution of Individuals Aged 16 and Over in the Labor Force by Race/Ethnicity with Average Weekly Earnings by Occupational Classification
New York City 2005

Occupational[a] Classification	2004 Average Weekly Earnings[b]	Race/Ethnicity						
		All	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other
All	$1,021	100.0%	39.5%	22.1%	7.8%	17.9%	11.9%	0.7%
Management, Business, Financial Operations	$1,750	100.0%	59.8%	15.0%	4.4%	8.0%	11.7%	1.1%
Professional and Related	$1,407	100.0%	57.6%	17.3%	5.1%	8.1%	11.0%	1.0%
Service	$579	100.0%	22.7%	27.3%	9.5%	28.3%	11.5%	0.8%
Sales and Related	$1,076	100.0%	40.8%	19.4%	7.1%	16.1%	16.1%	*
Office and Administrative Support	$770	100.0%	36.4%	28.5%	11.6%	14.1%	9.0%	*
Farming, Forestry, and Fishing	*	100.0%	*	*	*	*	*	*
Construction and Extraction	$700	100.0%	36.4%	20.5%	6.6%	25.2%	11.2%	*
Installation, Repair, and Maintenance	$860	100.0%	33.9%	24.7%	10.7%	21.7%	8.8%	*
Production	$619	100.0%	21.1%	15.4%	7.9%	37.2%	18.1%	*
Transportation and Material Moving	$704	100.0%	25.1%	26.8%	9.1%	23.0%	15.2%	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, Census 2000, Occupation Classification System.
b Individuals working at least 35 hours per week 50 weeks or more. Includes self-employment income.
* Too few individuals to report.

Unemployment Rates by Industrial Categories

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)**; (12) state and local government **(state and local government)**; and (13) agriculture, forestry, fishing, hunting, and mining **(farming)**.

In discussing employment issues by industrial categories, data on farming will not be covered, since data on this category are too small to present. Also, similar to occupational categories, the above industrial categories were first used for the Census 2000 and were subsequently used for the 2002 and 2005 HVSs. Thus, no 2005 HVS data on industrial categories will be compared with data from the 1999 and previous HVSs in this report, since the 2002 and 2005 classifications are not comparable with those used in the 1999 and previous HVSs.

Similar to occupational categories, unemployment rates for the major industrial categories varied from one category to another. In 2005, the unemployment rates for the public and quasi-public sectors were the lowest. The rate for individuals aged 16 years or over in **state and local government** was a mere 2.7 percent, the lowest of any industry in 2005. The rate for those in **transportation** was 3.1 percent, the second lowest, while it was 3.3 percent for those in the **federal government**, the third lowest (Table 3.67). The rates for the categories of **FIRE** and education/social services were also much lower, 3.7 percent and 3.9 percent respectively, than the city-wide average rate of 6.3 percent in 2005. The rate for the category of **entertainment** was 6.0 percent, slightly lower than the city-wide average. Conversely, the unemployment rates for the following five industrial categories were all higher than the city-wide average: 8.4 percent for **manufacturing**; 7.1 percent for **construction**; 6.8 percent for **information**; 6.7 percent for **trade**; and 6.8 percent for **other services**.

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 2004, the average weekly earnings for full-time employed individuals was $1,021 (Table 3.68). (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 2004.)

Earnings by Occupational Categories

The average weekly earnings varied widely from one occupational category to another. Specifically, the highest average weekly earnings were $1,750 for those in the **managerial** category, followed by $1,407 for those in the **professional** category. The third-highest earnings category was **sales**, with average weekly earnings of $1,076. The average earnings for the other occupational categories were all lower than the city-wide average earnings of $1,021 (Table 3.68). The average earnings of the **service** category was $579, the lowest category. The **production** category had average weekly earnings of $619.

Employment by Race and Ethnicity by Occupational 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 2004, 40 percent were white, while 22 percent were black, and 18 percent were non-Puerto Rican Hispanic. Asians were 12 percent, and Puerto Ricans were 8 percent (Table 3.68). Compared to this city-wide distribution, the proportion of those in the managerial category, the highest-earnings category, who were white was an overwhelming 60 percent. 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 12 percent, the same as 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 considerably more Asians (Table 3.68). The distributions in the three categories of **maintenance**, **administration**, and **transportation**, 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 more blacks and non-Puerto Rican Hispanics. The **maintenance** and **administration** categories had fewer Asians.

The distribution in the two categories of **service** and **production**, whose average earnings levels were the lowest and second lowest, 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 3.68). Compared to the city-wide distribution, in these two categories there were disproportionately fewer whites and substantially more non-Puerto Rican Hispanics. In addition, in the **production** category, there were substantially more Asians. Also, in the **construction** category, there were more non-Puerto Rican Hispanics and fewer whites. As many non-Puerto Rican Hispanics and Asians were recent immigrants who did not have higher educational attainment gained in this country, they had jobs in the relatively lower-paying industries, such as **service**, **production**, **construction**, and **transportation**.

Employment by Occupational Distribution by Race and Ethnicity

The occupational distribution within each racial and ethnic group magnifies each racial and ethnic group's proportional concentration in certain occupational categories. In 2005, 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 (10 percent) or the **administration** category (14 percent), which were the third- and fifth-highest-earnings categories (Table 3.69). Close to a quarter were in the **service** category (23 percent), which was in the bottom of the 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** (32 percent) (Table 3.69). Another almost a quarter of whites were employed in the **sales** (10 percent) or **administration** (13 percent) categories. On the other hand, the proportion of whites who had jobs in the **service** category, which was the lowest earnings category, was 13 percent, a little more than half of the city-wide proportion in this category.

Table 3.69
Distribution of Individuals Aged 16 and Over in the Labor Force
by Occupational Classification by Race/Ethnicity
New York City 2005

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	12.0%	18.0%	8.2%	6.9%	5.4%	11.7%	18.4%
Professional and Related	22.3%	32.2%	17.5%	14.7%	10.0%	20.5%	29.2%
Service	23.1%	13.2%	28.7%	28.4%	36.6%	22.3%	24.7%
Sales and Related	10.2%	10.4%	9.0%	9.3%	9.2%	13.7%	*
Office and Administrative Support	13.8%	12.6%	18.0%	20.7%	10.9%	10.4%	*
Farming, Forestry, and Fishing	*	*	*	*	*	*	*
Construction and Extraction	5.7%	5.2%	5.3%	4.8%	8.0%	5.3%	*
Installation, Repair, and Maintenance	2.7%	2.3%	3.1%	3.8%	3.3%	2.0%	*
Production	4.4%	2.3%	3.1%	4.4%	9.1%	6.6%	*
Transportation and Material Moving	5.8%	3.7%	7.1%	6.8%	7.5%	7.4%	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, Census 2000, Occupation Classification System.
* Too few individuals to report.

A relatively larger proportion of blacks had occupations in the following three categories: **service** (29 percent), **professional** (18 percent), and **administration** (18 percent) (Table 3.69). Puerto Ricans' distribution was similar to that of blacks, except that the proportions of Puerto Ricans who had occupations in the **managerial** or **professional** categories were a little smaller than those of blacks, while more of them had occupations in **administration**. Of non-Puerto Rican Hispanics, 37 percent, the largest proportion among all major racial and ethnic groups, had occupations in the **service** category, while 9 percent, again the largest proportion among all major racial and ethnic groups, had occupations in the **production** category, the second-lowest earnings category. 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 **administration** categories.

Employment by Occupational Categories by Tenure

In 2005, renters' occupational pattern mirrored approximately 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 (Table 3.70). 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 3.70
Number and Distribution of Individuals Age 16 and Over in the Labor Force
by Occupational Classification by Tenure
New York City 2005

	All		Tenure	
Occupational Classification[a]	**Number**	**Percent**	**Renters**	**Owners**
All	3,984,126[b]	100.0%	100.0%	100.0%
Management, Business, Financial Operations	471,621	12.0%	10.5%	14.7%
Professional and Related	875,294	22.3%	20.1%	26.2%
Service	909,276	23.1%	26.2%	17.6%
Sales and Related	399,983	10.2%	10.2%	10.1%
Office and Administrative Support	544,030	13.8%	13.4%	14.6%
Farming, Forestry, and Fishing	*	*	*	*
Construction and Extraction	222,409	5.7%	6.3%	4.4%
Installation, Repair, and Maintenance	106,868	2.7%	2.4%	3.3%
Production	171,613	4.4%	4.7%	3.8%
Transportation and Material Moving	229,905	5.8%	6.2%	5.2%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a U.S. Bureau of the Census, Census 2000, Occupation Classification System.
b Includes 50,706 in labor force who last worked before 2000 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the distributions.
* Too few individuals to report.

Employment by Occupational Categories by Borough

Compared to the city-wide occupational distribution, more individuals in the Bronx were employed in the lower-paying **service** category, while fewer were employed in the higher-paying **managerial** and **professional** categories in 2005 (Table 3.71). The occupational distributions in Brooklyn very much mirrored the city-wide distribution. The distribution in Queens also resembled the city-wide distribution, with the following exceptions: in the borough, fewer individuals worked in the **professional** and **managerial** categories, while more worked in the **transportation** and **service** categories. In Manhattan, unparalleledly larger proportions of individuals worked in the two highest-paying occupations,

Table 3.71
Distribution of Individuals Aged 16 and Over in the Labor Force
by Occupational Classification by Borough
New York City 2005

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	12.0%	7.2%	10.0%	20.3%	10.0%	10.7%
Professional and Related	22.3%	16.0%	21.3%	35.4%	16.5%	19.6%
Service	23.1%	30.2%	24.2%	15.7%	25.0%	20.4%
Sales and Related	10.2%	9.9%	9.0%	10.6%	11.0%	10.4%
Office and Administrative Support	13.8%	15.5%	13.9%	10.4%	14.8%	18.0%
Farming, Forestry, and Fishing	*	*	*	*	*	*
Construction and Extraction	5.7%	6.0%	6.8%	1.3%	7.3%	7.4%
Installation, Repair, and Maintenance	2.7%	3.3%	3.5%	1.3%	2.5%	3.8%
Production	4.4%	4.6%	4.7%	2.2%	5.7%	3.9%
Transportation and Material Moving	5.8%	7.3%	6.5%	2.6%	7.0%	5.8%

Source: U.S. Bureau of the Census, 2005 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 50,706 individuals in labor force who last worked before 2000 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.

managerial and **professional**, compared to the city-wide proportions. The distribution in Staten Island was similar to the city-wide pattern, except that in the borough more individuals worked in the **administration** category, while fewer worked in the **professional** and **service** categories.

Employment by Occupational Distribution by Educational Attainment

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 corroborates 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 2005, 15 percent had not graduated from high school,

while 26 percent had finished only high school. In the meantime, 20 percent had completed some college work, while 39 percent had graduated at least from college (Table 3.72). 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 3 percent and 2 percent of individuals in these two categories respectively did not finish high school. At the same time, 68 percent and 78 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

Table 3.72
Distribution of Individuals Aged 16 and Over in the Labor Force
by Level of Educational Attainment by Occupational Classification
New York City 2005

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]	14.6%	26.1%	20.0%	22.2%	17.0%
Management, Business, Financial Operations	100.0%	2.9%	12.6%	16.3%	38.9%	29.3%
Professional and Related	100.0%	1.6%	7.0%	13.9%	35.8%	41.7%
Service	100.0%	27.0%	36.4%	20.2%	11.0%	5.4%
Sales and Related	100.0%	15.2%	24.9%	23.2%	24.6%	12.2%
Office and Administrative Support	100.0%	6.9%	31.8%	32.8%	20.0%	8.5%
Farming, Forestry, and Fishing	100.0%	*	*	*	*	*
Construction and Extraction	100.0%	26.3%	44.2%	17.2%	9.2%	3.2%
Installation, Repair, and Maintenance	100.0%	16.1%	32.7%	27.4%	17.1%	6.5%
Production	100.0%	37.4%	37.2%	13.0%	9.2%	3.1%
Transportation and Material Moving	100.0%	23.6%	42.5%	18.8%	10.3%	4.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, Census 2000, Occupation Classification System.
b Includes 50,706 individuals in labor force who last worked before 2000 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the distributions.
* Too few individuals to report.

any post-college education. In the meantime, in the **administration** and **maintenance** categories, whose earnings were lower than the city-wide average, considerably more individuals had finished high school or some college-level work (Table 3.72). On the other hand, in the following lower-paying occupational categories—**production**, **construction**, **service**, and **transportation**—substantially larger proportions of individuals had disproportionately lower levels of educational attainment. In the **production** category, 37 percent of individuals did not finish high school.

Employment by Major Industrial Groups

In 2005, **education**, the largest industry in the City, employed 17 percent of the employed individuals in the City, or 627,000 people (Table 3.73). The second-largest industry, **government** (federal, state, and local governments) employed 15 percent of the City's employed individuals, or 557,000 people. **Management**, the third-largest industry, employed 12 percent of the City's workers, or 456,000 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 percent or 427,000 people); **entertainment** (10 percent or 378,000

Table 3.73
Number and Distribution of Employed Individuals Aged 16 and Over
by Major Industry Group
New York City 2005

Major Industry Group[a]	Number	Percent
All	3,733,056	100.0%
Manufacturing	179,463	4.8%
Agriculture, Forestry, Fishing, Hunting, Mining	*	*
Construction	229,143	6.1%
Trade	426,851	11.4%
Transportation, Warehousing, Utilities	167,276	4.5%
Information	128,326	3.4%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	363,033	9.7%
Professional, Scientific, Management, Administrative, Waste Management	455,653	12.2%
Education, Health Care, Social Services	626,619	16.8%
Arts, Entertainment, Recreation, Accommodation, Food Services	378,004	10.1%
Other Services, Except Public Administration	219,340	5.9%
Federal Government	82,917	2.2%
State/Local Government	474,270	12.7%

Source: U.S. Bureau of the Census, 2005 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.

people), and **FIRE** (10 percent or 363,000 people). **Construction**, the seventh-largest industry, employed 6 percent of the City's workers, or 229,000 people, while **other services**, the eighth-largest industry, employed 6 percent of the City's workers, or 219,000 people. The ninth- and tenth-largest industries, **manufacturing** and **transportation**, each employed 5 percent of the City's workers, or 179,000 and 167,000 people respectively. **Information**, the eleventh-largest industry, employed 3 percent of the City's workers, or 128,000 people.

Together, government and service-oriented industries, discussed above, employed 85 percent of the workers in the City, or 3,155,000 New Yorkers (Table 3.73). The remaining 15 percent of the City's workers, 576,000 people, were employed in either **manufacturing**, **construction**, or **transportation**.[24]

Employment by Industrial Groups by Race and Ethnicity

Compared to the overall employment patterns by industry groups, the proportions of whites employed in the categories of **management** (16 percent), **FIRE** (13 percent), and **information** (6 percent) were higher, while their proportions in **trade** (9 percent), **transportation** (3 percent), and **other services** (5 percent) were lower (Table 3.74). A disproportionately large proportion of blacks had jobs in **government**, particularly state/local government (20 percent), and education (21 percent). On the other hand, relatively smaller proportions of blacks worked in **FIRE** (7 percent), **management** (10 percent), and **entertainment** (6 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, (19 percent) and **trade** (13 percent), while fewer worked in **entertainment** (7 percent) and **management** (10 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, more non-Puerto Rican Hispanics worked in **manufacturing** (9 percent), **construction** (9 percent), and **trade** (14 percent) (Table 3.74). Considerably more also worked in **entertainment** (16 percent) and **other services** (9 percent). On the other hand, fewer non-Puerto Rican Hispanics worked in **FIRE** (6 percent), **information** (2 percent), and **government** (9 percent). They also worked less frequently in **education** (14 percent) and **management** (9 percent).

As was the case for non-Puerto Rican Hispanics, more Asians worked in **manufacturing** (7 percent), **trade** (16 percent), and **entertainment** (14 percent). More of them also worked in **transportation** (7 percent). On the other hand, as was the case for non-Puerto Rican Hispanics, substantially fewer Asians worked in state/local **government** (8 percent), **education** (14 percent), **management** (10 percent), and **information** (2 percent) (Table 3.74).

Industrial Distribution and Educational Attainment

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: close to two-thirds had at least a college degree (Table 3.75). 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. Three-fifths of these individuals had finished only high school or less. Three in ten of those in the **manufacturing** industry had

24 Most of the few people employed in agriculture worked in landscaping.

Table 3.74
Distribution of Individuals Aged 16 and Over in the Labor Force
by Major Industrial Group by Race/Ethnicity
New York City 2005

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	5.0%	4.0%	2.4%	5.1%	8.5%	7.4%	**
Agriculture, Forestry, Fishing, Hunting, Mining	**	**	**	**	**	**	**
Construction	6.3%	6.0%	5.6%	4.5%	9.0%	5.7%	**
Trade	11.6%	9.2%	11.1%	13.3%	14.4%	15.9%	**
Transportation, Warehousing, Utilities	4.4%	2.9%	5.9%	3.9%	4.7%	6.5%	**
Information	3.5%	5.6%	2.6%	2.6%	1.6%	1.6%	**
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	9.6%	13.0%	6.7%	9.8%	5.6%	8.9%	15.2%
Professional, Scientific, Management, Administrative, Waste Management	12.2%	16.3%	9.5%	9.6%	9.0%	9.8%	12.9%*
Education, Health Care, Social Services	16.6%	16.3%	21.1%	16.2%	13.6%	13.9%	17.6%
Arts, Entertainment, Recreation, Accommodation, Food Services	10.2%	9.4%	6.1%	7.3%	15.7%	14.1%	**
Other Services, except Public Administration	6.0%	4.6%	6.4%	5.2%	8.8%	6.2%	**
Federal Government	2.2%	1.8%	3.0%	3.4%	1.4%	2.3%	**
State/Local Government	12.4%	10.8%	19.5%	19.0%	7.6%	7.6%	12.7%*

Source: U.S. Bureau of the Census, 2005 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.

not finished high school. City residents employed in **transportation** and **other services** also had lower educational attainment levels: over half had finished high school or less. A little 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 in 2005. 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.

Since the real incomes of New Yorkers decreased considerably from 2001 through 2004, their level of affordability in the City's very inflationary housing market dropped, as discussed in Chapter 6, "Variations in Rent Expenditure." Improvement in City residents' educational attainment is critically important, not only for the City's economy, but also for sustaining New Yorkers' ability to afford housing in particular. Under these circumstances, it is very encouraging to find that New Yorkers' educational attainment has steadily improved in recent years, as Chapter 2, "Residential Population and Households," found.

Table 3.75
Distribution of Individuals Aged 16 and Over in the Labor Force
by Level of Educational Attainment by Major Industrial Group
New York City 2005

	Level of Educational Attainment					
Major Industrial Group[a]	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All[b]	100.0%	14.6%	26.1%	20.0%	22.2%	17.0%
Manufacturing	100.0%	29.3%	31.5%	14.7%	15.0%	9.4%
Agriculture, Forestry, Fishing, Hunting, Mining	100.0%	**	**	**	**	**
Construction	100.0%	25.5%	38.9%	19.2%	11.2%	5.3%
Trade	100.0%	18.8%	33.0%	22.8%	17.7%	7.6%
Transportation, Warehousing, Utilities	100.0%	17.2%	38.7%	22.6%	15.2%	6.3%
Information	100.0%	**	13.2%	20.1%	43.0%	21.8%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	100.0%	5.6%	18.9%	21.3%	32.4%	21.8%
Professional, Scientific, Management, Administrative, Waste Management	100.0%	8.4%	19.6%	16.6%	29.5%	26.0%
Education, Health Care, Social Services	100.0%	10.7%	22.4%	19.8%	23.3%	23.8%
Arts, Entertainment, Recreation, Accommodation, Food Services	100.0%	26.1%	26.8%	16.6%	19.0%	11.5%
Other Services, except Public Administration	100.0%	22.3%	34.3%	18.0%	16.1%	9.3%
Federal Government	100.0%	4.5%*	25.0%	26.9%	25.4%	18.1%
State/Local Government	100.0%	6.9%	21.4%	24.2%	22.1%	25.4%

Source: U.S. Bureau of the Census, 2005 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 50,706 individuals in labor force who last worked before 2000 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.

4 The Housing Supply

Introduction

This chapter opens with a discussion of the number and composition of housing units in New York City in terms of two tenure categories (rental units and owner units) and occupancy. In addition, the chapter discusses a third category of housing units comprised of vacant units not available for sale or rent for various reasons that cannot be classified by tenure and occupancy.

In the first part of the chapter, temporal net changes and comparisons of the number of housing units in each of the above three categories of housing stock in the City as a whole over the years will be discussed.

The chapter will then cover components of inventory change. Inventory change is the net result of gross additions and losses in the various components of the inventory, and net changes in the inventory over time are cumulative consequences of different gross changes in different components of the inventory.

In the next part of the chapter, the change in the total inventory will be discussed by tenure, occupancy, location, building structure class, building size, and unit size. Additionally, the change in the rental housing inventory will be analyzed by rent-regulation status. Then, the change in the housing inventory for both rental and owner units in cooperatives and condominiums will be analyzed in detail.

Next, the owner housing inventory will be discussed by the following additional issues not covered in the analysis of the total housing inventory: changes in the ownership rate, owner units by year of home purchase, and owner units by estimated current value and purchase price.

The last portion of the chapter will present and analyze data on housing units accessible to physically disabled persons.

Size of the Housing Inventory

A detailed analysis of gross changes in the inventory, the numbers and characteristics of housing units added to and removed from the inventory, will provide insight into the causes and/or sources of net increases or decreases in the housing inventory. It will also add to an understanding of how the City's housing market and public policies have adjusted to or caused changes in the supply of and demand and need for housing services.

The 2005 HVS reports that the number of housing units[1] in New York City was 3,261,000 in 2005 (Table 4.1), the largest housing stock in the forty-year period since the first HVS was conducted in 1965. The housing inventory increased by 52,000 units between 2002 and 2005. This is the largest increase between two survey years since the 1991 to 1993 change.[2]

Table 4.1
Size and Composition of the Housing Inventory by Tenure, Occupancy Status, and Availability
New York City, Selected Years 1991-2005

	1991	1993	1996	1999	2002		2005	
Inventory	**Percent**	**Percent**	**Percent**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	100.0%	100.0%	100.0%	100.0%	3,208,587	100.0%	3,260,856	100.0%
Total Rental Units	68.0%	68.5%	67.7%	66.4%	2,084,769	65.0%	2,092,363	64.2%
Renter-Occupied	65.5%	66.2%	65.0%	64.3%	2,023,504	63.1%	2,027,626	62.2%
Vacant for Rent	2.6%	2.4%	2.7%	2.1%	61,265	1.9%	64,737	2.0%
Total Owner Units	28.8%	27.7%	28.6%	30.7%	997,003	31.1%	1,031,780	31.6%
Owner-Occupied	27.8%	27.0%	27.8%	30.1%	981,814	30.6%	1,010,370	31.0%
Vacant for Sale	1.0%	0.7%	0.8%	0.6%	15,189	0.5%	21,410	0.7%
Total Vacant Units Not Available for Sale or Rent	3.2%	3.7%	3.7%	2.9%	126,816	4.0%	136,712	4.2%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

1 For the 2002 and 2005 HVSs, applying the definition used for Census 2000, the Census Bureau defined a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. "Separate living quarters" are those in which the occupants live separately from any other individuals in the building and have direct access from outside the building or through a common hall. Thus, the requirement for "eating separately," which the Census Bureau applied for the 1999 and previous HVSs was eliminated for the 2002 and 2005 HVSs. According to the Census Bureau, this change captured a relatively small number of additional units in the City.

"Direct access" refers to: (1) an entrance into the unit directly from outside the structure, or (2) an entrance into the unit from a common or public hall, lobby, or vestibule that is within the structure and is 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 unit. (These criteria for "direct access" are from the U.S. Bureau of the Census's Field Representative's Manual for the 2002 New York City Housing and Vacancy Survey.)

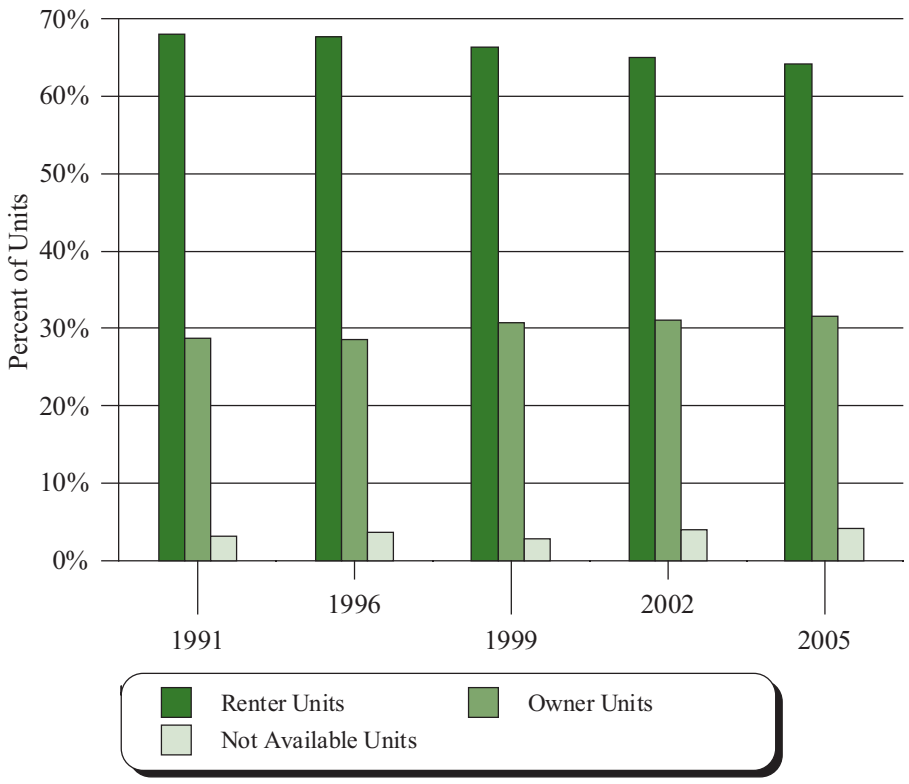
For vacant units, the criteria of separateness and direct access are applied to the intended occupants. Transient hotels, lodging houses, institutions, and other large group quarters not meeting the definition of a housing unit are not included in the survey sample. Also excluded are housing units in "special places," such as regular units on the grounds of institutions or military installations.

2 U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, and 2005 New York City Housing and Vacancy Surveys.

A review of the 2002 and 2005 HVS data on the number and composition of housing units by tenure and occupancy magnifies the fact that the net increase of 52,000 housing units in the City in the three-year period was largely the net result of an increase in the total number of units in the owner sector (Table 4.1). During the three-year period, the total number of owner units, occupied and vacant together, grew markedly by 35,000, or by 3.5 percent. During the same period, the number of units that were vacant and not available for sale or rent increased by 10,000, or by 7.8 percent.

However, rental units still accounted for the preponderant majority of the overall housing stock in the City. Of all 3,261,000 housing units in the City in 2005, 64.2 percent were rental units and 31.6 percent were owner units, while the remaining 4.2 percent were vacant units that were unavailable for sale or rent (Figure 4.1).

Figure 4.1
Percent of Housing Units by Tenure and Availability
New York City, Selected Years 1991-2005



Sources: U.S. Bureau of the Census, 1991, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

In the City, the number of rental units and owner units can change without new rental or owner units being created. Specifically, the number of rental units in cooperative and/or condominium buildings and other owner units oscillates from rental to owner and vice versa, reflecting changes in supply and demand in the 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. This dynamic situation in the City will be elaborated on later, when rental and owner housing units in cooperatives and condominiums are discussed.

Components of Inventory Change

As the previous section reports, the net housing inventory increased by 52,000 units during the three-year period between 2002 and 2005. The housing inventory in the City is diverse in its sources of change. The net increase in the total number of housing units is the outcome of variations between gross additions to and gross losses from each component of the inventory over the period between the two survey years. Thus, by observing gross changes in each of the components of the inventory, we can gain important insights into how changes in each of the components result in the net change and in the total number of housing units in the City.

The components of inventory 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 that have been 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.

Additions to the Housing Inventory

Over the three years between 2002 and 2005, 125,000 housing units were added to the inventory (Table 4.2). Yearly gross additions were about 42,000 for the period. About half of the additions for the three-year period came from returned losses (63,000 units), while 35 percent came from newly constructed units (44,000 units) (Table 4.2). At the same time, 14 percent came from other additions (18,000 units). According to the Census Bureau, the term "other additions" identifies units that were not in the housing inventory at the time of Census 2000, from which most of the sample for the 2002 HVS was drawn, but were added between 2002 and 2005 by means not measured by the sampling of new construction and conversions through certificates of occupancy.[3] This includes the decoupling of larger units into smaller ones, by which units are added to the inventory, and the gut-rehabilitation of buildings that results in more units than were there before. It also reflects changes made to the methodology used to develop "control" estimates used in the weighting of the 2005 and earlier HVSs. These estimates are developed independently of the survey and are used to control for under- or over-coverage of housing units in the survey.

Newly Constructed Units (Provided by the 2005 HVS)

According to the 2005 HVS, 44,000 units were constructed in New York City between 2002 and 2005 (Table 4.2). This is the largest number of units constructed in the three years between any two HVS surveys since 1981.

In the 2005 HVS, new units constructed between December 2001 and September 2004 were included, since the 2002 HVS included all new units constructed between January 2000 and November 2001, and the 2005 HVS included newly constructed units that had received official approvals of occupancy and

3 Conversions were not sampled in the 2005 HVS, since these records were not available to the Census Bureau. It is possible that part of the count of "other additions" are conversions that were picked up in the Census Bureau field operations designed to identify new units.

Table 4.2
Components of Inventory Change
New York City 1984-1987, 1993-1996, 1996-1999 and 2002-2005

Components of Change[a]	1984-1987[e]	1993-1996[e]	1996-1999[e]	2002-2005[e]
Actual inventory at beginning of the period	2,803,000	2,977,000	2,995,000	3,209,000
Gross Additions to the Stock:	+79,000	+54,000	+87,000	+125,000
New construction	27,000	16,000	21,000	+44,000
Conversions (from non-residential to residential use and within the residential sector)	9,000	7,000	5,000	--[f]
Returning losses	43,000	30,000[b]	34,000[b]	+63,000[c]
Other Additions[d]	--	1,000	27,000	+18,000
Gross Losses from the Stock:	-41,000	-36,000	-43,000	-73,000
Actual Inventory at end of period	2,840,000	2,995,000	3,039,000	3,261,000
Net Change:	+37,000	+18,000	+44,000	+52,000

Sources: Data from U.S. Bureau of the Census, 1987, 1993, 1996, 1999, 2002, and 2005 New York City Housing and Vacancy Surveys.

Notes:

a Because the 1991 and 2002 HVSs used new samples based on the 1990 and 2000 censuses respectively, it was not possible to identify new losses for the period between 1987 and 1991 and 1999 and 2002.

b This number only includes units that were in the 1990 decennial census and were lost and returned to the inventory since the census. It does not include units lost prior to 1990 that were returned after the census.

c Units included in the 2000 census from which the sample for the 2002 HVS was drawn that were lost between 2000 and 2002, and then returned to the inventory by 2005.

d Other additions identifies units that were not in the housing inventory at the time of the 1990 and 2000 decennial censuses but were added by means not measured by new construction or conversions. This would include the decoupling of units in which units are added to the inventory and the rehabilitation of buildings, which results in more units than were there before. It also reflects changes made to the methodology used to develop "control" estimates in the weighting of the 1993, 1996, 1999, 2002 and 2005 surveys. These estimates are developed independently of the survey and are used to control for under or over coverage of housing units in the survey.

e Numbers may not add up to the total due to rounding.

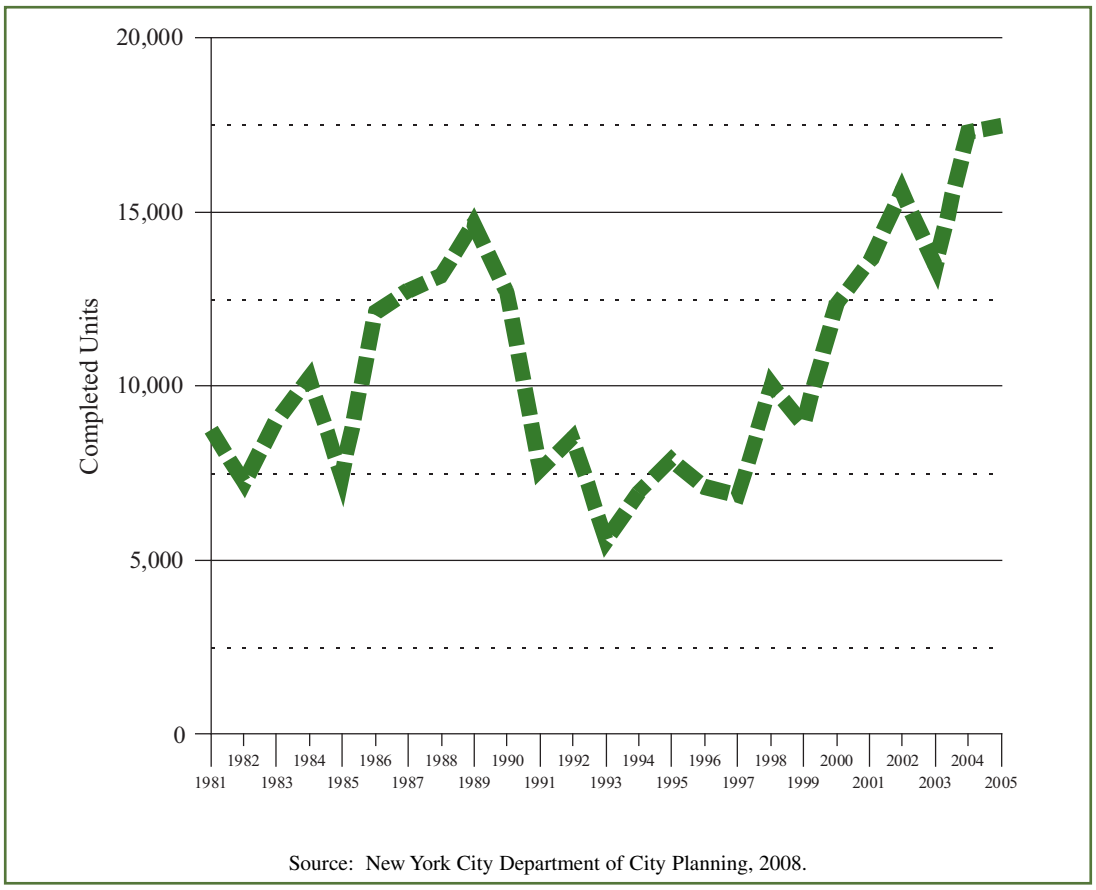
f Conversions were not sampled in the 2005 HVS since these records were not available to the Census Bureau. It is possible that some of the count of Other Additions are conversions picked up in Census Bureau field operations designed to identify new units.

were covered in the City files as of September 2004.[4] Thus, the number of newly constructed units the 2005 HVS reports is the number for the period of 34 months between December 2001 and September 2004.

Newly Constructed Units (Provided by New York City's Department of City Planning)

The City's Department of City Planning publishes a report on the data on newly constructed units for the City as a whole and for each of the five boroughs by year. In order to understand better the number of and changes in newly constructed units in the City and in each of the five boroughs in recent years, it is important to review these official data on newly constructed units that have received a final Certificate of Occupancy (C of O) or a building permit with final sign-off, owners of which are, thus, permitted to sell or rent out the unit (Figure 4.2).

Figure 4.2
New Housing Completions
New York City 1981- 2005



Source: New York City Department of City Planning, 2008.

4 Since the Census Bureau had to update the sample for the 2005 HVS in November 2004, the list of newly constructed units submitted to the Census Bureau covered newly constructed units with official approvals for occupancy that were covered in the City's Department of City Planning files as of September 2004. Newly constructed units that received official approvals of occupancy after that date will be covered in the 2008 HVS.

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 63,943 units, or 15,986 per year in 48 months, the four-year period between 2002 and 2005, the highest number since the late 1980s (Table 4.3). Particularly, in 2004 and 2005 the total number of newly constructed units in the City for each year were 17,300 and 17,468 respectively, the largest numbers of newly constructed units in the City in any year in the more than twenty years since 1981. The yearly average number of newly constructed units between 2004 and 2005 was 17,384 units, which is 2.1 times the yearly average number between 1996 and 1999 and 1.3 times the equivalent number of such units between 2000 and 2003.

Particularly, in Brooklyn the number of newly constructed units in 2005 was 4,567 units, more than 1.7 times the equivalent numbers in any of the previous five years. In Manhattan, the yearly average number of newly constructed units between 2000 and 2005 was 5,501, more than double the equivalent number between 1991 and 1999 (Table 4.3).

During the period of time between the 2002 and 2005 HVSs (July 1, 2002 – June 30, 2005), HPD created 10,389 affordable units through new construction and gut-rehabilitation programs. Also, 25,043 units were constructed through HPD's tax incentive programs (421A and 421B). Altogether, some 35,432 units were created with HPD's assistance. In other words, more than seven out of ten of the 47,372 new units created through rehabilitation or new construction in the City over this period of time were added with HPD's assistance (Table 4.3).[5]

Units Lost between 2000 and 2002 and Returned to the Housing Inventory between 2002 and 2005 (Census 2000-Based Sample)

For many years in New York City, the change in the size of the housing supply has been significantly determined by the level of new housing losses and the level of returned losses, rather than by the level of newly constructed units alone (Table 4.2).

Since the 1975-1978 period, when the HVS for the first time provided data on returning losses (previously lost units that have returned to the inventory through gut-rehabilitation or changes in use or physical characteristics), returning losses have accounted for the largest single source of all additions to the housing stock in New York City. The number of returned units in the 2002-2005 period was 63,000, or 1.4 times the 44,000 newly constructed units the 2005 HVS reports for the same period (Table 4.2).

Mechanisms through Which Units Returned

Based on the 2002 status of units returned between 2002 and 2005 that the 2005 HVS reports, 63 percent of the 63,000 units returned through the decoupling of once-merged units into smaller ones (Table 4.4). This mechanism is the source of by far the majority of lost units that were returned during the three-year period.

5 New York City Department of Housing Preservation and Development, Strategic Planning Group. Since data in Table 4.3 are for calendar years, half of the numbers reported by the Department of City Planning for 2002 and 2005 were used in this calculation.

Table 4.3
New Housing Construction by Borough
New York City 1981-2005

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	12,409	1,457	1,499	5,340	2,183	1,930
2001	13,616	2,112	2,130	5,496	1,619	2,259
2002	15,674	1,486	2,254	7,244	2,163	2,527
2003	13,501	1,453	2,747	3,722	2,987	2,592
2004	17,300	1,918	2,756	6,241	2,964	3,421
2005	17,468	1,805	4,567	4,960	3,831	2,305
			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	13,900	1,685	1,961	6,027	1,988	2,239
2003-05	16,090	1,725	3,357	4,974	3,261	2,773

Source: New York City Department of City Planning, 2001 and 2008.

Note: Includes only additions from new construction, not units added to housing stock by conversion or alteration. Some numbers are different from numbers previously published because the Department of City Planning revised them for accuracy and consistency. Housing Completions after 1989 for Manhattan incorporate data 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.

Table 4.4
2002 Status of Units Returned to the Inventory in 2005
New York City 2002-2005

Type of Loss (2002)	Units Returned[a]
All (Number)	63,000
All (Percent)	100.0%
Condemned	**
Vacant, boarded-up/burned-out	11.6%
Non-residential	12.1%
Merged	63.0%
Undergoing major renovation	**
Other	8.7%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Number rounded to the nearest thousand. Percentages are computed from unrounded numbers.
** Too few to report.

Table 4.5
New and Returned Losses by Occupancy Status
New York City 2002-2005

	2002 Occupancy Status	2005 Occupancy Status
Occupancy Status	New Losses[a] (2002-2005)	Returned Losses[a] (2002-2005)
All (Number)	73,000	63,000
All (Percent)	100.0%	100.0%
Owner occupied	29.0%	26.9%
Renter occupied	50.1%	36.2%
Vacant for Rent	**	**
Vacant for Sale	**	**
Unavailable Vacant	13.5%	13.8%
Non-Interview	**	5.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.
** Too few to report.

Another close to a quarter of returned units came from units found in 2002 to be either vacant, boarded-up/burned-out units (12 percent) or units converted to non-residential use (12 percent) (Table 4.4). In other words, these types of previously lost units could have returned through rehabilitation or conversion.

In the three years from 2002 to 2005, with lower interest rates, more households in the City purchased more and better housing services than in the previous three-year period. In 2005, 57,297 households that had moved into their housing unit in the previous three years reported that they were the first occupants of the housing unit since its creation through new construction, rehabilitation, or conversion, compared to 43,921 reported in the 2002 HVS. Of these recent movers into newly created housing in 2005, 36.0 percent reported moving for more space, better quality housing, or a better or safer neighborhood. An additional 11.7 percent said they had moved because they wanted to own their own residence.[6] In response to this strong demand for more and better housing services, many previously lost units were returned to the active housing stock through gut-rehabilitation, new construction, conversion from non-residential to residential use, or the decoupling of once merged larger units into smaller ones.

Tenure and Occupancy Status of Returned Losses

The 2005 HVS reports that 36 percent of the 63,000 units lost between 2000 and 2002 and returned between 2002 and 2005 were renter-occupied in 2005, while 27 percent were owner-occupied (Table 4.5). The proportion of returned units that were vacant and available in 2005 was negligible, while 14 percent of returned units were vacant-unavailable.

Table 4.6
New Losses and Returned Losses by Borough
New York City 2002-2005

Borough	New Losses[a]	Returned Losses[a]
All (Number) (2002-2005)	73,000	63,000
All (Percent)	100.0%	100.0%
Bronx	11.3%	14.0%
Brooklyn	37.2%	31.9%
Manhattan	16.9%	13.3%
Queens	27.8%	26.2%
Staten Island	6.8%	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.
** Too few units to report.

6 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Location of Returned Losses

Of units returned between 2002 and 2005, 32 percent were in Brooklyn, where 37 percent of new losses during the same three years were located (Table 4.6). Another two-fifths of returned units were located in either Queens (26 percent) or Manhattan (13 percent), where a similar proportion of new losses were located (28 percent in Queens and 17 percent in Manhattan). During the same three-year period, 14 percent of returned units in the City were located in the Bronx.

Units Lost through 1999 and Returned to the Housing Inventory between 1999 and 2005 (Census 1990-Based Sample)

In addition to data on returning losses from the 2005 HVS, the 2005 HVS-Survey of Returning Losses, which is a separate, independent survey from the main 2005 HVS, estimates that an additional 21,000 units lost between 1990 and 1999 and not returned as of the 1999 HVS were returned to the inventory by 2005 through various return mechanisms, such as gut-rehabilitation, subdivision, or conversion from non-residential to residential units (Table 4.7).[7]

Table 4.7
1999 Inventory Losses by Occupancy Status in 2005
New York City 1999-2005

2005 Status	Units Lost in 1999	Percent
All[a]	108,000	100.0%
Units Returned 1999 – 2005[b]	21,000	19.7%
Occupied	16,000	15.1%
Vacant	**	**
Occupancy status unknown	**	3.2%*
Continuing Losses in 2005	87,000	80.3%
Construction on Site	**	**
All Other Continuing Losses	85,000	78.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey--Survey of Returning Losses.
Notes:
a Units lost to the inventory in 1999. Number rounded to the nearest thousand. Percents calculated using actual numbers.
b These losses were the number of units classified as lost to the inventory in the 1999 NYCHVS that were returned to the inventory between 1999 and 2005 according to the 2005 HVS-Survey of Returning Losses, conducted in December 2004. No Survey of Returning Losses was conducted in 2002.
* Since the number of units is small, interpret with caution.
** Too few to report

7 Due to the longitudinal nature of the HVS, from 1978 to 1987 and again from 1993 to 1999, the Census Bureau was able to provide an estimate of units that were classified as "lost from the housing inventory" in a prior survey year and subsequently returned to the inventory by the next survey year—that is, the number of units classified as lost in the 1991 HVS, but returned to the inventory between 1991 and 1993, was measured in the 1993 HVS. However, whenever a new sample was selected for the HVS (the 1991 and 2002 HVSs), this process was disrupted. In order to estimate the number of units classified as lost in the 1999 HVS that returned to the inventory prior to the 2005 HVS, the Census Bureau conducted the 2005 HVS-Survey of Returning Losses apart from the regular 2005 HVS.

A small number of returned units that were lost through 1999 and that the 2005 HVS-Survey of Returning Losses found returned to the housing inventory by 2005 were covered in the components of the housing inventory estimated by the main 2005 HVS. These are the returning losses that came back between 1999 and early 2000, since, according to the Census Bureau, they were most likely to have been already included in the housing inventory in Census 2000, which was the primary source for the sample used for the 2005 HVS,

In the meantime, 18 percent of the 21,000 returned units that were lost between 1990 and 1999 and not returned as of the 1999 HVS, but returned to the inventory by 2005, were either vacant or boarded-up/burned-out in 1999 (Table 4.8). Undoubtedly, these types of previously lost units returned through rehabilitation. An additional 43 percent of such returned units had been merged into fewer, larger units and, thus, lost in 1999 but returned to the inventory by 2005 through the process of decoupling of merged units into more, smaller units.

Table 4.8
1999 Status of Units Returned from 1999 Inventory Losses to the Inventory in 2005
New York City 1999-2005

	Units Returned[a]	
1999 Status	**Number**	**Percent**
All[b]	21,000	100.0%
Rehabilitation or construction in progress	**	**
Vacant, boarded-up/burned-out	4,000*	17.7%
Conversion to non-residential	4,000*	17.9%
Merged	9,000	42.9%
Special place/Transient hotel	**	**
Other (Demolished/Condemned)	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey--Survey of Returning Losses.
Notes:
a Number rounded to the nearest thousand. Percents calculated using actual numbers.
b Units classified as lost to the inventory in the 1999 HVS that were returned to the inventory between 1999 and 2005 according to the 2005 HVS--Survey of Returning Losses. The survey was completed in December 2004.
* Since the number of units is small, interpret with caution.
** Too few to report

The locational pattern of units lost between 1990 and 1999 and returned by 2005 was noticeably different from that of units lost between 2000 and 2002 and then returned between 2002 and 2005. Nine in ten of such returned units were located in Manhattan (34 percent), Queens (29 percent), or Brooklyn (28 percent) (Table 4.9).

Table 4.9
Units Returned from 1999 Inventory Losses by Borough
New York City 1999-2005

Borough	Units Returned by 2005[a]
All (Number)	21,000
All (Percent)	100.0%
Bronx	**
Brooklyn	27.9%
Manhattan	34.0%
Queens	29.4%
Staten Island	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey--Survey of Returning Losses.
Notes:
a Number rounded to the nearest thousand. Percents calculated using actual numbers.
** Too few to report.

Losses from the Stock

During the three-year period between 2002 and 2005, 73,000 units, or 24,000 units annually, were lost from the active housing inventory. This was 71 percent more than the losses between 1996 and 1999. This large loss is similar to the annual gross loss between 1981 and 1984 (Table 4.10). However, in order to understand the meaning of this increase, types of losses or sources of losses should be analyzed.

Sources of Losses

Analyzing losses by type of loss provides an insight into the potential for lost units to return to the active inventory in the future as the supply of and demand for different types and/or sizes of housing in different locations change. Mergers (the consolidation of smaller units into larger ones) have been the preponderant source of losses in the City. In the 2002-2005 period, more than half of losses (54 percent) were through mergers (Table 4.11). As more households in the City have demanded more spacious and better housing since 1990, as discussed earlier, the demand for larger units has increased. As a result, activities to create larger units through the merger of smaller units into larger ones have expanded. On the other hand, if the demand for smaller units becomes greater than the demand for larger ones in the future, most of the units lost through mergers could return to the inventory through decoupling.

Another 17 percent of losses came as units were converted to non-residential units, such as commercial units (Table 4.11). These commercial units could also be reconverted to residential units if the demand for residential units is stronger than the demand for non-residential units and they, thus, become more profitable in the future.

The proportion of losses through units that were boarded-up/damaged by fire, usually termed "abandoned," was only 7 percent for the period between 2002 and 2005, sharply reduced from 21 percent in the 1984-1987 period and 20 percent in the 1993-1996 period. Judging from this, it appears clear that

Table 4.10
Gross Losses from the Inventory for Selected Periods
New York City 1981-84, 1984-87, 1991-93, 1993-96, 1996-99 and 2002-05

Period	Number of Units Lost[a]	Annual Average Lost Units[a]	Percent Change from Previous Period in Annual Average Loss
March 1981 - March 1984	69,000	23,000	--
March 1984 - March 1987	41,000	14,000	-39.1%
March 1991 - March 1993	37,000	19,000	+35.7%
March 1993 - March 1996	36,000	12,000	-36.8%
March 1996 - March 1999	43,000	14,000	+16.7%
March 2002 - March 2005	73,000	24,000	+71.4%

Sources: Data for 1981-1984 and 1984-1987 from U.S. Bureau of the Census, 1987 New York City Housing and Vacancy Survey; data for 1991-1993, 1993-1996, 1996-1999 and 2002-2005 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Note:
a Numbers rounded to the nearest thousand.

Table 4.11
Losses from the Inventory by Type of Loss
New York City 1984-87, 1991-93, 1993-96, 1996-99 and 2002-05

Type of Loss	1984-87[a]	1991-93[a]	1993-96[a]	1996-99[a]	2002-2005
All (Number)	41,000	37,000	36,000	43,000	73,000
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Demolished	9.9%	**	**	**	7.2%
Condemned	**	**	**	**	**
Boarded-up/damaged by fire	21.1%	17.4%	20.2%	9.8%	7.2%
Converted to Non-residential	16.9%	18.1%	15.1%	21.1%	17.2%
Merged	48.8%	51.0%	53.7%	56.7%	54.3%
Undergoing major renovation	-	**	**	**	4.3%*
Other	**	**	**	**	8.7%

Sources: For data for 1984-1987, see Michael Stegman, *Housing and Vacancy Report, New York City, 1987*, p. 202. Data for 1991-1993, 1993-1996, 1996-1999 and 2002-2005 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Notes:
a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.
* Since the number of units is small, interpret with caution.
** Too few to report.

the increase in losses between 2002 and 2005 was primarily the result of more mergers, not abandonment. In this regard, it should be noted that HPD has developed and implemented in a structurally organized and coordinated manner comprehensive neighborhood preservation policies and programs to preserve and upgrade the housing stock in the City.

As the housing economy in the City has been very strong and owners of residential properties have upgraded the quality and other services of their housing units for the better marketability of such units, HPD has shifted from a focus on "anti-abandonment" programs to "neighborhood preservation" efforts, working with private and non-profit owners.

Specifically, HPD has developed several initiatives to preserve the existing affordable housing stock, prevent the loss of housing units, and help maintain and upgrade the existing housing stock in the City, where 60 percent of the dwelling units still are in buildings built before 1947.

HPD's programs assist private owners through below-market rehabilitation loans, housing education and training courses, and systematic building-wide inspections in targeted neighborhoods to enforce the housing code and encourage owners to maintain and upgrade their buildings.

For example, under the Bushwick Initiative, HPD began a concerted program of door-to-door housing inspections, combined with planning for development of vacant land, to stimulate commercial development and to work with local residents and owners, as well as with the Police Department and the Departments of Health and Mental Hygiene and Small Business Services, to improve existing housing quality, combat drug-related and other criminal activity, and stimulate private investment in a multi-pronged, neighborhood-focused plan.

HPD also works with HUD and HDC aggressively to address problems in government-assisted buildings in danger of foreclosure, in disrepair, or at the expiration of government subsidies in order to improve their physical and financial condition, to preserve the affordability of the units, and to upgrade building conditions in HUD-assisted, Mitchell-Lama, and Low-Income Housing Tax Credit developments.

Location of Losses

The locational pattern of housing losses in the City has not remained constant over the four decades since 1970, when HVS data on losses became available. Between 1970 and 1981, one-third of the housing losses in the City were in the Bronx, while another third were in Brooklyn and a quarter were in Manhattan (Table 4.12). However, the locational pattern in the 1970s changed substantially in the 1980s. From 1984 to 1987, Brooklyn alone experienced the largest proportion of the City's housing losses, reaching 46 percent of all housing units lost in the City, while losses in the Bronx plummeted to only 13 percent. In the meantime, Queens' share of the City's housing losses almost tripled, from 7 percent in the 1970-1981 period to 19 percent in the 1984-1987 period.

Between 1991 and 1993, Brooklyn alone still experienced two-fifths of the losses in the City, while the Bronx's share of losses further declined to become less than one in ten of the City's losses (Table 4.12). In the meantime, the proportion in Manhattan fell to 22 percent in the 1984-1987 period and then grew again to 31 percent in the 1991-1993 period, while the proportion in Queens declined slightly to 14 percent between 1991 and 1993.

In the following three years between 1993 and 1996, Brooklyn's share of the City's housing losses surged to 47 percent (Table 4.12). In other words, close to one in every two housing losses in the City in the three years was located in Brooklyn. In the meantime, the proportion of losses in the Bronx still remained very small, one in ten of the losses in the City, while the proportion in Manhattan dropped to 22 percent. On the other hand, the proportion in Queens moved up to 17 percent, from 14 percent for the period between 1991 and 1993.

In the three years between 1996 and 1999, Brooklyn still captured the largest proportion of the City's housing losses, two-fifths, while the Bronx's share remained low (Table 4.12). On the other hand, Queens accounted for almost three in every ten housing losses in the City during the period, the borough's highest proportion of losses since 1970. Manhattan's share remained almost constant, one in every five losses in the City.

The locational pattern of losses between 2002 and 2005 was very similar to that in the 1996-1999 period: Brooklyn's share of the City's losses was still the largest, 37 percent, while Queens' share, at 28 percent, was the second largest (Table 4.12). Manhattan's share was only one in six of the City's total losses, about half of the borough's share in the 1991-1993 period, when the borough's share was three in ten of the losses in the City The Bronx's share remained small, one in ten of the City's losses.

Table 4.12
Losses from the Inventory by Borough
New York City 1970-81, 1984-87, 1991-93, 1993-96, 1996-99 and 2002-05

Borough	1970-81[a]	1984-87[a]	1991-93[a]	1993-96[a]	1996-99[a]	2002-05
All (Number)	321,000	41,000	37,000	36,000	43,000	73,000
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	33.8%	12.8%	*	10.5%	*	11.3%
Brooklyn	32.8%	46.3%	40.2%	46.8%	39.2%	37.2%
Manhattan	25.5%	21.9%	30.6%	21.8%	20.4%	16.9%
Queens	6.9%	18.6%	14.3%	17.3%	28.6%	27.8%
Staten Island	1.0%	*	*	*	*	6.8%

Sources: For data for 1970-1981 see Michael Stegman, *The Dynamics of Rental Housing in New York City*, 1981, p. 177 and for data for 1984-1987, see Michael Stegman, *Housing and Vacancy Report, New York City, 1987*, p. 200. Data for 1991-1993, 1993-1996, 1996-1999 and 2002-2005 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Notes:
a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.
* Too few to report.

Previous Occupancy Status of Losses

The pattern of occupancy status of housing inventory losses at the beginning of the 2002-2005 period was somewhat different from that in the 1996-1999 period. Half of the units lost between 2002 and 2005 were renter-occupied units in 2002, while three in ten were owner-occupied (29 percent) (Table 4.13). Almost a quarter of the units lost in the 1991-1993 period were units that were not available for sale or rent (23 percent) at the beginning of the period. However, the proportion dropped to 17 percent at the beginning of the 1993-1996 period, slid further to 14 percent in the 1996-1999 period, and remained there in the 2002-2005 period.

Table 4.13
Inventory Losses by Occupancy Status at the Beginning of the Period
New York City 1984-87, 1991-93, 1993-96, 1996-99 and 2002-05

Previous Occupancy Status	1984-87[a]	1991-93[a]	1993-96[a]	1996-99[a]	2002-05
All (Number)	41,000	37,000	36,000	43,000	73,000
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Owner occupied	24.0%	21.9%	22.3%	23.3%	29.0%
Renter occupied	52.9%	43.0%	45.6%	45.8%	50.1%
Vacant for rent	**	**	**	**	**
Vacant for sale	**	**	**	**	**
Not available vacant	9.9%	23.3%	16.8%	14.4%	13.5%
Special place[b]	**	**	**	**	**
New construction	**	**	**	**	**
Other (Non-Interview)	**	**	*	**	**

Sources: For data for 1984-1987, see Michael Stegman, *Housing and Vacancy Report, New York City, 1987*, p. 200. Data for 1991-1993, 1993-1996, 1996-1999 and 2002-2005 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Notes:

a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.

b A special place is a place -- such as a transient hotel, rooming or boarding house (before 2000), dormitory, or institution -- in which the occupants have special living arrangements.

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

** Too few to report.

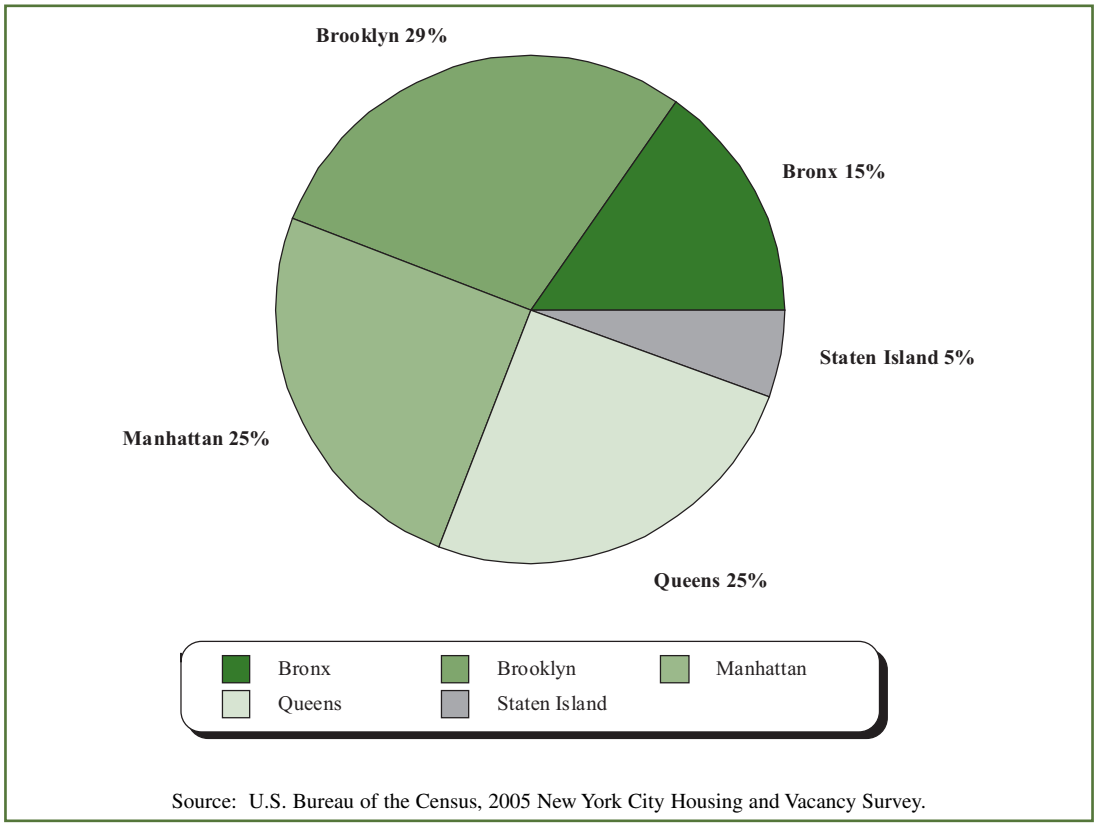
Composition of the Housing Inventory

Spatial Variation of the Housing Inventory by Tenure and Occupancy

Functional classifications of the housing inventory by tenure, occupancy, 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. In the City, housing units in different tenure and occupancy categories are not distributed uniformly among the five boroughs (Table 4.14). Instead, each of the two tenure categories exhibits unique variations in terms of spatial distribution. Four-fifths of the City's 3,261,000 housing units were located in Brooklyn (945,000 units, or 29 percent), Queens (828,000 units, or 25 percent), and Manhattan (815,000 units, or 25 percent) in order of size. The remaining fifth was in the Bronx (499,000 units, or 15 percent) and Staten Island (174,000 units, or 5 percent) (Figure 4.3).

The spatial distribution of rental units by borough varied noticeably from that of the City's housing stock, except for Brooklyn. Of the 2,092,000 rental units in the City, Brooklyn captured the largest share (639,000 units, or 31 percent) of any borough, and its proportional share of rental units was consistent with its proportion of all housing units in the City (Table 4.14). However, the Bronx's (378,000 units, or

Figure 4.3
Distribution of Occupied and Vacant Available Units by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

18 percent) and Manhattan's (586,000 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 434,000 rental units, or 21 percent, and Staten Island had 55,000 units, or 3 percent (Table 4.14).

Owner units' distribution by borough reversed the pattern of rental units' distribution. Of the 1,032,000 owner units in the City, Queens' (373,000 units, or 36 percent) and Staten Island's (112,000 units, or 11 percent) accommodations of such units were substantially more than their shares of all units in the City (Table 4.14). On the other hand, Brooklyn's (262,000 units or 25 percent), Manhattan's (180,000 units or 17 percent), and the Bronx's (105,000 units or 10 percent) shares of owner units were less than their shares of all units in the City.

The spatial pattern of occupied rental units mirrored that of all rental units, since 97 percent of rental units were occupied (Table 4.14). However, the spatial distribution of vacant rental units deviated markedly from that of all rental units. Of the 65,000 vacant rental units in the City, their impact was greater in the following two boroughs: 62 percent were in either Manhattan (34 percent) or Brooklyn (27 percent). Those remaining vacant rental units were mostly in Queens (19 percent) and the Bronx (15 percent).

Table 4.14
Size and Composition of the Housing Inventory by Tenure, Occupancy Status and Availability by Borough
New York City 2005

	Total		Bronx[a]		Brooklyn		Manhattan[a]		Queens		Staten Island	
Inventory	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	3,260,856	100.0%	499,029	15.3%	944,731	29.0%	815,265	25.0%	828,001	25.4%	173,830	5.3%
Total Rental Units	2,092,363	100.0%	377,798	18.1%	639,355	30.6%	585,787	28.0%	433,965	20.7%	55,458	2.7%
Renter-Occupied	2,027,626	100.0%	367,846	18.1%	621,597	30.7%	563,589	27.8%	421,726	20.8%	52,868	2.6%
Vacant for Rent	64,737	100.0%	9,952	15.4%	17,759	27.4%	22,198	34.3%	12,239	18.9%	**	**
Total Owner Units	1,031,780	100.0%	105,400	10.2%	261,987	25.4%	179,886	17.4%	372,643	36.1%	111,864	10.8%
Owner-Occupied	1,010,370	100.0%	104,400	10.3%	255,955	25.3%	174,179	17.2%	365,040	36.1%	110,795	11.0%
Vacant for Sale	21,410	100.0%	**	**	6,031	28.2%	5,708	26.7%	7,603	35.5%	**	**
Total Vacant Units Not Available for Sale or Rent	136,712	100.0%	15,830	11.6%	43,389	31.7%	49,591	36.3%	21,393	15.6%	6,508	4.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx
** Too few to report.

The distribution of the 1,010,000 occupied owner units very much mirrored that of all owner units, since almost all were occupied (Table 4.14). However, the spatial distribution of vacant owner units was dissimilar to that of occupied owner units: nine in ten of them were in Queens (36 percent), Brooklyn (28 percent), or Manhattan (27 percent).

Of the 137,000 vacant units not available for sale or rent, the impact was greatest in Manhattan: that borough alone accounted for 36 percent or 50,000 units (Table 4.14). The remaining vacant, unavailable units were situated mostly in either Brooklyn (32 percent), Queens (16 percent), or the Bronx (12 percent).

The numerical and percent distributions of the entire housing inventory within each borough are presented in Tables 4.20 and 4.21 for reference.

The Housing Inventory by Structure Class

One of the very useful 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.

The New York State Multiple Dwelling Law (MDL) assigns a structure class designation to all "multiple dwellings"—that is, to 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 2005 New York City Housing and Vacancy Survey are based on the Multiple Dwelling Law.[8]

Although the HVS data on structure classes are useful, they should be treated as approximate rather than as accurate and reliable, since the information on structure classes has not been completely updated.[9]

Of all 3,124,000 occupied and vacant-available units in the City in 2005, seven in ten were units in multi-family buildings (69 percent), while those remaining were in one- or two-family houses (31 percent)

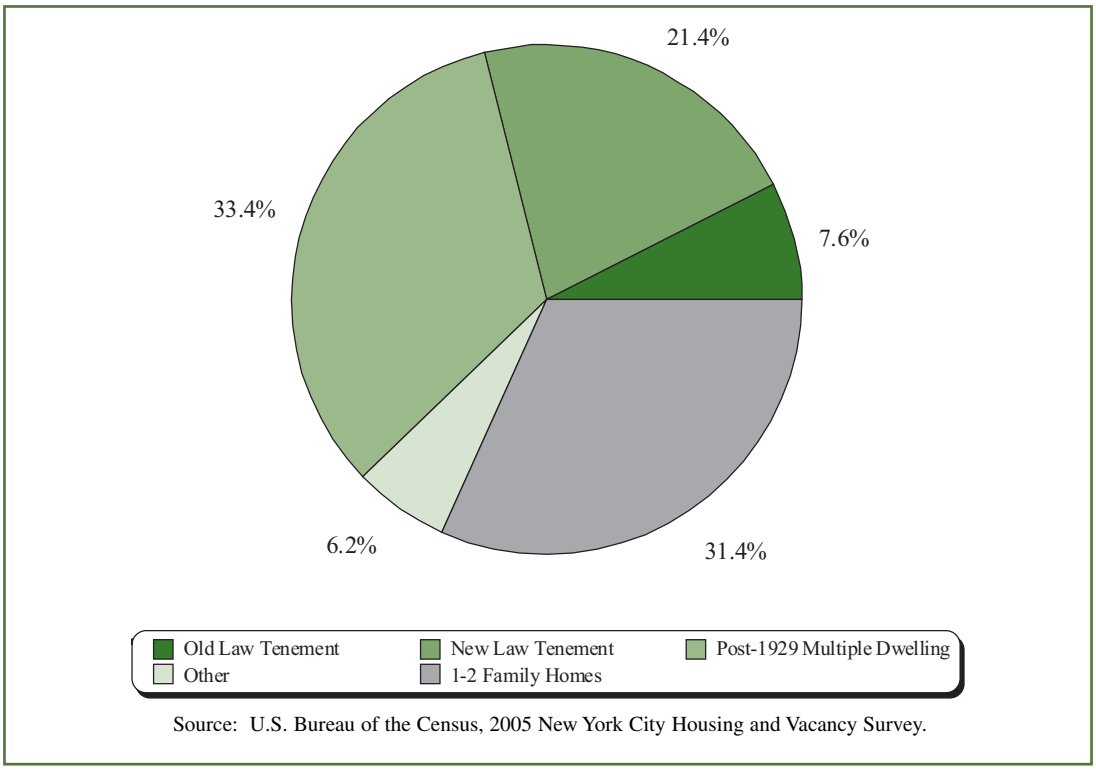
8 The definition of each category is provided in Appendix B, 2005 New York City Housing and Vacancy Survey Glossary.

9 Information on structure classes is from the multiple dwelling file possessed by the City's Department of Housing Preservation and Development. The file has not been updated completely in recent years.

(Table 4.15). (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 of the 2,232,000 units contained in multi-family buildings in the City were situated in buildings of three distinct structure types: Old Law and New Law tenements and multiple dwellings built after 1929 (Table 4.15). In 2005, of all 3,124,000 units in the City, almost three in ten, or 825,000 units, were in either Old Law tenement (8 percent) or New Law tenement (21 percent) multi-family structures. Old Law tenement buildings were built before 1901 (Figure 4.4). Many of these were initially constructed with inadequate light, ventilation, and sanitation. The number of units in this kind of structure was 217,000, almost all of which were in two boroughs: Manhattan (140,000 units, or 65 percent) and Brooklyn (72,000 units, or 33 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 in regard to various housing conditions; this will be elaborated on in Chapter 7, "Housing and Neighborhood Conditions."

Figure 4.4
Distribution of Occupied and Vacant Available Units by Structure Class
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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 in the City, 608,000, or a little more than one in five, were in New Law tenement buildings in 2005 (Table 4.15). The Bronx, Brooklyn, and Manhattan, the three 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 (193,000 units, or 32 percent), Manhattan (163,000 units, or 27 percent), or the Bronx (156,000 units, or 26 percent). The remainder of these structures were mostly in Queens (95,000 units, or 16 percent).

Table 4.15
Number and Distribution of All Occupied and Vacant Available Units by Structure Classification and by Borough New York City 2005

Structure Classification	All	Bronx[c]	Brooklyn	Manhattan[c]	Queens	Staten Island
All[a]	3,124,144	483,198	901,342	765,673	806,608	167,322
Multifamily Buildings[a]	**2,232,241**	**385,884**	**640,358**	**760,745**	**416,404**	**28,849**
Old-Law Tenement	216,842	**	72,230	139,841	**	**
New- Law Tenement	607,668	155,696	193,036	162,729	94,863	**
Post-1929 Multiple Dwelling	950,446	172,190	220,104	309,345	232,560	16,246
1-2 Family House Converted to Apartment	117,228	10,538	50,697	37,131	17,180	**
Other[d]	60,790	**	7,224	49,039	**	**
1-2 Family Houses	**891,903**	**97,314**	**260,984**	**4,928***	**390,204**	**138,472**
Distribution Within Borough						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multifamily Buildings[b]	**68.6%**	**77.9%**	**67.6%**	**99.3%**	**47.2%**	**13.1%**
Old-Law Tenement	7.6%	0.7%*	9.0%	19.9%	**	**
New-Law Tenement	21.4%	35.4%	24.0%	23.1%	12.8%	**
Post-1929 Multiple Dwelling	33.4%	39.2%	27.4%	44.0%	31.5%	10.2%
1-2 Family House Converted to Apartment	4.1%	2.4%	6.3%	5.3%	2.3%	**
Other[d]	2.1%	**	0.9%	7.0%	**	**
1-2 Family Houses	**31.4%**	**22.1%**	**32.4%**	**0.7%**	**52.8%**	**86.9%**
Distribution Within Structure Classification						
All[a]	100.0%	15.5%	28.9%	24.5%	25.8%	5.4%
Multifamily Buildings[a]	**100.0%**	**17.3%**	**28.7%**	**34.1%**	**18.7%**	**1.3%**
Old-Law Tenement	100.0%	1.4%*	33.3%	64.5%	**	**
New-Law Tenement	100.0%	25.6%	31.8%	26.8%	15.6%	**
Post-1929 Multiple Dwelling	100.0%	18.1%	23.2%	32.5%	24.5%	1.7%
1-2 Family House Converted to Apartment	100.0%	9.0%	43.2%	31.7%	14.7%	**
Other[d]	100.0%	**	11.9%	80.7%	**	**
1-2 Family Houses	**100.0%**	**10.9%**	**29.3%**	**0.6%**	**43.7%**	**15.5%**

Source: U.S. Bureau of the Census, 2005 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.

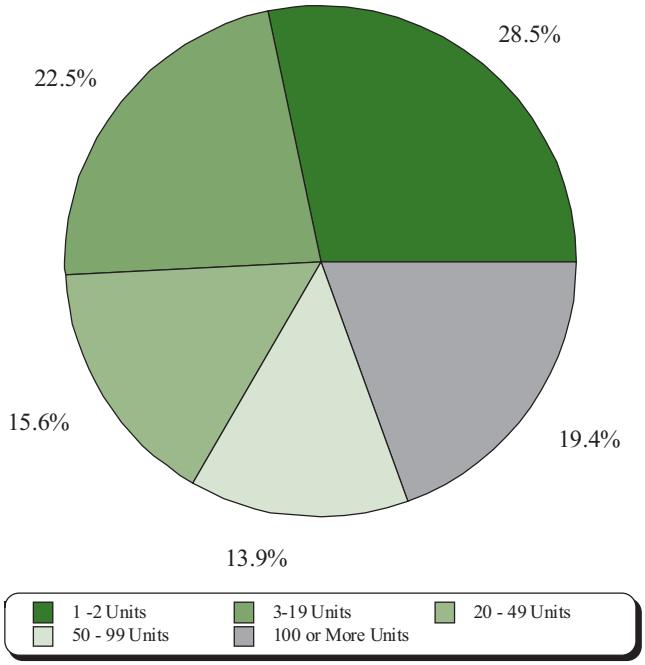
** Too few to report.

Of all the major structure classes in the City in 2005, the most numerous was a heterogeneous set of multiple-unit structures built since 1929, including Public Housing buildings. There were 950,000 units, or 33 percent of all units in the City, in such structures (Table 4.15). Since this structure type contains all of the new large residential structures built after 1929, this category should be an indicator of residential growth within the City and each borough. Within Manhattan and the Bronx, these multiple-unit structures had their greatest impact, accounting for 44 percent and 39 percent respectively of the housing stock.

Housing Inventory Composition by Building Size

As was seen in the above analysis of structure class, another aspect of building and unit characteristics could be amplified by analyzing the size of residential structures. 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); 29 percent were in buildings with one or two units (Table 4.16). Another 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 4.5).

Figure 4.5
Distribution of Occupied and Vacant Available Units by Building Size
New York City 2005

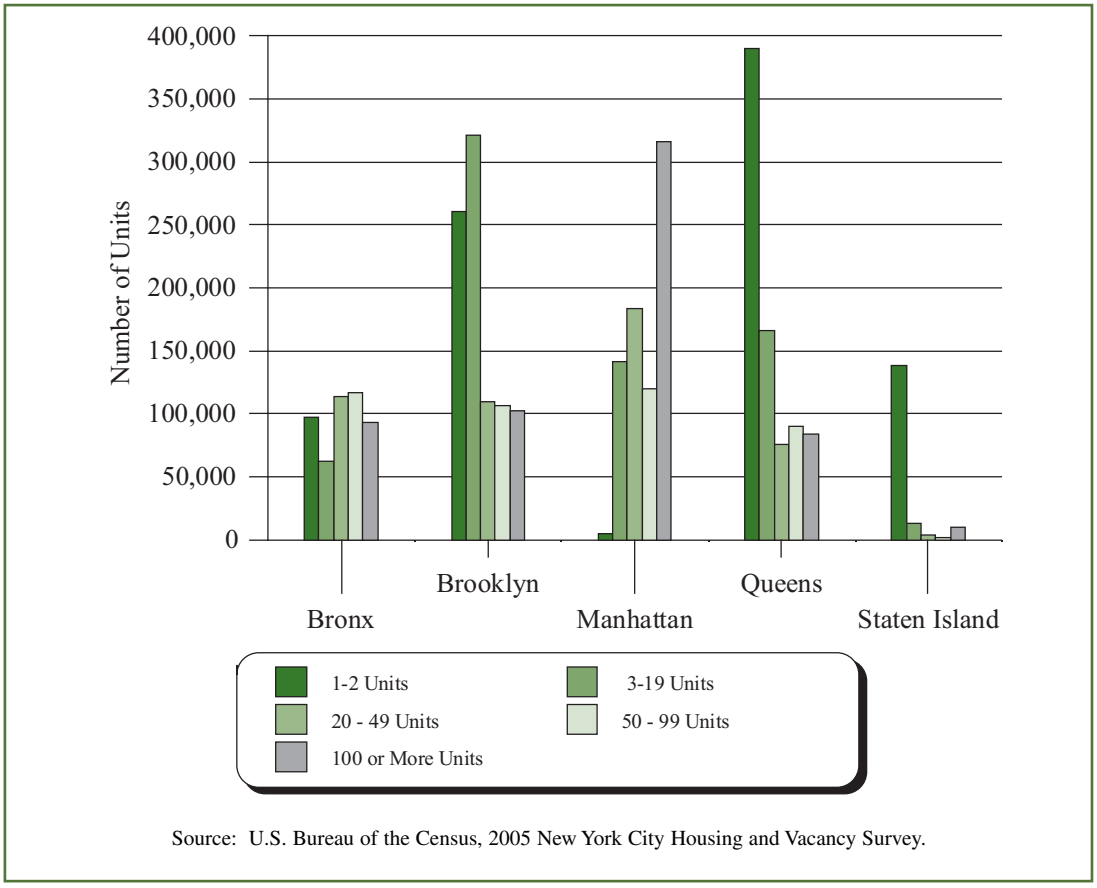


Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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 (24 percent) or in large buildings with 50-99 units (24 percent) (Table 4.16).

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 (36 percent), while the remaining units were fairly evenly distributed among buildings with 20-49 units (12 percent), 50-99 units (12 percent), and 100 or more units (11 percent) (Figure 4.6).

Figure 4.6
Number of Occupied and Vacant Available Units
by Size of Building within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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 (41 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 (16 percent) (Table 4.16). Consequently, the proportion of units in the borough that were situated in small buildings (those with

Table 4.16
Distribution of Occupied and Vacant Available Units by Building Size within Borough
New York City 2005

Borough	Number	All	Number of Units in Building				
			1-2	3-19	20-49	50-99	100 or More
All	3,124,144	100.0%	28.5%	22.5%	15.6%	13.9%	19.4%
Bronx[a]	483,198	100.0%	20.1%	12.9%	23.5%	24.1%	19.3%
Brooklyn	901,342	100.0%	29.0%	35.6%	12.2%	11.8%	11.4%
Manhattan[a]	765,673	100.0%	0.6%	18.4%	24.0%	15.7%	41.3%
Queens	806,608	100.0%	48.4%	20.6%	9.3%	11.2%	10.4%
Staten Island	167,322	100.0%	82.8%	7.7%	2.5%	*	5.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.
* Too few units to report.

Table 4.17
Distribution of Occupied and Vacant Available Units by Borough within Building Size
New York City 2005

Borough	All	1-2	3-19	20-49	50-99	100 or More
All (Number)	3,124,144	891,903	703,736	486,485	435,498	606,522
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	15.5%	10.9%	8.9%	23.4%	26.7%	15.4%
Brooklyn	28.9%	29.3%	45.6%	22.6%	24.5%	17.0%
Manhattan[a]	24.5%	0.6%	20.0%	37.7%	27.6%	52.1%
Queens	25.8%	43.7%	23.7%	15.5%	20.7%	13.9%
Staten Island	5.4%	15.5%	1.8%	0.8%	*	1.6%

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.
* Too few units to report.

fewer than 20 units) was small. In the borough, the proportion in small buildings with one or two units was less than 1 percent, and less than 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 (48 percent). Another fifth were situated in small buildings with 3-19 units (21 percent) (Table 4.16). The remaining three in ten were almost evenly distributed among the medium, large, and very large building sizes: those with 20-49 units (9 percent), those with 50-99 units (11 percent), and those with 100 or more units (10 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: more than four-fifths of all units in the borough were in buildings with one or two units (83 percent), while close to one in ten were in small buildings with 3-19 units (8 percent) (Table 4.16).

The presentation of all occupied and vacant-available units within each size of building by borough further helps us in understanding the spatial concentration of buildings of different sizes in the City. About three-quarters of units in buildings with one or two units were located in either Queens (44 percent) or Brooklyn (29 percent), while another quarter were located in either Staten Island (16 percent) or the Bronx (11 percent) (Table 4.17).

At the same time, close to one in two of units in small buildings with 3-19 units were located in Brooklyn (46 percent), while more than two-fifths were located in either Queens (24 percent) or Manhattan (20 percent) (Table 4.17). The remaining one in ten units of such size were located mostly in the Bronx. Close to two-fifths of medium-sized buildings with 20-49 units were located in Manhattan (38 percent), while close to half were located in either Brooklyn (23 percent) or the Bronx (23 percent).

Units in large buildings with 50-99 units were somewhat evenly scattered among the following four boroughs: Manhattan (28 percent), the Bronx (27 percent), Brooklyn (25 percent), and Queens (21 percent) (Table 4.17). On the other hand, half of the units in very large buildings with 100 or more units were located in Manhattan (52 percent), while much smaller proportions of units in buildings of this size were located in Brooklyn (17 percent), the Bronx (15 percent), or Queens (14 percent).

Housing Inventory Composition by Size of Units

The composition of housing units by size was different from borough to borough. Two-thirds of all 3,124,000 occupied and vacant-available housing units in the City were either units with one bedroom or units with two bedrooms (33 percent each). A little more than a quarter had three or more bedrooms (27 percent). The remaining 7 percent of units were studios with no bedrooms (Table 4.18). The distribution in the Bronx and Brooklyn approached that in the City overall. In the Bronx, seven in ten units were either one-bedroom units (35 percent) or two-bedroom units (36 percent), while the remainder were mostly three-or-more-bedroom units (25 percent) (Figure 4.7). In Brooklyn, slightly more units were two-bedroom units (37 percent) and fewer were studios (4 percent), compared to the city-wide distribution.

However, the composition of housing units by size in Manhattan was distinctly different from the city-wide composition. In the borough, close to three-fifths of all units were small units, either studios (15 percent) or one-bedroom units (42 percent) (Table 4.18). 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 13 percent, about half of the equivalent

Table 4.18
Distribution of Occupied and Vacant Available Units by Number of Bedrooms within Borough New York City 2005

		Number of Bedrooms				
Borough	**Number**	**All**	**0**	**1**	**2**	**3 or More**
All	3,124,144	100.0%	6.5%	33.3%	33.2%	27.0%
Bronx[a]	483,198	100.0%	4.2%	35.2%	35.6%	25.1%
Brooklyn	901,342	100.0%	3.6%	32.5%	36.5%	27.5%
Manhattan[a]	765,673	100.0%	15.1%	42.0%	30.0%	12.9%
Queens	806,608	100.0%	3.7%	28.2%	33.6%	34.5%
Staten Island	167,322	100.0%	2.5%	17.5%	22.1%	57.9%

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.

Table 4.19
Distribution of Occupied and Vacant Available Units by Borough within Number of Bedrooms New York City 2005

	Number of Bedrooms				
Borough	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	3,124,144	202,476	1,040,750	1,038,246	842,672
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	15.5%	10.0%	16.3%	16.5%	14.4%
Brooklyn	28.9%	16.0%	28.1%	31.6%	29.4%
Manhattan[a]	24.5%	57.2%	30.9%	22.1%	11.7%
Queens	25.8%	14.7%	21.9%	26.1%	33.0%
Staten Island	5.4%	2.1%	2.8%	3.6%	11.5%

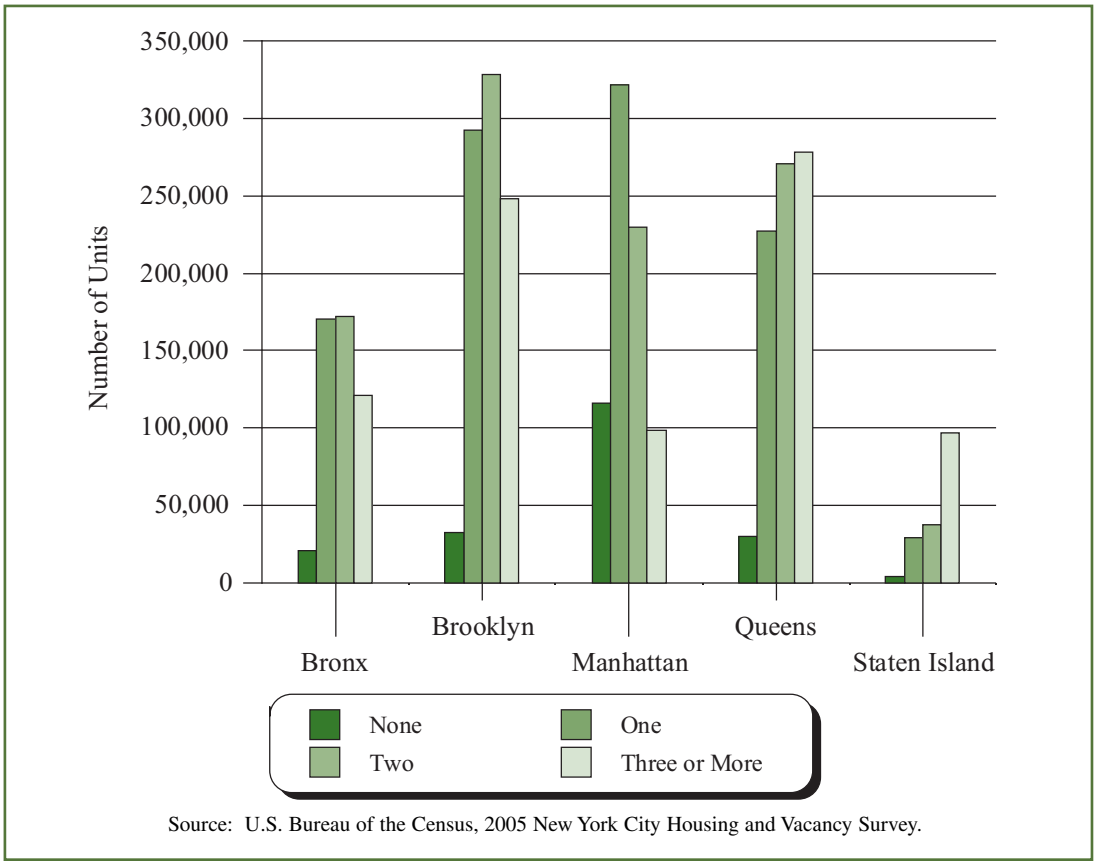
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.

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 two most recently developed boroughs, Queens and Staten Island, were larger units. More than two-thirds of the units in Queens were either two-bedroom units (34 percent) or three-or-more-bedroom units (35 percent) (Table 4.18). Almost three-fifths of the units in Staten Island were larger units with three or more bedrooms (58 percent), while the remainder were mostly units with either two bedrooms (22 percent) or one bedroom (18 percent).

Reviewing the distribution of occupied and vacant-available units in each size category by borough confirms the spatial concentration of different sizes of housing units in the City shown by the distribution within each borough. Close to six in ten of the smallest units, studio units with no bedroom, were clustered in Manhattan (57 percent) (Table 4.19). Four-fifths of the one-bedroom units were located in either Manhattan (31 percent), Brooklyn (28 percent), or Queens (22 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 (26 percent) or Manhattan (22 percent). At the same time, more than three-fifths of the largest units, those with three or more bedrooms, were clustered in either Queens (33 percent) or Brooklyn (29 percent), while the remaining units of this size were more or less evenly distributed among the other three boroughs: the Bronx (14 percent), Manhattan (12 percent), and Staten Island (12 percent).

Figure 4.7
Number of Occupied and Vacant Available Units
by Number of Bedrooms within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 4.20
Numerical Composition of the Housing Inventory in Each Borough by Rent Regulatory Status or Form of Ownership and Occupancy Status New York City 2005

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
Total Units (Number)	3,260,856	499,029	944,731	815,265	828,001	173,830
Total Rental Units	**2,092,363**	**377,798**	**639,355**	**585,787**	**433,965**	**55,458**
Renter Occupied[b]	**2,027,626**	**367,846**	**621,597**	**563,589**	**421,726**	**52,868**
Controlled	43,317	**	10,567	23,190	5,575	**
Stabilized	1,015,655	217,048	270,110	324,749	195,351	8,397
Pre-1947	726,070	166,712	205,631	255,175	97,199	**
Post-1947	289,584	50,336	64,478	69,574	98,152	7,044
Other Regulated	63,303	19,900	19,007	17,348	4,956*	**
M-L Rental	58,944	21,962	17,762	11,797	5,885	**
Unregulated	668,711	65,661	243,291	128,543	192,831	38,386
In Rental Buildings	624,818	61,196	236,571	111,694	178,008	37,349
In Coops/Condos	43,893	4,465*	6,719	16,849	14,823	**
Public Housing	167,539	37,851	59,585	50,660	17,030	**
In Rem	10,158	**	**	7,303	**	**
Vacant for Rent	**64,737**	**9,952**	**17,759**	**22,198**	**12,239**	****
Total Owner Units	**1,031,780**	**105,400**	**261,987**	**179,886**	**372,643**	**111,864**
Owner Occupied	**1,010,370**	**104,400**	**255,955**	**174,179**	**365,040**	**110,795**
Conventional	636,271	68,559	195,186	6,162	268,399	97,965
Coop/Condo	328,974	21,106	51,874	154,974	88,189	12,830
Mitchell-Lama Coop	45,126	14,734	8,895	13,043	8,453	**
Vacant for Sale	**21,410**	****	**6,031**	**5,708**	**7,603**	****
Total Vacant Units Not Available for Sale or Rent	**136,712**	**15,830**	**43,389**	**49,591**	**21,393**	**6,508**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx.
b Definitions and coding of rent regulation categories are described in Appendix C.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 4.21
Percent Composition of the Housing Inventory in Each Borough by Rent Regulatory Status or Form of Ownership and Occupancy Status New York City 2005

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
Total Units (Number)	3,260,856	499,029	944,731	815,265	828,001	173,830
Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Rental Units	**64.2%**	**75.7%**	**67.7%**	**71.9%**	**52.4%**	**31.9%**
Renter Occupied	**62.2%**	**73.7%**	**65.8%**	**69.1%**	**50.9%**	**30.4%**
Controlled	1.3%	0.8%*	1.1%	2.8%	0.7%	**
Stabilized	31.1%	43.5%	28.6%	39.8%	23.6%	4.8%
Pre-1947	22.3%	33.4%	21.8%	31.3%	11.7%	**
Post-1947	8.9%	10.1%	6.8%	8.5%	11.9%	4.1%
Other Regulated	1.9%	4.0%	2.0%	2.1%	0.6%	**
M-L Rental	1.8%	4.4%	1.9%	1.4%	0.7%	**
Unregulated	20.5%	13.2%	25.8%	15.8%	23.3%	22.1%
In Rental Buildings	19.2%	12.3%	25.0%	13.7%	21.5%	21.5%
In Coops/Condos	1.3%	0.9%	0.7%	2.1%	1.8%	**
Public Housing	5.1%	7.6%	6.3%	6.2%	2.1%	**
In Rem	0.3%	**	**	0.9%	**	**
Vacant for Rent	**2.0%**	**2.0%**	**1.9%**	**2.7%**	**1.5%**	****
Total Owner Units	**31.6%**	**21.1%**	**27.7%**	**22.1%**	**45.0%**	**64.4%**
Owner Occupied	**31.0%**	**20.9%**	**27.1%**	**21.4%**	**44.1%**	**63.7%**
Conventional	19.5%	13.7%	20.7%	0.8%	32.4%	56.4%
Coop/Condo	10.1%	4.2%	5.5%	19.0%	10.7%	7.4%
Mitchell-Lama Coop	1.4%	3.0%	0.9%	1.6%	1.0%	**
Vacant for Sale	**0.7%**	****	**0.6%**	**0.7%**	**0.9%**	****
Total Vacant Units Not Available for Sale or Rent	**4.2%**	**3.2%**	**4.6%**	**6.1%**	**2.6%**	**3.7%**

Source: U.S. Bureau of the Census, 2005 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.

Composition of the Rental Housing Inventory

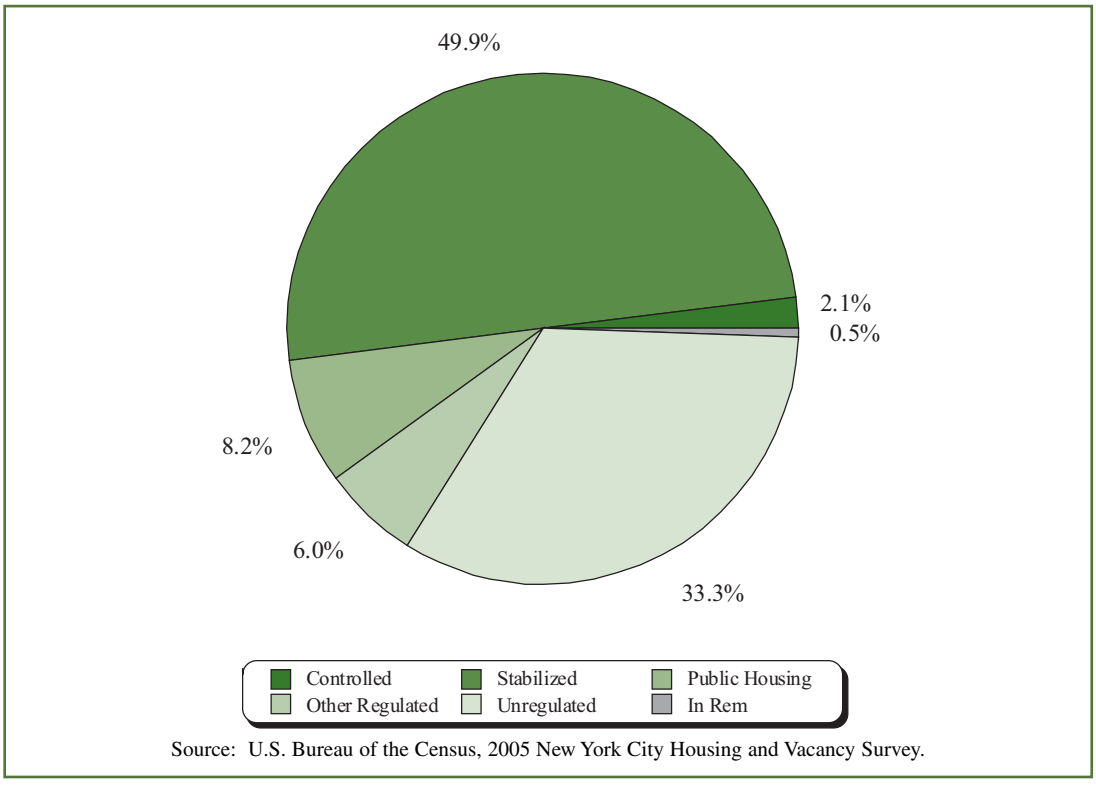
The total number of rental units in the City, occupied and vacant-available-for-rent together, numbered at 2,092,000 units, or 64 percent of the total housing stock in the City in 2005 (Tables 4.20 and 4.21). Six in ten rental units in the City were located in either Brooklyn (31 percent) or Manhattan (28 percent) (Table 4.24). 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.)

More than two-thirds of all housing units in the Bronx (76 percent), Manhattan (72 percent) and Brooklyn (68 percent) were rental units (Table 4.21). On the other hand, the proportions of rental units were much lower in the other two boroughs: 52 percent in Queens and 32 percent in Staten Island. In other words, in these two boroughs, which developed later than the other boroughs, ownership was more frequent.

Population and Units by Rent-Regulation Status

There were 1,044,000 rent-stabilized units, comprising 50 percent of the rental stock in 2005 (Table 4.22). Of these, 747,000 units, or 36 percent of all rental units, were in buildings built before 1947, while 296,000 units, or 14 percent of the total rental stock, were in buildings built in 1947 or later. These 1,044,000 units in the largest single rent-regulation category housed 2,494,000 people, or 31 percent of the population in the City in 2005 (Tables 4.22 and 4.23, Figure 4.8).

Figure 4.8
Distribution of Occupied and Vacant Available Units by Regulatory Status
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 4.22
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status
New York City 2002 and 2005

	2002		2005	
Regulatory Status	**Number**	**Percent**	**Number**	**Percent**
All Rental Units	2,084,769	100.0%	2,092,363	100.0%
Controlled	59,324	2.8%	43,317	2.1%
Stabilized[a]	*1,042,397*	*50.0%*	*1,043,677*	*49.9%*
Pre-1947	775,460	37.2%	747,332	35.7%
Post-1947	266,937	12.8%	296,345	14.2%
Other Regulated[a]	*120,999*	*5.8%*	*126,308*	*6.0%*
Mitchell-Lama	65,190	3.1%	61,893	3.0%
Other Regulated	55,809	2.7%	64,415	3.1%
Unregulated	*672,368*	*32.3%*	*697,363*	*33.3%*
In Rental Buildings	616,398	29.6%	649,664	31.0%
In Coops and Condos	55,970	2.7%	47,699	2.3%
Public Housing	178,075	8.5%	170,892	8.2%
In Rem	11,606	0.6%	10,807	0.5%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: a Data on rental units by rent-regulation status for 2002 and 2005 are based on a rent-regulation status classification system that categorizes all rent-stabilized units as rent-stabilized, even if they also received assistance from the U.S. Department of Housing and Urban Development (HUD) and their rents were regulated by HUD. This changes the numbers previously reported for some categories in 2002.

Rent-controlled units numbered 43,000, or 2 percent of the rental stock in 2005 (Table 4.22). Of these, 11,000 units, or 26 percent, were occupied by tenants who had moved into them after July 1, 1971.[10] This means that these 11,000 rent-controlled units were most likely occupied by tenants with succession rights.[11] In identifying rent-controlled units for the 2005 HVS, the Census Bureau incorporated addresses of rent-controlled units whose owners had submitted applications for MBR (Maximum Base Rent) to the New York State Division of Housing and Community Renewal for the 2001-2002 or 2003-2004 MBR

10 U.S. Census Bureau, 2005 New York City Housing and Vacancy Survey.

11 For rent-stabilized and rent-controlled apartments throughout New York State, some "family members" of the tenant have the right to a renewal lease (rent stabilization) or protection from eviction (rent control) when the tenant dies or permanently leaves the apartment. The family member's right to a renewal lease or protection from eviction is dependent on such family member's having resided with the tenant as a primary resident in the apartment for two years immediately prior to the death or permanent leaving of the apartment by the tenant (one year for family members who are senior citizens or disabled persons). The family member may also have the right to a renewal lease or protection from eviction if he/she resided with the tenant from the inception of tenancy or from the commencement of the relationship.

Table 4.23
Distribution of Population by Rent Regulation Status or Form of Ownership
New York City 2005

Regulatory Status	Population	Percent of Total Population
All	8,011,656	100.0%
Renter Occupied	**5,184,589**	**64.7%**
Controlled	76,174	1.0%
Stabilized	2,494,249	31.1%
Pre-1947	1,847,028	23.1%
Post-1947	647,221	8.1%
Other Regulated	283,759	3.5%
Mitchell-Lama Rental	146,063	1.8%
HUD and Other Regulated	137,696	1.7%
Unregulated	1,866,690	23.3%
In Rental Buildings	1,765,314	22.0%
In Coops and Condos	101,376	1.3%
Public Housing	430,642	5.4%
In Rem	33,076	0.4%
Owner Occupied	**2,827,067**	**35.3%**
Conventional	2,055,519	25.7%
Coop/Condo	683,025	8.5%
Mitchell-Lama Coop	88,523	1.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

cycles. This has helped the HVS cover more rent-controlled units, including those occupied by tenants with succession rights. The Vacancy Decontrol Act of 1971 allows for the decontrol of all rent-controlled and rent-stabilized units after a change in tenancy, except for family members who may have succession rights to protect them from eviction when the tenant dies or permanently leaves the apartment. Thus, some household members who moved into rent-controlled units in July 1971 or later are 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 2002 HVS reported 13,000 such units.[12]

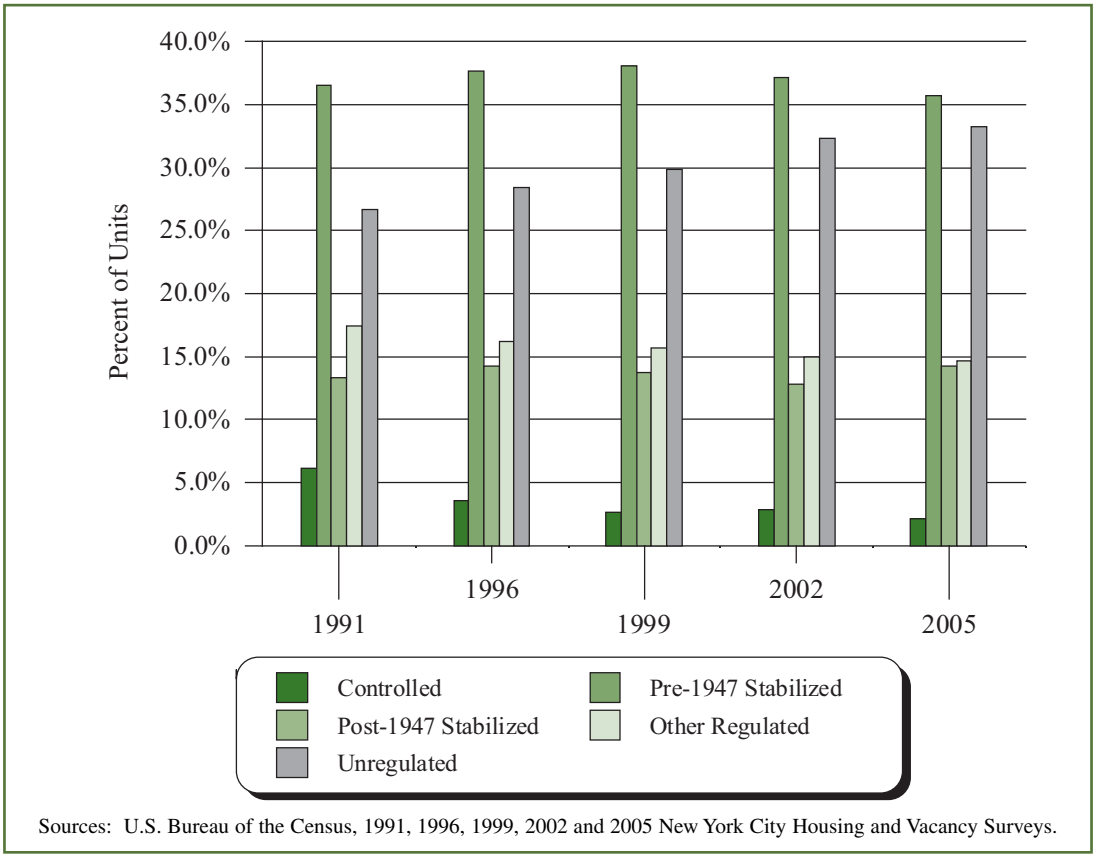
Rent-controlled units housed 76,000 people. Rent-stabilized and rent-controlled units combined totaled 1,087,000 units and housed 2,570,000 people in the City in 2005 (Tables 4.22 and 4.23).

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

The 2005 HVS reports that the number of Public Housing units in the City was 171,000, or 8 percent of all rental units in the City (Table 4.22). Meanwhile, the number of City-owned *in rem* units was 11,000, or 0.5 percent of all rental units in the City. In addition, there were 62,000 Mitchell-Lama rental units; this was 3 percent of all rental units in the City. Also, the rents of 64,000 units, or 3 percent of all rental units, were regulated by other federal, State, or City laws or regulations—such as the U.S. Department of Housing and Urban Development, the State's Article 4 program or the NYC Loft Board. In summary, *in rem*, Public Housing, and rent-controlled units together housed 540,000 poor New Yorkers, while Mitchell-Lama and other-regulated units provided 284,000 low-, moderate-, and middle-income people with affordable housing. On the other hand, 1,044,000 rent-stabilized units helped 2,494,000 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 3,318,000 New Yorkers with various forms of housing assistance (Tables 4.22 and 4.23).

During the three-year period between 2002 and 2005, of the total number of rental units in the City, the number of unregulated units increased considerably. Particularly, the number of such units in rental buildings increased by 33,000 (Table 4.22). Altogether, the 697,000 unregulated units (650,000 units in rental buildings and 48,000 in cooperative and condominium buildings) provided 1,867,000 people, or 23 percent of the population in the City, at all levels of income with housing at free market rents in the City (Tables 4.22 and 4.23).

Figure 4.9
Percent of Occupied and Vacant Available Rental Units
by Selected Rent Regulation Status
New York City, Selected Years 1991 - 2005



Sources: U.S. Bureau of the Census, 1991, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Between 2002 and 2005, the number of rent-stabilized units changed little.[13] In the same period, the number of rent-stabilized units in buildings built before 1947 declined by 28,000, while the number of such units in buildings built in or after 1947 increased by 29,000 in the three years (Table 4.22 and Figure 4.9).

Rental Units by Rent-Regulation Status by Location

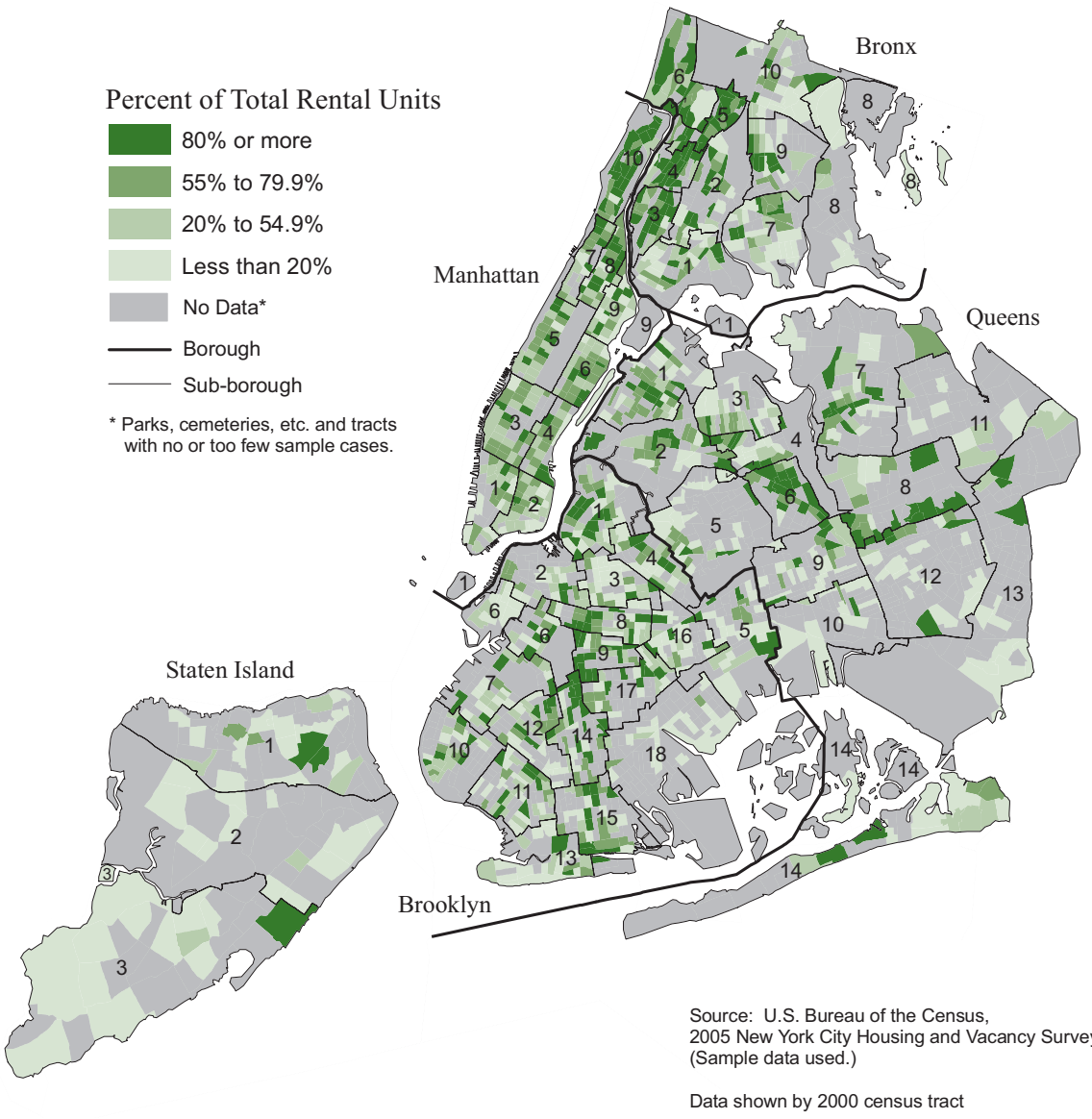
In 2005, Manhattan had the most rent-controlled units in the City, more than one in every two such units (54 percent), while about a quarter were in Brooklyn (24 percent) (Table 4.24). The remainder were distributed between Queens (13 percent) and the Bronx (9 percent).

Rent-stabilized units were concentrated in Manhattan and Brooklyn: almost a third of such units were located in Manhattan (32 percent), while a little more than a quarter were in Brooklyn (27 percent) (Table 4.24). Most of the remainder were located in the Bronx (21 percent) and Queens (19 percent). The locational distribution of rent-stabilized units in buildings built before 1947 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 in or after 1947 was considerably different: a third of post-1947 rent-stabilized units were concentrated in Queens (34 percent), one of the most recently developed boroughs, while close to half were in either Manhattan (24 percent) or Brooklyn (22 percent) (Map 4.1).

More than two-thirds of Mitchell-Lama rental units were located in the two boroughs of the Bronx (37 percent) and Brooklyn (31 percent). Most of the remainder were located in Manhattan (20 percent) and Queens (10 percent) (Table 4.24).

13 The rent-regulatory status classification code system, which the Census Bureau used for the 2002 and previous HVSs, was organized to categorize rental units by the following mutually exclusive categories: rent-controlled units, rent-stabilized units (pre-1947 stabilized and post-1947 stabilized units), Mitchell-Lama units, Public Housing units, *in rem* units, unregulated units, and other-regulated units (Article 4 units, Loft Board units, and HUD-regulated units). This classification system categorized 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. Therefore, the number of rent-stabilized units, as well as other types of rental units, increased if the number of HUD-regulated units decreased, while the number of stabilized units decreased if the number of HUD-regulated units increased. According to the Census Bureau, the number of units it classified based on the list of addresses of HUD-assisted properties has fluctuated in recent survey years and, as a result, the number of rent-stabilized units has fluctuated. Thus, it was very difficult to estimate a reliable number of rent-stabilized units in each survey year and to estimate the change in the number of rent-stabilized units between survey years. Under these circumstances, the Census Bureau developed and used the following additional rent-regulatory status classification system to estimate the number and characteristics of stabilized units by applying the following rent-regulatory status classification system: categorize all rent-stabilized units as rent-stabilized units, whether or not they are HUD-regulated. This classification system provides a number and characteristics of rent-stabilized units that can be compared in a more reliable manner between HVS years. Application of this classification system allows the HUD list not to affect HVS data on the number and characteristics of rent-stabilized units. The data covered in this report on rental units by rent-regulation status were generated using the new rent-regulatory status classification system applied to both 2005 and 2002 HVS data, so they are comparable. Thus, the data in this report are different from data generated using the old classification system used in the 2002 and previous HVSs. The two classification systems, old and new, are provided in the 2005 HVS public-use micro-data files, and the Census Bureau has new 2002 HVS public-use micro-data files that cover both old and new classification systems.

Map 4.1
Rent-Stabilized Units as a
Percentage of Total Rental Units
New York City 2005



About two-thirds of the Public Housing units in the City were concentrated in the two boroughs of Brooklyn (35 percent) and Manhattan (31 percent), while most of the remainder were in the Bronx (23 percent) and Queens (10 percent) (Table 4.24).

Manhattan alone provided an umbrella for seven in ten (72 percent) of the *in rem* units in the City (Table 4.24).

Table 4.24
Distribution of Occupied and Vacant Available Rental Units
by Borough within Rent Regulatory Status
New York City 2005

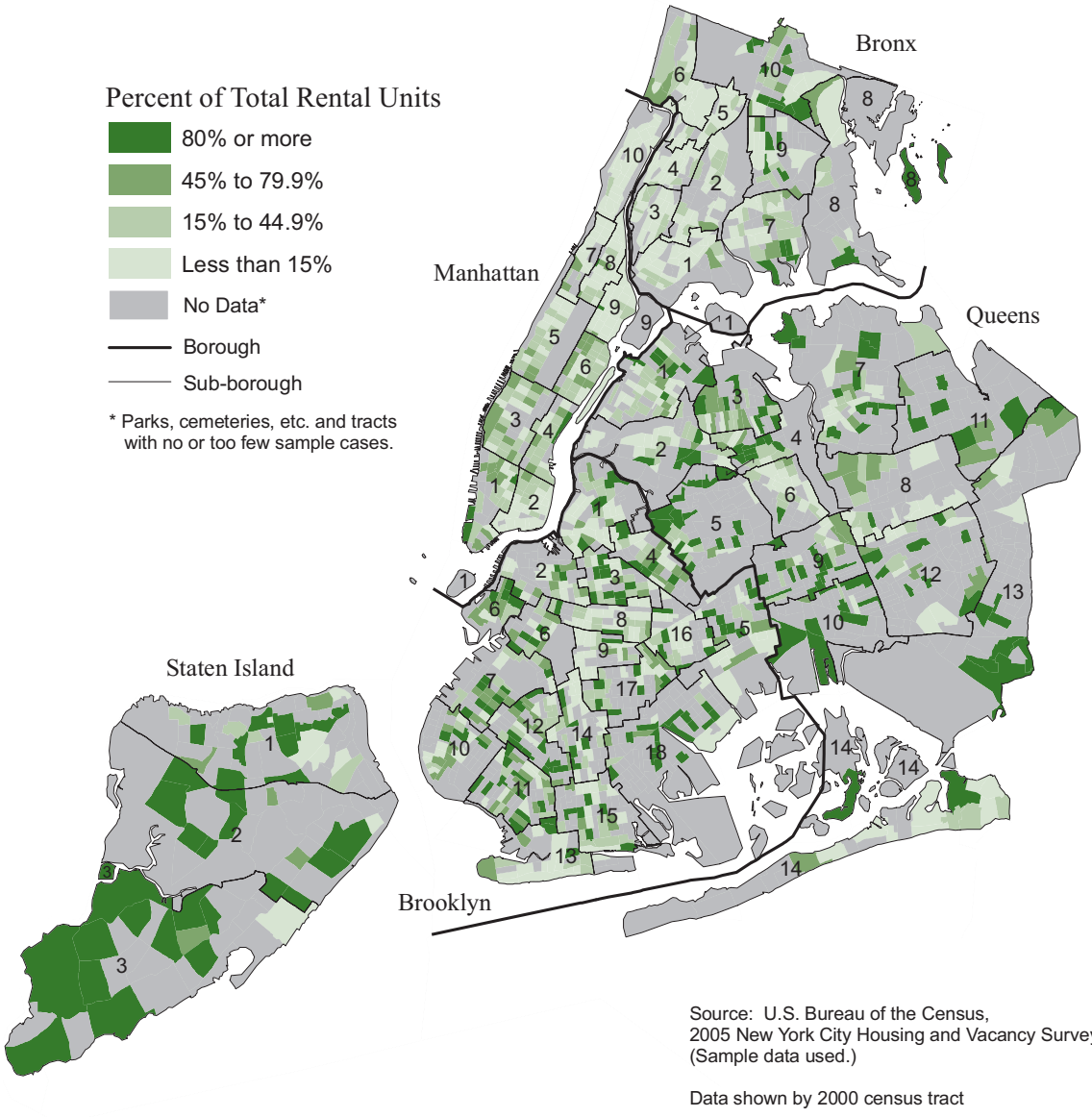
Regulatory Status	Number	Total	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All	2,092,363	100.0%	18.1%	30.6%	28.0%	20.7%	2.7%
Controlled	43,317	100.0%	9.2%*	24.4%	53.5%	12.9%	**
Stabilized	1,043,677	100.0%	21.3%	26.6%	32.1%	19.1%	0.9%
Pre-1947	747,332	100.0%	22.8%	28.4%	35.2%	13.3%	**
Post-1947	296,345	100.0%	17.5%	22.1%	24.3%	33.8%	2.4%
Other Regulated[b]	64,415	100.0%	30.9%	30.1%	28.1%	7.7%	**
M-L Rental	61,893	100.0%	37.2%	30.8%	19.6%	9.8%	**
Unregulated	697,363	100.0%	9.8%	36.0%	19.6%	28.8%	5.7%
In Rental Buildings	649,664	100.0%	9.8%	37.6%	18.3%	28.4%	6.0%
In Coops/Condos	47,699	100.0%	10.8%	15.3%	37.9%	33.9%	**
Public Housing	170,892	100.0%	22.6%	34.9%	30.9%	10.1%	**
In Rem	10,807	100.0%	**	**	72.1%	**	**

Source: U.S. Bureau of the Census, 2005 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.

Almost two-thirds of the unregulated rental units in the City were concentrated in Brooklyn (36 percent) and Queens (29 percent) (Table 4.24). The remainder were mostly located in either Manhattan (20 percent) or the Bronx (10 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 markedly. More than seven in ten of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (38 percent) and Queens (34 percent) (Map 4.2).

A review of the locational distribution of rental units by rent-regulation status within each borough shows that the composition of housing units by rent-regulation status was substantially inconsistent from borough to borough. In 2005, two-thirds of all rental units in the City were rent-controlled or regulated

Map 4.2
Unregulated Rental Units as a Percentage of Total Rental Units
New York City 2005



by government agencies at the federal, State, and/or City level. Consequently, the remaining third were rent-unregulated (Table 4.25).

Table 4.25
Distribution of Occupied and Vacant Available Rental Units
by Rent Regulatory Status within Borough
New York City 2005

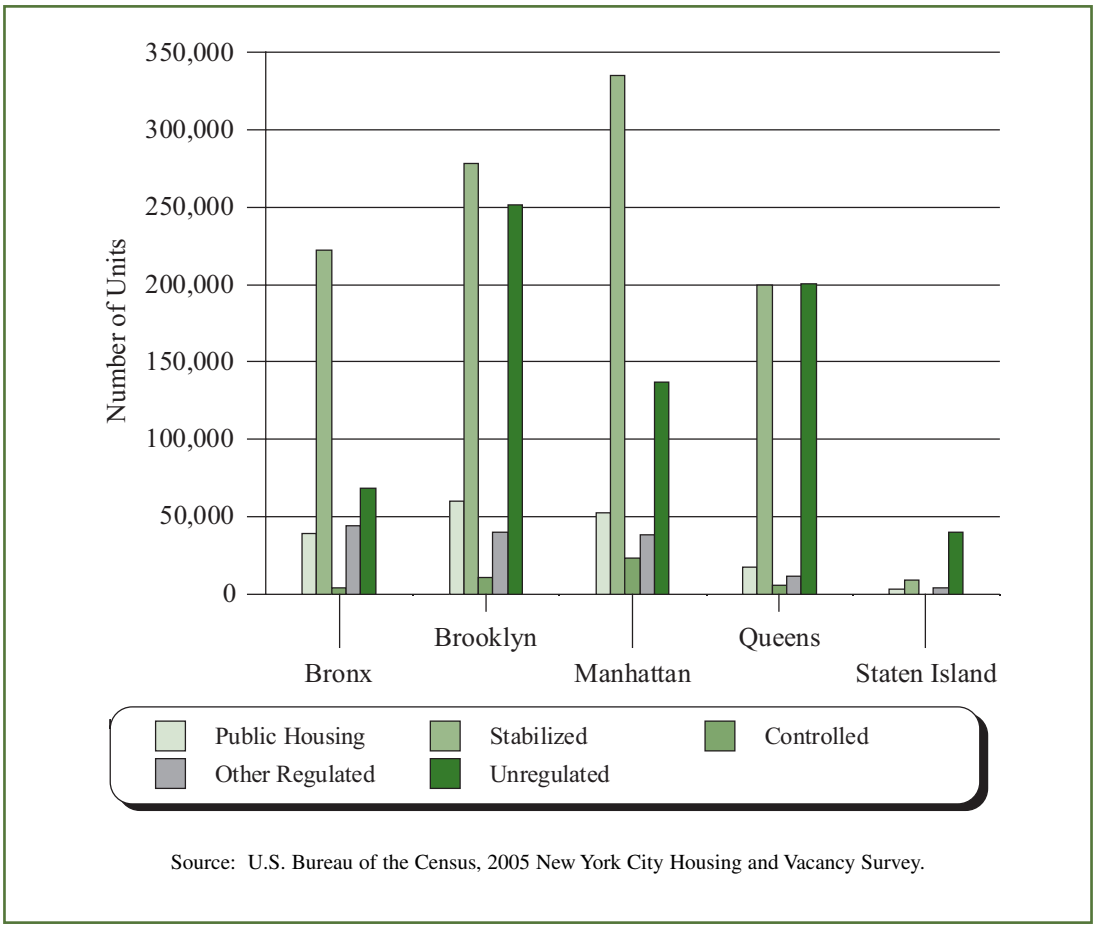
Regulatory Status	Total	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All (Number)	2,092,363	377,798	639,355	585,787	433,965	55,458
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	1.1%*	1.7%	4.0%	1.3%	**
Stabilized	*49.9%*	*58.8%*	*43.5%*	*57.2%*	*45.9%*	*16.5%*
Pre-1947	35.7%	45.2%	33.2%	44.9%	22.9%	**
Post-1947	14.2%	13.7%	10.2%	12.3%	23.0%	12.7%
Other Regulated	3.1%	5.3%	3.0%	3.1%	1.1%	**
M-L Rental	3.0%	6.1%	3.0%	2.1%	1.4%	**
Unregulated	*33.3%*	*18.1%*	*39.3%*	*23.4%*	*46.2%*	*72.0%*
In Rental Buildings	31.0%	16.8%	38.2%	20.3%	42.5%	70.1%
In Coops/Condos	2.3%	1.4%	1.1%	3.1%	3.7%	**
Public Housing	8.2%	10.2%	9.3%	9.0%	4.0%	**
In Rem	0.5%	**	**	1.3%	**	**

Source: U.S. Bureau of the Census, 2005 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.

In 2005, of all rental units, half were rent-stabilized, 2 percent were rent-controlled, 3 percent were Mitchell-Lama units, and another 3 percent were "other" rent-regulated units (Table 4.25). The remaining rent-regulated rental units were either Public Housing units (8 percent) or *in rem* units (0.5 percent).

Within the Bronx and Manhattan, these rent-controlled or regulated units had their greatest impact. In the two boroughs, the overwhelming majority of rental units were either rent-controlled or rent–regulated units, considerably more than the equivalent proportion of such units in the City. In the Bronx, more than four-fifths of the 378,000 rental units were either rent-controlled or -regulated units, with about three-fifths being rent-stabilized (59 percent) (Table 4.25). In Manhattan, of the 586,000 rental units, also close to four-fifths were either rent-controlled or -regulated units, with 61 percent being either rent-stabilized units (57 percent) or rent-controlled units (4 percent) (Figure 4.10).

Figure 4.10
Number of Occupied and Vacant Available Rental Units by Rent Regulation Status within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

On the other hand, compared to the city-wide distribution, noticeably fewer rental units in Brooklyn were rent-controlled or -regulated. Of the 639,000 rental units in the borough, three-fifths (61 percent) were rent-controlled or -regulated units, with more than two-fifths of these being either rent-stabilized (44 percent) or rent-controlled (2 percent) (Table 4.25).

Unlike the distribution in Manhattan and the Bronx, in Queens unregulated rental units were almost as frequent as rent-controlled or rent-regulated units. Of the 434,000 rental units in the borough, 54 percent were rent-controlled or rent-regulated; less than half were either rent-stabilized (46 percent) or rent-controlled (1 percent), and fewer than one in twenty were Public Housing (Table 4.25).

Conversely to the distribution in Manhattan and the Bronx, the vast majority of rental units in Staten Island, seven in ten of the 55,000 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 unregulated 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 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 additions and losses of such types of units, but also of changes in the tenure of these units from owner to rental and vice versa. Thus, changes in the number of rental and owner units in New York City also depend considerably on, among other things, 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 2005, the number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings in the City was 452,000 (Table 4.26). 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, three-quarters, or 340,000 units, were owner units, while the remaining 112,000 were rental units, divided into rent-regulated units (14 percent for rent-controlled and rent-stabilized together) and unregulated rental units (11 percent). The proportion of owner units in cooperative and condominium buildings increased steadily in nine years, from 61 percent in 1996 to 66 percent in 1999 to 72 percent in 2002 and to 75 percent in 2005, reflecting a robust demand for owner housing in the City in recent years. Between 2002 and 2005, the number of such owner units increased by 33,000 to 340,000 units.

Table 4.26
Distribution of Occupied and Vacant Available Units in Coop/Condominium Buildings (Excluding Mitchell-Lama Coops) by Tenure/Regulatory Status
New York City 1996, 1999, 2002 and 2005

	1996	1999	2002[a]		2005	
Tenure/ Regulatory Status	Percent	Percent	Number	Percent	Number	Percent
All	100.0%	100.0%	426,758	100.0%	452,151	100.0%
Owner Occupied/For Sale	60.9%	66.3%	306,303	71.8%	339,776	75.1%
Regulated Rental	20.7%	16.9%	64,485	15.1%	64,676	14.3%
Unregulated Rental	18.4%	16.9%	55,970	13.1%	47,699	10.5%

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Note: [a] Numbers for 2002 that are different from those previously reported are due to revised coding procedures for 2002 and 2005 in which units that are both stabilized and HUD-regulated are now coded as stabilized.

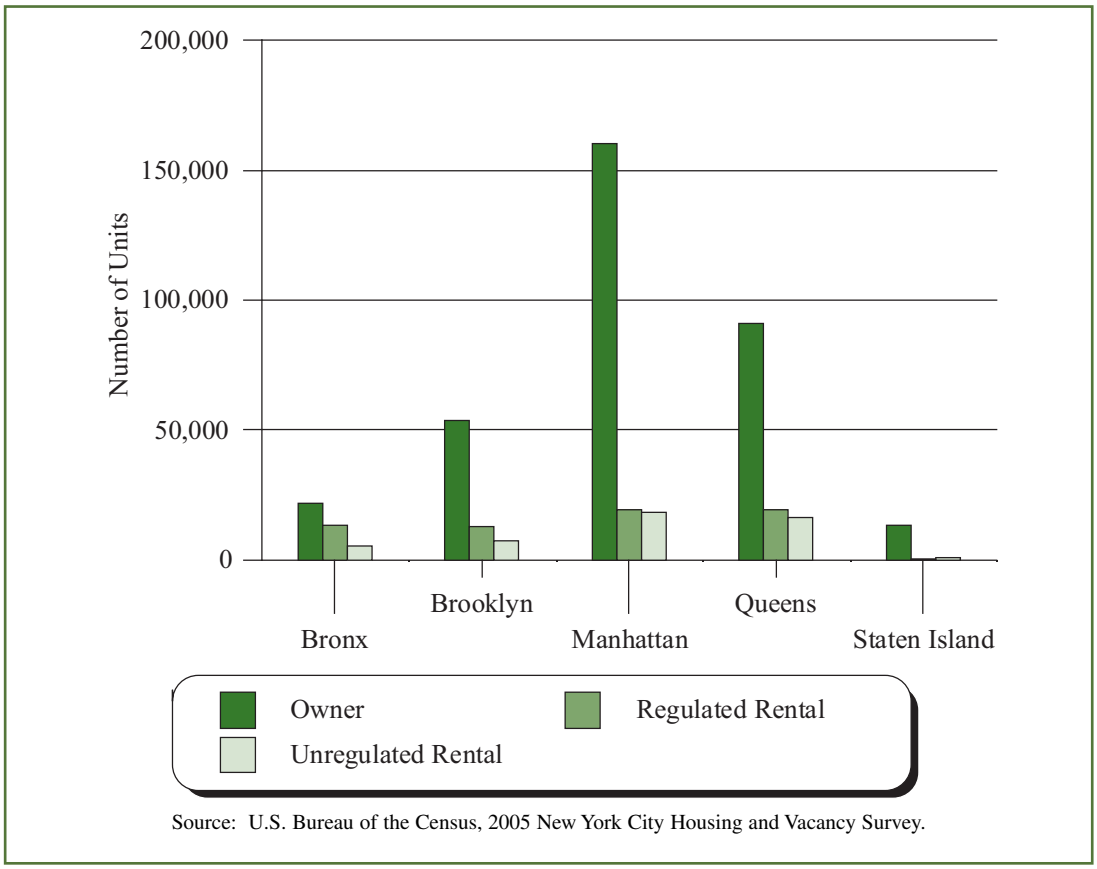
Manhattan and Queens accounted for more than seven in ten of all units in cooperative and condominium buildings in the City, with Manhattan being the greatest repository with 197,000 such units (44 percent) and Queens next with 126,000 such units (28 percent) (Table 4.27).

The remaining units in cooperative and condominium buildings in the City were scattered throughout the other three boroughs: 74,000 in Brooklyn (16 percent), 40,000 in the Bronx (9 percent), and 15,000 in Staten Island (3 percent) (Table 4.27).

Of all 340,000 owner units in cooperative and condominium buildings, three-quarters were concentrated in two boroughs: Manhattan (160,000 units, or 47 percent) and Queens (91,000 units, or 27 percent) (Table 4.27). The remaining such owner units were located mostly in Brooklyn (54,000 units, or 16 percent) and the Bronx (22,000 units, or 6 percent). In Manhattan, of all units in cooperative and condominium buildings, more than four-fifths were owner-occupied or for sale (Figure 4.11).

Of the 112,000 rent-regulated and unregulated rental units in cooperative and condominium buildings, 65,000 rent-regulated units and 48,000 unregulated units, two-thirds were concentrated in Manhattan (33 percent) and Queens (32 percent), while the remainder were located mostly in Brooklyn (18 percent) and the Bronx (16 percent). In the Bronx, of all 40,000 units in cooperative and condominium buildings, 18,000 units, or 46 percent, were rental units (Table 4.27 and Figure 4.11).

Figure 4.11
Number of Occupied and Vacant Available Units in Cooperative/Condominium Buildings by Tenure and Regulatory Status within Borough (Excluding Mitchell-Lama)
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 4.27
Distribution of Occupied and Vacant Available Units in Coop/Condominium Buildings (Excluding Mitchell-Lama Coops) by Borough and Tenure/Regulatory Status New York City 2005

Borough	Tenure/Regulatory Status	Percent of Total	Number	Percent
All	All	100.0%	452,151	100.0%
	Owner Occupied		339,776	75.1%
	Regulated Rental		64,676	14.3%
	Unregulated Rental		47,699	10.5%
Bronx[a]	All	8.8%	40,008	100.0%
	Owner Occupied		21,597	54.0%
	Regulated Rental		13,270	33.2%
	Unregulated Rental		5,141	12.9%
Brooklyn	All	16.3%	73,846	100.0%
	Owner Occupied		53,858	72.9%
	Regulated Rental		12,705	17.2%
	Unregulated Rental		7,284	9.9%
Manhattan[a]	All	43.7%	197,370	100.0%
	Owner Occupied		160,137	81.1%
	Regulated Rental		19,155	9.7%
	Unregulated Rental		18,077	9.2%
Queens	All	27.9%	126,373	100.0%
	Owner Occupied		90,839	71.9%
	Regulated Rental		19,375	15.3%
	Unregulated Rental		16,159	12.8%
Staten Island	All	3.2%	14,555	100.0%
	Owner Occupied		13,346	91.7%
	Regulated Rental		*	*
	Unregulated Rental		*	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx.
* Too few units to report.

Size of Rental Units

In 2005, of the 2,092,000 rental units in the City, half were smaller units—either studio units with no bedroom (8 percent) or one-bedroom units (41 percent)—and the other half were larger units—either units with two bedrooms (36 percent) or units with three or more bedrooms (15 percent) (Table 4.28). In Manhattan, most units were small: almost three-fifths of all rental units in the borough were either studios (16 percent) or one-bedroom units (42 percent), while the remaining two-fifths were two-bedroom units (30 percent) or three-or-more-bedroom units (12 percent). Compared to the city-wide distribution, in the Bronx, Brooklyn, and Queens, there were more two-bedroom units and fewer studios. The distribution in Staten Island approximated the distribution in the City as a whole.

Table 4.28
Distribution of Occupied and Vacant Available Rental Units
by Number of Bedrooms within Borough
New York City 2005

		Number of Bedrooms				
Borough	**Number**	**All**	**0**	**1**	**2**	**3 or More**
All	2,092,363	100.0%	8.2%	40.6%	35.8%	15.4%
Bronx[a]	377,798	100.0%	4.9%	40.2%	37.8%	17.1%
Brooklyn	639,355	100.0%	4.5%	39.1%	39.0%	17.4%
Manhattan[a]	585,787	100.0%	16.2%	42.1%	29.6%	12.1%
Queens	433,965	100.0%	5.9%	40.7%	37.9%	15.6%
Staten Island	55,458	100.0%	6.9%*	41.9%	35.7%	15.5%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.

The distribution of different sizes of rental units by borough provides more specific 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 (56 percent), while the remainder were located mostly in Brooklyn (17 percent), Queens (15 percent), or the Bronx (11 percent) (Table 4.29). One-bedroom rental units were scattered throughout the four most populous boroughs: Brooklyn (30 percent), Manhattan (29 percent), Queens (21 percent), and the Bronx (18 percent). Two-bedroom units were also scattered throughout the same four boroughs: a third were located in Brooklyn, while the remainder were scattered in either Manhattan (23 percent), Queens (22 percent), or the Bronx (19 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, seven in ten were either two-bedroom units (48 percent) or three-or-more-bedroom units (23 percent) (Table 4.30). Of *in rem* units, more than three-quarters were larger units, either two-bedroom units (34 percent) or three-or-more-bedroom units (43 percent). Of unregulated rental units,

Table 4.29
Distribution of Occupied and Vacant Available Rental Units
by Borough within Number of Bedrooms
New York City 2005

	Number of Bedrooms				
Borough	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	2,092,363	171,447	848,509	749,584	322,824
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	18.1%	10.7%	17.9%	19.0%	20.1%
Brooklyn	30.6%	16.7%	29.5%	33.3%	34.4%
Manhattan[a]	28.0%	55.5%	29.1%	23.1%	21.9%
Queens	20.7%	14.9%	20.8%	21.9%	20.9%
Staten Island	2.7%	2.2%*	2.7%	2.6%	2.7%

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.
* Since the number of units is small, interpret with caution.

more than three-fifths were either two-bedroom units (39 percent) or three-or-more-bedroom units (23 percent); the remainder were mostly one-bedroom units.

Compared to the distribution of all rental units, more rent-stabilized units, three-fifths, were smaller units: one-bedroom units (48 percent) and studios (11 percent) (Table 4.30).

Looking at the distribution of different sizes of rental units by rent-regulation status helps us understand in which rent-regulation category certain sizes of rental units are concentrated. Because of the dominance of rent-stabilized and unregulated units in the rental inventory in the City, they comprised major proportions of each size of unit. However, this distribution confirms generally the findings of the above analysis of rent-regulation categories by the size of the rental unit: the rent-unregulated, Public Housing, and *in rem* categories proportionately provided more larger units, while the rent-stabilized category provided more smaller units. More than two-thirds of studio rental units in the City were rent-stabilized units (68 percent) (Table 4.31). At the same time, three-fifths of one-bedroom rental units were rent-stabilized units (59 percent).

On the other hand, four-fifths of two-bedroom units were either rent-stabilized units (45 percent) or unregulated units (36 percent) (Table 4.31). The remainder were mostly Public Housing units (11 percent). About half of three-or-more-bedroom units were unregulated (49 percent), while an additional three in ten were rent-stabilized (29 percent). Most of the remaining such large units were Public Housing units (12 percent).

Table 4.30
Distribution of Occupied and Vacant Available Rental Units by Number of Bedrooms within Regulatory Status New York City 2005

	Number of Bedrooms				
Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All Rental Units	100.0%	8.2%	40.6%	35.8%	15.4%
Controlled	100.0%	*	46.6%	35.0%	13.6%
Stabilized	100.0%	11.2%	47.6%	32.2%	9.1%
Pre-1947	100.0%	10.8%	47.2%	32.3%	9.7%
Post-1947	100.0%	12.0%	48.6%	31.9%	7.5%
Other Regulated	100.0%	7.4%	44.2%	32.5%	15.9%
Unregulated	100.0%	5.5%	32.8%	39.1%	22.7%
Public Housing	100.0%	2.9%	26.2%	47.7%	23.2%
In Rem	100.0%	**	**	34.2%*	42.8%

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 4.31
Distribution of Occupied and Vacant Available Rental Units by Regulatory Status within Number of Bedrooms New York City 2005

	Number of Bedrooms				
Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	2,092,363	171,447	848,509	749,584	322,824
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	**	2.4%	2.0%	1.8%
Stabilized	*49.9%*	*68.0%*	*58.6%*	*44.8%*	*29.3%*
Pre-1947	35.7%	47.2%	41.6%	32.2%	22.4%
Post-1947	14.2%	20.8%	17.0%	12.6%	6.9%
Other Regulated	6.0%	5.5%	6.6%	5.5%	6.2%
Unregulated	33.3%	22.3%	26.9%	36.4%	49.0%
Public Housing	8.2%	2.9%	5.3%	10.9%	12.3%
In Rem	0.5%	**	**	0.5%*	1.4%

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Rental Units by Building Size

The predominant proportion of the rental inventory in the City, 86 percent, is multi-family structures with three or more units. Of all 2,092,000 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 4.32). The remaining two-fifths of rental units in the City were in small buildings, either those with one or two units (14 percent) or those with 3-19 units (29 percent).

The rent-regulation categories in the City had differing inventory profiles of building size. In 2005, 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 fewer than one in eight of these being in buildings with fewer than 6 units (Table 4.32). Of rent-stabilized units, almost 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.

However, 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 (41 percent) (Table 4.32). However, this overall distribution masks the significant disparity in the situation of unregulated units in rental buildings compared to those in coop/condo buildings: more than four-fifths of unregulated units in rental buildings were situated in structures with fewer than 6 units, while more than four-fifths 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 in either very large buildings with 100 or more units (45 percent) or large buildings with 50-99 units (22 percent) (Table 4.32). Another quarter of such units were in medium-sized buildings with 20-49 units (24 percent).

On the other hand, four-fifths of *in rem* units were in either small buildings with 6-19 units (36 percent) or medium-sized buildings with 20-49 units (48 percent) (Table 4.32).

The distribution of rental units within each size of building by rent-regulation typology reveals that, as expected, almost all rental units in one- or two-unit buildings were unregulated rental units (98 percent), as were those in buildings with 3-5 units (94 percent) (Table 4.33).

On the other hand, four-fifths of rental units in small buildings with 6-19 units (80 percent) and three-quarters of those in buildings with 20-99 units (74 percent) were rent-stabilized units (Table 4.33). At the same time, more than two-fifths of the units in the largest buildings, those with 100 or more units, were rent-stabilized units (43 percent), while most of the remainder were either "other" rent-regulated units (19 percent), Public Housing units (19 percent), or unregulated rental units (18 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 (41 percent) or Brooklyn (34 percent) (Table 4.34). Equal proportions of most of the remainder were in either the Bronx (13 percent) or Staten Island (12 percent). More than four-fifths of units in small buildings with 3-5 units were in either Brooklyn (55 percent) or Queens (28 percent), while the remainder were located mostly in either the Bronx (10 percent) or Manhattan (6 percent). A predominant proportion, seven in ten, of rental units in small buildings with 6-19 units were located in either Brooklyn (38 percent) or Manhattan (33 percent), while another fifth were located in Queens (20 percent).

Table 4.32
Distribution of Occupied and Vacant Available Rental Units by Building Size within Regulatory Status New York City 2005

Regulatory Status	Number	Number of Units in Building								
		All	1-2	3-5	6-19	*3-19*	20-49	50-99	*20-99*	100 or More
All Rental Units	2,092,363	100.0%	13.5%	12.8%	15.8%	*28.6%*	21.1%	17.0%	*38.0%*	19.9%
Controlled	43,317	100.0%	**	9.3%	22.9%	*32.1%*	34.1%	22.7%	*56.9%*	8.5%*
Stabilized	1,043,677	100.0%	**	1.0%	25.3%	*26.3%*	31.9%	24.5%	*56.4%*	17.3%
Pre-1947	747,332	100.0%	**	**	31.2%	*31.4%*	39.2%	21.9%	*61.1%*	7.5%
Post-1947	296,345	100.0%	**	2.9%	10.6%	*13.4%*	13.5%	31.1%	*44.7%*	41.8%
All Other Regulated[a]	126,308	100.0%	**	**	7.0%	*7.7%*	12.9%	15.9%	*28.8%*	63.3%
Unregulated	697,363	100.0%	39.7%	36.2%	4.5%	*40.7%*	4.4%	4.4%	*8.8%*	10.8%
In Rental Buildings	649,664	100.0%	42.1%	38.6%	4.2%	*42.9%*	3.4%	2.8%	*6.2%*	8.9%
In Coops/Condos	47,699	100.0%	7.4%*	**	8.1%*	*11.3%*	16.9%	27.0%	*43.9%*	37.4%
Public Housing	170,892	100.0%	1.8%*	**	6.9%	*6.9%*	23.8%	22.2%	*46.0%*	45.3%
In Rem	10,807	100.0%	**	**	35.9%	*44.8%*	48.1%	**	*51.0%*	**

Source: U.S. Bureau of the Census, 2005 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.

a Includes Mitchell-Lama, HUD-regulated, Article 4 and Loft Board.

Table 4.33
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status within Building Size
New York City 2005

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)	2,092,363	281,954	268,306	330,032	*598,338*	440,504	354,693	*795,197*	416,875
All (Percent)	100.0%	100.0%	100.0%	100.0%	*100.0%*	100.0%	100.0%	*100.0%*	100.0%
Controlled	2.1%	**	1.5%	3.0%	*2.3%*	3.4%	2.8%	*3.1%*	0.9%*
Stabilized	*49.9%*	**	*3.8%*	*80.0%*	*45.8%*	*75.6%*	*72.1%*	*74.0%*	*43.2%*
Pre-1947	35.7%	**	**	70.6%	*39.2%*	66.5%	46.1%	*57.4%*	13.5%
Post-1947	14.2%	**	3.2%	9.5%	*6.7%*	9.1%	26.0%	*16.6%*	29.7%
All Other Regulated[a]	6.0%	**	**	2.7%	*1.6%*	3.7%	5.7%	*4.6%*	19.2%
All Unregulated	33.3%	98.2%	94.0%	9.5%	*47.4%*	6.9%	8.7%	*7.7%*	18.1%
Public Housing	8.2%	1.1%*	**	3.6%	*2.0%*	9.2%	10.7%	*9.9%*	18.6%
In Rem	0.5%	**	**	1.2%*	*0.8%*	1.2%	**	*0.7%*	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a All 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

Meanwhile, close to nine in ten rental units in medium-sized buildings with 20-49 units were scattered in the three older boroughs of Manhattan (36 percent), the Bronx (25 percent), and Brooklyn (24 percent) (Table 4.34). The remaining units in buildings of such size were located mostly in Queens (14 percent).

On the other hand, units in most large buildings with 50-99 units were scattered throughout the City, except for the most recently developed borough of Staten Island (Table 4.34). The Bronx captured 31 percent of the rental units in such buildings, while Brooklyn and Manhattan each shared 25 percent. Queens accommodated another 18 percent. Of all rental units in very large buildings, those with 100 or more units, Manhattan had half (51 percent), and most of the remainder were distributed among the following three boroughs: Brooklyn (19 percent), the Bronx (16 percent), and Queens (12 percent).

The boroughs had differing inventory profiles of building size. The majority of rental units in the Bronx were in buildings with 20-99 units (59 percent) (Table 4.35). Combined with rental units in buildings with 100 or more units, more than three-quarters of the rental units in the borough were in buildings with 20 or more units. On the other hand, Brooklyn provided an umbrella for all sizes of buildings: one- or two-unit buildings (15 percent), small buildings with 3-5 units (23 percent), small buildings with 6-19 units (20 percent), buildings with 20-49 units (16 percent), large buildings with 50-99 units (14 percent), and the largest buildings with 100 or more units (12 percent).

Table 4.34
Distribution of Occupied and Vacant Available Rental Units by Borough within Building Size
New York City 2005

		Number of Units in Building					
Borough	**All**	**1-2**	**3-5**	**6-19**	**20-49**	**50-99**	**100 or More**
All (Number)	2,092,363	281,954	268,306	330,032	440,504	354,693	416,875
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	18.1%	12.8%	9.8%	8.0%	25.1%	31.3%	16.2%
Brooklyn	30.6%	33.9%	54.5%	38.2%	23.5%	25.3%	18.8%
Manhattan[a]	28.0%	**	6.0%	33.2%	36.2%	24.9%	50.6%
Queens	20.7%	41.4%	27.5%	19.7%	14.4%	18.1%	12.3%
Staten Island	2.7%	11.5%	2.2%	1.1%*	0.8%*	**	2.1%

Source: U.S. Bureau of the Census, 2005 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 4.35
Distribution of Occupied and Vacant Available Rental Units by Building Size within Borough
New York City 2005

		Number of Units in Building						
Borough	**Number**	**All**	**1-2**	**3-5**	**6-19**	**20-49**	**50-99**	**100 or More**
All	2,092,363	100.0%	13.5%	12.8%	15.8%	21.1%	17.0%	19.9%
Bronx[a]	377,798	100.0%	9.5%	7.0%	7.0%	29.3%	29.4%	17.9%
Brooklyn	639,355	100.0%	14.9%	22.9%	19.7%	16.2%	14.1%	12.2%
Manhattan[a]	585,787	100.0%	**	2.7%	18.7%	27.2%	15.1%	36.0%
Queens	433,965	100.0%	26.9%	17.0%	14.9%	14.6%	14.8%	11.8%
Staten Island	55,458	100.0%	58.4%	10.7%	6.3%*	6.3%*	**	15.7%

Source: U.S. Bureau of the Census, 2005 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.

In Manhattan, more than a third of the rental units were in the largest buildings with 100 or more units (36 percent). Combined with rental units in large buildings with 50-99 units (15 percent), more than half of all rental units in the borough were in buildings with 50 or more units (Table 4.35). Still more than a fifth were situated in small buildings, mostly those with 3-19 units, and more than a quarter were in buildings of 20-49 units.

In Queens, more than half of all rental units were situated in small buildings, either those with one or two units (27 percent) or those with 3-19 units (32 percent) (Table 4.35). The remaining rental units in the borough were fairly evenly divided among other sizes of buildings: those with 20-49 units (15 percent), those with 50-99 units (15 percent), and those with 100 or more units (12 percent).

In Staten Island, almost three-fifths of rental units were in one- or two-family houses (58 percent), while close to a fifth were in small buildings with 3-19 units. Nevertheless, a considerable proportion of rental units in the borough, 16 percent, were in large buildings with 100 or more units.

Structure Class of Rental Units

New York City is a city of multi-family and old buildings. In 2005, of all 2,092,000 rental units in the City, about 85 percent were located in multi-family buildings, while the remainder were in one- or two-family houses (Table 4.36).[14] Of all rental units, two-fifths were in either Old Law tenement buildings (10 percent), which were built before 1901, or New Law tenement buildings (30 percent), which were built between 1901 and 1929. The largest proportion of rental units in the City, 38 percent, were in multiple dwellings built after 1929.

In New York City, the distribution of rental units by structure class varied from borough to borough. In 2005, almost all of the rental units in Manhattan were in multi-family buildings, with about half being in either Old Law or New Law tenements (Table 4.36). Nine in ten of all rental units in the Bronx were in multi-family buildings, and more than two-fifths of these were in New Law tenements. In Brooklyn, 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 (11 percent) or New Law tenement buildings (32 percent).

On the other hand, of the rental units in Queens, seven in ten were in multi-family buildings (Table 4.36). 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, two-thirds, were in one- or two-unit buildings.

Almost two-thirds of the Old Law tenements in the City were located in Manhattan, while a third were in Brooklyn (Table 4.36). At the same time, a third of New Law tenements were located in Brooklyn, while half of such units were in either the Bronx (28 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 Queens (41 percent) or Brooklyn (34 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. Two-thirds of

14 Rental housing distribution by structure class profile should be understood as an approximation, since the source of information on structure classes, the New York City Multiple Dwelling Registration File, is not completely updated in a regular fashion.

Table 4.36
Number and Distribution of Occupied and Vacant Available Rental Units by Structure Classification and by Borough
New York City 2005

Structure Classification	All	Bronx[c]	Brooklyn	Manhattan[c]	Queens	Staten Island
All[a]	2,092,363	377,798	636,355	585,787	433,965	55,458
Multifamily Buildings[a]	**1,810,409**	**341,802**	**543,912**	**584,403**	**317,228**	**23,064**
Old-Law Tenement	195,477	**	63,773	126,935	**	**
New-Law Tenement	552,766	152,560	179,180	130,599	89,083	**
Post-1929 Multiple Dwelling	701,994	144,755	180,555	205,744	157,816	13,125
1-2 Family House Converted to Apartment	94,814	9,263	39,261	31,856	13,056	**
Other[d]	47,012	**	5,735	37,752	**	**
1-2 Family Houses	**281,954**	**35,996**	**95,444**	**	**116,737**	**32,394**
Distribution Within Borough						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multifamily Buildings[b]	**85.0%**	**89.6%**	**83.1%**	**99.7%**	**69.3%**	**34.3%**
Old-Law Tenement	10.4%	0.9%*	11.3%	23.8%	**	**
New-Law Tenement	29.5%	44.1%	31.8%	24.4%	23.4%	**
Post-1929 Multiple Dwelling	37.5%	41.9%	32.0%	38.5%	41.5%	26.6%
1-2 Family House Converted to Apartment	5.1%	2.7%	7.0%	6.0%	3.4%	**
Other[d]	2.5%	**	1.0%	7.1%	**	**
1-2 Family Houses	**15.0%**	**10.4%**	**16.9%**	**	**30.7%**	**65.7%**
Distribution Within Structure Classification						
All[a]	100.0%	18.1%	30.6%	28.0%	20.7%	2.7%
Multifamily Buildings[a]	**100.0%**	**18.9%**	**30.0%**	**32.3%**	**17.5%**	**1.3%**
Old-Law Tenement	100.0%	1.6%*	32.6%	64.9%	**	**
New-Law Tenement	100.0%	27.6%	32.4%	23.6%	16.1%	**
Post-1929 Multiple Dwelling	100.0%	20.6%	25.7%	29.3%	22.5%	1.9%
1-2 Family House Converted to Apartment	100.0%	9.8%	41.4%	33.6%	13.8%	**
Other[d]	100.0%	**	12.2%	80.3%	**	**
1-2 Family Houses	**100.0%**	**12.8%**	**33.9%**	**	**41.4%**	**11.5%**

Source: U.S. Bureau of the Census, 2005 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, interpret with caution.
** Too few units to report.

Table 4.37
Distribution of Occupied and Vacant Available Rental Units by Regulatory Status within Structure Class
New York City 2005

Structure Classification	All		Public	Stabilized			M-L Rental	Controlled	*In Rem*	Other Regulated	All Un-Regulated
				Both	Pre-47	Post-47					
All[a]	2,092,363	100.0%	8.2%	*49.9%*	35.7%	14.2%	3.0%	2.1%	0.5%	3.1%	33.3%
Multifamily Buildings[a]	**1,810,409**	**100.0%**	**9.3%**	***57.6%***	**41.3%**	**16.4%**	**3.4%**	**2.3%**	**0.6%**	**3.6%**	**23.2%**
Old-Law Tenement	195,477	100.0%	**	*65.6%*	63.4%	2.2%[b]	**	4.1%	**	**	28.3%
New-Law Tenement	552,766	100.0%	**	*78.7%*	77.3%	1.5%[b]	**	4.0%	1.3%	2.7%	13.3%
Post-1929 Multiple Dwelling	701,994	100.0%	23.9%	*46.8%*	11.7%	35.1%	8.8%	0.8%	**	5.4%	14.2%
1-2 Family House Converted to Apartment	94,814	100.0%	**	*29.5%*	26.5%	**	**	**	**	3.2%*	64.5%
Other	47,012	100.0%	**	*61.6%*	55.0%	6.6%*	**	**	**	**	35.7%
1-2 Family Houses	**281,954**	**100.0%**	**1.1%***	**	**	**	**	**	**	**	**98.2%**

Source: U.S. Bureau of the Census, 2005 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.

the 195,000 Old Law tenements were rent-stabilized units, while the remainder were mostly unregulated rental units (28 percent) (Table 4.37). At the same time, eight in ten of the 553,000 New Law tenements were rent-stabilized units, while the remainder were mostly unregulated rental units (13 percent).

Close to half of the 702,000 rental units in multiple-dwelling buildings built after 1929 were rent-stabilized units (47 percent), while about a quarter were Public Housing units (24 percent) (Table 4.37). The remainder were either unregulated rental units (14 percent), Mitchell-Lama rental units (9 percent), or "other" regulated units (5 percent). At the same time, two-thirds of the 95,000 rental units in one- or two-family houses converted to apartments were unregulated rental units, while three in ten were rent-stabilized units. Finally, of the 282,000 rental units in one- or two-family houses, almost all were unregulated rental units.

The Owner Housing Inventory

Growth of the Ownership Rate

The 2005 HVS reports that the homeownership rate in New York City increased by 4.3 percentage points in the twelve-year period between 1993 and 2005, from 29.0 percent to 33.3 percent (Table 4.38). The rates were 30.0 percent in 1996, 31.9 percent in 1999, and 32.7 percent in 2002 (Figure 4.12). Undoubtedly, the City made a great contribution to such ownership growth. During the period between July 2002 and June 2005, 3,432 families became owners through HPD's various programs to offer more affordable owner housing units in the City.[15]

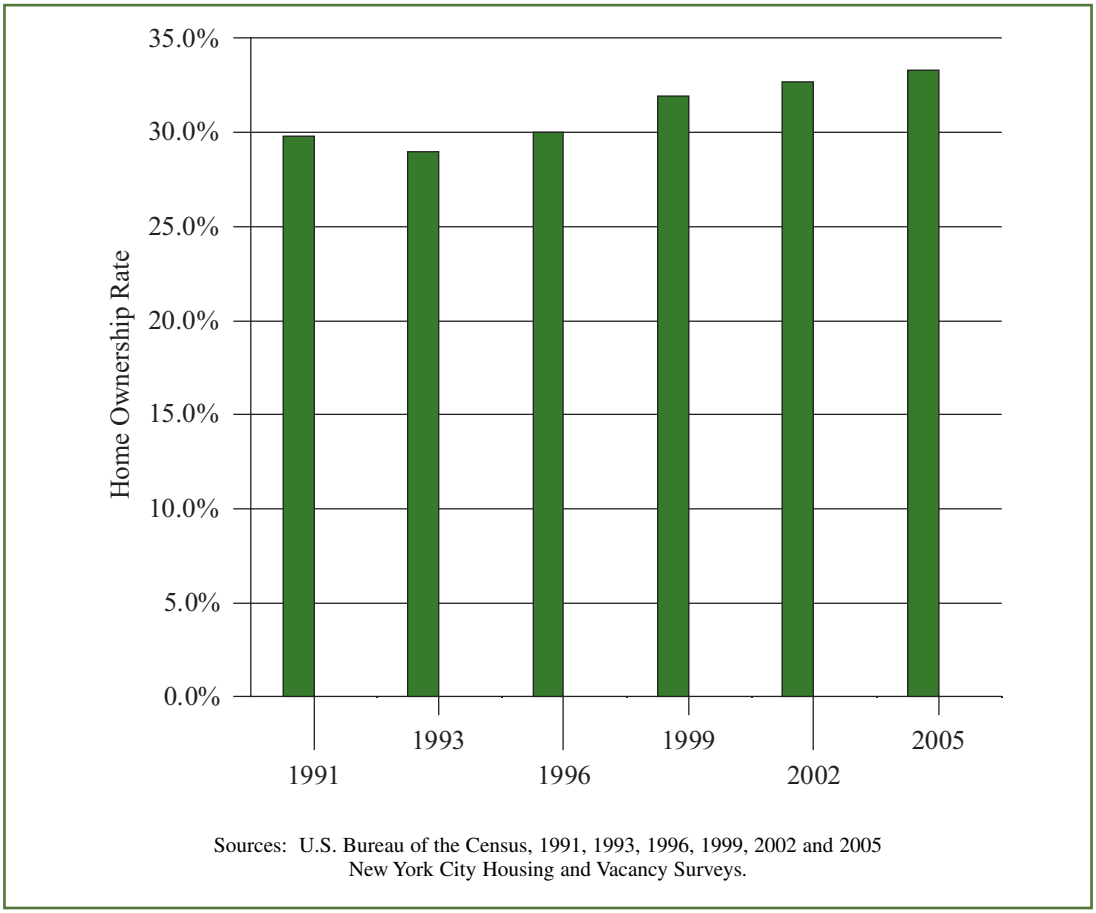
The homeownership rates in the most recently developed boroughs of Staten Island and Queens were unparalleledly higher than the overall city-wide rate, while the rates in the other three older boroughs—the Bronx, Brooklyn, and Manhattan—were lower than the city-wide rate. In Staten Island, the rate was 67.7 percent, the highest of any of the boroughs and more than double the city-wide rate, while the rate in Queens was 46.4 percent, the second highest in the City and 1.4 times the city-wide rate (Table 4.38). The homeownership rate in Staten Island grew by 3.1 percentage points between 2002 and 2005.

On the other hand, the homeownership rates in the Bronx and Manhattan were 22.1 percent and 23.6 percent respectively, markedly lower than the city-wide rate (Table 4.38). At the same time, the rate in Brooklyn was 29.2 percent, higher than the rates in Manhattan and the Bronx, but still considerably lower than the city-wide rate (Figure 4.13 and Map 4.3).

The homeownership rates for each racial and ethnic group in the City varied widely. In 2005, the homeownership rate for white households was 43.6 percent, the highest of any racial and ethnic group and 1.3 times higher than the city-wide rate of 33.3 percent (Table 4.39). The rate for Asian households was 37.6 percent, the second highest of all racial and ethnic groups and 4.3 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 29.1 percent. For Puerto Rican and non-Puerto Rican Hispanic

15 New York City Department of Housing Preservation and Development, Strategic Planning Group. "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.

Figure 4.12
Home Ownership Rates
New York City, Selected Years 1991 - 2005



Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005
New York City Housing and Vacancy Surveys.

households, the homeownership rates were a mere 15.9 percent and 16.6 percent respectively, only about half of the city-wide rate (Table 4.39 and Figure 4.14).

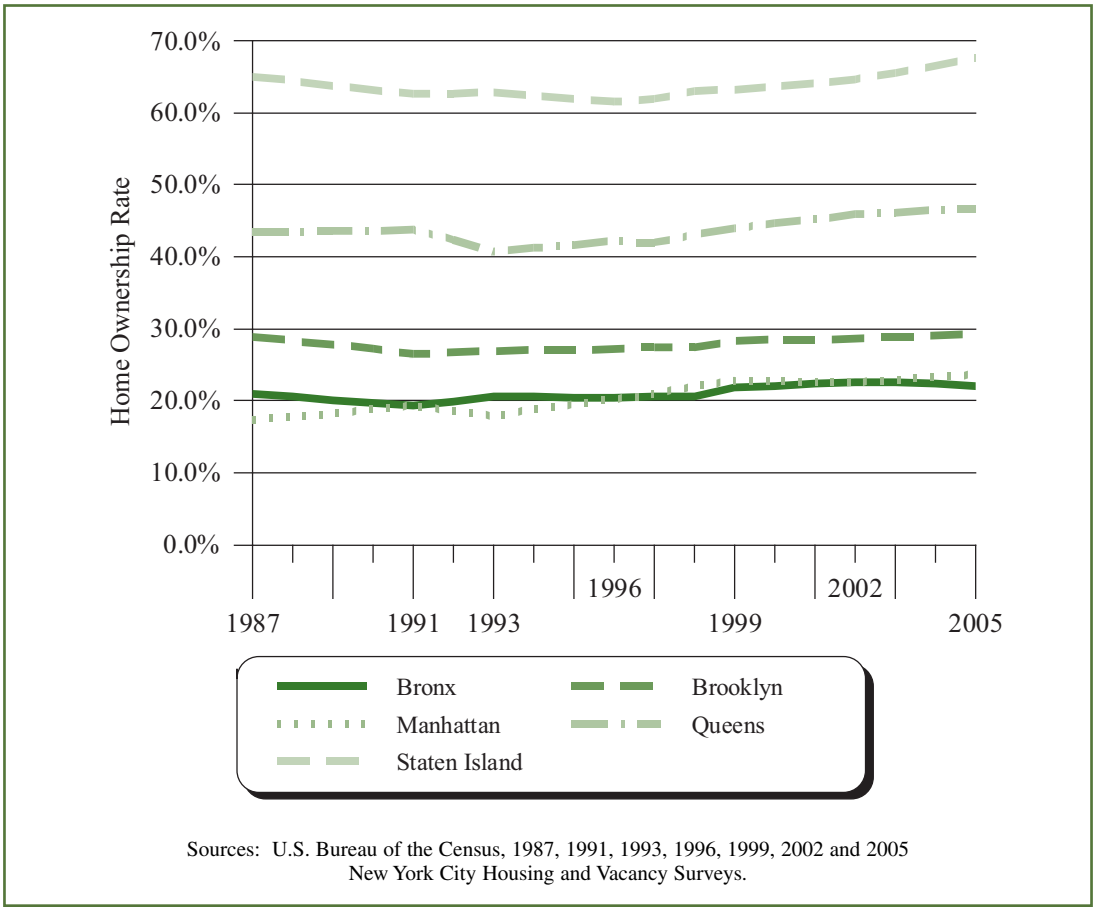
As homeownership grew city-wide, the homeownership rate grew considerably for every major racial and ethnic group, although at various rates, from 1993 to 2005. In the twelve-year period, every group made improvements; blacks and Asians, particularly, made remarkable improvements. The homeownership rate for these two groups increased by 6.6 percentage points and 6.5 percentage points respectively in the twelve-year period (Table 4.39). In the meantime, the rates for the remaining major racial and ethnic groups also increased considerably in the same twelve-year period: 4.6 percentage points for whites, 3.9 percentage points for Puerto Ricans, and 4.6 percentage points for non-Puerto Rican Hispanics.

Table 4.38
Homeownership Rate by Borough
New York City, Selected Years 1991-2005

Borough	1991	1993	1996	1999	2002	2005
All	29.8%	29.0%	30.0%	31.9%	32.7%	33.3%
Bronx[a]	19.2%	20.5%	20.4%	21.9%	22.5%	22.1%
Brooklyn	26.6%	26.9%	27.3%	28.4%	28.7%	29.2%
Manhattan[a]	19.3%	17.9%	20.3%	22.8%	22.6%	23.6%
Queens	43.8%	40.8%	42.2%	44.0%	46.0%	46.4%
Staten Island	62.6%	62.8%	61.6%	63.3%	64.6%	67.7%

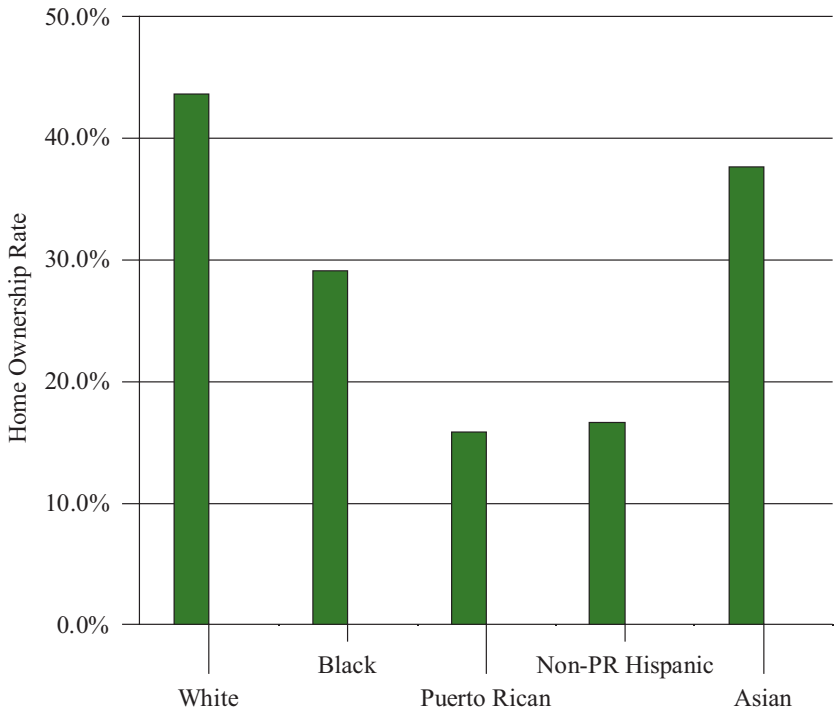
Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

Figure 4.13
Home Ownership Rates by Borough
New York City, Selected Years 1987 - 2005



Sources: U.S. Bureau of the Census, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Figure 4.14
Home Ownership Rates by Race/Ethnicity
New York City 2005



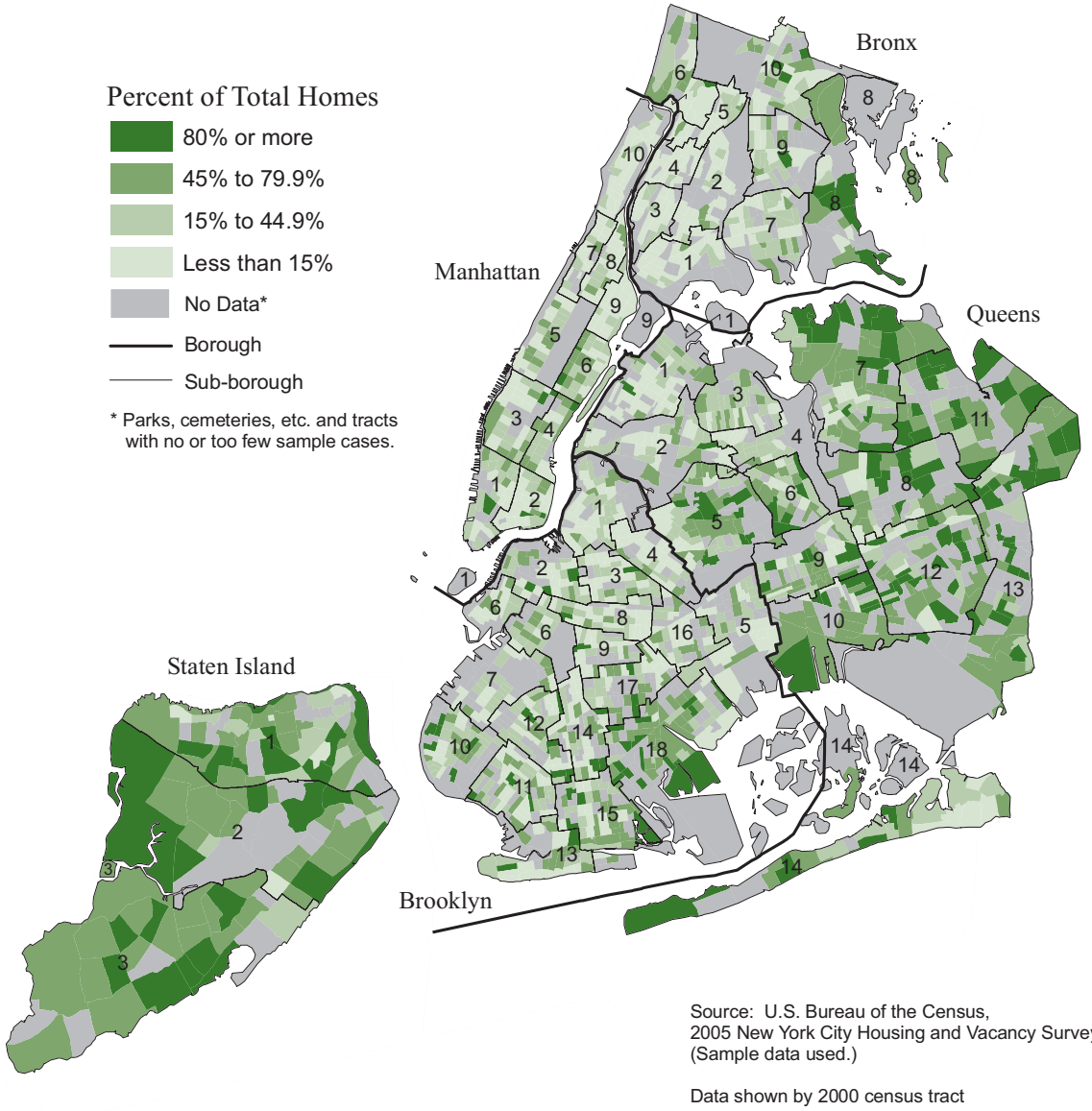
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 4.39
Homeownership Rate by Race/Ethnicity of Householder
New York City, Selected Years 1991-2005

Race/Ethnicity	1991	1993	1996	1999	2002	2005
All	29.8%	29.0%	30.0%	31.9%	32.7%	33.3%
White	40.5%	39.0%	40.1%	42.0%	42.6%	43.6%
Black/African American	22.5%	22.5%	25.1%	28.5%	29.2%	29.1%
Puerto Rican	11.9%	12.0%	13.2%	14.6%	15.2%	15.9%
Non-Puerto Rican Hispanic	12.7%	12.0%	12.5%	12.7%	15.3%	16.6%
Asian	32.1%	31.1%	31.7%	35.2%	36.0%	37.6%
Other[a]	22.6%	**	**	28.0%*	36.2%	29.6%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of households is small, interpret with caution.
** 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 and 2005 "Other" includes American Indians or Alaska Natives, Native Hawaiians, Other Pacific Islanders and people of two or more races.

Map 4.3
Home Ownership Rates
New York City 2005



Composition of Legal Forms of the Owner Unit Inventory

The number of occupied and vacant-available owner units in the City was 1,032,000 in 2005 (Table 4.40). In the three years from 2002 to 2005, the owner unit inventory in the City grew noticeably by 35,000 units. This growth resulted predominantly from the growth in the number of private cooperative units and condominium units. During the three-year period, the number of private cooperative units grew by 23,000 units, while the number of condominium units grew by 11,000 units.

Table 4.40
Distribution of Occupied and Vacant Available Owner Units by Legal Form of Ownership
New York City, Selected Years 1991-2005

Legal Form of Ownership	1991	1993	1996	1999	2002 Number	2002 Percent	2005 Number	2005 Percent
All	100.0%	100.0%	100.0%	100.0%	997,003	100.0%	1,031,780	100.0%
Conventional	65.8%	65.9%	64.7%	62.2%	639,659	64.2%	646,525	62.7%
Cooperative	28.9%	28.6%	29.9%	32.2%	291,917	29.3%	309,195	30.0%
Mitchell-Lama[a]	4.8%	5.3%	6.2%	6.0%	51,041	5.1%	45,478	4.4%
Private Coop	24.1%	23.2%	23.8%	26.2%	240,876	24.2%	263,717	25.6%
Condominium	5.3%	5.6%	5.4%	5.6%	65,427	6.6%	76,060	7.4%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 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.

Owner Units by Location

In 2005, the 1,032,000 owner units in the City consisted of the following four types of ownership (legal forms of ownership): conventional (63 percent), private cooperatives (26 percent), Mitchell-Lama cooperatives (4 percent), and condominiums (7 percent) (Table 4.41). The composition of owner units varied from borough to borough. 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. In 2005, of the 105,000 owner units in the borough, 14 percent were Mitchell-Lama cooperatives, while 16 percent and 5 percent respectively were private cooperatives and condominiums. Mitchell-Lama cooperatives were highly concentrated in the borough: 32 percent of all such owner units in the City were located there.

In Brooklyn, 76 percent of the 262,000 owner units were conventional units, while only 17 percent and 3 percent respectively were private cooperatives and condominiums (Table 4.41, Figure 4.15, and Maps 4.4 and 4.5).

On the other hand, a disproportionately large proportion, 69 percent, of the 180,000 owner units in Manhattan were private cooperatives, while another 20 percent were condominiums. In the three years

Table 4.41
Number and Distribution of Occupied and Vacant Available Owner Units by Legal Form of Ownership and Borough
New York City 2005

Legal Form of Ownership	Total	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All	1,031,780	105,400	261,987	179,886	372,643	111,864
Conventional	646,525	69,069	199,020	6,567	273,351	98,518
Cooperative	309,195	31,313	54,282	137,673	85,300	**
Mitchell-Lama	45,478	14,734	9,109	13,182	8,453	**
Private Cooperative	263,717	16,578	45,173	124,491	76,847	**
Condominium	76,060	5,018	8,684	35,646	13,992	12,719

Distribution within Borough

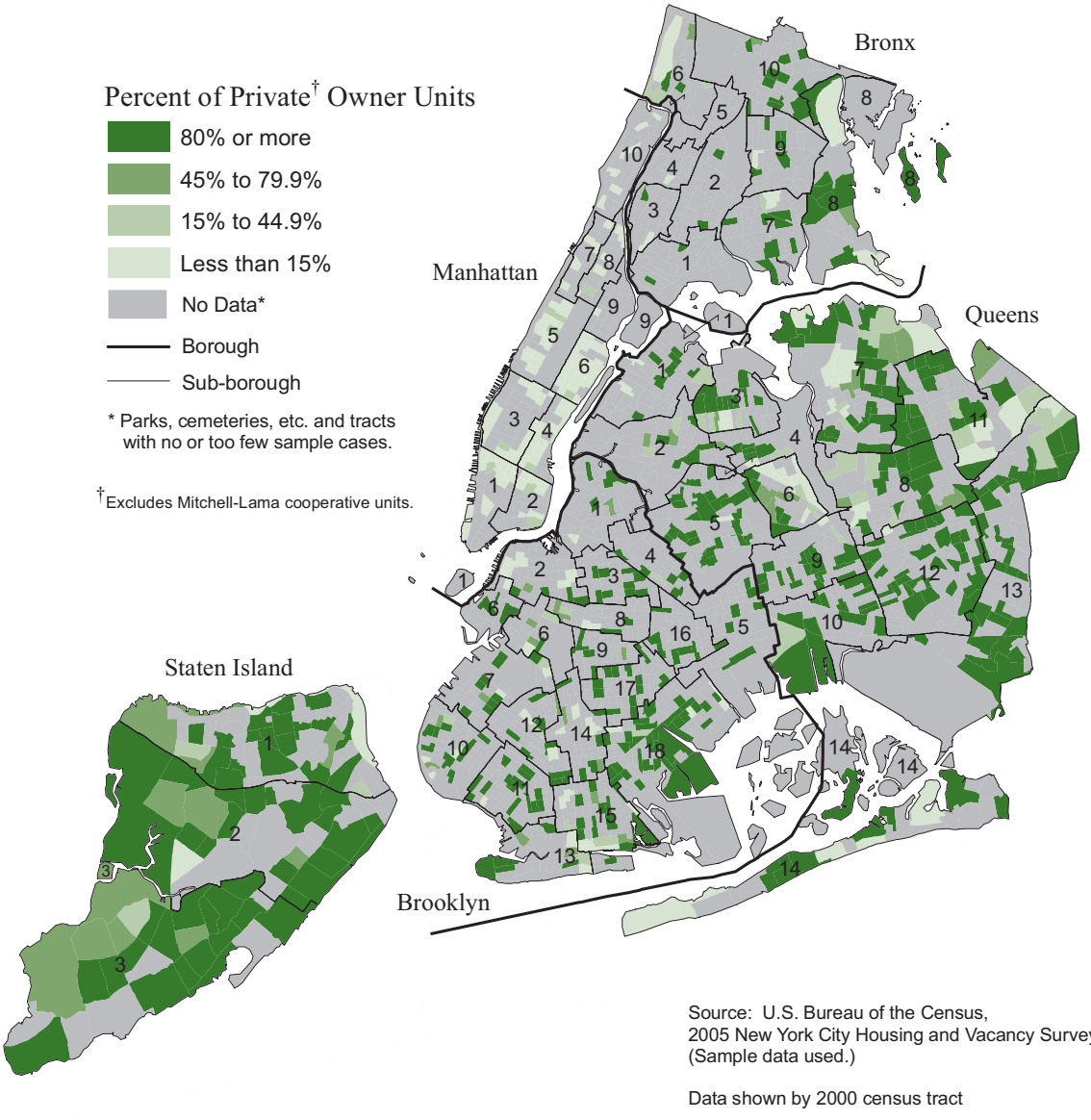
Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	62.7%	65.5%	76.0%	3.7%	73.4%	88.1%
Cooperative	30.0%	29.7%	20.7%	76.5%	22.9%	**
Mitchell-Lama	4.4%	14.0%	3.5%	7.3%	2.3%	**
Private Cooperative	25.6%	15.7%	17.2%	69.2%	20.6%	**
Condominium	7.4%	4.8%	3.3%	19.8%	3.8%	11.4%

Distribution within Form of Ownership

Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	10.2%	25.4%	17.4%	36.1%	10.8%
Conventional	100.0%	10.7%	30.8%	1.0%	42.3%	15.2%
Cooperative	100.0%	10.1%	17.6%	44.5%	27.6%	**
Mitchell-Lama	100.0%	32.4%	20.0%	29.0%	18.6%	**
Private Cooperative	100.0%	6.3%	17.1%	47.2%	29.1%	**
Condominium	100.0%	6.6%	11.4%	46.9%	18.4%	16.7%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx.
** Too few units to report.

Map 4.4
Occupied and Vacant Conventional Owner Units
as a Percentage of Private Owner Units
New York City 2005



Map 4.5
Occupied and Vacant Cooperative and Condominium Owner Units
as a Percentage of Private Owner Units
New York City 2005

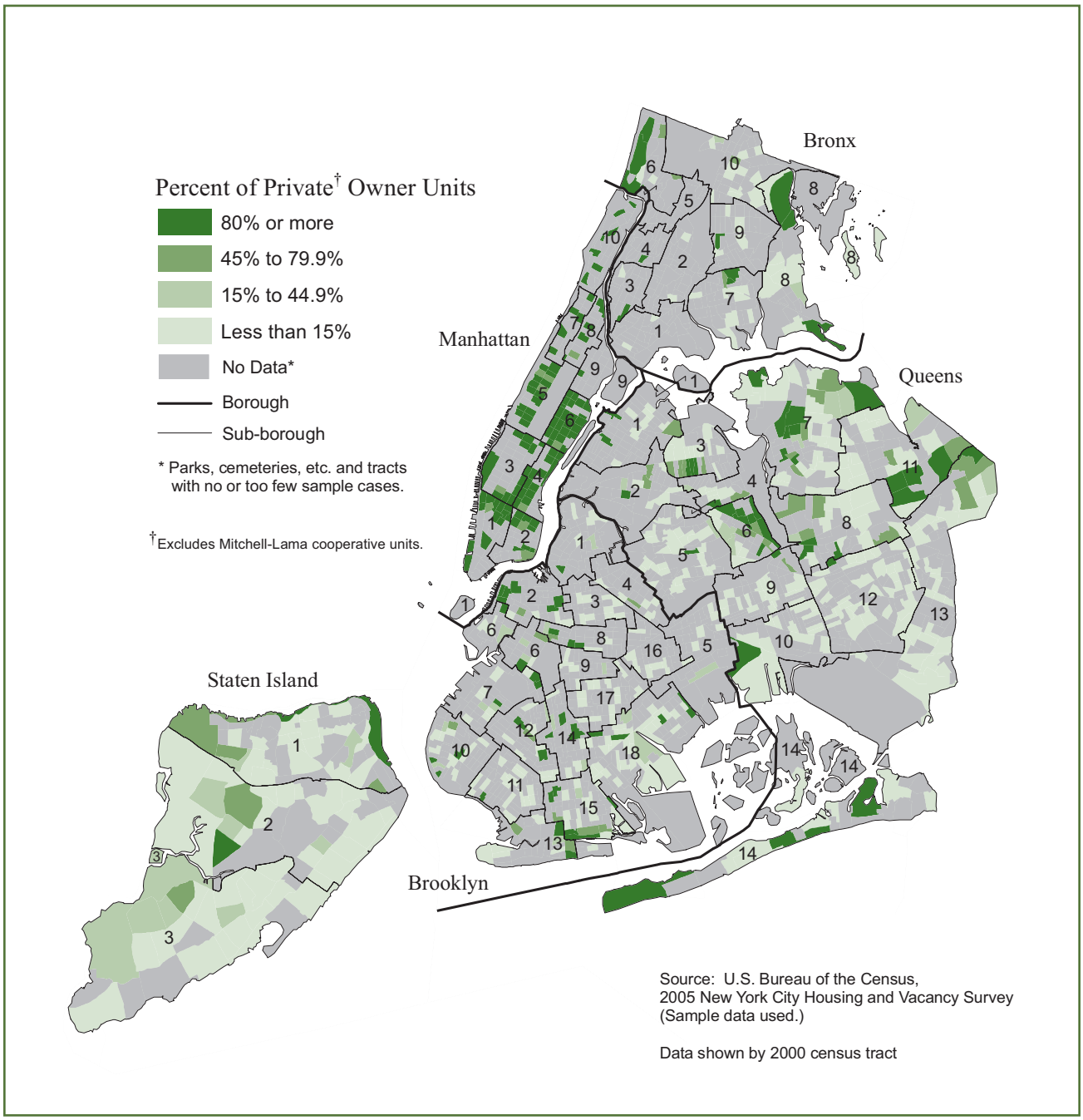
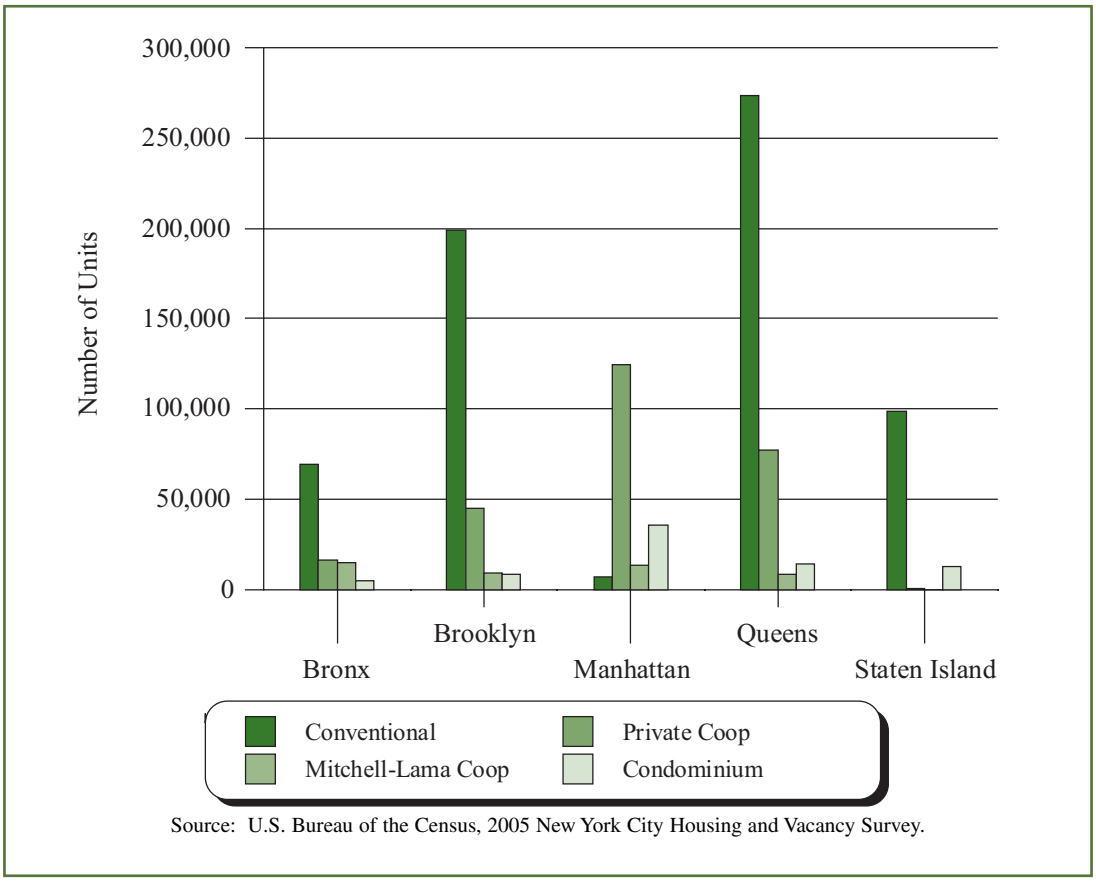


Figure 4.15
Occupied and Vacant Available Owner Units
by Type of Ownership within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

between 2002 and 2005, the number of private cooperative and condominium units in the borough increased by 12,000 units, or by 8 percent. A mere 4 percent of the owner units in Manhattan were conventionally owned (Tables 4.41 and 4.42).

The composition of the 373,000 owner units by type of ownership in Queens resembled that in Brooklyn, except that, in Queens, proportionately somewhat more units were private cooperatives (21 percent) and fewer units were conventional units (73 percent) (Table 4.41). In Staten Island, almost nine in ten of the 112,000 units were conventional units, while 11 percent were condominium units.

Table 4.42
Number and Distribution of Occupied and Vacant Available Owner Units by Legal Form of Ownership by Borough
New York City 2002

Borough	Legal Form of Ownership				
	All	Conventional	Private Cooperative	Condominium	Mitchell-Lama Cooperative
All					
Number	997,003	639,659	240,876	65,427	51,041
Percent	100.0%	64.2%	24.2%	6.6%	5.1%
Bronx					
Number	105,994	64,836	16,115	5,323	19,720
Percent	100.0%	61.2%	15.2%	5.0%	18.6%
Brooklyn					
Number	256,051	202,815	38,817	7,055	7,364
Percent	100.0%	79.2%	15.2%	2.8%	2.9%
Manhattan					
Number	167,055	4,427*	117,553	30,542	14,532
Percent	100.0%	2.7%	70.4%	18.3%	8.7%
Queens					
Number	364,022	274,926	67,333	12,337	9,425
Percent	100.0%	75.5%	18.5%	3.4%	2.6%
Staten Island					
Number	103,881	92,655	*	10,169	*
Percent	100.0%	89.2%	*	9.8%	*

Source: U.S. Bureau of the Census, 2002 New York City Housing and Vacancy Survey.
Notes:
* Too few units to report.

Size of Owner Units

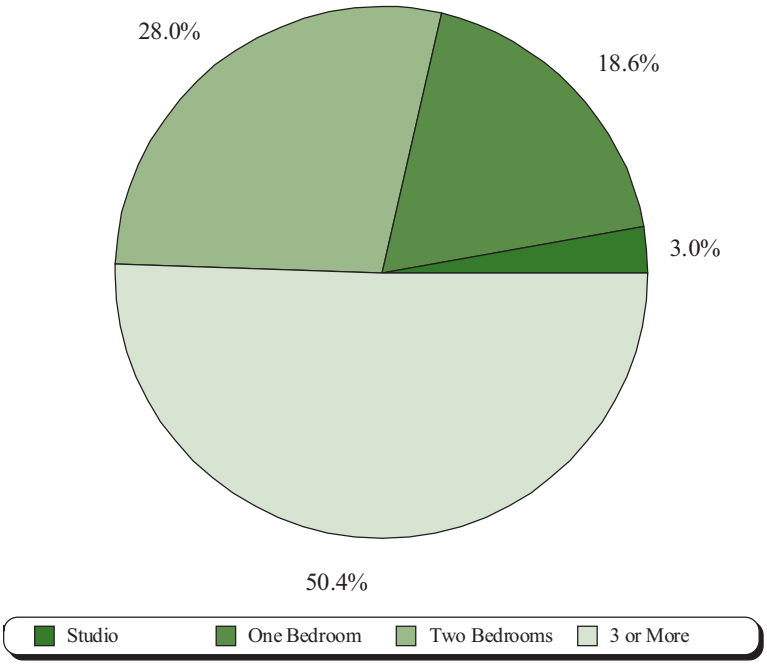
There were no appreciable changes in the sizes of owner units in the City between 2002 and 2005. In 2005, half of all owner units were larger units with three or more bedrooms (50 percent), while the remainder were mostly units with either two bedrooms (28 percent) or one bedroom (19 percent) (Table 4.43 and Figure 4.16). In other words, of all owner units, about four-fifths were larger units with two or more bedrooms.

Table 4.43
Distribution of Occupied and Vacant Available Owner Units by Number of Bedrooms within Form of Ownership New York City 2005

	Number of Bedrooms				
Form of Ownership	**All**	**0**	**1**	**2**	**3 or More**
All	100.0%	3.0%	18.6%	28.0%	50.4%
Conventional	100.0%	*	5.3%	23.4%	70.9%
Private Cooperative	100.0%	8.3%	42.7%	35.1%	13.9%
Mitchell-Lama Cooperative	100.0%	*	40.4%	39.8%	17.0%
Condominium	100.0%	6.6%	35.8%	35.3%	22.4%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.

Figure 4.16
Distribution of Occupied and Vacant Available Owner Units by Number of Bedrooms New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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 (Table 4.43).

On the other hand, half of the private cooperatives were either one-bedroom units (43 percent) or studios (8 percent), while a little more than a third were two-bedroom units (35 percent) (Table 4.43). At the same time, the condominium category accommodated more larger units than did private cooperatives. Close to three-fifths of condominium units were larger units, either two-bedroom units (35 percent) or three-or-more-bedroom units (22 percent). The Mitchell-Lama cooperative category also accommodated more larger units: almost three-fifths of Mitchell-Lama units were either two-bedroom units (40 percent) or three-or-more-bedroom units (17 percent).

In the City, most smaller owner units, studios, were private cooperative units (70 percent) in 2005 (Table 4.44). Also, three-fifths of one-bedroom owner units were private cooperative units (59 percent), while the remainder were scattered among conventional units (18 percent), Mitchell-Lama cooperatives (10 percent), and condominium units (14 percent).

Table 4.44
Distribution of Occupied and Vacant Available Owner Units
by Type of Ownership Within Number of Bedrooms
New York City 2005

	Number of Bedrooms				
Form of Ownership	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	1,031,780	31,030	192,241	288,662	519,848
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	62.7%	*	17.7%	52.3%	88.2%
Private Cooperative	25.6%	70.2%	58.6%	32.1%	7.0%
Mitchell-Lama Cooperative	4.4%	*	9.6%	6.3%	1.5%
Condominium	7.4%	16.1%	14.2%	9.3%	3.3%

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.
Note:
* Too few units to report.

On the other hand, more than half of the two-bedroom owner units were conventional units (52 percent), while almost a third were private cooperative units (32 percent); the remaining one in six were divided into Mitchell-Lama cooperatives (6 percent) and condominium units (9 percent) (Table 4.44). Nine in ten of the owner units with three or more bedrooms were conventional units (88 percent), while most of the remainder were private cooperatives (7 percent).

Two-thirds of the owner studios in the City were concentrated in one borough, Manhattan (67 percent), where most owner units were in the non-conventional owner unit categories (Table 4.42 and 4.45). Most of the remainder were located in either Brooklyn (12 percent) or Queens (14 percent). On the other hand, close to nine in ten of the one-bedroom units were scattered in three boroughs: Manhattan (39 percent), Queens (27 percent), and Brooklyn (22 percent). The remainder were located mostly in the Bronx (9 percent).

Table 4.45
Distribution of Occupied and Vacant Available Owner Units by Borough within Number of Bedrooms
New York City 2005

	Number of Bedrooms				
Borough	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	1,031,780	31,030	192,241	288,662	519,848
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	10.2%	**	9.4%	10.1%	10.8%
Brooklyn	25.4%	12.0%*	22.1%	27.4%	26.3%
Manhattan[a]	17.4%	66.6%	38.9%	19.6%	5.3%
Queens	36.1%	13.8%	26.5%	37.0%	40.5%
Staten Island	10.8%	**	3.1%	6.0%	17.0%

Source: U.S. Bureau of the Census, 2005 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 4.46
Distribution of Occupied and Vacant Available Owner Units by Number of Bedrooms within Borough
New York City 2005

		Number of Bedrooms				
Borough	**Number**	**All**	**0**	**1**	**2**	**3 or More**
All	1,031,780	100.0%	3.0%	18.6%	28.0%	50.4%
Bronx[a]	105,400	100.0%	**	17.2%	27.6%	53.5%
Brooklyn	261,987	100.0%	1.4%*	16.2%	30.2%	52.2%
Manhattan[a]	179,886	100.0%	11.5%	41.6%	31.5%	15.4%
Queens	372,643	100.0%	1.2%	13.7%	28.6%	56.5%
Staten Island	111,864	100.0%	**	5.3%	15.4%	78.9%

Source: U.S. Bureau of the Census, 2005 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.

The three boroughs of Manhattan, Queens, and Brooklyn, which provided an umbrella for most of the one-bedroom units in the City, also accommodated more than four-fifths of the two-bedroom units: Queens (37 percent), Brooklyn (27 percent), and Manhattan (20 percent) (Table 4.45). The remainder were located in either the Bronx (10 percent) or Staten Island (6 percent).

More than two-thirds of the larger units with three or more bedrooms in the City were concentrated in two boroughs: Queens (41 percent) and Brooklyn (26 percent) (Table 4.45). The remainder were located mostly in either Staten Island (17 percent) or the Bronx (11 percent).

The distribution of owner units by size in the Bronx very much resembled the city-wide distribution: four-fifths of all owner units in the borough were larger units, either units with three or more bedrooms (54 percent) or two bedroom units (28 percent) (Table 4.46). 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 that of the Bronx.

On the other hand, close to three-quarters of the owner units in Manhattan were either one-bedroom units (42 percent) or two-bedroom units (32 percent). A conspicuously small 15 percent had three or more bedrooms, while the remaining 12 percent of owner units in the borough were studios.

In Queens, close to three-fifths of the owner units were larger units with three or more bedrooms (57 percent), while three in ten were two-bedroom units (29 percent). Only 14 percent of owner units in the borough had one bedroom, while the number of studios was inappreciably small (Table 4.46). Almost all of the owner units in Staten Island were larger units: four-fifths had three or more bedrooms (79 percent), while most of the remainder were two-bedroom units (15 percent).

Owner Units by Estimated Current Value

Between 2002 and 2005 in the City, the proportion of owner units with higher estimated market value increased substantially, while the proportion with lower, moderate, and middle market values all decreased as a consequence. In 2005, 45 percent of the owner units in the City, excluding Mitchell-Lama cooperatives, had an estimated market value of $450,000 or more, 2.4 times the equivalent proportion of such units, 19 percent, just three years earlier in 2002, after adjusting for inflation (Table 4.47).

The proportion of owner units with a market value between $450,000 and $549,999 increased 4 times, from 4 percent to 16 percent (Table 4.47). The proportion of owner units with a market value between $550,000 and $749,999 more than doubled, from 7 percent to 15 percent, while the proportion of those with a market value between $750,000 and $999,999 increased by 2 times, from 3 percent to 6 percent, in the three years.

During the same three years between 2002 and 2005, the proportion of owner units with an estimated market value of $1,000,000 or more doubled from 4 percent to 8 percent (Table 4.47).

Conversely, the proportion of owner units with a market value of less than $450,000 was 55 percent in 2005, plummeting by 27 percentage points from the comparable proportion of 82 percent in 2002 (Table 4.47).

In 2005, 121,000 of all the owner units in the City (excluding Mitchell-Lama cooperatives) were valued at less than $200,000. The number of such low-valued owner units declined by 88,000 units, or by 42 percent, even after adjusting for inflation, in the three years since 2002 (Table 4.47). Such lower-valued

Table 4.47
Distribution of the Estimated Current Value of Owner Occupied Units
(Excluding Mitchell-Lama Coops)
New York City 2002 and 2005

	2002 in 2005 dollars		2005	
Percent Distribution	**Number**	**Percent**	**Number**	**Percent**
All	931,563	100.0%	965,244	100.0%
Less than $75,000	48,131	5.2%	34,625	3.6%
$75,000 - $99,999	26,014	2.8%	13,963	1.4%
$100,000 - $149,999	56,382	6.1%	34,463	3.6%
$150,000 - $199,999	77,827	8.4%	37,735	3.9%
$200,000 - $249,999	144,324	15.5%	57,210	5.9%
$250,000 - $299,999	114,691	12.3%	59,894	6.2%
$300,000 - $349,999	131,182	14.1%	94,232	9.8%
$350,000 - $449,999	160,404	17.2%	197,528	20.5%
$450,000 - $549,999	41,176	4.4%	155,989	16.2%
$550,000 - $749,999	63,814	6.9%	141,616	14.7%
$750,000 - $999,999	30,561	3.3%	60,755	6.3%
$1,000,000 or more	37,056	4.0%	77,233	8.0%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: The 2002 value was adjusted for inflation by multiplying the value by the CPI of April 2005 divided by the CPI of April 2002 (212.5/191.8). The CPI was for all Urban Consumers (CPI-U) for New York-Northern N.J- Long Island.

owner units were mostly cooperatives (72 percent). Slightly less than half (47 percent) of all lower-valued owner units were located in Queens, while most of the remainder were located in Brooklyn (23 percent) and the Bronx (19 percent). Such units were certainly smaller than those more highly valued: 42 percent of them were one-bedroom units. But even so, 31 percent were two-bedroom units. These lower-valued owner units were less well maintained and were located in neighborhoods that were rated less highly; but these quality differences were not as substantial as the market value suggests.[16]

Housing Units Accessible to Physically Disabled Persons

In 2005, the Census Bureau again collected data on five structural characteristics of residential buildings and units to allow us to estimate 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

16 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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.

The above five components of accessibility in the 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.

In 2005, 480,000 units, or 46 percent of the units in multiple dwellings with elevators in the City, for which complete data were available, met all five accessibility criteria for people with physical disabilities requiring the use of a wheelchair (Table 4.48). In the City, the number of accessible units increased by 26,000, or by 6 percent, in the three years between 2002 and 2005.[17]

Of units in multiple dwellings without elevators, the number of accessible units was only 22,000, or 3 percent, in 2005 (Table 4.49).

Accessible Housing by Location and Structure Class

Of all 480,000 housing units in buildings with elevators accessible to physically disabled persons in the City, Manhattan provided an umbrella for 246,000 units, or 55 percent of all units in multiple dwellings with elevators that were accessible (Table 4.48). This was the largest number of accessible units in the five boroughs, in terms of absolute numbers. In Brooklyn, 89,000 units, or 41 percent of all units in such buildings in the borough, were accessible. In the Bronx, 68,000 units, or 35 percent of all units in multiple dwellings with elevators, met all five accessibility criteria. In Queens, 71,000 units, or 40 percent of all units in such buildings, were accessible. In Staten Island, only a small number of units were in multiple dwellings with elevators and accessible.

The number of accessible units in multiple dwellings without elevators in the City was very small: only 22,000, or 3 percent of the units in such dwellings in 2005. Of the 22,000 such accessible units in the City, 39 percent were in Brooklyn, while 36 percent were in Queens (Table 4.49).

Looking at the accessibility of units by structure class reveals that in 2005 almost eight in ten of the 480,000 accessible units in multiple dwellings with elevators in the City were in buildings built after 1929 (Table 4.50). Of all units in multiple dwellings built after 1929 with elevators for which all data were reported, 376,000 units, or 53 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 22,000 accessible units in multiple dwellings without elevators, a third were in structures built after 1929 (Table 4.51). The numbers of accessible units in other multiple dwellings without elevators, including Old Law tenement structures, were inappreciably small.

17 Moon Wha Lee, *Housing New York City 2002*, page 297.

Table 4.48
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 2005

	Accessibility Criteria[a]											
	Door Width						No Stairs					
	Entrance/Lobby		Elevator		Residential Unit		to Elevator		to Unit		All Criteria	
Borough	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	875,597	67.8%	905,657	73.2%	1,004,470	80.9%	730,963	65.0%	651,829	56.6%	480,043	45.9%
Bronx[d]	159,564	67.3%	160,257	69.7%	181,076	77.1%	117,521	58.2%	93,202	45.6%	67,588	35.0%
Brooklyn	173,523	65.2%	178,357	70.6%	198,406	76.6%	141,921	61.1%	127,705	51.7%	88,744	41.1%
Manhattan[d]	410,261	73.4%	421,083	79.3%	441,850	85.0%	342,583	70.1%	315,088	63.8%	246,139	55.2%
Queens	123,086	56.9%	138,173	65.5%	173,376	81.2%	119,571	63.7%	106,578	55.3%	71,482	40.0%
Staten Island	9,162	68.5%	7,788	59.3%	9,761	72.7%	9,367	70.6%	9,257	72.0%	6,090	50.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

a The Census Bureau collects 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 4.49
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 2005

	Accessibility Criteria[a]							
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria	
Borough	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	182,145	18.2%	342,430	36.1%	47,413	5.1%	22,413	2.6%
Bronx[d]	41,881	26.9%	55,680	37.1%	6,657	4.6%	**	2.3%*
Brooklyn	69,877	17.9%	142,877	38.2%	20,015	5.5%	8,695	2.5%
Manhattan[d]	39,179	16.5%	73,816	33.5%	5,342	2.4%	**	**
Queens	28,142	13.9%	66,020	34.4%	13,032	7.0%	7,963	4.6%
Staten Island	**	20.3%*	4,037*	27.9%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

a The Census Bureau collects 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 4.50
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 2005

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[c]
All	875,597	67.8%	905,657	73.2%	1,004,470	80.9%	730,963	65.0%	651,829	56.6%	480,043	45.9%
Old Law	11,696	31.3%	13,105	44.0%	18,810	54.3%	10,374	33.9%	9,197	30.0%	5,952	23.3%
New Law	103,837	45.0%	109,031	50.2%	145,904	65.4%	80,788	40.2%	69,531	33.8%	40,829	22.0%
Post-1929	653,271	75.2%	673,332	79.7%	723,377	86.2%	553,884	73.0%	496,164	63.7%	375,558	52.6%
Converted House	10,110	70.0%	10,459	82.0%	12,438	88.5%	7,539	59.9%	6,363	50.5%	5,534	50.8%
Other[d]	33,105	71.7%	36,337	82.5%	35,893	85.7%	29,800	71.3%	27,746	65.0%	20,597	55.4%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

a The Census Bureau collects 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 4.51
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 2005

	Accessibility Criteria[a]							
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria	
Structure Class	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	182,145	18.2%	342,430	36.1%	47,413	5.1%	22,413	2.6%
Old Law	31,694	17.1%	57,539	32.9%	4,946*	2.9%	**	**
New Law	63,022	16.0%	138,935	36.6%	8,901	2.4%	**	**
Post-1929	24,777	24.3%	43,346	43.9%	11,328	11.9%	7,062	7.9%
Converted House	14,561	13.4%	28,744	29.3%	**	3.4%*	**	**
Other	**	**	4,078*	27.0%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

a The Census Bureau collects 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

The changing needs and the current and evolving market demand cannot be satisfied alone by the housing inventory that is presently occupied. The change and increase in demand can be accommodated by a sufficient reserve of vacancies, a necessity to allow for normal fluctuations in demand and to permit each housing consumer some choice in the market.

The number of housing vacancies that are available 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 a free market, housing vacancies rise as the housing supply expands, while demand either remains the same or is reduced; they fall as the supply either remains the same or contracts, while demand grows.

When insufficient vacancies limit choices for consumers, housing prices or rents tend to rise and, if the shortage of affordable housing becomes a critical, widely spreading problem that is felt to be urgent for the public, public intervention is often called on to meet the needs of housing consumers. In fact, it is most commonly through interventions of public policy upon the competitive housing market that the need and well-being of the housing consumer can be satisfied and/or improved in times of extremely marginal vacancies relative to the total supply of housing.

The vacancy rate is, therefore, one of the key indicators summarizing how a housing market is currently performing in providing an adequate level of vacant, available housing units. Thus, in this chapter, overall rental vacancies and vacancy rates for New York City as a whole are discussed first.

The overall vacancy rate alone, however, indicates only in general the aggregate proportion of units that are vacant and available for rent or sale, not the reasonable choices of vacant units available for a particular group of households looking for units to move into, in terms of tenure, types of rental or owner category, 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 various characteristics of vacant units. For this reason, in this chapter, the following major characteristics of vacant available units will be discussed separately for renter and owner units: location, rental or owner category, rent level, affordability, building and unit characteristics, housing and neighborhood conditions, and length of vacancies and turnovers.

In New York City, as in most large metropolitan cities in the country, there are many different reasons why not all vacant units are available for sale or rent. In the City, the number of vacant unavailable units has been larger than the number of vacant rental units. Thus, also discussed in this chapter will be the number and characteristics of vacant units unavailable for rent or sale, including reasons for unavailability and the previous status of these units.

The introduction section closes with highlights of the legal background of rent control and rent stabilization in the City that justify the importance of the chapter.

Statutory Role of the Rental Vacancy Rate in Rent Control and Stabilization in New York City

The New York State and New York City rent-regulation laws permit the City to continue both rent control and rent stabilization 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 other housing market characteristics necessary for determining the need for continuing rent control and regulation in the City.

Local Law No. 20, 1962, of the New York City Rent Rehabilitation Law[1] mandates that New York City conduct studies and investigations designed to determine if the rental vacancy rate is lower than **5 percent**, as proof of the need for continuing rent regulation and rent control.

The local rent stabilization law of 1969[2] 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 1974[3] not only again permits the local determination of the existence of a housing emergency but also specifically states that an emergency exists if the rental vacancy rate is **5 percent or less.**

In short, these State and City rent-regulation laws require that the City have a comprehensive housing market survey and that the City Council determine whether or not a housing emergency exists in the City based on the findings of that survey. If the City Council determines that the rental vacancy rate in the City is below **5** percent according to the survey, the laws permit the City to declare that a housing emergency exists and that rent control and rent stabilization can, thus, be continued. For this very reason, the number of vacant units available for rent and the rental vacancy rates are primary determinants of rent-stabilization and rent-control policies and programs in the City.

To fulfill the legally mandated responsibility, the City's Department of Housing Preservation and Development (HPD) has regularly retained the U.S. Bureau of the Census to conduct a comprehensive survey of the City's housing market. This survey, known as the New York City Housing and Vacancy Survey (HVS), has now been carried out on thirteen separate occasions over the forty-year period since 1965, when the first HVS was conducted.

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.

Definition of Occupancy of Rental Units and Estimating the Rental Vacancy Rate

Concepts and Definitions of Vacant Rental Units, Occupied Rental Units, and the Equation for Estimating the Rental Vacancy Rate

A clear understanding of the definitions of terms used in classifying vacancies and the equation applied in estimating rental vacancy rates is prerequisite to the proper interpretation and use of the data presented and analyzed in the chapter.

Since the first HVS in 1965, the Census Bureau has used the same definitions of vacant rental units and occupied rental units and the same equation, without exception, in estimating the rental vacancy rate in the City, using data from the HVS as specified in the following:

$$\frac{\text{Number of Vacant, Non-Dilapidated Units Available for Rent}}{\text{Number of Vacant, Non-Dilapidated Units Available for Rent} + \text{Number of Renter-Occupied Units, Dilapidated and Non-Dilapidated}}$$

The Census Bureau has also used the same definitions of vacant rental units and occupied rental units and the same equation for estimating the rental vacancy rates in its other surveys—such as the decennial census, the American Housing Survey, the national Current Population Survey/Housing Vacancy Survey (CPS/HVS), and the American Community Survey (ACS)—with the following two noticeable differences:

The first difference is that, in the HVS, as shown above, dilapidated **vacant** rental units are treated as unavailable for rent and are excluded in counting vacant units available for rent, while, in counting the number of **occupied** rental units, all occupied units, whether or not they are dilapidated, are counted.

The Census Bureau did not include dilapidated vacant units in counting available units and, thus, in estimating the rental vacancy rate in its 1950 and 1960 decennial censuses (the Census Bureau collected data on dilapidation in those years) on the grounds that such units should not be classified as vacant available units.

For the 1970 and following decennial censuses, the Census Bureau did not collect data on dilapidation at all because these censuses were done primarily by mail and the determination of dilapidation requires that a trained interviewer visit the unit. The other surveys have never collected data on dilapidation.

Starting with the first HVS in 1965, the Census Bureau has conducted the HVS through personal visit interviews; thus, dilapidation has always been determined and used in classifying vacant available units.[4]

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.

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.

The second difference is that, in the HVS, the Census Bureau counts vacant units that are rented but not yet occupied as vacant unavailable units, not as renter-occupied units. The Census Bureau uses a similar approach for the decennial census but different approaches for its other surveys. In these other surveys, the Census Bureau classifies rented but not yet occupied units as occupied units. In this regard, the Census Bureau's underlying concept for the HVS, the primary purpose of which is to estimate the number of vacant rental units and the rental vacancy rate, is that it is reasonable 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; thus, they cannot be counted as vacant available units.[5] For this reason, in estimating the rental vacancy rate for the HVS, the Census Bureau has classified vacant units that are rented but not yet occupied as vacant unavailable units, without exception, since 1965, when the first HVS was conducted.

The vacancy rate for units available for rent in New York City during the period between February and June of 2005 was 3.09 percent (Table 5.1). The 2005 rental vacancy rate of 3.09 percent was estimated using data from the 2005 HVS on each item in the above equation, as follows:

$$(64{,}737) / (64{,}737 + 2{,}027{,}626) \times 100 = 3.09\%$$

Reliability of the Rental Vacancy Rate

The HVS is a sample survey. The rental vacancy rate of 3.09 percent is, thus, subject, as are other statistics derived from the HVS, to sampling error. For this reason, this rental vacancy rate is different from the true vacancy rate that would be calculated from a one-hundred-percent-count survey.

Sampling error results from the fact that the actual sample used for the 2005 HVS was one of a large number of different samples of similar size that could have been selected from the same sample frame—that is, the list of residential units from the 2000 decennial census. Different samples would have yielded different rental vacancy rates. The sampling error, the extent to which any particular sampling result differs from the average of all possible results, is unknown; but the standard error of estimate (SEE) is a statistical measure most commonly used to approximate it.

The City's determination of the need for continuing rent stabilization and rent control is based on the rental vacancy rate estimated from the survey; therefore, a high standard of accuracy is required for the HVS. The Census Bureau is 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 SEE of the rental vacancy rate would be no more than one-quarter of one percent.

The results of the 2005 HVS show that the SEE of the rental vacancy rate of 3.09 percent is 0.19 percent. This means that, if a census of every housing unit in the City had been taken using exactly the same procedures as in the 2005 HVS, the chances are 95 times out of 100 that the rental vacancy rate from the

5 For further discussion of this issue, see Lawrence N. Bloomberg, *The Rental Housing Situation in New York City, 1975,* pages 215-216.

census would vary from the rental vacancy rate of 3.09 percent by no more than 2 standard errors, or by 0.37 percent (0.19 x 1.96). That is, given the 2005 rental vacancy rate of 3.09 percent, the chances are 95 out of 100 that the actual vacancy rate is between 2.72 percent and 3.46 percent (3.09% ± 1.96 x 0.19).

Another kind of error in estimating the rental vacancy rate, based on data from the HVS, is non-sampling error. Non-sampling errors can come from many sources, including 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 other surveys, since the specific purpose of the HVS is to estimate the rate accurately.

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.

Rental Vacancies and Vacancy Rates

The 2005 HVS reports that the number of vacant rental units in the City was 65,000, and the city-wide rental vacancy rate was 3.09 percent, compared to 2.94 percent during the same period between February and June three years earlier (Table 5.1). In the three years between 2002 and 2005, there was little alleviation of the acutely inadequate supply of vacant available rental housing units. The 2005 rental vacancy rate is statistically lower than 5.00 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, as explained above (Figure 5.1).

Rental Vacancies and Vacancy Rates by Boroughs and Sub-Borough Areas

Households looking for suitable rental units consider not only the characteristics of vacant available units—such as rent-regulation category, rent, size of unit, building and/or neighborhood conditions—but also residential location. Therefore, it is useful to look at vacant available rental units and vacancy rates by boroughs and sub-borough areas (Figure 5.2).

Vacant available rental units are not evenly dispersed throughout the City. Rather, they are clustered in some boroughs more than others and, even within boroughs, they are concentrated in particular areas and, thus, produce neighborhood effects in some boroughs. In 2005, more than three-fifths of the City's 65,000 vacant rental units were clustered in two boroughs: Manhattan (22,000 units or 34 percent) and Brooklyn (18,000 units or 27 percent) (Table 5.2). One-third were located mostly in Queens (12,000 units or 19 percent) and the Bronx (10,000 units or 15 percent).

In Manhattan, where more than a third of the City's vacant rental units were highly clustered, the rental vacancy rate was 3.79 percent in 2005, the highest of any borough in the City, as was the case three years earlier (Table 5.2). The rate in the borough was not statistically different from what it was in 2002: 3.86 percent. However, in 2005, Manhattan reflected different localized situations. Vacant rental units in the

Table 5.1
Number of Occupied and Vacant Available Rental Units and Net Rental Vacancy Rates
New York City, Selected Years 1960 - 2005

Year	Number of Occupied Rental Units	Number of Vacant Available Rental Units	Total	Net Rental Vacancy Rate
2005	2,027,626	64,737	2,092,363	3.09%
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, 2002 and 2005 New York City Housing and Vacancy Surveys.

Note:

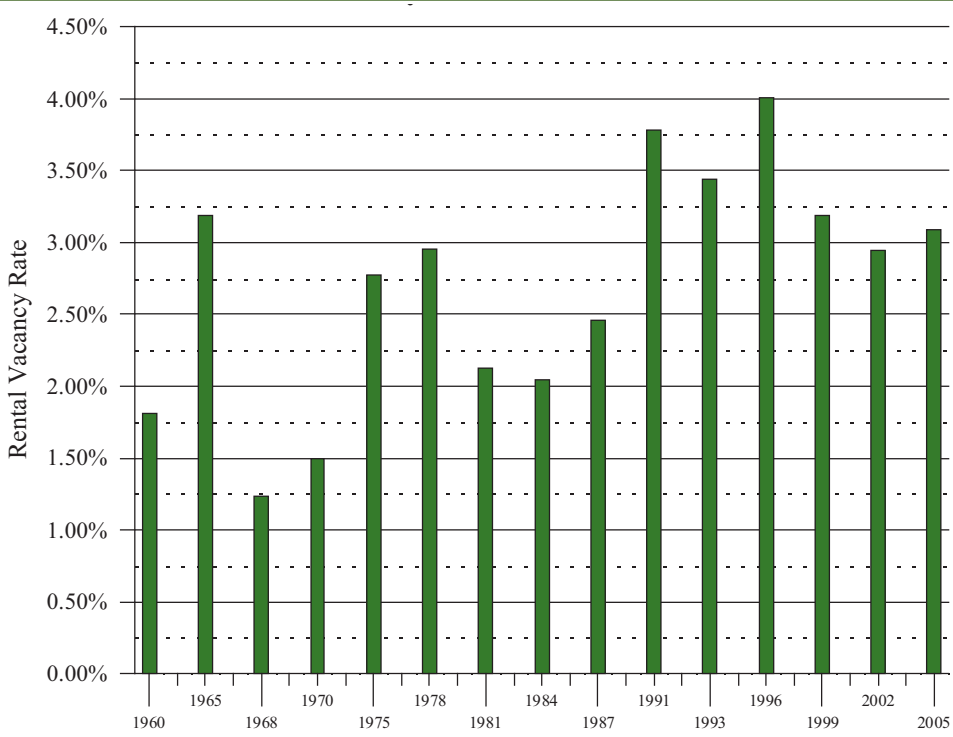
The above series of data for different years are drawn from different universes and sample frames. Therefore caution should be used in interpreting trends and changes between different sample frames. Data for 1960, 1965 and 1968 were based on the 1960 decennial census. Data for 1970 – 1987 were based on the 1970 census. Data for 1991 – 1999 were based on a sample drawn from the 1990 census. Data for 2002 and 2005 are for a sample drawn from the 2000 census.

borough were highly concentrated in the area that covers sub-borough areas 5, 6, 7, and 8. The rate for the area was 5.21 percent, 2.12 percentage points higher than the city-wide rate.[6]

On the other hand, the rental vacancy rates in the other boroughs were lower than the city-wide rate of 3.09 percent (Table 5.2). In the Bronx, where the rate had been higher than the city-wide rate in the 1990s, the 2005 rate was 2.63 percent, the lowest of any of the boroughs and a 0.66 percentage-point decline from the 2002 rate, as an extreme housing shortage existed across the borough. Moreover, unlike in 1996

6 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 5.1
Net Rental Vacancy Rates
New York City, Selected Years 1960 - 2005



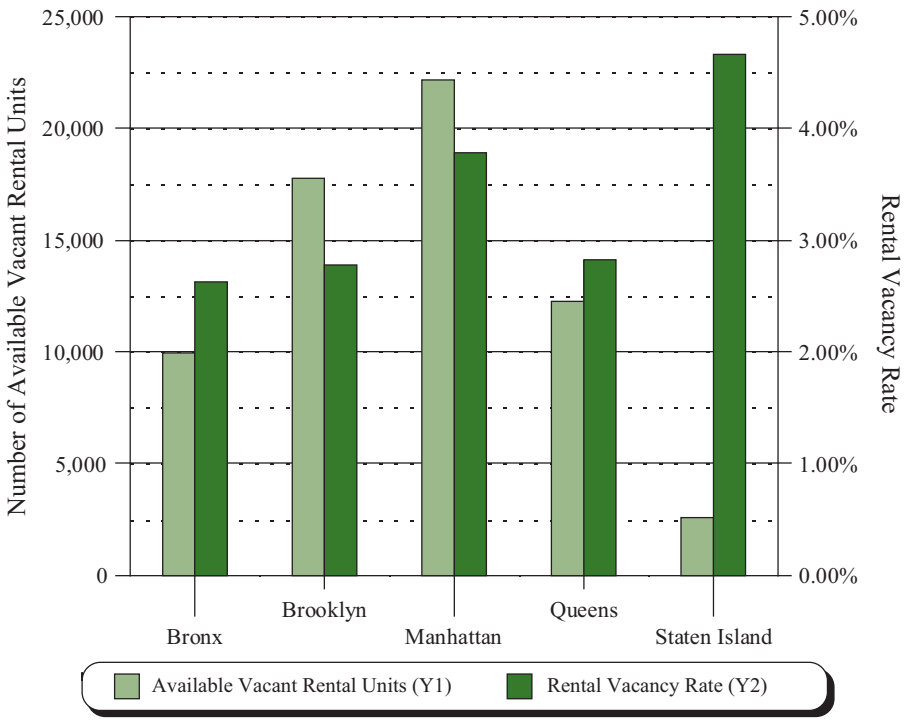
Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Censuses and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

and 1999, when the rate was 5.43 percent and 5.04 percent respectively,[7] in 2002 and 2005, the rate in the borough remained substantially below 5.00 percent, the rental vacancy rate standard used to determine whether or not a housing emergency exists for the City as a whole.

The rental vacancy rate in Brooklyn was 2.78 percent in 2005—almost the same as three years earlier in 2002, when it was 2.73 percent—as the number of vacant rental units in the borough remained virtually the same (Table 5.2). In Queens, where the number of vacant rental units increased by 60 percent to 12,000 units, the rate in 2005 was 2.82 percent, compared to 1.78 percent in 2002. The number of vacant units in Staten Island was too small to report.

7 Lee, M.W. *Housing New York City 1999*, p. 297.

Figure 5.2
Number of Vacant Available Rental Units and Vacancy Rates by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 5.2
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Borough
New York City 2002 and 2005

	2002			2005		
Borough	**Number**	**Percent**	**Vacancy Rate[b]**	**Number**	**Percent**	**Vacancy Rate[b]**
Total	61,265	100.0%	2.94%	64,737	100.0%	3.09%
Bronx[a]	12,200	19.9%	3.29%	9,952	15.4%	2.63%
Brooklyn	17,612	28.7%	2.73%	17,759	27.4%	2.78%
Manhattan[a]	22,389	36.5%	3.86%	22,198	34.3%	3.79%
Queens	7,658	12.5%	1.78%	12,239	18.9%	2.82%
Staten Island	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
b In this chapter the rental vacancy rate is the net rental vacancy rate.
** Too few units to report.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2005, with 28,000 vacant units or 43 percent of all vacant rental units in the City, the vacancy rate for rent-stabilized units was 2.68 percent, little growth from 2.49 percent three years earlier in 2002 (Table 5.3). The rate for the rent-stabilization category was lower than the city-wide rate of 3.09 percent, as was the case in 2002. In other words, in the three years since 2002, there was little alleviation of the severe shortage of vacant available rent-stabilized units.

The rental vacancy rate for the category of unregulated rental units in the City was 4.11 percent, which covers 29,000 units or 44 percent of all vacant rental units in 2005 (Table 5.3). There was little change in the rate from three years earlier, when it was 4.07 percent. However, these vacant free-market rental units were much more available compared to vacant rent-stabilized units, as the vacancy rate for this rental category was well above the city-wide rate of 3.09 percent and was the highest of any rent-regulation category, as was the case three years earlier in 2002 (Figure 5.3).

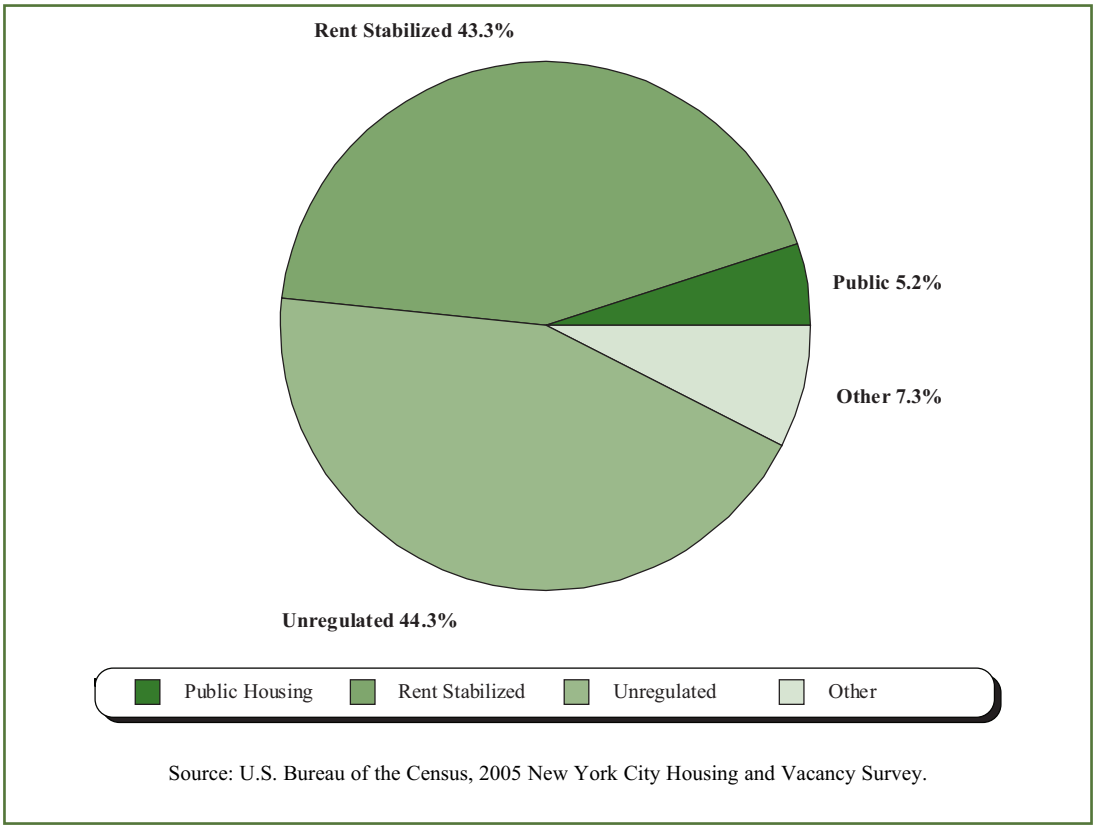
The absolute number of vacant Public Housing units in 2005 was too few to report. Thus, the vacancy rate for Public Housing units, which was estimated based on so few units, should be interpreted with caution. The number of vacant *in rem* units was negligible (Table 5.3).

Table 5.3
Number/Percent of All Vacant Available Units and Net Rental Vacancy Rates
by Regulatory Status
New York City 2002 and 2005

	Number/Percent of All Vacant Available Units and Net Rental Vacancy Rates					
	2002		2005		Rental Vacancy Rate	
Regulatory Status	Number	Percent	Number	Percent	2002	2005
All	61,265	100.0%	64,737	100.0%	2.94%	3.09%
Controlled	---	---	---	---	---	---
Stabilized	*25,908*	*42.3%*	*28,022*	*43.3%*	*2.49%*	*2.68%*
Pre-1947	21,542	35.2%	21,261	32.8%	2.78%	2.84%
Post-1977	4,365*	7.1%	6,761	10.4%	1.64%	2.28%
All Other Regulated[a]	4,197	6.8%	4,061*	6.3%	3.47%	3.22%
Unregulated	*27,377*	*44.7%*	*28,652*	*44.3%*	*4.07%*	*4.11%*
In Rental Buildings	21,222	34.6%	24,846	38.4%	3.44%	3.82%
In Coops/Condos	6,155	10.0%	**	5.9%*	11.00%	7.98%*
Public Housing	**	5.9%*	**	5.2%*	2.01%*	1.96%*
In Rem	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a All "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.

Figure 5.3
Distribution of Vacant Available Rental Units by Regulatory Status
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Vacancies and Vacancy Rates by Rent Levels

As the affordability of vacant available housing becomes increasingly one of the most critical housing issues in the City, it is important to examine the availability of vacant rental units by various rent levels. It is the vacant units that are available for rent which limit the possibilities of choice. From this perspective, rent becomes a strategic factor in determining the suitability of a unit for occupancy, because no matter how excellent the condition or desirable the size of a unit, if a household for whom the unit is appropriate cannot afford it, it matters little that the unit is otherwise suitable. For example, 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 in physically good condition and available in decent neighborhoods. In other words, these households cannot exercise the choice of rejecting the least desirable housing, but have to take what they can find at rents they can afford or are willing to pay.

In the three years between 2002 and 2005, the number of vacant rental units grew little and, accordingly, the rental vacancy rate increased inappreciably, as discussed earlier. The impact of this small increase in the availability of vacant rental units in the City in the three years was not concentrated at any particular rent level. Instead, it was broadly spread among various rent levels.

In the three years, the number of occupied rental units with contract rents less than $400 declined by 15,000 units or by 7 percent, while the number of vacant rental units in the same asking rent level in 2002

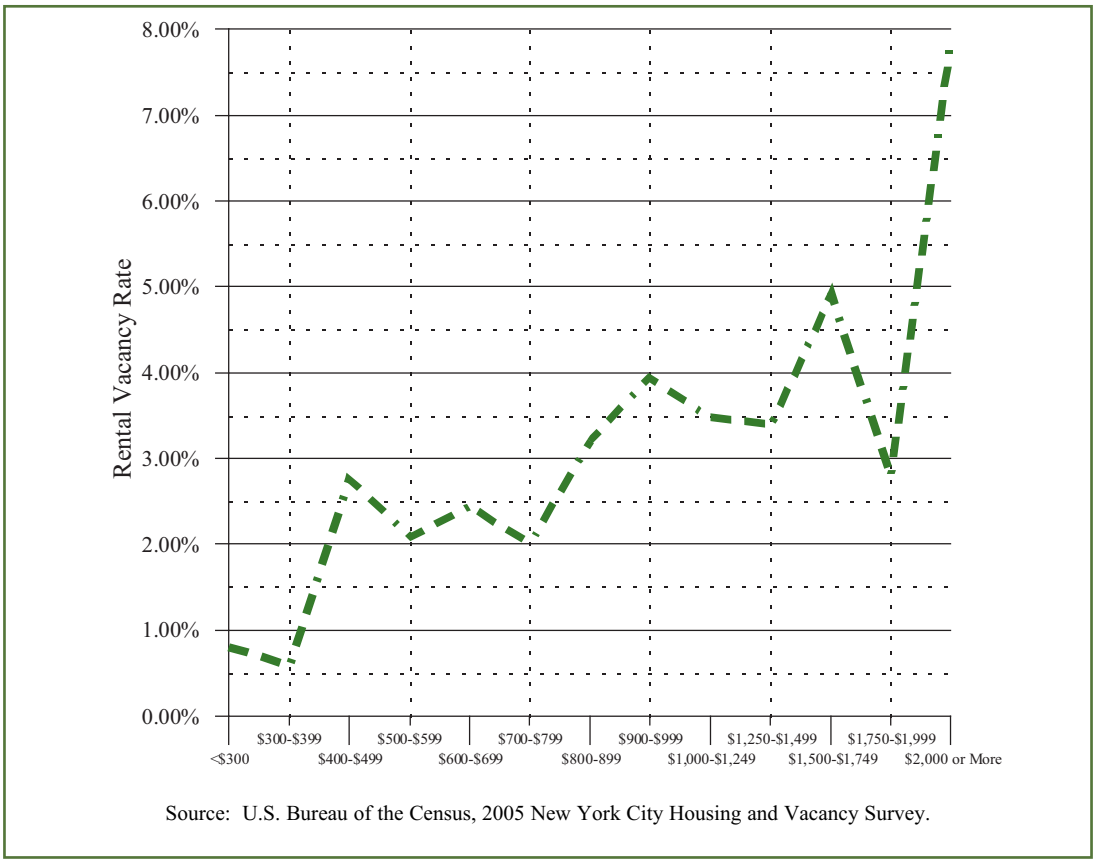
and 2005 was too few to estimate the vacancy rate in a statistically reliable manner (Table 5.4 and Figure 5.4). This magnifies the fact that the availability of very-low-rent units in the City was further reduced in the three years between 2002 and 2005.

Table 5.4
Number of Occupied and Vacant Available Rental Units
and Vacancy Rates by Monthly Rent Level in 2005 Dollars
New York City 2002 and 2005

	Number of Renter Occupied Units			Number of Vacant Available Rental Units		Rental Vacancy Rate	
Monthly Rent Level[a]	2002	2005	Change 2002-2005	2002	2005	2002	2005
Total[b]	**2,023,504**	**2,027,626**	**+0.2%**	**61,265**	**64,737**	**2.94%**	**3.09%**
$1-$399	**231,987**	**216,837**	**-6.5%**	**	**	**	**
$1-$299	157,334	152,368	-3.2%	**	**	**	**
$300 - $399	74,652	64,469	-13.6%	**	**	**	**
$400 - $699	**517,754**	**433,472**	**-16.3%**	**8,605**	**10,690**	**1.63%**	**2.41%**
$400 - $499	103,116	97,824	-5.1%	**	**	**	**
$500 - $599	173,491	136,860	-21.1%	**	**	**	**
$600 - $699	241,147	198,787	-17.6%	4,476*	4,988*	1.82%	2.45%
$700 - $999	**694,967**	**637,847**	**-8.2%**	**21,373**	**20,049**	**2.98%**	**3.05%**
$700 - $799	257,908	211,594	-18.0%	5,995	4,371*	2.27%	2.02%
$800 - $899	248,333	233,596	-5.9%	7,739	7,750	3.02%	3.21%
$900 - $999	188,726	192,656	+2.1%	7,639	7,929	3.89%	3.95%
$1,000 - $1,999	**433,234**	**578,852**	**+33.6%**	**17,932**	**21,911**	**3.97%**	**3.65%**
$1,000 - $1,249	220,979	310,566	+40.5%	7,761	11,193	3.39%	3.48%
$1,250 - $1,999	212,255	268,286	+26.4%	10,171	10,717	4.57%	3.84%
$2,000 or more	**100,579**	**123,304**	**+22.6%**	**10,696**	**10,471**	**9.61%**	**7.83%**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Contract rent for occupied units; asking rent for vacant units. To convert 2002 rents into rents measured in 2005 dollars, the nominal rent was multiplied by the ratio of CPI-U April 2005/CPI-U April 2002 or 212.5/191.8). CPI-U is the Consumer Price Index for all Urban Consumers for New York, Northern New Jersey-Long Island.
b Total includes units with no cash rent.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 5.4
Net Rental Vacancy Rate by Monthly Rent Level
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

At the same time, the number of occupied rental units with contract-rent level of $400 to $699 declined by 84,000 or by 16 percent in the three years between 2002 and 2005, while the number of vacant rental units in the same rent level increased by 24 percent in the same three-year period. As a result, the rental vacancy rate for units in this rent level was 2.41 percent, compared to 1.63 percent in 2002 (Table 5.4 and Figure 5.5).

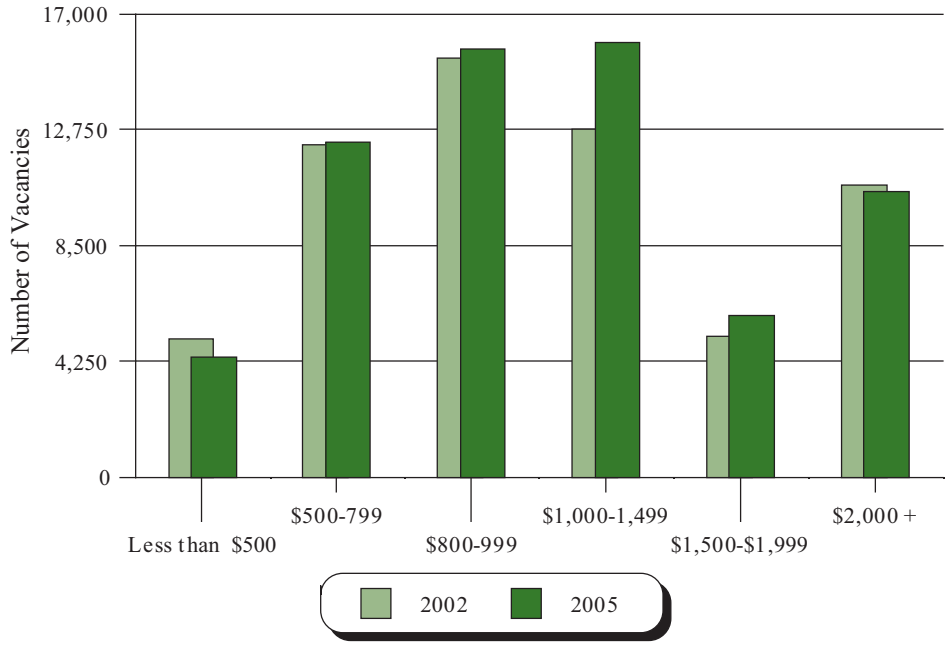
During the same three years, the number of occupied units with rents of $700 to $999 declined by 57,000 or by 8 percent, while the number of vacant rental units in this rent level changed little (Table 5.4). Consequently, the vacancy rate stayed approximately the same: 2.98 percent in 2002 and 3.05 percent in 2005.

However, from 2002 to 2005, the number of occupied units with rents of $1,000 to $1,999 increased markedly by 146,000 or by 34 percent, while the number of vacant rental units in this rent level increased at a lower rate (Table 5.4). As a result, the vacancy rate for this level was 3.65 percent in 2005, compared to 3.97 percent in 2002.

The number of occupied units with rents of $2,000 or more grew by 23,000 or by 23 percent, while the number of vacant units in this highest rent level remained virtually unchanged (Table 5.4). As a result, the vacancy rate for this highest rent level declined from 9.61 percent to 7.83 percent between 2002 and 2005, but still remained much higher than 5.00 percent.

In short, there was a pervasive shortage of vacant available units for rents of less than $2,000 in the City. Particularly, the shortage of those available for less than $600 was appallingly acute (Table 5.4).

Figure 5.5
Rental Unit Vacancies by Monthly Asking Rent in 2005 Dollars
New York City 2002 and 2005



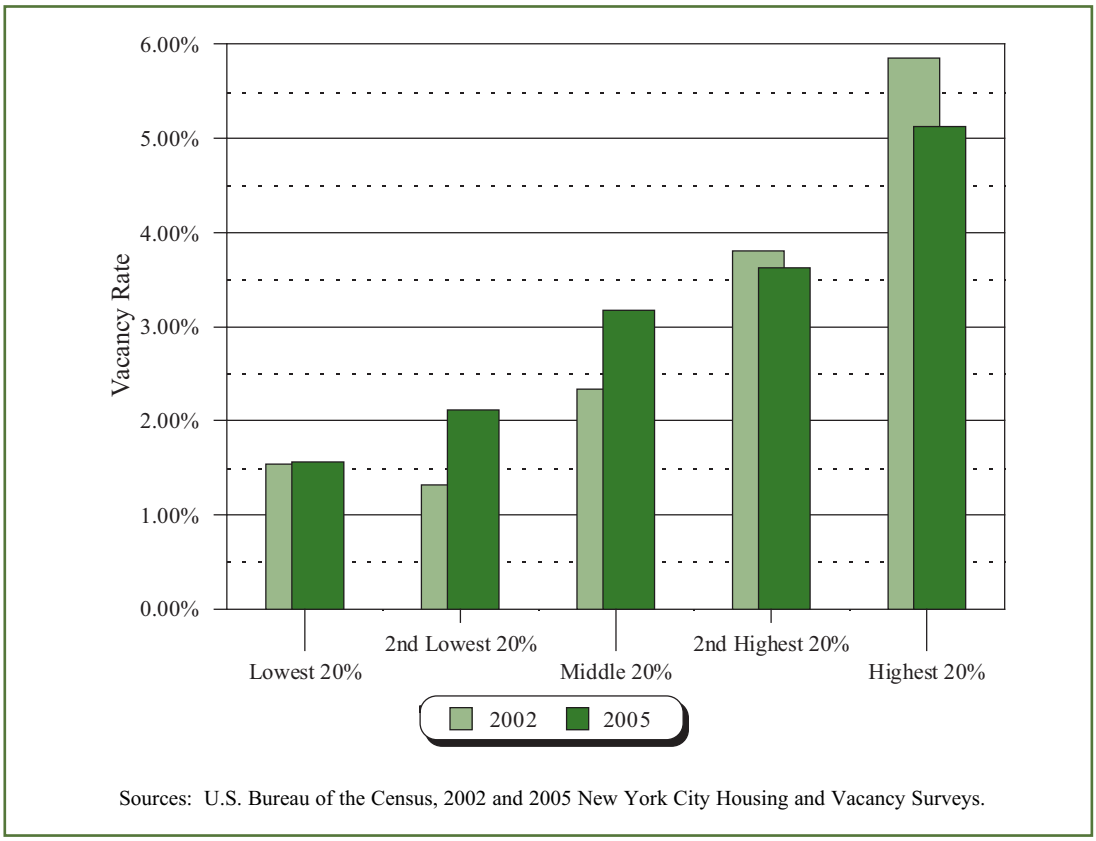
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Vacancies and Vacancy Rates for Rent-Stabilized Units and Rent-Unregulated Units by Rent Levels

As mentioned above, 87 percent of all vacant rental units in 2005 were either rent-stabilized units (43 percent) or unregulated units (44 percent) (Table 5.3). Thus, it is useful to review rental vacancy rates by asking-rent levels separately for rent-stabilized and for unregulated rental units.

The rental vacancy rate for all rent-stabilized units was 2.68 percent in 2005. Almost three-fifths of vacant rent-stabilized units had asking rents of either $700-$899 (22 percent) or $900-$1,249 (37 percent) and vacancy rates of 2.22 percent and 3.76 percent respectively. The number of such vacant units renting at less than $700 was altogether only about 6,000, and the vacancy rate was less than 2.00 percent: 1.88 percent (Table 5.5). However, rental vacancies for such units in the lowest three of these rent levels—less than $400, $400-$599, and $600-$699—were too few to report individually for each interval. On the other hand, the number of vacant rent-stabilized units with asking rents of $1,250 or more was also 6,000, one in five of all such vacant rent-stabilized units, although the proportion of vacancy to occupancy was still very low, with a vacancy rate of 3.45 percent.

Figure 5.6
Vacancy Rates by Rent Quintile of Occupied and Vacant Available Units
New York City 2002 and 2005



Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

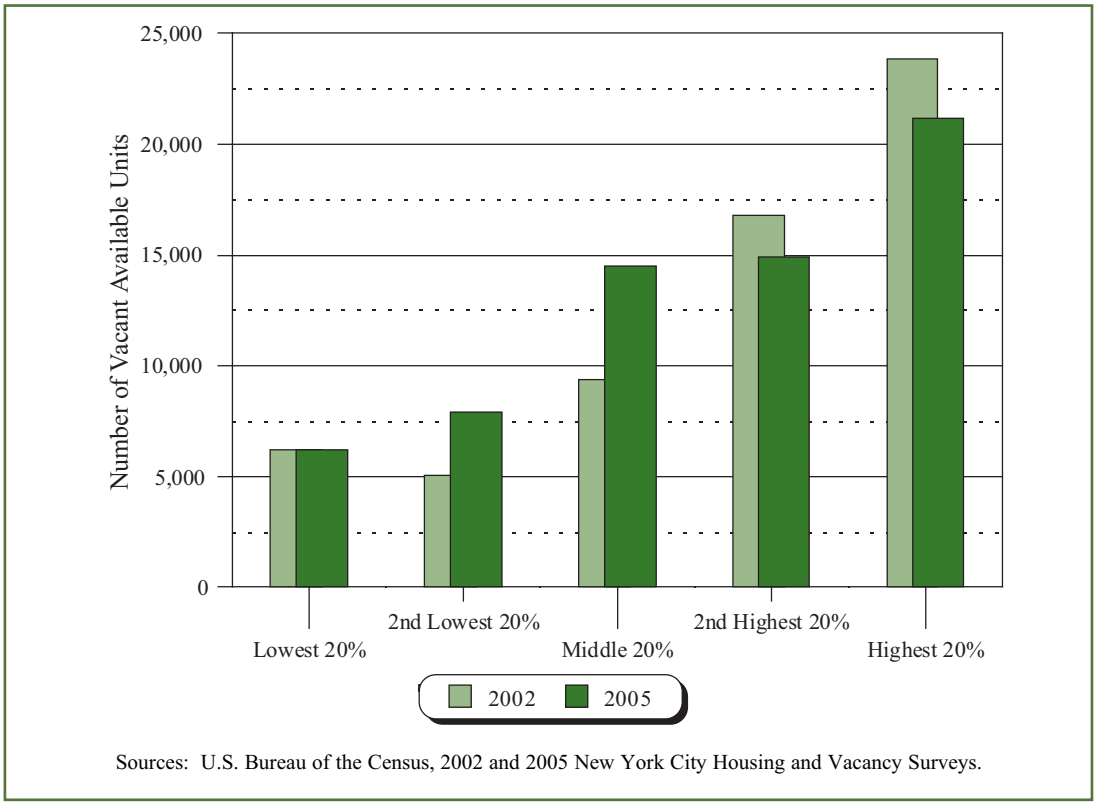
Conversely, almost all vacant unregulated rental units had middle or high levels of rent, while more than half had rents of $1,250 or more: $700-$899 (19 percent), $900-$1,249 (26 percent), and $1,250 and over (53 percent). It is important to point out that vacancies among unregulated rental units for low and moderate rent levels—rents of less than $700 even as a whole—were negligible, while the vacancy rate for units with rents of $1,250 or higher was 6.41 percent in 2005 (Table 5.5).

In short, unlike the unregulated rental unit market, the rent-stabilization system preserves moderate-rent units and provides vacant units available for such rent levels, although they are very limited.

Vacancies and Vacancy Rates by Rent Quintiles

As the rental vacancy rate for the City changed little, from 2.94 percent to 3.09 percent, between 2002 and 2005, there were no unexpected bulges in the vacancy rate by rent levels, although vacancy rates in every rent quintile changed variously. The rate in the lowest quintile remained virtually the same under 2.00 percent: 1.54 percent in 2002 and 1.56 in 2005 (Table 5.6). The rates in the second-lowest rent quintile and the middle quintile increased from 1.31 percent to 2.11 percent and from 2.33 percent to 3.17 percent respectively. However, in the second-highest rent quintile, the rate did not change meaningfully: 3.80 percent to 3.63 percent. The rate in the highest rent quintile declined, although it still remained above 5.00 percent, from 5.85 percent to 5.13 percent. The findings of the analysis of vacancy rates by rent

Figure 5.7
Number of Vacant Available Units by Rent Quintile of Occupied and Vacant Available Units
New York City 2002 and 2005



Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

quintiles repeated here only reiterate the extreme shortage that existed across rent levels, except for the highest (Figures 5.6 and 5.7).

Vacancies and Vacancy Rates by Cumulative Rent Intervals

The 2005 HVS data on vacant rental units and rental vacancy rates by cumulative asking-rent intervals also 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. In 2005, the overall picture of rental vacancies was so sparse as to make discussion of variations by rent levels particularly superfluous. Rental vacancies for units with asking rents of less than $400 were too few to present, given the level of statistical significance. The rate for units with asking rents of less than $800 was extremely low, less than 2.00 percent, as it was three years earlier in 2002 (Table 5.7).

The rate moved up above 2.00 percent as asking-rent levels moved up. However, the rate for units with asking rents of less than $2,000 was still less than 3.00 percent: 2.82 percent. However, it jumped to 7.83 percent for the 10,000 vacant units with asking rents of $2,000 or more (Table 5.7).

In conclusion, the above analysis of vacancies by cumulative rent intervals confirms that prospective renters in the City found a rental housing market of extreme scarcity, except for those units at the highest rent level.

Table 5.5
Net Rental Vacancies and Rental Vacancy Rates in Stabilized and Unregulated Housing by Monthly Asking Rent Level New York City 2005

Monthly Asking Rent Level	Stabilized Vacant Available Units			Unregulated Vacant Available Units		
	Number	Percent	Vacancy Rate	Number	Percent	Vacancy Rate
All[a]	28,022	100.0%	2.68%	28,652	100.0%	4.11%
Less than $400	**	**	**[b]	**	**	**
$400-$599	**	**	**[b]	**	**	**
$600-$699	**	**	**[b]	**	**	**
$700-$899	6,187	22.1%	2.22%	5,516	19.3%	4.05%
$900-$1,249	10,444	37.3%	3.76%	7,454	26.0%	3.49%
$1,250 and over	5,591	20.0%	3.45%	15,075	52.6%	6.41%

Source: U.S. Bureau of the Census, 2005 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 5,799 units, or 20.7% of vacant stabilized units, rented for less than $700, for a vacancy rate of 1.88%.
** Too few units to report.

Table 5.6
Median Rent in 2005 Dollars and Rental Vacancy Rate by Rent Quintile New York City 2002 and 2005

Rent Quintile[a]	2002		2005	
	Median[b] Rent	Rental Vacancy Rate	Median[b] Rent	Rental Vacancy Rate
All	$798	2.94%	$850	3.09%
Lowest 20%	$355	1.54%	$352	1.56%
2nd Lowest 20%	$637	1.31%	$650	2.11%
Middle 20%	$776	2.33%	$848	3.17%
2nd Highest 20%	$992	3.80%	$1,050	3.63%
Highest 20%	$1,551	5.85%	$1,600	5.13%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a The rent quintile ranges for all occupied and vacant units, in 2005 dollars, for the two years were:
2002: $1-$553; $554-$719; $720-$885; $886-$1,119; $1,120-$7,204.
2005: $1-$549; $550-$749; $750-$949; $950-$1,245; $1,246-$5,846.
b Median rent for all occupied (contract rent) and vacant (asking rent) units in 2005 dollars.

Table 5.7
Number of Vacant Available Rental Units and Rental Vacancy Rate
by Cumulative Monthly Asking Rent Intervals in 2005 Dollars
New York City 2002 and 2005

Cumulative Monthly	Number of Vacant Available Rental Units		Cumulative Vacancy Rate	
Asking Rent Level	**2002**	**2005**	**2002**	**2005**
All Vacant Rental Units	61,265	64,737	2.94%	3.09%
Less than $300	**	**	**	**
Less than $400	**	**	**	**
Less than $500	5,071	4,388*	1.49%	1.38%
Less than $600	6,787	7,318	1.32%	1.59%
Less than $700	11,263	12,306	1.48%	1.86%
Less than $800	17,258	16,677	1.68%	1.90%
Less than $900	24,997	24,427	1.95%	2.18%
Less than $1,000	32,637	32,356	2.21%	2.45%
Less than $1,250	40,397	43,549	2.37%	2.65%
Less than $1,500	45,382	48,317	2.49%	2.71%
Less than $1750	47,663	53,138	2.53%	2.83%
Less than $2,000	50,569	54,266	2.62%	2.82%
$2,000 or More	10,696	10,471	9.61%	7.83%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of vacant units is small, interpret with caution.
** Too few units to report.

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

As the city-wide rental vacancy rate increased slightly from 2.94 percent in 2002 to 3.09 percent in 2005, housing choices in New York City were still extremely limited. As discussed above, there were too few vacant units with rents under $400 to estimate a statistically reliable vacancy rate for such low-rental units. For this reason, an analysis of the number of vacant and occupied units sheltering households receiving Public Assistance sheds additional light on the critically pervasive shortage of housing units that very-low-income households in the City can afford.

In the following analysis, Public Assistance shelter allowances[8] are used to measure the availability of very-low-rent units for households that would use Public Assistance shelter allowances to pay their rent. While the basic shelter allowance has remained the same since 1988, the allowance for households with any children was raised somewhat in 2003 so, at the time of the 2005 HVS, the monthly Public Assistance shelter allowances in New York City ranged from a low of $215 for a single person, to $283 for a mother and a single child, to $546 for a family of seven or more. To estimate the share of the housing stock with 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 shelter allowance for 2 to 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 shelter allowance for 4 to 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 shelter allowance for 6 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 Public Assistance recipients. For this reason, only physically decent housing units should be counted in estimating the number of such housing units. Thus, for purposes of this analysis, housing units in the following quality 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 2005, 147,000 occupied and vacant rental units met the definition of quality housing and rented within the same Basic Shelter Allowance that has been in place since 1988, a drop of 9.6 percent from 162,000, the comparable number in 2002. Under the increased allowance for households with any child, in 2005, 211,000 rental units met the criteria (Table 5.8). However, as in 2002, the number of vacant available units renting within the Shelter Allowance was so small as to be not reportable. This compelling finding indicates that the pervasive shortage of physically decent housing units that very-low-income households can afford was further sustained over the three-year period. Thus, very poor households seeking affordable, decent housing still had very serious difficulty finding it in 2005, as in 2002.

8 The basic shelter allowances were implemented in January 1988; allowances for families with children were effective November 2003 (New York City Human Resources Administration, "Guide to Budgeting," Form W-203K).

Table 5.8
Estimate of Physically Decent Rental Units within the Basic Public Assistance Shelter Allowance
New York City 2002 and 2005

	Total Physically Decent Units Renting At/Below Public Assistance Shelter Allowance			
	2002		2005	
	Number	Percent	Number	Percent
Total Physically Decent Rental Units[a]	1,887,016	100.0%	1,865,359	100.0%
Occupied Physically Decent Units	1,827,491	96.9%	1,803,850	96.7%
Vacant Physically Decent Units	59,525	3.2%	61,510	3.3%
Total Physically Decent Units at/below Shelter Allowance[b,c]	162,249	8.8%	146,628	8.0%
Occupied at/below Shelter Allowance	161,095	8.7%	145,438	7.9%
Vacant for rent at/below Shelter Allowance	*	*	*	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Notes:

a Includes all occupied and vacant available units; units not paying cash rent are excluded from calculation of all percents. Housing units in the following quality categories are excluded in defining physically decent housing units: units with incomplete kitchen and/or bathroom facilities, in dilapidated buildings, in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

b The basic shelter allowance for family sizes was converted to number of bedrooms in the 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 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 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 shelter allowance for 6, 7, and 8 or more persons ($349+$403+$421)/3). Numbers and percents below shelter allowance are sub-totals of all physically decent rental units.

c **Shelter allowances for households *with children* were raised slightly in November 2003.** See *Guide to Budgeting*, Form W-203K, Rev. 5/31/06, NYC Human Resources Administration. **If applied in this tabulation for 2005** to households of more than one person, the number of occupied and vacant rental units at/below the shelter allowance would be **211,092 or 11.5%** of all physically decent rental units (excluding not applicable), but the number of vacant physically decent units renting at or below the shelter allowance is still miniscule.

* Too few units to report.

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

In measuring the affordability of rental housing units, the concept commonly applied has been that the average renter household should not pay more than 30 percent of its income for housing. Applying this concept, it is estimated that the number of privately owned vacant rental units (rent-stabilized and rent-unregulated) affordable by households with incomes at least equal to the median renter household income in the City stayed at 14,000 units in 2005, the same as in 2002 (Table 5.9). In the meantime, the rental

vacancy rate for such units was a mere 1.96 percent in 2005, no statistically appreciable increase over the rate of 1.62 percent in 2002. In summary, during the three-year period between 2002 and 2005, the shortage of privately owned rental units that even median-income households in the City could afford still remained extremely low.

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 approximated. 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, excluding newly built units, occupied by renter households who moved into the units within the past fifteen months, with adjustments to correct for the below-market rents of Public Housing units. The Fair Market Rent schedule varies with apartment size. The schedule used for 2005 was as follows: 0 bedroom - $893; 1 bedroom - $966; 2 bedrooms - $1,075; 3 bedrooms - $1,322; and 4 bedrooms - $1,360 (Fair Market Rents, Existing Section 8, effective February 2005). Although the schedule of rents for 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 $35,720 for units with no bedrooms (studios) to $54,400 for four-bedroom units (Table 5.12).

Table 5.9
Privately Owned Vacant Available for Rent Units, Total Units and Rental Vacancy Rates at Affordable Rent Levels
New York City 2002 and 2005

Occupancy Status	Number or Percent at "Affordable" Levels[b]	
	2002	2005
Total Privately Owned Vacant Available Plus Renter Occupied at "Affordable" Rent Levels [a,b]	892,825	692,805
Vacant Available For Rent	14,431	13,546
Renter Occupied	878,394	679,259
Percent of vacant privately owned units that are available at "affordable" rent	27.1%	23.9%
Vacancy Rate[c] at "Affordable" Rent	1.62%	1.96%

Source: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Privately Owned = Controlled, stabilized and unregulated occupied units; stabilized and unregulated vacant units.
b The "affordable" rent level is defined as rent at or below 30 percent of the renters' citywide median income of $32,000 in 2005, or $800. In 2002, when median renter income was $31,000, the "affordable" rent level was $775.
c The corresponding vacancy rates for such privately owned units at affordable rent levels in 1996 and 1999 were 3.42% and 2.61%, respectively.

Table 5.10
Estimate of the Number, Percent and Rental Vacancy Rate of Physically Decent Rental Units With Rent At or Below the "Fair Market Rent" New York City 2005

	Total Physically Decent Rental Units		
	Number Physically Decent	**Number at/below FMR Level**	**Percent at/below FMR Level**
Total Physically Decent Rental Units[b]	1,865,359	1,251,708	68.4%
Occupied	1,803,850	1,218,333	68.9%
Vacant for Rent	61,510	33,375	54.3%
Vacancy Rate	3.30%	2.67%	

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:

a The market-based rent schedule used is consistent with the corresponding HUD Existing Section 8 Fair Market Rents for 2005: 0 bedroom-$893; 1 bedroom-$966; 2 bedrooms-$1,075; 3 bedrooms-$1,322; 4 bedrooms-$1,360 etc., effective February 2005.

b Housing units in the following 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.

Table 5.11
Estimate of the Number, Percent and Rental Vacancy Rate of Physically Decent Rental Units With Rent At or Below the "Fair Market Rent" New York City 2002

	Total Physically Decent Units		
	Number Physically Decent	**Number at/below FMR Level**	**Percent at/below FMR Level**
Total Physically Decent Rental Units[b]	1,887,016	1,373,134	74.4%
Occupied	1,827,491	1,342,336	75.2%
Vacant for Rent	59,525	30,798	51.7%
Vacancy Rate	3.15%	2.24%	

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

a The market-based rent schedule used is consistent with the corresponding HUD Existing 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, effective October 2001.

b Housing units in the following 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.

Table 5.12
Size Distribution of Physically Decent Units Renting At or Below Fair Market Rent Level by Occupancy Status
New York City 2005

Number of Bedrooms	Fair Market Rent Schedule[a]	Total Physically Decent Units[b]				Minimum Annual Income[c]
		Vacant Rental Units	Percent of Vacant Units	Renter Occupied Units	Percent of Occupied Units	
Total	--	33,375	100.0%	1,218,333	100.0%	--
0	$893	**	**	75,825	6.2%	$35,720
1	$966	18,425	55.2%	498,772	40.9%	$38,640
2	$1,075	8,771	26.3%	439,523	36.1%	$43,000
3+	$1,322+	**	11.0%*	204,213	16.8%	$54,400+

Source: U.S. Bureau of the Census, 2005 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 2005: 0 bedroom-$893; 1 bedroom-$966; 2 bedrooms-$1,075; 3 bedrooms-$1,322; 4 bedrooms-$1,360; and 5 bedrooms-$1,600 (Fair Market Rents, Existing Section 8, effective February 2005).
b Housing units in the following 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.
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.

The definition of condition used for estimating physically decent units whose rents were within the Public Assistance Shelter Allowance can also be applied to the analysis of Fair Market Rent units. However, it should be noted that the definition of physically decent 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 February 2005, it is estimated that 1,252,000 physically decent units met the Fair Market Rent limits in 2005. This was 121,000 or 9 percent fewer than the 1,373,000 such units in 2002 (Tables 5.10 and 5.11). Of the number in 2005, 33,000 units were vacant and available for rent; the corresponding vacancy rate was 2.67 percent, slightly more than three years earlier, when it was 2.24 percent. More than half of these vacant units were one-bedroom units (55 percent), while most of the remainder were two-bedroom units (26 percent) or units with three or more bedrooms (11 percent) (Table 5.12).

In summary, although the number of units, occupied and vacant together, at Fair Market Rents shrank between 2002 and 2005, the availability of vacant units at such rents expanded somewhat.

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 2002 and 2005

	Rental Vacancy Rate		Number of Vacant Available Rental Units	
Borough	**2002**	**2005**	**2002**	**2005**
All	2.94%	3.09%	61,265	64,737
Bronx[a]	3.29%	2.63%	12,200	9,952
Brooklyn	2.73%	2.78%	17,612	17,759
Manhattan[a]	3.86%	3.79%	22,389	22,198
Queens	1.78%	2.82%	7,658	12,239
Staten Island	**	**	**	**

	Median Asking Rent		Percent Change
Borough	**2002 (in 2005 $)**	**2005**	**2002 – 2005**
All	$997	$1,000	+0.3%
Bronx[a]	$859	$900	+4.8%
Brooklyn	$942	$900	-4.5%
Manhattan[a]	$1,825	$1,400	-23.3%
Queens	$997	$1,000	+0.3%
Staten Island	**	**	--

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
** Too few units to report.

Median Asking Rents for Vacant Available Units by Borough

As the city-wide vacancy rate increased little in the three-year period between 2002 and 2005, the vacancy rates for most rent levels also stayed approximately the same, except for the rent levels discussed earlier. Thus, as a result of more or less the same or similar 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 change little during the 2002-2005 period, if other market conditions remained basically the same. In fact, that is what happened. The real median asking rent for a vacant unit stayed virtually the same, $1,000 in 2005 compared to $997 in 2002 (Table 5.13).

Between 2002 and 2005, the real median asking rent in Manhattan declined by 23.3 percent to $1,400 in 2005, but it was still the highest among the five boroughs (Table 5.13). The median asking rent in Queens was $1,000, remaining virtually the same as in 2002, when it was $997. The median rent in the Bronx increased by 4.8 percent to $900, while the vacancy rate in the borough declined by 0.66 percentage point to 2.63 percent in 2005. On the other hand, the rent in Brooklyn declined by 4.5 percent to $900, while the vacancy rate in the borough changed little from 2.73 percent to 2.78 percent in the three years.

Table 5.14
Median Asking Rents, Number and Percent of Vacant Available Rental Units by Selected Regulatory Status in 2005 Dollars
New York City 2002 and 2005

	Median Asking Rent in 2005 Dollars			Number and Percent of Vacant Available Rental Units			
				2002		2005	
Regulatory Status	**2002**	**2005**	**Percent Change**	**Number**	**Percent**	**Number**	**Percent**
All Vacant for Rent Units	$997	$1,000	+0.3%	61,265	100.0%	64,737	100.0%
Stabilized	*$942*	*$925*	*-1.8%*	*25,908*	*42.3%*	*28,022*	*43.3%*
Pre-1947	$942	$900	-4.5%	21,542	35.2%	21,261	32.8%
Post-1947	$995	$1,000	+0.5%	4,365*	7.1%	6,761	10.4%
All Other Regulated	$839	$747	-11.0%	4,197*	6.8%	4,061*	6.3%
All Unregulated	*$1,219*	*$1,300*	*+6.6%*	*27,377*	*44.7%*	*28,652*	*44.3%*
In Rental Buildings	$1,219	$1,300	+6.6%	21,222	34.6%	24,846	38.4%
In Coops and Condos	$1,219	$1,100*	-9.8%	6,155	10.0%	**	5.9%*
Public Housing	$471*	$425*	-9.8%	**	5.9%*	**	5.2%*
In Rem	**	**	--	**	**	**	**

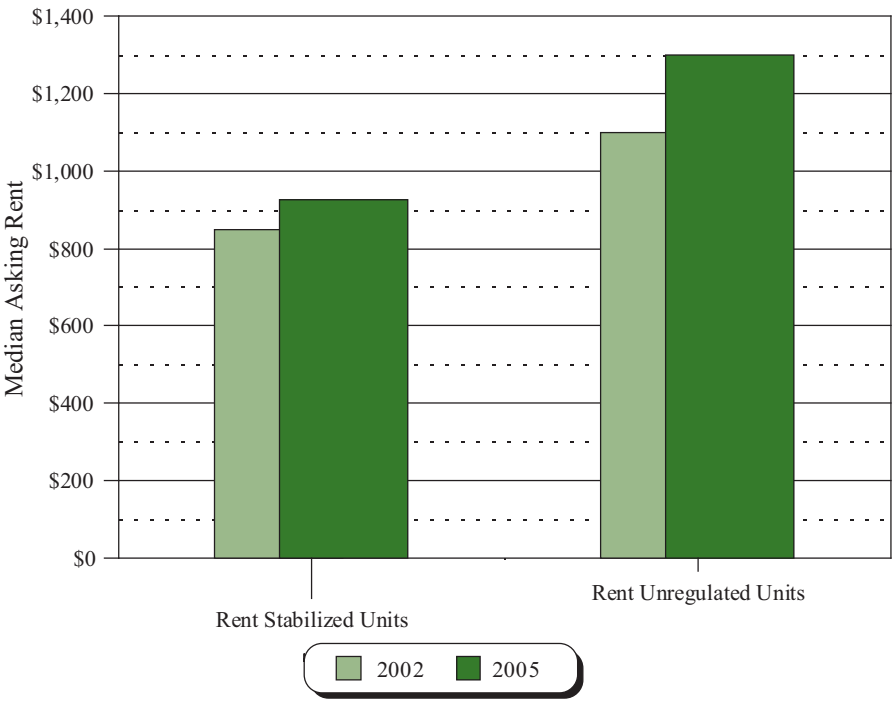
ources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
lote: * Since the number of units is small, interpret with caution.
** Too few units to report.

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

Except for unregulated units in rental buildings, real median asking rents for units in all other rental categories either decreased or changed little between 2002 and 2005. The real median asking-rent increase for unregulated units in rental buildings was 6.6 percent, or from $1,219 to $1,300. However, the real asking rent for vacant unregulated units in cooperative and condominium buildings decreased by 9.8 percent, from $1,219 to $1,100. The largest asking-rent decrease after inflation in the three years was 11.0 percent, or from $839 to $747, for "other" rent-regulated units, a category which covers publicly-assisted units whose rents are regulated by the federal, State, or City governments. However, as the rate was estimated based on the relatively small number of vacant units in this rental category, it should be treated as suggestive, rather than definitive (Table 5.14).

The real median asking rent for vacant rent-stabilized units in pre-1947 buildings decreased by 4.5 percent, or from $942 to $900, while the real rent for such units in post-1947 buildings remained basically unchanged (Table 5.14 and Figure 5.8).

Figure 5.8
Median Asking Rent in 2005 Dollars of Rent Stabilized and Unregulated Vacant Units
New York City 2002 and 2005



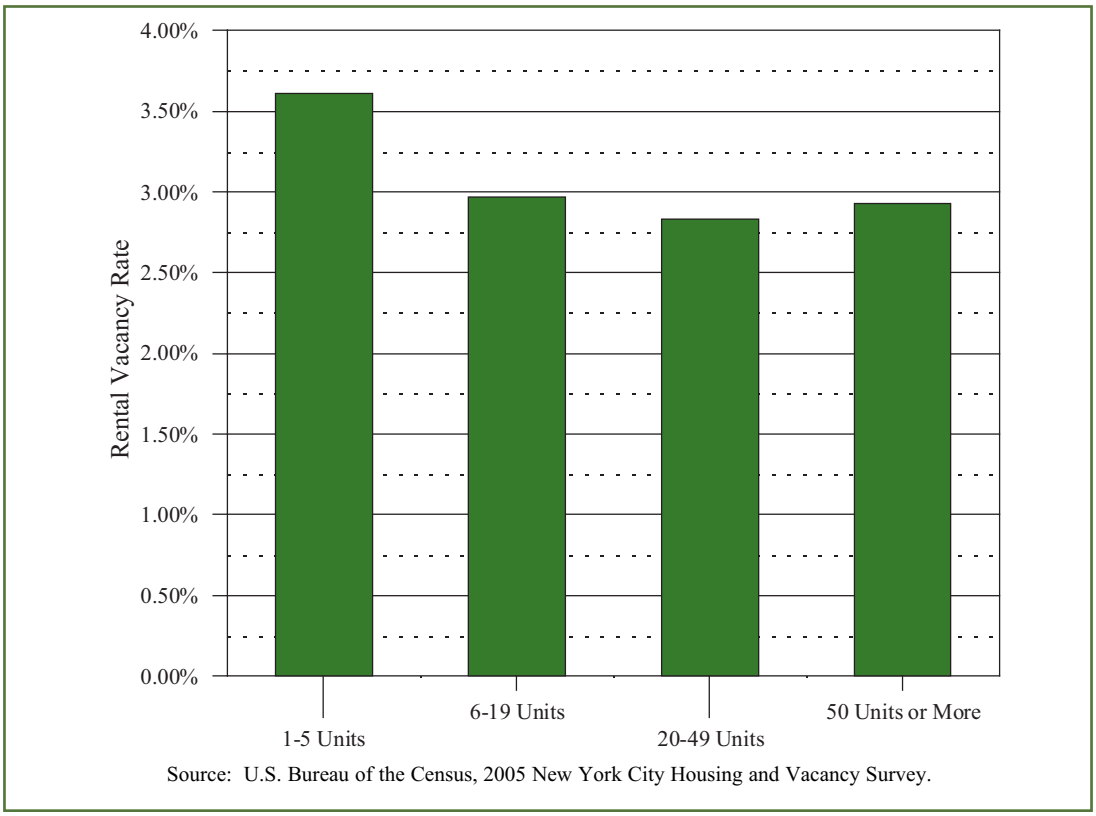
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 5.15
Number and Percent of Vacant Available Units and Rental Vacancy Rates by Building Size
New York City 2002 and 2005

Vacant Available Units						
Number of Units	2002		2005		Vacancy Rate	
in Building	Number	Percent	Number	Percent	2002	2005
All	61,265	100.0%	64,737	100.0%	2.94%	3.09%
1 - 5	15,334	25.0%	19,846	30.7%	2.78%	3.61%
6 - 19	9,546	15.6%	9,817	15.2%	2.96%	2.97%
20 - 49	10,337	16.9%	12,484	19.3%	2.33%	2.83%
50 or More	26,048	42.5%	22,591	34.9%	3.40%	2.93%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Figure 5.9
Net Rental Vacancy Rates by Building Size
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Vacancy Rates and Building and Unit Characteristics

Rental Vacancy Rates by Building Size

In 2005, vacancy rates appeared to bear no systematic relationship to the size of the building. The rate for units in small buildings with 1-5 units was 3.61 percent, while the rate for units in buildings with 6-19 units was 2.97 percent (Table 5.15 and Figure 5.9). The rate for units in medium-sized buildings with 20-49 units was 2.83 percent. The rate for units in large buildings with 50 or more units was 2.93 percent.

Rental Vacancy Rates by Structure Class

The rental vacancy rate for Old Law tenements was 3.21 percent in 2005, while the rate for New Law tenements was 2.71 percent. At the same time, the rate for units in 1-2 family houses was 3.20 percent (Table 5.16).

Table 5.16
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Structure Class
New York City 2002 and 2005

Structure Class	Number of Vacant Available Rental Units		Percent of All Vacant Available Rental Units		Net Rental Vacancy Rate	
	2002	2005	2002	2005	2002	2005
All Structure Classes	61,265	64,737	100.0%	100.0%	2.94%	3.09%
Old-Law Tenement	8,665	6,280	16.1%	10.9%	4.13%	3.21%
New-Law Tenement	12,110	14,994	22.5%	26.1%	2.12%	2.71%
Post-1929 Multiple Dwelling	19,267	21,924	35.8%	38.1%	2.83%	3.12%
1-2 Family Converted to Apartments	4,284*	4,023*	8.0%	7.0%	4.12%	4.24%
Other[a]	**	**	**	**	**	**
1-2 Family	6,811	9,014	12.7%	15.7%	2.50%	3.20%
Unreported	7,479	7,202	--	--	--	--

Sources: U.S. Bureau of the Census, 2002 and 2005 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 other units in miscellaneous class B structures.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Rental Vacancy Rates by Unit Size

In the City, there is an increasingly lower proportion of vacancy relative to occupancy as the number of bedrooms increases. The city-wide rental vacancy rate for studios, units without a bedroom, was 4.46 percent in 2005, 1.37 percentage points higher than the City's overall rate of 3.09 percent. However, the rate declines as the size of the unit increases: 3.55 percent for one-bedroom units, 2.56 percent for two-bedroom units, and 2.42 percent for three-or-more-bedroom units (Table 5.17). As the availability of larger rental units in the City was scarce, the choices among large vacant rental units were also very limited. In fact, in the City, vacant available larger units were very scarce, fewer than 8,000, or 12 percent of the all 65,000 vacant rental units in 2005.

The pattern of an inverse relationship between the level of the vacancy rate and the size of the rental unit holds true for rent-stabilized units. The rate for rent-stabilized studios was 4.10 percent, 1.42 percentage points higher than the rate of 2.68 percent for all rent-stabilized units (Table 5.17). After that, the rate declines sharply: 2.78 percent for one-bedroom units and 2.15 percent for two-bedroom units; the number of vacant units with three or more bedrooms in this rental category was too few to estimate a statistically reliable vacancy rate.

Table 5.17
Number of Vacant Available Rental Units and Vacancy Rates by Regulatory Status and Median Asking Rent by Number of Bedrooms New York City 2005

			Number of Bedrooms							
	All Vacant		None		One		Two		Three or More	
Regulatory Status	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**
All	64,737	3.09%	7,642	4.46%	30,118	3.55%	19,161	2.56%	7,815	2.42%
Stabilized	*28,022*	*2.68%*	*4,784**	*4.10%*	*13,804*	*2.78%*	*7,209*	*2.15%*	**	**
Pre-1947	21,261	2.84%	**	4.10%*	10,329	2.93%	5,792	2.40%	**	**
Post-1947	6,761	2.28%	**	**	**	2.41%*	**	**	**	**
All Other Regulated	4,061*	3.22%	**	**	**	**	**	**	**	**
Unregulated	*28,652*	*4.11%*	**	**	*11,686*	*5.11%*	*9,546*	*3.50%*	*4,562**	*2.88%*
In Rental Buildings	24,846	3.82%	**	**	9,595	4.70%	8,887	3.42%	4,361*	2.82%
In Coops/Condos	**	7.98%*	**	**	**	**	**	**	**	**
Public Housing	**	1.96%*	**	**	**	**	**	**	**	**
In Rem	**	**	**	**	**	**	**	**	**	**
Median Asking Rent	$1,000		$900		$900		$1,100		$1,400	

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Turnover of Rental Units

Length of Vacancies

In a normal housing market, where no unreasonable speculative market activities are widespread, the levels and types of supply of and demand for renter units—in terms of location, rental category, and rent level, among other things—attribute to the duration of rental vacancies, the period of time during which landlords who have units available for rent and households who are looking for suitable rental units seek each other out and contract for the rental of a unit.

In New York City's rental housing market, where housing choices have been extremely scarce for many years, an absorption period of one to three months can be considered sufficient for an owner of a vacant rental unit to find a prospective renter. Vacancy durations of less than three months suggest that a substantial proportion of vacancies might have been of a transitory nature—that is, in a relative view, they were newly created units (newly constructed units, gut-rehabilitated units, units converted from non-residential buildings, subdivided units, etc.) that were in the process of filling up, a process often referred to as "seasoning."

In the City, which has been characterized by an acute housing shortage for the last several decades, a long-term rental vacancy duration raises questions as to either the absolute desirability of the rental unit within a rent context or its true availability. In other words, in the City's rental housing market, an increase in vacancies lasting three or more months could mean that these units are probably being rejected by the prospective renters as unsuitable or not preferable for one or a combination 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 unacceptably high; they are not of the size wanted; their housing and/or neighborhood physical and other conditions are not acceptable.

In 2005, 41,000, or almost two-thirds, of the 65,000 vacant rental units in the City had been available on the market only for a short term (less than three months), while the remaining 22,000 vacant rental units had been available for a long term (three months or more) (Table 5.18).

More than three-fifths of the 41,000 short-term vacant rental units were concentrated in two boroughs, where a similar proportion of all vacant rental units in the City was located: Manhattan (33 percent) and Brooklyn (28 percent). Most of the remainder were in either Queens (21 percent) or the Bronx (14 percent) (Table 5.18). Of the 22,000 long-term vacant rental units, more than three-fifths were also located in either Manhattan (36 percent) or Brooklyn (27 percent). Most of the remainder were in either the Bronx (18 percent) or Queens (14 percent). In sum, the Bronx had a somewhat higher incidence of long-term vacancies, while Queens had a relatively lower proportion of long-term vacancies, compared to the City as a whole.

Of the 41,000 vacant rental units that were available for a short term, almost nine in ten were either rent-stabilized (45 percent) or rent-unregulated (44 percent) (Table 5.19). On the other hand, of the 22,000 vacant rental units that were available for a long term, close to half were rent-unregulated (46 percent), while two-fifths were rent-stabilized (41 percent).

Of vacant rent-stabilized units, two-thirds had been available on the market for a short term (Table 5.19). Of such units in post-1947 buildings, three-quarters were short-term vacants. At the same time, of vacant

Table 5.18
Percent Distributions of the Length of Vacancies in Rental Units by Borough and Within Borough
New York City 2005

		Length of Vacancy	
Borough	**All**	**Less than 3 Months**	**3 Months or More**
Number	64,737[b]	41,097	22,237
Percent	100.0%	100.0%	100.0%
Bronx[a]	15.4%	14.3%	17.5%*
Brooklyn	27.4%	28.4%	26.7%
Manhattan[a]	34.3%	33.4%	35.6%
Queens	18.9%	21.2%	13.7%*
Staten Island	*	*	*
Percent	100.0%	64.9%	35.1%
Bronx[a]	100.0%	60.3%	39.7%*
Brooklyn	100.0%	66.3%	33.7%
Manhattan[a]	100.0%	63.5%	36.5%
Queens	100.0%	74.1%	25.9%*
Staten Island	100.0%	*	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Marble Hill in the Bronx
b Includes 1,403 vacant units with length of vacancy not reported. Percents are based on units reporting length of vacancy.
* Too few units to report.

unregulated rental units, close to two-thirds were available on the market for a short term. The 2005 proportional pattern of length of vacancies for rent-stabilized units and unregulated units was parallel with that in 2002 (Table 5.20).

Turnover

Another measure that sheds additional light on how the housing market performs in providing vacant available units is turnover. The term "turnover" embraces the concept that there are constant moves in and out of housing within the existing housing inventory. In this report, "turnover" is understood as constituting a completed transaction 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 2002 and 2005.

Table 5.19
Number and Distribution of Vacant Available Rental Units by Regulatory Status by Length of Time Vacant New York City 2005

		Length of Time Vacant	
Regulatory Status	**Total[a]**	**Less than 3 Months**	**Three or More Months**
Total	64,737	41,097	22,237
Stabilized	28,022	18,490	9,000
Pre-1947	21,261	13,352	7,378
Post-1947	6,761	5,139	**
All Other Regulated	4,061*	**	**
Unregulated	28,652	17,862	10,300
In Rental Buildings	24,846	15,193	9,164
In Coops and Condos	**	**	**
Public Housing	**	**	**
In Rem	**	**	**
Within Length of Time Vacant			
Total	100.0%	100.0%	100.0%
Stabilized	43.3%	45.0%	40.5%
Pre-1947	32.8%	32.5%	33.2%
Post-1947	10.4%	12.5%	**
All Other Regulated	6.3%	7.6%*	**
Unregulated	44.3%	43.5%	46.3%
In Rental Buildings	38.4%	37.0%	41.2%
In Coops and Condos	5.9%*	**	**
Public Housing	5.2%*	**	**
In Rem	**	**	**
Within Regulatory Status			
Total	100.0%	64.9%	35.1%
Stabilized	100.0%	67.3%	32.7%
Pre-1947	100.0%	64.4%	35.6%
Post-1947	100.0%	76.0%	**
All Other Regulated	100.0%	81.5%*	**
Unregulated	100.0%	63.4%	36.6%
In Rental Buildings	100.0%	62.4%	37.6%
In Coops and Condos	100.0%	**	**
Public Housing	100.0%	**	**
In Rem	100.0%	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes: a Includes 1,403 vacant units whose length of vacancy was not reported.

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

** Too few units to report.

Table 5.20
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	25,908	16,238	7,576
Pre-1947	21,542	13,472	6,419
Post-1947	4,365*	**	**
All Other Regulated	4,197*	**	**
Unregulated	27,377	16,069	9,290
In Rental Buildings	21,222	12,595	6,986
In Coops and Condos	6,155	**	**
Public Housing	**	**	**
In Rem	**	**	**
Within Length of Time Vacant			
Total	100.0%	100.0%	100.0%
Stabilized	42.3%	44.3%	38.7%
Pre-1947	35.2%	36.7%	32.8%
Post-1947	7.1%	**	**
All Other Regulated	6.8%	**	**
Unregulated	44.7%	43.8%	47.5%
In Rental Buildings	34.6%	34.3%	35.7%
In Coops and Condos	10.0%	9.5%*	**
Public Housing	5.9%*	**	**
In Rem	**	**	**
Within Regulatory Status			
Total	100.0%	65.2%	34.8%
Stabilized	100.0%	68.2%	31.8%
Pre-1947	100.0%	67.7%	32.3%
Post-1947	100.0%	**	**
All Other Regulated	100.0%	**	**
Unregulated	100.0%	63.4%	36.6%
In Rental Buildings	100.0%	64.3%	35.7%
In Coops and Condos	100.0%	60.1%*	**
Public Housing	100.0%	**	**
In Rem	100.0%	**	**

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

Notes: a Includes 5,004 vacant units whose length of vacancy was not reported.

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

** Too few units to report.

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 existed in the inventory in 2002. Adopting this analytical definition of turnover, for this report, if the household occupying the unit in 2005 was not the same as the household that occupied it in 2002 according to the 2002 and 2005 HVSs, the unit is classified as having turned over at least once during the three years.

Applying the above definitions of "move in" and "move out," about a third (32 percent) of the rental units that were occupied in both 2002 and 2005 turned over at least once during the three-year period (Table 5.21). Among rental categories, the proportion was highest for unregulated rental units in rental buildings: 44 percent of such units turned over at least once between 2002 and 2005. The proportion of turned-over unregulated rental units in cooperative and condominium buildings was 41 percent. For rent-stabilized units it was 31 percent. On the other hand, the proportion of Public Housing units turning over between 2002 and 2005 was very low, at 16 percent, illustrating the very small proportion of housing units for very-low-income households that became vacant and available during the period.

The lowest proportion of rental units that turned over at least once between 2002 and 2005 was for units renting between $400 and $599, at 19 percent (Table 5.22). The next lowest proportion was in the very lowest rent level (less than $400), where 20 percent turned over. After that, the proportion moved up

Table 5.21
Percentage of Units that were Renter Occupied in both 2002 and 2005 and Turned Over at Least Once Between 2002 and 2005 by 2002 Regulatory Status
New York City 2005

2002 Regulatory Status	Percentage of Units Turning Over At Least Once Between 2002 and 2005[a]
All Renters	32.2%
Controlled	21.9%[b]
Stabilized	30.9%
Other Regulated	24.4%
Unregulated	44.1%
In Rental Buildings	44.4%
In Coops and Condos	40.6%
Public Housing	15.6%
In Rem	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Note:
a These numbers are *not* two-year turnover rates. A turnover rate is the total number of turnovers, including multiple turnovers of the same unit, divided by the total number of units.
b These units had been rent controlled in 2002, but upon turnover became rent stabilized if in a building of 6 or more units or unregulated if in a building of 5 or fewer units.
* Too few units to report.

Table 5.22
Percentage of Units that were Renter Occupied in both 2002 and 2005
and Turned Over at Least Once Between 2002 and 2005
by 2002 Rent Level in 2005 Dollars
New York City 2005

	Percentage of Units Turning Over at Least Once[a]
2002 Rent Level (in 2005 dollars)	**2002-2005**
All	32.2%
Less than $400	20.3%
$400 - $599	18.8%
$600 - $699	25.7%
$700 - $899	32.2%
$900 - $1,249	37.7%
$1,250 – $1,499	43.4%
$1,500 - $1,999	57.7%
$2,000 and Over	57.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Note:
a These numbers are *not* two-year turnover rates. A turnover rate is the total number of turnovers, including multiple turnovers of the same unit, divided by the total number of units.

steadily, as the level of rent increased: from 26 percent for the $600-$699 level, to 32 percent at $700-$899, 38 percent for the $900-$1,249 level, and 43 percent at $1,250-$1,499. The highest proportions turning over between the two survey years were 58 percent in the $1,500-$1,999 rent level and 57 percent for units renting for $2,000 and over.

Vacancies in the Owner Housing Market

Between 2002 and 2005, the number of owner housing units in New York City increased by 35,000 units (Tables 4.1 and 5.23). As seen in Chapter 4, "The Housing Supply," the proportion of owner housing units in 2005 was 31.6 percent, a 3.9-percentage-point increase over the proportion in 1993. Thus, the owner housing segment of the City's housing market has continued to make an increasing contribution to the provision of housing for New Yorkers.

As the growth of the housing inventory in general—and of owner units in particular—was sustained during the three-year period between 2002 and 2005, the number of vacant available owner units increased by a notable 41 percent to 21,000, while the number of occupied owner units increased by 3 percent to 1,010,000 units. Consequently, the owner vacancy rate increased from 1.52 percent to 2.08 percent (Table 5.23).

Table 5.23
Number of Owner Occupied Units, Vacant for Sale Units,
Distribution of Vacant Units and Owner Vacancy Rates by Borough
New York City 2002 and 2005

	Owner Occupied Units		Vacant for Sale		Owner Vacancy Rate		Percent of Vacant	
Borough	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	981,814	1,010,370	15,189	21,410	1.52%	2.08%	100.0%	100.0%
Bronx[a]	103,993	104,400	**	**	**	**	**	**
Brooklyn	252,021	255,955	4,030*	6,031	1.57%	2.30%	26.5%	28.2%
Manhattan[a]	162,580	174,179	4,475*	5,708	2.68%	3.17%	29.5%	26.7%
Queens	360,529	365,040	**	7,603	0.96%*	2.04%	23.0%*	35.5%
Staten Island	102,692	110,795	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 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.

Of the 44,000 newly constructed units reported by the HVS between 2002 and 2005,[9] almost two-fifths were owner units, while less than a third of the total existing housing units were owner units in 2005 (Table 4.1).[10]

As the city-wide owner vacancy rate increased from 1.52 percent in 2002 to 2.08 percent in 2005, the change in the owner vacancy rate in each of the five boroughs varied (Table 5.23). In Brooklyn, the rate increased from 1.57 percent to 2.30 percent. In Manhattan, the change in the rate was less: from 2.68 percent to 3.17 percent. In Queens, where the number of vacant owner units increased noticeably in the three years, the rate increased by 1.08 percentage points to 2.04 percent in 2005.

In Staten Island, where three-fifths of all housing units were owner units, the utilization of the owner housing market was extremely high. As a result, the number of vacant owner units in 2005 was too small to allow for a statistically meaningful estimation of the vacancy rate. The number of vacant owner units in the Bronx was also too small to estimate a statistically reliable vacancy rate.

Vacancies and Vacancy Rates by Types of Owner Units

In 2005, when there were 21,000 vacant owner units in the City and the owner vacancy rate was 2.08 percent, close to half of all vacant owner units were conventional one- or two-family units. The level of utilization of conventional owner housing units was extremely high. As a result, the vacancy rate for such

9 The number of newly constructed units the 2005 HVS reports covers the period between December 2001 and September 2004.

10 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 5.24
Owner Occupied and Vacant for Sale Units and Owner Vacancy Rates by Form of Ownership
New York City 2002 and 2005

	Number of Owner Occupied Units		Number of Vacant Units Available for Sale		Percent of All Vacant Units Available for Sale		Owner Vacancy Rate	
	2002	2005	2002	2005	2002	2005	2002	2005
All	981,814	1,010,370	15,189	21,410	100.0%	100.0%	1.52%	2.08%
Conventional	632,921	636,271	6,738	10,255	44.4%	47.9%	1.05%	1.59%
All Cooperatives	285,416	300,824	6,501	8,371	42.8%	39.1%	2.23%	2.71%
Mitchell-Lama	50,252	45,126	**	**	**	**	**	**
Private Coops	235,165	255,698	5,711	8,018	37.6%	37.4%	2.37%	3.04%
Condominium	63,477	73,275	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
** Too few units to report.
The net for sale vacancy rate for all 7,661 vacant private cooperatives and condominiums in 2002 was 2.50%. In 2005, for the 10,803 vacant private cooperatives and condominiums, the vacancy rate was 3.18%.

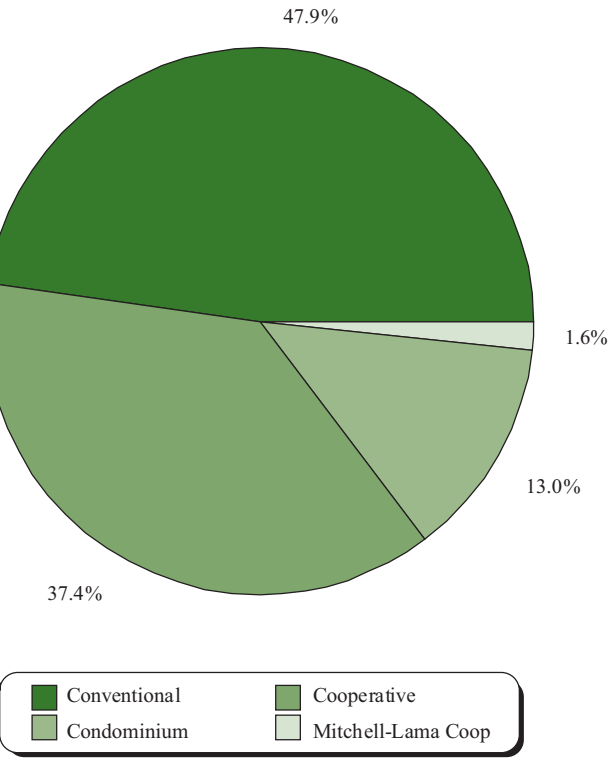
owner units was 1.59 percent. On the other hand, close to two-fifths of vacant owner units in the City were private cooperative units (37.4 percent), with a vacancy rate of 3.04 percent (Table 5.24 and Figure 5.10).

Vacancy Duration by Types of Owner Units

The demand for owner housing units has increased in recent years, as the increased ownership rate in the City shows, from 32.7 percent in 2002 to 33.3 percent in 2005 (Table 4.38). Compared to 2002, the length of time that vacant owner units were available for sale in 2005 was considerably shorter. In 2005, 52 percent of vacant owner units were available on the market for a short term of less than three months, while 48 percent were available for a long term of three months or more (Table 5.25). In 2002, the comparable proportions were 42 percent and 58 percent respectively.

The vacancy duration of conventional units was similar to the overall duration for all owner units. Half of the vacant conventional owner units were available for a short term. On the other hand, 53 percent of the vacant private cooperative and condominium units were available for a short term (Table 5.25).

Figure 5.10
Distribution of Vacant Owner Units by Form of Ownership
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 5.25
Percent Distribution of the Length of Time that Vacant for Sale Owner Units Have Been Vacant by Form of Ownership
New York City 2002 and 2005

	2002			2005		
Form of Ownership	**All**	**Less than 3 Months**	**3 or More Months**	**All**	**Less than 3 Months**	**3 or More Months**
All	100.0%	41.9%	58.1%	100.0%	51.9%	48.1%
Conventional	100.0%	**	56.7%*	100.0%	50.5%	49.5%
Private Coop/Condominium	100.0%	**	61.2%	100.0%	53.0%	47.0%
Mitchell-Lama Coop	100.0%	**	**	100.0%	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Vacant Units Unavailable for Rent or Sale

Since 1975, the number of vacant unavailable units has always been either just a little lower or considerably higher than the number of vacant available rental units, while the rental vacancy rate has never been at or above 5.00 percent during the same period. Thus, examination of the reasons vacant units are unavailable could shed additional light on an understanding of the changes in tenure and occupancy in the housing inventory in the City and the dynamics of changes in vacancies and the vacancy rate between survey years.

In the City, the number of vacant units unavailable for rent or sale, for a variety of reasons, increased by 10,000 or by 7.8 percent, in the three years between 2002 and 2005 (Table 5.26).

Table 5.26
Vacant Units Unavailable for Rent or Sale by Reason for Unavailability
New York City 1996, 1999, 2002 and 2005

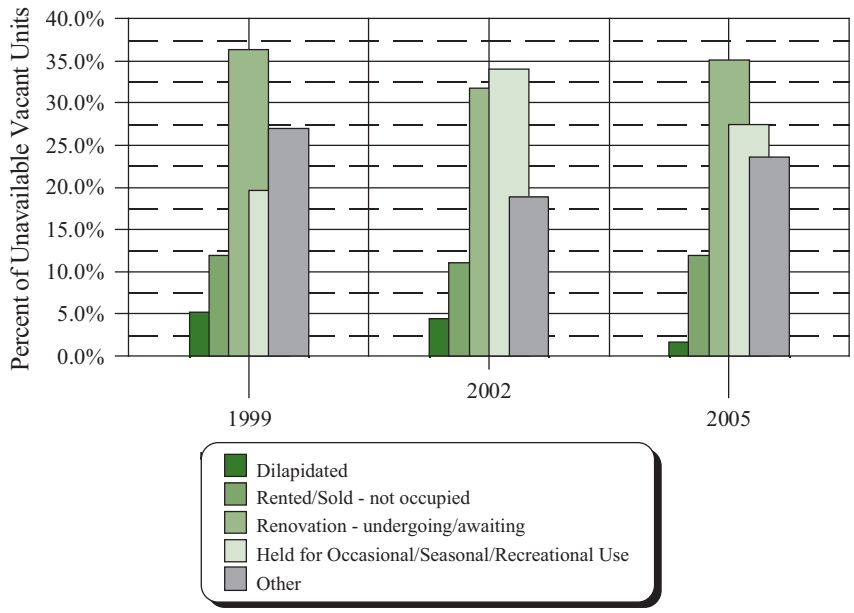
	1996	1999	2002		2005	
Reason Unavailable	**Percent**	**Percent**	**Units**	**Percent**	**Units**	**Percent**
All	100.0%	100.0%	126,816	100.0%	136,712	100.0%
Dilapidated	6.0	5.2	5,481	4.4	**	**
Rented, Not Occupied	6.4	5.7	6,016	4.8	8,853	6.5
Sold, Not Occupied	3.6*	6.1	7,889	6.3	7,348	5.4
Undergoing Renovation	15.9	21.8	21,951	17.4	31,432	23.1
Awaiting Renovation	13.2	14.6	17,958	14.3	16,376	12.0
Used/Converted to Nonresidential	**	**	**	**	**	**
In Legal Dispute	7.7	6.8	10,631	8.4	10,155	7.5
Awaiting Conversion/Being Converted to Coop/Condo	**	**	**	**	**	**
Held for Occasional, Seasonal, or Recreational Use	30.8	19.6	42,902	34.1	37,357	27.5
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	9,595	7.1
Held for Other Reasons	5.0	8.0	**	2.8*	8,095	6.0
Reason Not Reported[a]	--	--	**	--	**	--

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 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 all unavailable vacant units, the number unavailable because they were occupied only for occasional, seasonal, or recreational purposes, rather than as a permanent residence, was 37,000 or 28 percent in 2005, compared to 43,000 or 34 percent in 2002 (Table 5.26). During the three-year period, the number of unavailable units in this category dropped by 13 percent. Of units in this category, 25,000 or two-thirds were located in Manhattan, and 17,000 or 68 percent of those were in cooperative or condominium buildings.[11]

On the other hand, during the same three-year period, the number of vacant units unavailable because they were either undergoing or awaiting renovation increased by 8,000 or by 20 percent to 48,000 in 2005 (Table 5.26 and Figure 5.11). The 2008 HVS will most likely report that almost all of these units will have become housing units that are either occupied or vacant and available for sale or rent. In fact, four-fifths of the units that were unavailable because they were either undergoing or awaiting renovation in 2002 became units that were occupied or vacant and available for rent or sale in 2005 (Table 5.27).

Figure 5.11
Composition of the Vacant Unavailable Inventory by Reason for Unavailability
New York City, Selected Years 1999 - 2005



Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Three-quarters of the vacant units unavailable for various reasons in 2002 returned to the active housing stock in 2005 as either occupied units or vacant units available for rent or sale (Table 5.27). The remaining quarter were still vacant and unavailable for rent or sale three years later in 2005. More than nine in ten of the vacant units unavailable because they were rented or sold but not yet occupied in 2002 (92 percent) were determined to be occupied or vacant-for-rent-or-sale in 2005, while two-thirds of those that were unavailable because they were being held for occasional, seasonal, or recreational use in 2002 (66 percent) became occupied or vacant-for-rent-or-sale three years later.

11 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 5.27
Distribution of Units that Were Vacant Unavailable in 2002
by Reason for Unavailability and by 2005 Availability
New York City 2002 and 2005

Reason Unavailable in 2002	2005 Availability		
	Both	Occupied or Vacant Available for Rent or Sale	Vacant Not Available for Rent or Sale
All[a]	100.0%	75.5%	24.5%
Held for Occasional, Seasonal or Recreational Use	100.0%	65.9%	34.1%
Rented or Sold, but not Occupied	100.0%	92.3%	**
Dilapidated	100.0%	80.2%*	**
Undergoing or Awaiting Renovation	100.0%	80.5%	19.5%
In Legal Dispute	100.0%	75.1%	**
Held for Other Reasons[b]	100.0%	74.7%	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
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.

Unavailable Vacant Units by Borough

Of the 137,000 unavailable vacant units in the City in 2005, two-thirds were concentrated in either Manhattan (50,000 units or 36 percent) or Brooklyn (43,000 units or 32 percent) (Table 5.28). In Brooklyn, the number of unavailable vacant units increased by 15,000 or by 50 percent in the three-year period. The remaining unavailable vacant units were located mostly in either Queens (21,000 units or 16 percent) or the Bronx (16,000 units or 12 percent).

In the Bronx and Brooklyn, half of the unavailable vacant units were unavailable because they were undergoing or awaiting renovation, while the proportion of unavailable units for such reasons in the City as a whole was 35 percent (Table 5.29). Most of the units that were unavailable in the Bronx and Brooklyn in 2005 because they were undergoing or awaiting renovation will have become occupied units or units available for sale or rent in 2008.

Table 5.28
Vacant Unavailable Units by Borough
New York City 2002 and 2005

	2002		2005	
Borough	**Number**	**Percent**	**Number**	**Percent**
Total	126,816	100.0%	136,712	100.0%
Bronx[a]	13,928	11.0%	15,830	11.6%
Brooklyn	28,887	22.8%	43,389	31.7%
Manhattan[a]	51,925	40.9%	49,591	36.3%
Queens	25,819	20.4%	21,393	15.6%
Staten Island	6,258	4.9%	6,508	4.8%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

Table 5.29
Distribution of Reasons Vacant Units are Unavailable for Rent or Sale by Borough
New York City 2005

Reason Unavailable	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total[a]	136,712	15,830	43,389	49,591	21,393	6,508
All[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Held for Occasional, Seasonal or Recreational Use	27.5%	**	12.6%	50.3%	22.1%	**
Rented or Sold, but not Occupied	11.9%	**	11.1%	13.5%	**	**
Dilapidated	**	**	**	**	**	**
Undergoing or Awaiting Renovation	35.2%	49.4%	49.8%	21.7%	30.4%	**
In Legal Dispute	7.5%	**	9.6%	**	**	**
Held for Other Reasons[b]	16.2%	**	15.9%	8.2%	30.0%	**

Source: U.S. Bureau of the Census, 2005 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.
** Too few units to report.

Unavailable Vacant Units by Structure Class

The distribution of unavailable vacant units by structure class in 2005 was similar to that in 2002. Three in ten of the vacant units unavailable for rent or sale in 2005 were either New Law tenements (22 percent) or Old Law tenements (9 percent), while another three in ten were in multiple dwellings built after 1929 (29 percent) (Table 5.30). The remainder were mostly one- or two-family housing units (30 percent).

Table 5.30
Vacant Unavailable Units by Structure Class
New York City 2002 and 2005

	2002		2005	
Structure Class	**Number**	**Percent**	**Number**	**Percent**
All Structure Classes[a]	126,816	100.0%	136,712	100.0%
Old-Law Tenement	13,346	11.9%	11,358	9.3%
New-Law Tenement	24,677	22.0%	26,092	21.5%
Post-1929 Multiple Dwelling	34,132	30.5%	35,654	29.3%
1-2 Family Converted to Apartments	7,422	6.6%	7,796	6.4%
Other Multiple Dwelling	**	3.3%*	4,501*	3.7%
1-2 Family	28,787	25.7%	36,117	29.7%

Sources: U.S. Bureau of the Census, 2002 and 2005 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.
** Too few units to report.

Condition of Unavailable Vacant Units

Compared to all occupied and vacant available housing units, the building and neighborhood conditions of vacant units unavailable for rent or sale were noticeably inferior. Of unavailable vacant units in 2005, 14 percent were in buildings with one or more building defects, compared to just 7 percent of all occupied and vacant available units (Table 5.31). Similarly, 11 percent of vacant unavailable units were located on streets with boarded-up buildings, compared to just 6 percent of all occupied and vacant available units.

Table 5.31
Vacant Unavailable Units by Building and Neighborhood Conditions
New York City 2005

Building or Neighborhood Condition	Occupied or Vacant Available	Vacant Not Available
Number of Building Defect Types	100.0%	100.0%
None	92.6%	86.2%
1 or More	7.4%	13.8%
Boarded Up Buildings on the Street	100.0%	100.0%
Yes	5.7%	10.9%
No	94.3%	89.1

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Unavailable Vacant Units by Rent-Regulatory Status

Of the 137,000 unavailable vacant units in 2005, 60,000 (or 43 percent) had been rental units, 30,000 (or 22 percent) had been owner units, and 28,000 (or 20 percent)[12] had also been not-available vacant units in 2002 (Table 5.32). The remaining 21,000 (or 15 percent) were units that were not linked to 2002 units, either because they were non-interviews in 2002 or were newly constructed, gut-rehabilitated, or otherwise added to the sample between 2002 and 2005.

Of the 60,000 unavailable vacant units that had been rental units in 2002, more than four-fifths were either rent-stabilized units (25,000 units or 42 percent) or unregulated rental units (26,000 units or 43 percent) (Table 5.32). Of the 30,000 unavailable vacant units that were owner units in 2002, a little more than half were conventional one- or two-family housing units (51 percent), while the remainder were private cooperative or condominium units.

12 Percents calculated using unrounded numbers.

Table 5.32
Number and Percent Distribution of 2005 Vacant Unavailable Units by Tenure and Regulatory Status/Form of Ownership in 2002
New York City 2005

Regulatory Status/ Form of Ownership in 2002	Units Not Available in 2005	
	Number	Percent
Total Units[a]	**137,379**	**100.0%**
Total Rental Units	**59,524**	**43.3%**
Controlled	**	**
Stabilized	*24,771*	*18.0%*
Pre-1947	19,712	14.3%
Post-1947	5,059	3.7%
All Other Regulated	**	**
All Unregulated	*25,807*	*18.8%*
In Rental Buildings	23,431	17.1%
In Co-ops/ Condos	**	**
Public Housing	4,039*	2.9%
In Rem	**	**
Total Owner Units	**29,588**	**21.5%**
Conventional	15,173	11.0%
Coop/Condo	14,415	10.5%
Total Vacant Units Not Available For Sale or Rent	**27,761**	**20.2%**
Not Applicable[b]	20,506	14.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys, Longitudinal Database.
Notes:
a Includes units which were not in the sample in 2002.
b Units that were not in the sample in 2002.
* Since the number of units is small, interpret with caution.
** Too few to report.

6 Variations in Rent Expenditure

Introduction

The housing inventory in New York City was more than three-fifths renter-occupied units. Consequently, critical to a housing market analysis in the City are rent expenditures tenants pay under varying circumstances for the rental units of different kinds they occupy. Thus, the level of rents, their temporal changes, and their relation to household incomes are primary concerns for providers of rental housing and tenants and for housing policy-makers and those on all sides of the issues pertinent to rent-controlled units, rent-stabilized units, and other rent-regulated units in New York City.

This chapter covers most issues relating to rent expenditures. It opens with a discussion of the definition of the rent the HVS covers 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.

Housing need and the ability to pay both enter into the determination of individual rents. In New York City, where extensive rent-regulation systems are administered, rents for two-thirds of all renter-occupied units are largely decided by non-market conditions. Instead, rents and changes in rents for most rent-stabilized and controlled units are determined, in principle, 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. The rent-regulated housing market in the City has, through time, tended toward certain distinct rental patterns and these patterns can best be explained in terms of the differences between one major control status and another.

The unregulated rental market has been steadily growing in the City, and rents in this market will also be analyzed. 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.

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, thus, also be discussed.

Rents for different types of housing units in different locations are influenced by, among other things, housing characteristics, such as the size and condition of units; locational characteristics, such as

accessibility to transportation systems; and neighborhood conditions, including private and public neighborhood services. Thus, rents for different rental categories and in different boroughs are examined. Differences in rent by unit size are also discussed. Then, a discussion of the discernable relationship between rent and housing and neighborhood conditions is covered.

In the precipitously inflationary housing market of recent years, particularly between 2002 and 2005, the shortage of affordable rental apartments has become increasingly one of the most serious unsettled housing issues in the City. There is no single optimal ratio of income tenants should pay for rent. Tenants' demographic characteristics — such as household size, income, age structure, and household composition — should be very much at work here. Therefore, at the end of the chapter an extended analysis of affordability (the 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 their agents 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 is different, when issues that primarily concern only the rent tenants agree to pay owners, as specified in the lease, are discussed, contract rent is used; while, when overall housing costs tenants pay for the bundle of housing services they receive are discussed, gross rent is used. In estimating rent/income ratios, gross rents are applied.

Usefulness and Limitations of the HVS Rent Subsidy Data

The 2005 HVS was designed, as were previous HVSs, to collect data on the following: rent, rent subsidy, and out-of-pocket rent. The Census Bureau asked questions in the following sequence. First, immediately after asking what the monthly rent was, the Census Bureau 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 New York 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.[1] With these rent subsidy 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 questions; then, the interviewer asked what amount of the monthly rent was paid out of pocket. If the interviewer or tenant realized that the total rent the tenant first reported was incorrect, appropriate corrections could be made.

The 2005 HVS reports that 15 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 2005, as in previous survey years.**

The proportion of subsidized households varied widely for different rental categories in 2005, as it has in previous survey years since 1996, when the Census Bureau first collected data on the various subsidies. For example, of households in the "other" regulated category, which includes primarily units subsidized by HUD programs, Loft Board units, and Article 4 units[2] [units in buildings constructed under Article 4 of the New York State Private Housing Finance Law (PHFL)], 66 percent received subsidies from one or more of the government programs covered in the 2005 HVS, while 37 percent of Mitchell-Lama renter households received such subsidies (Table 6.1). On the other hand, 14 percent of households in rent-stabilized units and 8 percent of rent-unregulated households received a rent subsidy.

In 2005, 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), except for Mitchell-Lama units and other-regulated units, which were, in effect, subsidized in their construction and/or operation by virtue of government programs (Table 6.1). The median contract rent paid by subsidized households was $770, considerably lower than the rent unsubsidized households paid, $850.

The 2005 HVS reports that, of renter households in the City receiving a subsidy, 55 percent received HUD Section 8 subsidies (Table 6.2). The remaining subsidized households received either a State or City housing program subsidy other than SCRIE (24 percent), SCRIE (12 percent), or another federal housing program subsidy other than HUD Section 8 (9 percent) (Figure 6.1).

1 See Appendix F, "New York City Housing and Vacancy Survey Questionnaire, 2005."

2 Article 4 of the PHFL program provided for the construction of limited-profit rental buildings for occupancy by households with moderate incomes. 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 2005

		Rent Regulatory Status								
				Rent Stabilized						All
Rent Subsidy	Total	Public	Rent Controlled	All Stabilized	Pre-1947	Post-1947	ML Rental	*In Rem*	Other Regulated	Unreg-ulated
All	$850	$342	$551	$844	$810	$899	$750	$303	$482	$1,000
NR[a]	$900	$400	$685	$900	$872	$950	$740	**	$242	$1,100
Yes	$770	$298	**	$800	$800	$780	$800	**	$612	$1,000
No	$850	$337	$550	$832	$800	$900	$747	$303	$470	$1,000
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Yes	14.7%	19.0%	**	14.3%	14.6%	13.6%	36.9%	**	66.1%	7.9%
No	85.3%	81.0%	92.3%	85.7%	85.4%	86.4%	63.1%	88.7%	33.9%	92.1%
Total	100.0%	8.3%	2.1%	50.1%	35.8%	14.3%	2.9%	0.5%	3.1%	33.0%
NR[a]	100.0%	7.2%	1.9%	47.8%	32.7%	15.0%	3.6%	**	3.3%	35.7%
Yes	100.0%	11.2%	**	49.3%	36.2%	13.2%	7.0%	**	13.9%	17.0%
No	100.0%	8.3%	2.3%	51.1%	36.6%	14.4%	2.1%	0.6%	1.2%	34.5%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

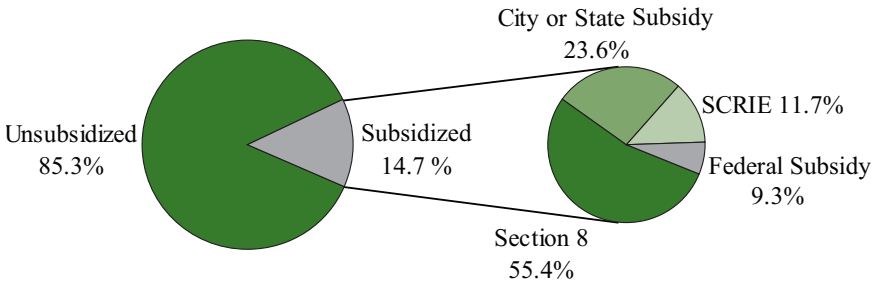
Notes:

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 households is small, interpret with caution.

** Too few households to report.

Figure 6.1
Distribution of Rent Subsidized Households by Type of Subsidy
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.2
Median Contract Rent and Distribution of Renter Households
Receiving Rent Subsidies by Type of Subsidy
New York City 2005

Rent Subsidy	Total[a]
All Renter Households Receiving Subsidy	$770
Section 8	$860
SCRIE	$571
NY[b]	$730
Federal	$455
Distribution by Type of Subsidy	
All Renter Households Receiving Subsidy	100.0%
Section 8	55.4%
SCRIE	11.7%
NY[b]	23.6%
Federal	9.3%

Source: U.S. Bureau of the Census, 2005 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.

The relative rank of median contract rent and out-of-pocket rent of units receiving each of the subsidies was substantially different. The amount of Section 8 subsidy was the highest ($658), followed by New York City or State housing program subsidy other than SCRIE ($533) (Table 6.3). The subsidy amount from federal programs other than Section 8 was third ($212), and the SCRIE subsidy was the last ($96).

Households that received a subsidy from New York City or State housing programs other than SCRIE paid the lowest median out-of-pocket rent ($197), and the median contract rent for their units was the second highest ($730) (Table 6.3). On the other hand, households that received Section 8 paid the second-lowest out-of-pocket rent ($202), and their contract rents were the highest ($860). Households that received a subsidy from federal programs other than Section 8 paid the third-lowest out-of-pocket rent ($243), and their contract rent was the lowest ($455). SCRIE-recipient households paid the highest out-of-pocket rent ($475), and their contract rent was the third highest ($571).

Since, like many other social programs, rent subsidy programs covered in the HVS 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, rent subsidy data should be used as a general aggregate of the overall estimate rather than as a reliable enumeration of individual rent subsidies.[3]

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 2005

Rent Subsidy	Median Contract Rent	
All Renter Households Receiving Subsidy	$770	
Section 8	$860	
SCRIE	$571	
NY[a]	$730	
Federal	$455	
	Median Out-of-Pocket Rent	**Subsidy**
All Renter Households Receiving Subsidy	$237	$533
Section 8	$202	$658
SCRIE	$475	$ 96
NY[a]	$197	$533
Federal	$243	$212

Source: U.S. Bureau of the Census, 2005 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.

3 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.

Patterns of and Variations in Rent Expenditures

According to the 2005 HVS, in New York City the median monthly contract rent, which excludes tenant payments for utilities and fuel, was $850, while the median monthly gross rent, which includes utility and fuel payments, was $920 in 2005 (Table 6.4).

From 2002 to 2005, the median contract rent increased by 20.4 percent, from $706 to $850. This was an 8.7-percent increase after inflation (changing April 2002 rent into April 2005 dollars, referred to as the "real" contract or gross rent) (Table 6.4). The real contract rent did not change in the previous three years between 1999 and 2002 (Figure 6.2). The contract rent increased by an average annual rate of 6.4 percent over the three years between 2002 and 2005. After inflation, the real contract rent increased by 2.8 percent annually.

In the three years between 2002 and 2005, the median gross rent increased by 16.8 percent, from $788 to $920. However, the inflation-adjusted increase in the gross rent was 5.4 percent. In the previous three years between 1999 and 2002, the real gross rent increased by 3.3 percent (Table 6.4). Annually, the gross rent increased by 5.3 percent and the real gross rent increased by 1.8 percent between 2002 and 2005.

The substantial rent increase between 2002 and 2005 is likely the result of robust housing demand in the City during this period, which largely resulted from the fact that the increase in the number of households has been considerably higher than the increase in the number of housing units in the City in recent years. Between 2002 and 2005, the number of households in the City increased by 33,000, while the number of rental housing units increased by only 8,000.[4]

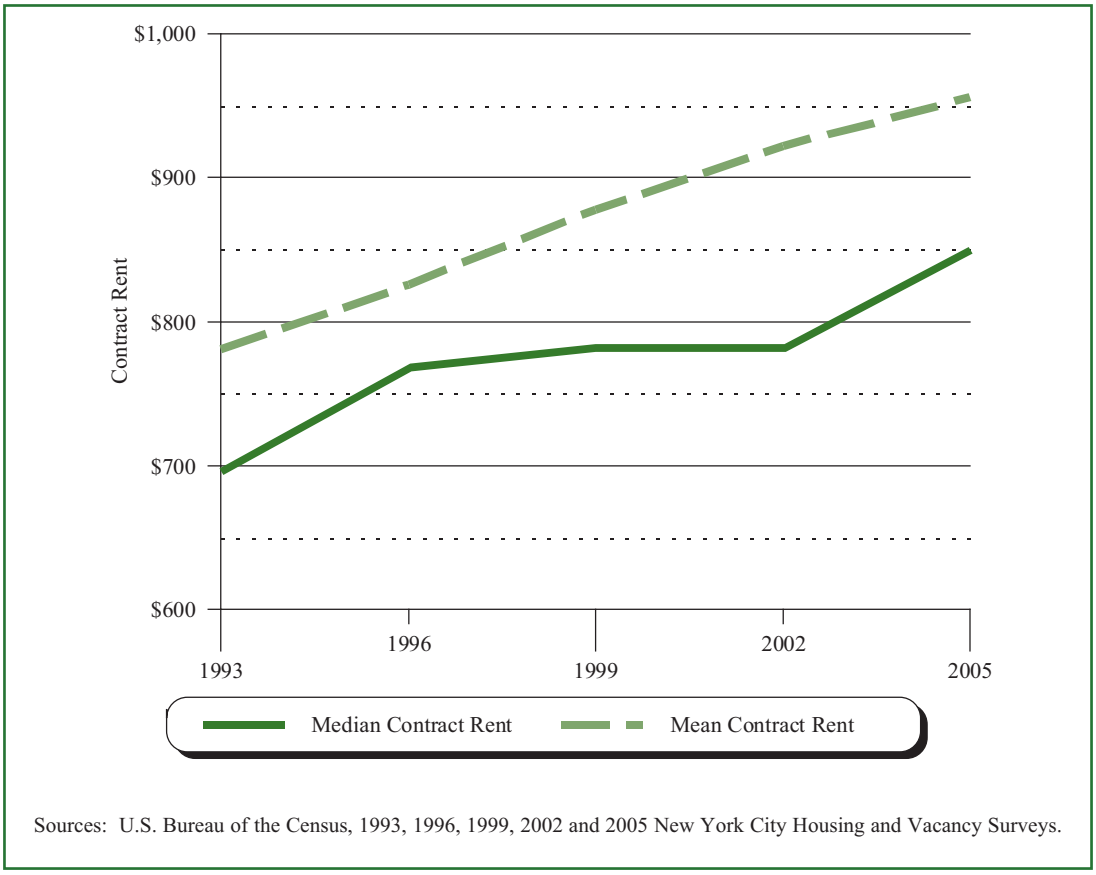
Table 6.4
Median Contract Rent and Median Gross Rent in Constant (2005) and Current Dollars and Percent Change
New York City 1999, 2002 and 2005

				Percent Change	Percent Change	Average Annual Compound Rate of Change
Contract Rent	**1999**	**2002**	**2005**	**1999 – 2002**	**2002 – 2005**	**2002 – 2005**
Constant (2005) Dollars[a]	$782	$782	$850	0.0	+8.7%	+2.8%
Current Dollars	$648	$706	$850	+9.0%	+20.4%	+6.4%
Gross Rent						
Constant (2005) Dollars[a]	$845	$873	$920	+3.3%	+5.4%	+1.8%
Current Dollars	$700	$788	$920	+12.6%	+16.8%	+5.3%

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a In order to convert nominal 2002 rents into rents measured in 2005 dollars, the Consumer Price Index for all Urban Consumers, or CPI-U, for New York, Northern New Jersey-Long Island was used (i.e., 2002 current value multiplied by the ratio of CPI-U April 2005/CPI-U April 2002 or 212.5/191.8). Percent change in CPI 1999 – 2002 was +9.0%; percent change in CPI 2002 – 2005 was 10.8%.

4 U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Figure 6.2
Mean and Median Contract Rent in 2005 Dollars
New York City Selected Years 1993 - 2005



Sources: U.S. Bureau of the Census, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

The city-wide median rent and the change in it obscure 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 discussed in detail.

Median Contract Rent of Subsidized Units and Unsubsidized Units

In 2005, the median contract rent of units occupied by rent-subsidized households was $770 (Table 6.5). (As used in this chapter, "subsidized" only covers households that received any of the government rent subsidies covered in the HVSs, as described earlier. Housing units in the Mitchell-Lama, Public Housing, *in rem*, and "other" regulated categories are not included, although they are subsidized in their original construction and/or operations by virtue of government programs.) This was $80 or 9.4 percent lower than the median rent of $850 for all rental units and the median rent for unsubsidized units (Table 6.5).

Of the $770 median rent for units occupied by subsidized households, only $237 or 31 percent was paid by the households out of pocket (Table 6.3). In other words, of the median rent of $770 these subsidized households paid, $533, more than two-thirds (69 percent) of the rent, was paid by the government rent subsidy the households received. The subsidy, the difference between their median rent and out-of-pocket rent, was $533, 2.2 times the households' out-of-pocket rent. Of the portion of the rent paid out of pocket,

Table 6.5
Median Contract Rent and Distribution
of All Renter Households, Rent Subsidized Households and Unsubsidized Households
New York City 2005

Households by Subsidy Type	Median Contract Rent	Number of Households	Percent[b]
All Renter Households[a]	$850[a]	2,027,626	100.0%
Subsidized Households	$770	236,198	14.7%
Out-of-Pocket Rent	$237		
Unsubsidized Households	$850	1,366,470	85.3%
Households Not Reporting on Subsidy	$900	387,643	

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Includes those for whom there was no response to the subsidy question and excludes 37,315 reporting no cash rent.
b The percent distribution is based on those reporting on the subsidy question.

Table 6.6
Median Gross Rent and Distribution of All Renter Households, Rent Subsidized Households and Unsubsidized Households
New York City 2005

Households by Subsidy Type	Median Gross Rent	Number of Households	Percent[b]
All Renter Households[a]	$920	2,027,626	100.0%
Subsidized	$825	236,198	14.7%
Unsubsidized	$918	1,366,470	85.3%
Not Reporting on Subsidy	$979	387,643	

Source: U.S. Bureau of the Census, 2005 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 37,315 reporting no cash rent.
b The percent distribution is based on those reporting on the subsidy question.

some part might have been paid by relatives or others, including non-profit agencies. Judging from this analysis, it seems reasonable to say that most rent-subsidized households could not have afforded the units they occupied without the rent subsidies they received.

In 2005, the median gross rent for rent-subsidized households was $825. This was $95 or 10 percent lower than the median gross rent of $920 for all rental units in the City (Table 6.6). The median gross rent that unsubsidized households paid was $918, not meaningfully different from the median gross rent of all renter units.

Median Contract Rents for Subsidized Units and Unsubsidized Units by Contract Rent Quintile

In 2005, the overall median contract rent for the lowest twenty percent of renter units in the City was $350 (Table 6.7). In other words, the contract rent of one in ten renter units in the City (198,000 units) was less than $350 a month; these units were mostly Public Housing units, pre-1947 rent-stabilized units, and HUD-regulated units.[5] The rent for subsidized units in the lowest quintile was startlingly low, only $195, less than half of the equivalent rent for unsubsidized units, which was $400.

The median contract rent for all rental units in the second-lowest twenty percent of rental units was $650 (Table 6.7). The rent for subsidized units in this quintile was $529, 81 percent of the overall rent for all rental units and the rent for unsubsidized units in the same quintile, which was the same as the overall rent. For the middle twenty percent of rental units, the overall median rent was $841, almost the same as the rent of unsubsidized units in the same quintile, which was $835. The median rent of subsidized units in the same quintile was $767, 91 percent of the overall rent in the quintile.

The overall median rent was $1,050 for the second-highest twenty percent of rental units (Table 6.7). The rent for unsubsidized units in this quintile was $1,044, while the rent for subsidized units was $950 or 90 percent of the overall rent in the same quintile.

For the highest twenty percent, the overall median rent of all units was $1,600. The rent for unsubsidized units in the quintile was the same as the overall rent, but the rent for subsidized units was $1,234, or 77 percent of the overall rent.

Table 6.7
Median Contract Rent by Contract Rent Quintile
for All, Subsidized and Unsubsidized Households
New York City 2005

Contract Rent Quintile[a]	All Renter Households	Subsidized	Unsubsidized	Households Not Reporting Subsidy
All Renter Households	$850	$770	$850	$900
Lowest	$350	$195	$400	$397
2nd Lowest	$650	$529	$650	$700
Middle	$841	$767	$835	$880
2nd Highest	$1,050	$950	$1,044	$1,100
Highest	$1,600	$1,234	$1,600	$1,800

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a The rent quintile ranges were: All Renter Households: $1-$549; $550-749; $750-$939; $940-$1,218; $1,219+. Subsidized: $1-$335; $336-$649; $650-$858; $859-$1,057; 1,058+. Unsubsidized: $1-$562; $563-$749; $750-$924; $925-$1,245; $1,246+. Not Reporting Subsidy: $1-$597; $598-$799; $800-$990; $991-$1,396; $1,397+.

5 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Contract Rent Quintiles by Rent Regulatory Status

Looking at where one could find an affordable unit, the very lowest rent quintile was comprised disproportionately of Public Housing units. Although only 8 percent of renter units in the City were Public Housing units, 36 percent of units in the lowest quintile were Public Housing. Also, because of their sheer proportion of the inventory (50 percent), a third of the units in the lowest rent quintile were rent-stabilized units (Table 6.8). More than three-fifths of units in the second-lowest and middle quintiles were rent-stabilized. Half of the second-highest quintile were rent-stabilized, while two-fifths were unregulated units. The highest quintile was disproportionately unregulated (56 percent), but again, because of the very large number of stabilized units in the overall inventory, forty percent of the units in even the highest quintile were rent-stabilized.

Contract Rent Distribution by Subsidized Units and Unsubsidized Units

Reviewing contract rent distributions, a unique pattern emerges: compared with the rent distribution of all rental units and unsubsidized units, an overwhelmingly larger proportion of subsidized units was very-low-rent units. In 2005, 16 percent of all rental units and 15 percent of unsubsidized rental units rented for a contract rent between $1 and $499 a month (Table 6.9). However, 27 percent of subsidized units rented for an equivalent rent level (Figure 6.3).

The rents of 28 percent of all rental units and 29 percent of unsubsidized rental units were between $500 and $799 (Table 6.9). The comparable proportion of subsidized rental units in the same rent level was slightly smaller, 26 percent.

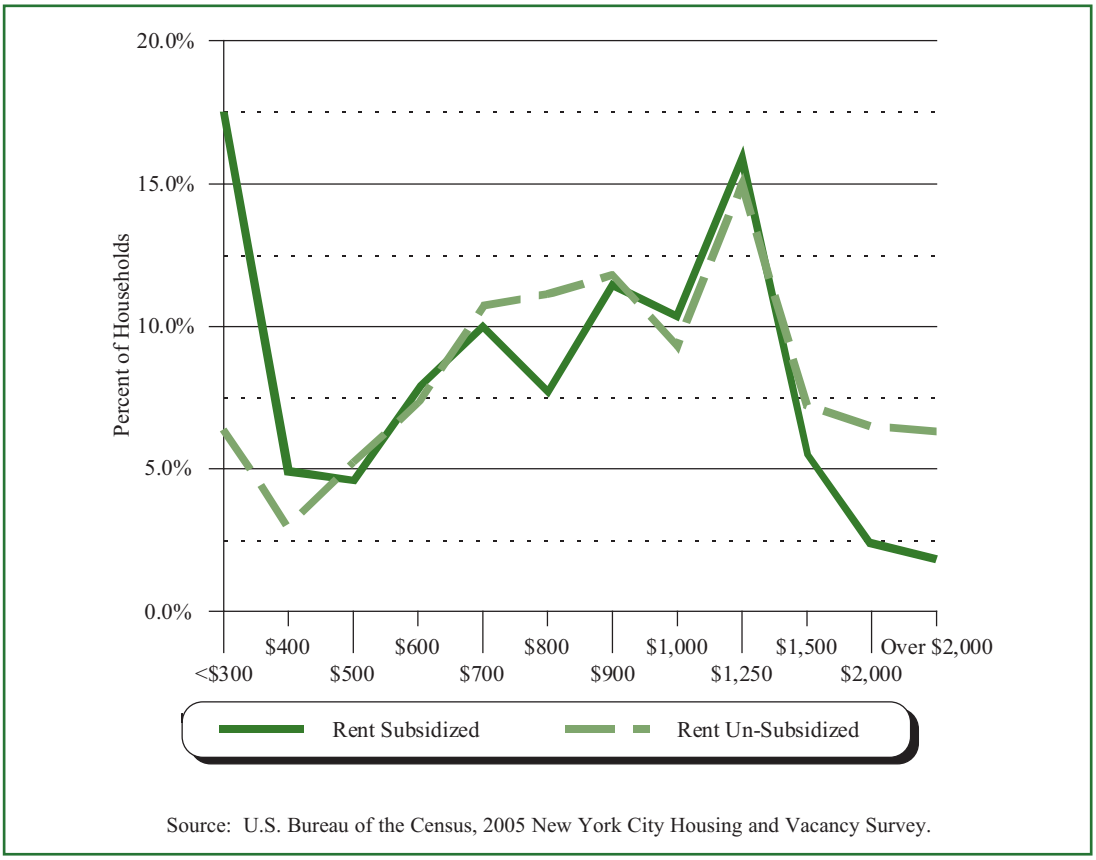
The disparate proportions between all rental units and subsidized rental units diminished to the point of near obliteration at the next two rent levels. About a fifth each of all rental units (21 percent),

Table 6.8
Contract Rent Quintiles by Rent Regulatory Status
New York City 2005

Contract Rent Quintile[a]	Total	Public	Stabilized	Rent Controlled	In Rem	All Other Regulated	All Unregulated
All Renter Households	100.0%	8.3%	50.1%	2.1%	0.5%	6.0%	33.0%
Lowest	100.0%	35.8%	33.4%	5.2%	2.4%	12.3%	11.0%
2nd Lowest	100.0%	5.3%	64.8%	2.0%	**	5.6%	22.1%
Middle	100.0%	1.1%	60.8%	1.2%	**	5.8%	31.0%
2nd Highest	100.0%	**	51.8%	0.9%*	**	4.4%	42.4%
Highest	100.0%	**	40.3%	1.3%	**	2.6%	55.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a The rent quintile ranges for all renter households were: $1-$549; $550-749; $750-$939; $940-$1,218; $1,219+.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Figure 6.3
Percent Distribution of Rent Subsidized and Unsubsidized Households by Contract Rent
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

unsubsidized rental units (21 percent), and subsidized units (22 percent) had a rent level between $800 and $999 (Table 6.9). The proportions of units in all rental categories with contract rents between $1,000 and $1,499 were the same, 22 percent.

In the top rent level, $1,500 and over, the proportions of all rental units and unsubsidized rental units were the same, 13 percent (Table 6.9). However, the corresponding proportion of subsidized rental units in this rent level was unparalleledly low, a mere 4 percent.

Comparison of the 2005 rent distribution with the 2002 real distribution reveals that, in the three years, the proportion of low-rent units decreased as the proportion of high-rent units increased by approximately commensurate rates for all rental units (Figure 6.4), for subsidized units, and for unsubsidized units. During the three-year period, the proportion of all rental units with real contract rents between $500 and $799 decreased by 7 percentage points, while the proportions of subsidized units and unsubsidized units in the same rent interval each decreased by 6 percentage points (Table 6.9). In the same three years, the proportion of rental units with contract rents of $800-$999 remained basically the same for all three categories of all rental units, subsidized units, and unsubsidized units.

However, the proportion of all rental units and unsubsidized units with real rents of $1,000 or more each increased by 8 percentage points, while the proportion of subsidized units in the same rent interval climbed by 7 percentage points (Table 6.9). This change was a continuation of a long-term trend that

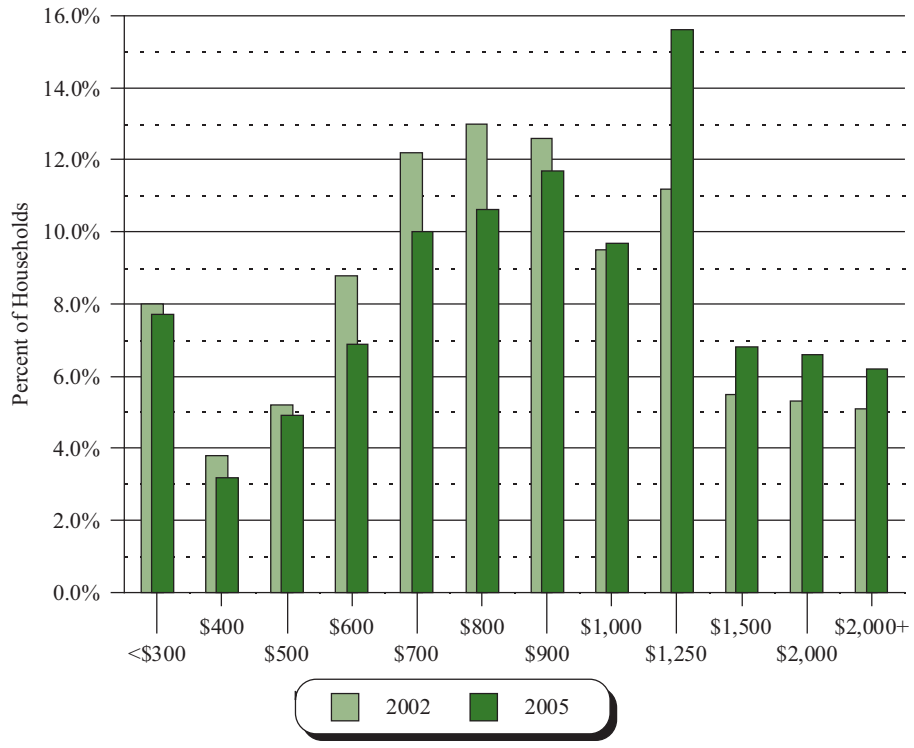
Table 6.9
Contract Rent Distribution (in 2005 Dollars)
for All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2002 and 2005

Contract Rent	All Renter Households			
2002 (in 2005 $)	**Number**	**Percent**	**Subsidized**	**Unsubsidized**
All Renter Households[a]	2,023,504	100.0%	100.0%	100.0%
$1 - $299	157,334	8.0%	18.1%	6.6%
$300 - $399	74,652	3.8%	5.6%	3.6%
$400 - $499	103,116	5.2%	6.0%	5.2%
$500 - $599	173,491	8.8%	10.3%	8.9%
$600 - $699	241,147	12.2%	11.6%	12.5%
$700 - $799	257,908	13.0%	9.2%	13.3%
$800 - $899	248,333	12.6%	11.4%	13.0%
$900 - $999	188,726	9.5%	9.2%	9.6%
$1,000 - $1,499	329,220	16.6%	15.1%	16.4%
$1,500 - $1,999	104,014	5.3%	3.0%	5.3%
$2,000+	100,579	5.1%	*	5.7%

2005	**Number**	**Percent**	**Subsidized**	**Unsubsidized**
All Renter Households[a]	2,027,626	100.0%	100.0%	100.0%
$1 - $299	152,368	7.7%	17.5%	6.4%
$300 - $399	64,469	3.2%	4.9%	3.0%
$400 - $499	97,824	4.9%	4.6%	5.2%
$500 - $599	136,860	6.9%	7.8%	7.3%
$600 - $699	198,787	10.0%	10.0%	10.7%
$700 - $799	211,594	10.6%	7.7%	11.1%
$800 - $899	233,596	11.7%	11.5%	11.8%
$900 - $999	192,656	9.7%	10.4%	9.3%
$1,000 - $1,499	446,592	22.4%	21.5%	22.3%
$1,500 - $1,999	132,260	6.6%	2.4%	6.5%
$2,000+	123,304	6.2%	1.8%	6.3%

Sources: U.S. Bureau of the Census, 2002 and 2005 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 units to report.

Figure 6.4
Percent of Renter Households at Different Rent Levels in 2005 Dollars
New York City 2002 and 2005



Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

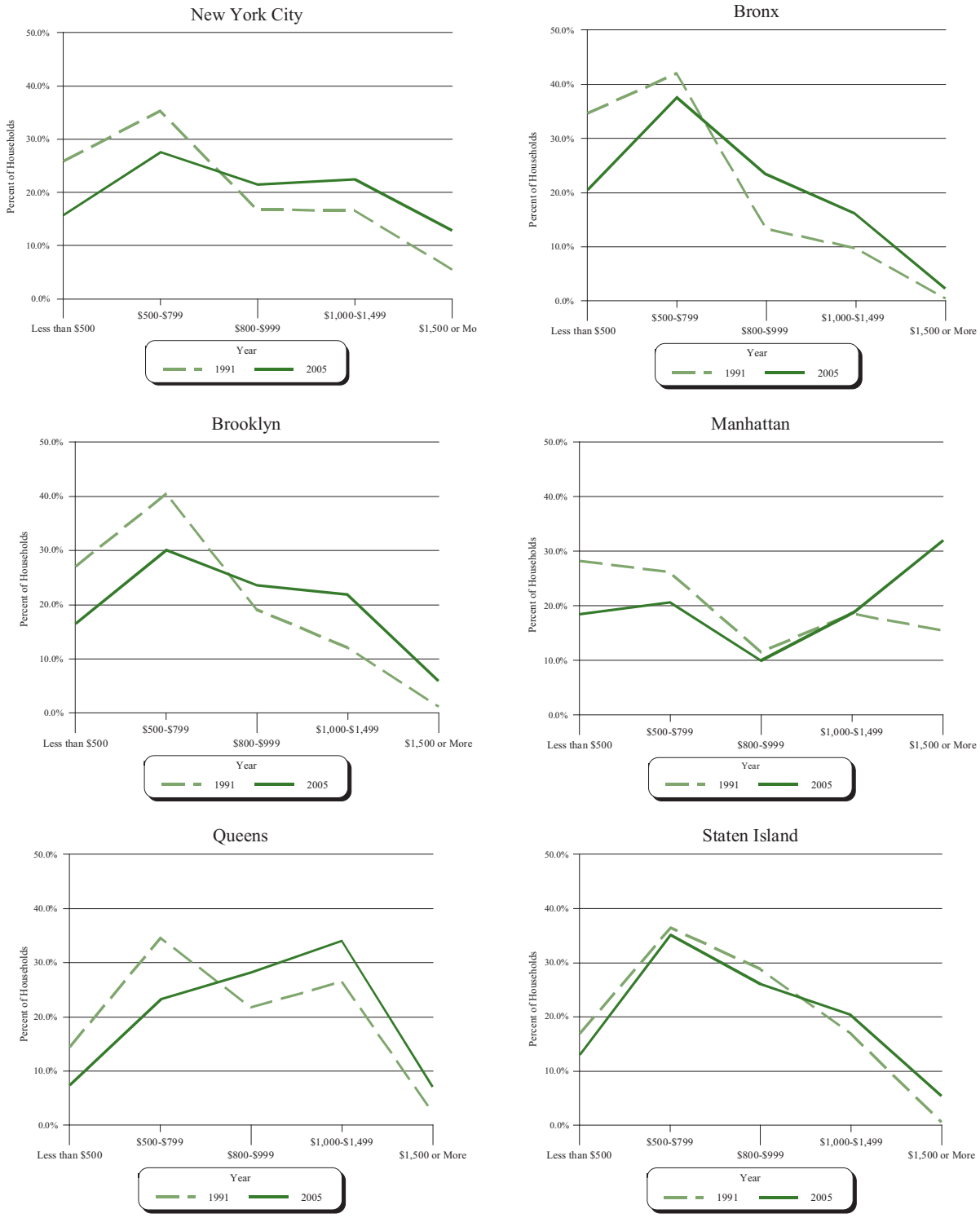
was accentuated in the recent three years between 2002 and 2005. During the years between 1991 and 2005, all occupied rental units with a real contract rent of $1,000 or more increased by 13 percentage points (Figure 6.5).[6]

Contract Rent Distribution by Move-In Period

A review of contract rent distribution of households by move-in date shows that a substantially higher proportion of households that moved into their current residence in 2000 through 2005 paid higher rents than households that moved into their current residence before 2000. Of long-term residents 42 percent paid contract rents that were higher than $800 (Table 6.10). On the other hand, 72 percent of movers who moved into their current residence between 2000 and 2005 paid contract rents of $800 or more. Of recent movers who moved in between 2002 and 2005, 76 percent paid contract rents of $800 or more. Particularly, 22 percent of long-term residents paid contract rents of more than $1000, while 53 percent of recent movers between 2002 and 2005 paid contract rents of $1,000 or more.

6 U.S. Bureau of the Census, 1991 and 2002 New York City Housing and Vacancy Surveys.

Figure 6.5
Percent of Renter Households by Contract Rent Categories by Borough in 2005 Dollars
New York City 1991 and 2005



Sources: U.S. Bureau of the Census, 1991 and 2005 New York City Housing and Vacancy Surveys.

Table 6.10
Contract Rent Distribution and Median Contract Rent for All Renter Households and Households by Date of Move In
New York City 2005

	All Renter Households		Move In Period		
Contract Rent	**Number**	**Percent**	**Pre – 2000**	**2000 – 2005**	**[2002 – 2005]**
All Renter Households[a]	2,027,626	100.0%	50.7%	49.3%	[37.3%]
			100.0%	100.0%	100.0%
$1 - $299	152,368	7.7%	10.7%	4.6%	4.0%
$300 - $399	64,469	3.2%	4.5%	2.0%	1.6%
$400 - $499	97,824	4.9%	7.2%	2.6%	2.2%
$500 - $599	136,860	6.9%	10.1%	3.6%	3.1%
$600 - $699	198,787	10.0%	13.5%	6.4%	5.6%
$700 - $799	211,594	10.6%	12.2%	9.1%	8.0%
$800 - $899	233,596	11.7%	11.7%	11.8%	11.3%
$900 - $999	192,656	9.7%	8.1%	11.3%	10.9%
$1,000 - $1,499	446,592	22.4%	16.2%	28.7%	30.8%
$1,500 - $1,999	132,260	6.6%	3.5%	9.9%	11.5%
$2,000+	123,304	6.2%	2.4%	10.1%	11.0%
Median Contract Rent	**$850**		**$711**	**$975**	**$1,000**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a "All renter households" includes those reporting no cash rent, which were excluded from the rent distribution.

Median Contract Rents and Median Household Incomes by Borough

Between 2002 and 2005, the real median contract rent in the City increased by 8.7 percent, while the real median renter household income decreased by 5.7 percent between 2001 and 2004 (Table 6.11). In 2005, the median rent in Manhattan was $1,000, the highest of any of the boroughs and 17.6 percent higher than the city-wide median of $850 (Map 6.1). The 2005 real rent in the borough was an 11.5-percent increase over the three years, while the real median income in the borough decreased by 5.2 percent between 2001 and 2004.

The median rent in Queens was $905 in 2005, the second-highest in the City and 6.5 percent higher than the city-wide median (Table 6.11). The 2005 rent in the borough was a 2.1-percent real increase over the three years. During the three-year period between 2001 and 2004, the real median income in the borough decreased by 7.7 percent.

Table 6.11
Median Contract Rent and Median Renter Household Income by Borough
New York City 2002 and 2005

	Real Median Contract Rent[a]		Percent Change	Real Median Household Income[b]		Percent Change
Borough	**2002**	**2005**	**2002 - 2005**	**2001**	**2004**	**2001 - 2004**
All	$782	$850	+8.7%	$33,933	$32,000	-5.7%
Bronx[c]	$687	$742	+8.0%	$24,081	$23,000	-4.5%
Brooklyn	$776	$800	+3.1%	$31,743	$30,000	-5.5%
Manhattan[c]	$897	$1,000	+11.5%	$43,784	$41,527	-5.2%
Queens	$886	$905	+2.1%	$39,023	$36,000	-7.7%
Staten Island	$776	$800	+3.1%	$35,027	$34,200	-2.4%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Monthly rent is reported as of the year of the survey; 2002 rents are in April 2005 dollars.
b Annual income is reported for the year prior to the survey; 2001 incomes are in average 2004 dollars.
c Marble Hill in the Bronx.

In Staten Island, the median rent was $800 in 2005, a real increase of 3.1 percent over the three years, but 5.9 percent lower than the city-wide median of $850, while the real median income in the borough decreased by 2.4 percent from 2001 to 2004 (Table 6.11).

The real median rent in Brooklyn increased by 3.1 percent from three years earlier to $800 in 2005, 5.9 percent lower than the city-wide median, while the real median income in the borough decreased by 5.5 percent from 2001 to 2004 (Table 6.11).

The real median rent in the Bronx increased by 8.0 percent to $742 in 2005, but it was still the lowest of any of the boroughs and 12.7 percent lower than the city-wide median (Table 6.11). The real median income in the borough decreased by 4.5 percent over the three years between 2001 and 2004.

Contract Rent Distribution and Changes by Borough

The boroughs were markedly different in their distributional patterns of contract rent (Figure 6.6). Compared to the city-wide pattern and the patterns of the other boroughs, more rental units in the Bronx were lower-rent units with rents less than $800 in 2005 (Table 6.12). In the borough, about three-fifths of the rental units rented for a contract rent between $1 and $499 (21 percent) or between $500 and $799 (38 percent), compared to a little more than two-fifths of all rental units in the City, with 16 percent and 28 percent respectively in the two low-rent intervals. On the other hand, two-fifths of the rental units in the borough rented for a contract rent between $800 and $999 (23 percent) and between $1,000 and $1,499 (16 percent), compared to 21 percent and 22 percent respectively of all rental units in the City. In the borough, the proportion of units rented for between $1,500 and $1,999 was extremely small, about 2 percent; and the proportion of units rented for $2,000 and above was too small to be discerned.

Map 6.1
Median Contract Rents
New York City 2005

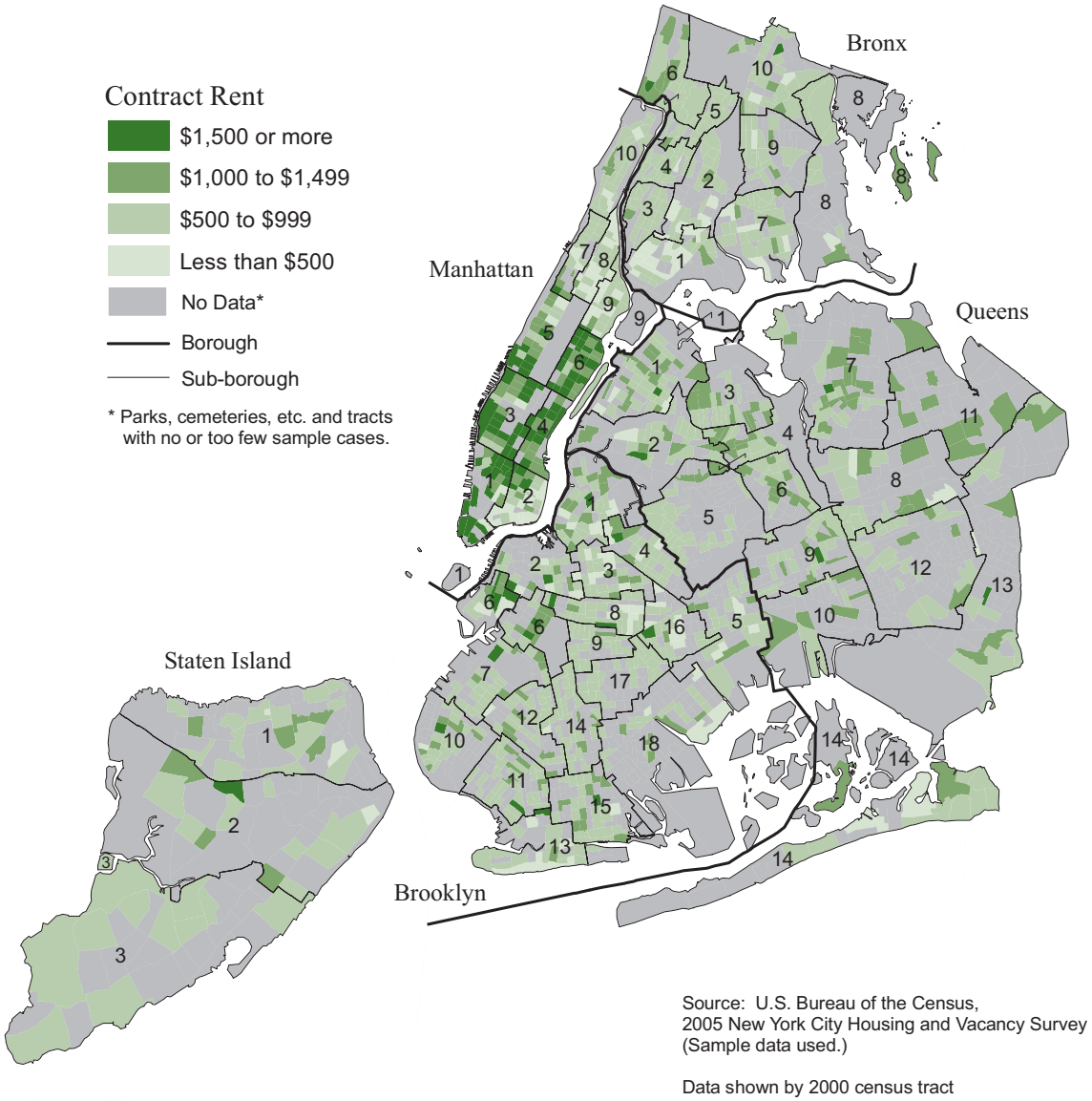


Table 6.12
Distribution of Renter Occupied Units by Contract Rent in 2005 Dollars by Borough New York City 2002 and 2005

2002

Contract Rent (2005 $)	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	8.0%	11.6%	8.6%	9.0%	2.6%	7.2%*
$300 - $399	3.8%	4.6%	4.1%	4.8%	1.7%	**
$400 - $499	5.2%	5.9%	6.1%	5.2%	3.5%	**
$500 - $599	8.8%	12.7%	9.5%	7.7%	6.3%	**
$600 - $699	12.2%	17.2%	12.9%	8.5%	10.9%	18.1%
$700 - $799	13.0%	16.3%	14.8%	7.8%	14.1%	16.0%
$800 - $899	12.6%	12.3%	14.3%	7.1%	16.4%	19.6%
$900 - $999	9.5%	8.3%	10.5%	4.8%	15.4%	10.2%
$1,000 - $1,249	11.2%	6.9%	11.7%	9.4%	16.1%	13.3%
$1,250 - $1,499	5.5%	2.6%	3.5%	8.3%	7.3%	**
$1,500 - $1,999	5.3%	1.5%	2.8%	11.2%	4.7%	**
$2,000 and Over	5.1%	**	1.2%	16.2%	0.9%*	**

2005

Contract Rent	All	Bronx[a]	Brooklyn	Manhattan[a]	Queens	Staten Island
All Renter Occupied Units	2,027,626	367,846	621,597	563,589	421,726	52,868
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 -- $299	7.7%	10.0%	8.1%	8.7%	3.5%	7.2%*
$300 - $399	3.2%	3.6%	2.9%	4.8%	1.4%	**
$400 - $499	4.9%	7.0%	5.5%	5.0%	2.5%	**
$500 - $599	6.9%	9.2%	7.0%	6.8%	5.0%	**
$600 - $699	10.0%	13.9%	11.2%	7.6%	8.0%	10.1%
$700 - $799	10.6%	14.5%	11.9%	6.2%	10.1%	20.1%
$800 - $899	11.7%	14.9%	14.3%	5.0%	13.9%	13.7%
$900 - $999	9.7%	8.4%	11.3%	5.0%	14.3%	12.4%
$1,000 - $1,249	15.6%	11.4%	16.9%	10.6%	24.3%	13.0%
$1,250 - $1,499	6.8%	4.7%	4.9%	8.1%	9.7%	7.4%*
$1,500 - $1,999	6.6%	2.0%	4.3%	12.7%	6.2%	**
$2,000 and Over	6.2%	**	1.7%	19.4%	0.9%*	**

Source: U.S. Bureau of the Census, 2002 and 2005 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

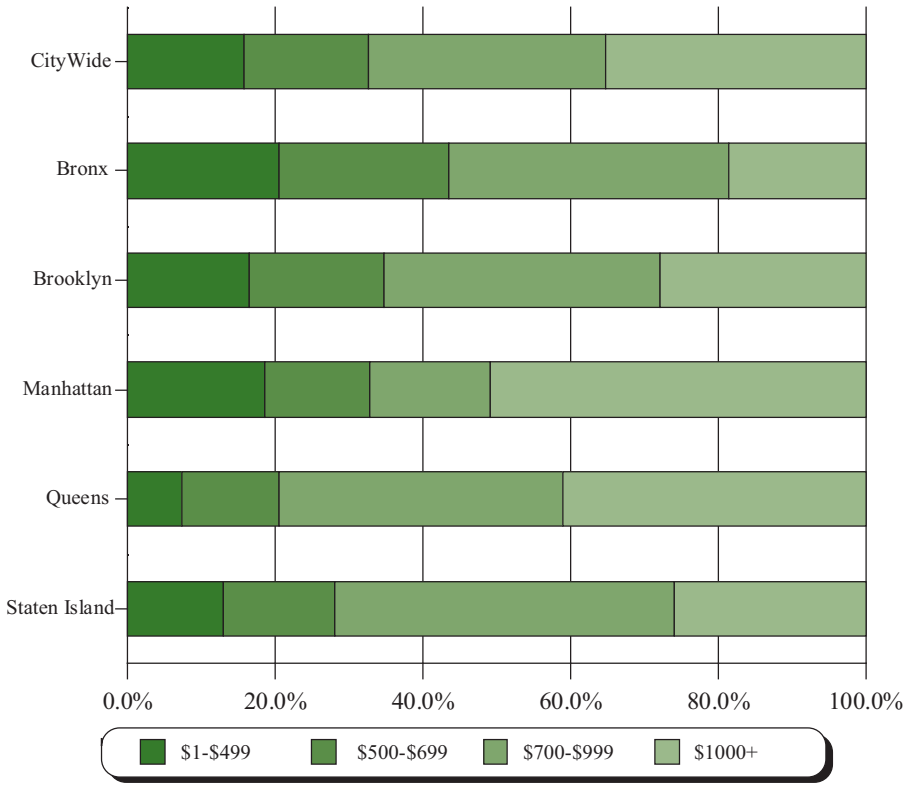
In the Bronx, as in the City as a whole, the proportion of low-rent units declined substantially, as high-rent units increased substantially. Between 2002 and 2005, the proportion of units with rents of less than $800 declined by 10 percentage points, while the proportion of units with rents of $1,000 or more increased by 7 percentage points, after adjusting for inflation (Table 6.12).

In Brooklyn, there was a slightly higher proportion of lower-rent units compared to the City as a whole. Of rental units in Brooklyn, close to half rented for less than $800 (47 percent), while the same proportion rented for between $800 and $1,499. In the borough, 6 percent of the rental units rented for $1,500 or more, with 2 percent renting for $2,000 or more (Table 6.12).

In Brooklyn, as in the Bronx, the proportion of low-rent units declined and the proportion of high-rent units increased substantially between 2002 and 2005 (Table 6.12).

The rent distribution in Manhattan was much like a bi-polar situation, with an unparalleledly heavy concentration of high-rent units compared to the city-wide distribution (Figure 6.6). Of rental units in the borough, 19 percent rented for $1-$499 and 21 percent rented for $500-$799, while just 10 percent rented for $800-$999 and 19 percent rented for $1,000-$1,499 (Table 6.12). On the other hand, a preponderant proportion of rental units, almost a third (32 percent), rented for $1,500 or more, the highest proportion of such high-rent units in the five boroughs, with 19 percent renting for $2,000 or more.

Figure 6.6
Distribution of Renter Households by Contract Rent Categories within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Surprisingly, between 2002 and 2005, proportionate changes in the distribution of real rents in Manhattan were less dramatic than in the Bronx, Brooklyn, and Queens: units in Manhattan renting for less than $800 declined by only 4 percentage points after inflation, and those renting for $1,000 or more increased by 5.7 percentage points, although it must be noted that in this borough just over half of the rental units rented for $1,000 or more in 2005 (Table 6.12).

In the fourteen years between 1991 and 2005, the proportion of units with rents of less than $800 in Manhattan plummeted by 15 percentage points. During the same period, units with rents of $1,000 or more in the borough jumped by 17 percentage points, after adjusting for inflation (Figure 6.5).[7]

In Queens, the rent distribution was shaped very much like a normal curve, with a higher proportion of units having upper-middle-level rents. In the borough, the rents of more than three-fifths of all rental units were $800 to $1,499 (62 percent), while the proportion of rental units with rents between $1 and $499 and the proportion of units with rents of $1,500 or more were each only 7 percent in 2005 (Table 6.12).

In Queens, low-rent units, particularly those with rents between $500 and $799, declined considerably by 8 percentage points, while high-rent units, those with rents between $1,000 and $1,499, increased by 11 percentage points in the three years from 2002 to 2005 (Table 6.12).

In Staten Island, the rent distribution also looked like a normal curve, with four fifths of units having moderate-, middle-, and upper-middle-level rents: $500 to $799 (35 percent), $800-$999 (26 percent), or $1,000-$1,499 (20 percent). Units that rented for $1,500 or more in the borough were almost nonexistent. In Staten Island, the proportion of rental units with rents between $500 and $799 declined slightly by 4 percentage points, while the proportion of units with rents between $1,000 and $1,499 increased by 3 percentage points between 2002 and 2005 (Table 6.12).[8]

Housing Needs of Very-Low-Rent Areas

As discussed above, 315,000 or one in six of all rental units in the City rented for a monthly contract rent of less than $500 in 2005 (Table 6.9). However, these very-low-rent units were not scattered 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 (referred to in the Tables as "Groups"): (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 (which 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, from 40 to 57 percent of the rental units were lower-rent units with rents of less than $500.

In the South Bronx, about two-thirds of the householders were Hispanic: Puerto Rican (39 percent) and non-Puerto Rican Hispanic (27 percent) (Table 6.13). The remaining renters in the area were mostly black

7 U.S. Bureau of the Census, 1991 and 2005 New York City Housing and Vacancy Surveys.

8 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Map 6.2
Renter-Occupied Units with Monthly Contract Rents of Less Than $500
New York City 2005

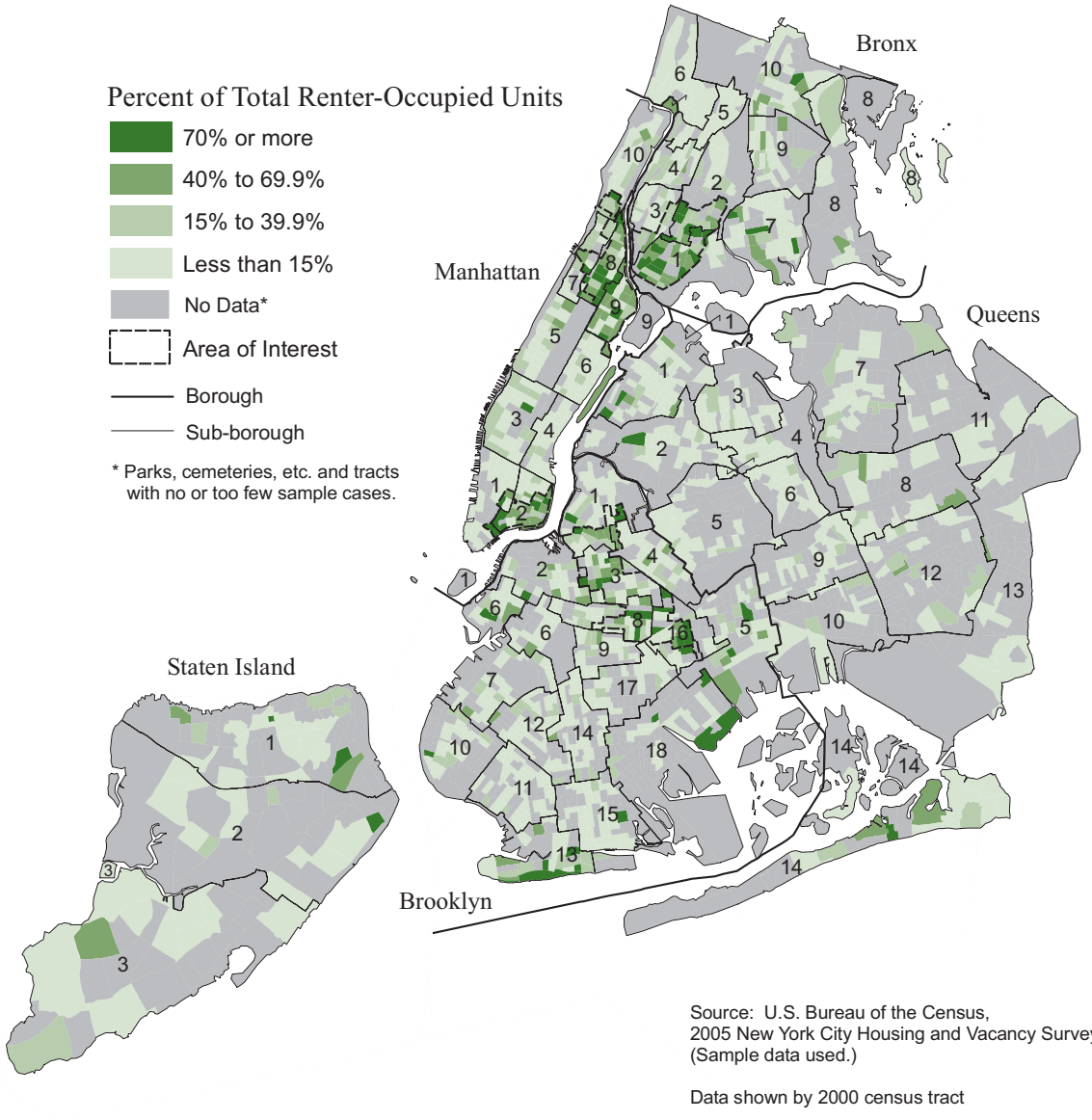


Table 6.13
Characteristics of Areas with High Percentage of Renter-Occupied Units with Monthly Contract Rents Less than $500
New York City 2005

	All	Bronx		Manhattan			Brooklyn	
Characteristics of the Area	**NYC**	**All**	**Group 1**	**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%
White	43.8	18.5	**	59.0	14.2	26.3	43.2	15.1
Black	22.8	31.0	28.2	12.9	50.6	9.9	32.3	58.1
Puerto Rican	9.5	26.0	39.1	6.2	14.3	20.5	7.9	14.9
Non-PR Hispanic	13.8	21.2	27.1	12.6	18.4	7.1*	8.9	9.5
Asian	9.4	2.8	**	7.9	**	35.5	7.2	**
Other	0.7	**	**	1.3	**	**	0.5	**
Immigrant Householder[a]	38.3%	32.0%	21.0%	23.8%	25.5%	34.4%	44.1%	29.3%
Median Household Income[a]	$40,000	$27,500	$16,000	$50,000	$26,000	$26,000	$35,000	$22,000
Median Renter Household Income	$32,000	$23,000	$15,000	$41,527	$23,000	$21,600	$30,000	$19,200
Renters' Household Income	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$20,000	33.3	44.8	57.4	28.5	43.7	47.2	35.6	50.5
$20,000 - $49,000	34.0	33.6	32.0	27.7	35.4	31.1	36.4	34.5
$50,000+	32.7	21.5	10.6	43.8	20.9	21.7	28.1	15.0
Median Contract Rent	$850	$742	$455	$1,000	$575	$467	$800	$560
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$500	15.8	20.5	56.5	18.5	41.6	52.1	16.5	39.8
$500 - $799	27.5	37.6	25.5	20.6	29.4	31.2	30.1	31.6
$800 - $999	21.4	23.3	7.2	10.0	9.1	**	25.6	14.2
$1,000+	35.3	18.6	10.8	50.9	19.9	12.8	27.9	14.4
Median Gross Rent/Income Ratio	31.2	34.5	31.1	29.1	28.9	27.7	31.3	30.3
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.6	21.1	7.7	22.1	14.7	16.0	27.7	17.4
Renter Occupied & For Rent	64.2	75.7	87.1	71.9	79.1	79.6	67.7	76.1
Vacant Not Available	4.2	3.2	5.2	6.1	6.2	**	4.6	6.4
One+ Building Defects (Renters)	9.1%	11.3%	10.9%	9.5%	10.6%	16.3%	10.6%	8.6%
Four+ Maintenance Deficiencies (Renters)	10.8%	18.2%	14.9%	10.2%	14.7%	13.2%	10.8%	12.4%
Crowded Renter Households	10.2%	12.5%	7.7%	6.1%	8.1%	13.2%	10.0%	9.0%
Boarded Up Windows on Street (Renters)	6.3%	4.7%	6.0%*	6.8%	19.3%	9.9%*	9.2%	21.0%
Boarded Up Windows on Street (All)	5.6%	5.3%	6.5%	6.3%	18.8%	10.7%	8.3%	20.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes: a All occupied units.

* Since the number is small, interpret with caution.

**Too few to report.

(28 percent). Almost nine in ten units in the area were rentals. Residents were extremely poor, with a median renter household income of $15,000 in 2004, merely 47 percent of the overall median renter household income of $32,000 in the City. The area's housing conditions were poor compared to city-wide conditions: 15 percent of renters had four or more maintenance deficiencies, while the comparable figure for the City as a whole was 11 percent.

In Harlem, half 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 $23,000, or 72 percent of the City's overall median renter household income in 2004 (Table 6.13). 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. Almost a fifth of housing units were on the same street as a building with broken or boarded-up windows (referred to hereafter as a "boarded-up building"), 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 white or Puerto Rican. Of the housing units in the area, 80 percent were rentals. Residents there were very poor, with a median renter household income of $22,000, only 68 percent of the city's median in 2004. The area's housing structural condition was very poor: 16 percent of renter units were situated in buildings with one or more building defects: the comparable city-wide proportion was 9 percent.

In the northern part of Brooklyn, almost three-fifths of the residents were black, while the remainder were mostly white, Puerto Rican, or non-Puerto Rican Hispanic. More than three-quarters of the housing units in the area were rentals in 2005 (Table 6.13). The area's residents were also very poor, with a median renter household income of $19,000, or only 60 percent of the city-wide median in 2004. Conditions in the area's housing, buildings, and neighborhoods particularly were poorer than those in the City as a whole: 21 percent of the area's renter housing units, more than three 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 residents 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 low level of affordability, residents in these four areas had few housing options elsewhere in the City, since the rental vacancy rate for units with asking rents of less than $600, more than these areas' median contract rent, was a mere 1.59 percent in 2005.

Median Contract Rent by Rent-Regulation Categories

In rem and Public Housing units were unquestionably much more affordable for the poor than units in other rental categories in the City. The median contract rent of *in rem* and Public Housing was $303 and $342 respectively, the lowest of any of the rental categories and only 36 percent and 40 percent respectively of the median rent of $850 for all rental units in the City in 2005 (Table 6.14). The contract rent of rent-controlled units was also very low, $551 or only 65 percent of the overall median rent (Figure 6.7).

Table 6.14
Median Contract Rent in 2005 Dollars of All Renter Households, Subsidized Households and Unsubsidized Households and Out-of-Pocket Rent of Subsidized Households by Regulatory Status
New York City 2002 and 2005

2002 (in 2005 dollars)

	All Renter Households[a]	Subsidized Households		Unsubsidized Households
Regulatory Status	**Median Contract Rent**	**Median Contract Rent**	**Out-of-Pocket Rent**	**Median Contract Rent**
All	$782	$679	$245	$798
Controlled	$554	$554*	$474*	$554
Stabilized	$780	$704	$243	$792
Pre-1947	$776	$720	$222	$776
Post-1947	$842	$648	$399	$865
All Unregulated	$942	$942	$254	$942
In Rental Buildings	$942	$942	$251	$942
In Coops/Condos	$1,053	**	**	$1,108
Public Housing	$321	$277	$207	$338
In Rem	$335	**	**	$335
All Other Regulated	$687	$700	$257	$676

2005

	All Renter Households[a]	Subsidized Households		Unsubsidized Households
Regulatory Status	**Median Contract Rent**	**Median Contract Rent**	**Out-of-Pocket Rent**	**Median Contract Rent**
All	$850	$770	$237	$850
Controlled	$551	**	**	$550
Stabilized	$844	$800	$255	$832
Pre-1947	$810	$800	$242	$800
Post-1947	$899	$780	$293	$900
All Unregulated	$1,000	$1,000	$237	$1,000
In Rental Buildings	$1,000	$1,000	$236	$1,000
In Coops/Condos	$1,100	**	**	$1,105
Public Housing	$342	$298	$191	$337
In Rem	$303	**	**	$303
All Other Regulated	$685	$700	$225	$700

Source: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

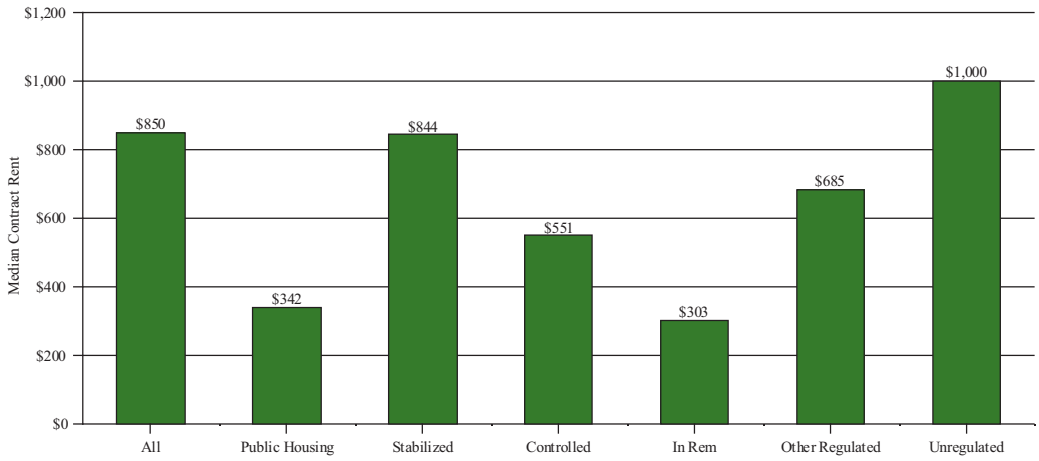
Notes:

a Excludes those reporting no cash rent.

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

** Too few households to report.

Figure 6.7
Median Contract Rent by Rent Regulatory Status
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

The rents of "other" regulated (non-Mitchell Lama) units and Mitchell-Lama units were $482 and $750 respectively, $368 and $100 lower than the city-wide rent (Table 6.17).

On the other hand, the median contract rent of unregulated units was $1,000 in 2005. The rent of such units in private cooperative and condominium buildings was $1,100, which was $250 or 29 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 $1,000, which was $150 or 18 percent higher than the city-wide median rent (Table 6.14).

The median contract rent of rent-stabilized units was $844, barely lower than the city-wide median rent (Table 6.14). However, the rent for post-1947 rent-stabilized units was much higher than that of pre-1947 rent-stabilized units: $899 compared to $810. (In this report, rent-stabilized units in buildings built before 1947 are referred to as "pre-1947 rent-stabilized units." Similarly, rent-stabilized units in buildings built in or after 1947 are referred to as "post-1947 rent-stabilized units.")

The lower median rents of units in the following five rental categories — *in rem*, Public Housing, "other" regulated (non-Mitchell Lama), rent-controlled, and Mitchell-Lama — contributed to lowering the city-wide median rent by playing the role of equalizing the higher rents of rent-stabilized units, particularly post-1947 rent-stabilized units and unregulated units. Units in the five rent-regulated systems mentioned above provide a housing bargain in the City, which has long been suffering an affordable housing shortage.

Rents for vacant unregulated units are mostly determined by market forces alone, and rents of vacant rent-stabilized units should generally be limited by the Rent Guideline Board's (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 vacancy allowance permitted under the Rent Stabilization Law for the following reasons: first, the unit may have been previously renting for

Table 6.15
Percentage of Occupants Who Moved in Between 2002 and 2005 by Rent Level
New York City 2005

Contract Rent Level	Percentage of Households Who Moved In 2002 - 2005
All	37.3%
Less than $400	19.6%
$400 - $599	16.9%
$600 - $699	20.9%
$700 - $899	32.4%
$900 - $1,249	46.1%
$1,250 and Over	63.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.16
Percentage of Occupants Who Moved in Between 2002 and 2005 and Median Contract Rents by Regulatory Status and Move-In Date
New York City 2005

	Moved in Between 2002 and 2005		Moved in Before 2002	Percent Difference
Regulatory Status	Percent	Median Contract Rent	Median Contract Rent	in Median Rent
All Renters	37.3%	$1,000	$750	+ 33.0%
Controlled	*	*	$550	--
Stabilized	34.2%	$967	$765	+ 26.4%
Pre-1947	34.3%	$950	$750	+ 26.7%
Post 1947	34.0%	$1,000	$830	+ 20.5%
All Unregulated	51.6%	$1,200	$900	+ 33.3%
In Rental Buildings	51.4%	$1,200	$900	+ 33.3%
In Coops/Condos	54.0%	$1,300	$900	+ 44.4%
All Other Regulated	26.9%	$660	$700	- 5.7%
Mitchell Lama	23.4%	$757	$747	+ 1.3%
Other Regulated	30.1%	$437	$520	- 16.0%
Public Housing	17.0%	$347	$341	+ 1.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.

below the legal maximum rent, and the owner would therefore be permitted to increase the rent up to the legal rent. 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. And lastly, the owner may have increased the rent without legal authorization.[9]

In 2005, the median contract rent for rent-subsidized units in most rent-regulated categories was considerably lower than both that for all rental units and that for rent-unsubsidized units in the City, except for unregulated units in rental buildings. The median contract rent for subsidized unregulated units in rental buildings was the same as that of all units and that of unsubsidized units in this category, as in 2002 (Table 6.14).

Median Contract Rent of Recent-Movers

In the City, rents of two-thirds of occupied and vacant rental units are controlled or regulated by various rent-regulation systems. Consequently, rents are charged 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 largely insulated from upward market pressures on their rents for many years, while tenants who moved in recently have been protected from inflationary 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.

According to the 2005 HVS, 37 percent of the City's tenants were recent-movers—that is, they moved into their units between 2002 and 2005 (Table 6.15). Their median contract rent was $1,000, $250 or 33 percent more than the rent paid by tenants who moved into their current units before 2002 (Table 6.16).

Moreover, the proportion of recent-movers grew steadily as the level of rent went up. Specifically, during the three-year period between 2002 and 2005, the proportions of recent-movers that moved into units with contract rents of less than $400 and between $400 and $599 were 20 percent and 17 percent respectively. However, the proportion progressively moved up unambiguously as the rent level increased: 21 percent, to 32 percent, to 46 percent, to 63 percent for units with rents of $600-$699, $700-$899, $900-$1,249, and $1,250 or more respectively (Table 6.15).

In rent-stabilized units, 34 percent of tenants were recent-movers who moved into their current units between 2002 and 2005. The median rent these recent-movers paid in 2005 was $967, $202 or 26 percent higher than the $765 rent of long-term tenants who moved into their current units before 2002 (Table 6.16). The variance between rents of recent-movers and long-term tenants was somewhat larger for tenants in pre-1947 rent-stabilized units than it was for those in post-1947 rent-stabilized units: $200 versus $170.

9 See Fact Sheets #5, #6, #12, #24, #39, #40, Operational Bulletins 84-4 and 2005-01, and Policy Statement 92-2, issued by the New York State Division of Housing and Community Renewal.

The variance in rents was bigger for tenants in unregulated units in cooperative and condominium buildings, where the highest proportion of households (54 percent) had moved in between 2002 and 2005: $1,300 versus $900 (Table 6.16). The rent of recent-movers was $400 or 44 percent higher than that of long-term tenants in such units.

Table 6.17
Median Contract Rent, Median Household Income and Percent Change in Each by Regulatory Status
New York City 2002 and 2005

	Real Median Contract Rent		Percent Change	Real Median Renter Household Income		Percent Change
Regulatory Status	**2002[a]**	**2005**	**2002-2005**	**2001[b]**	**2004**	**2001-2004**
All	$782	$850	+ 8.7%	$33,933	$32,000	- 5.7%
Controlled	$554	$551	- 0.5%	$22,330	$22,176	- 0.7%
Stabilized	$780	$844	+ 8.2%	$35,027	$32,000	- 8.6%
Pre-1947	$776	$810	+ 4.4%	$33,933	$32,000	- 5.7%
Post-1947	$842	$899	+ 6.8%	$39,439	$34,840	- 11.7%
All Other Regulated	$687	$685	- 0.3%	$20,140	$15,000	- 25.5%
Mitchell-Lama	$704	$750	+ 6.5%	$28,022	$22,000	- 21.5%
Other Regulated	$614	$482	- 21.5%	$12,084	$11,040	- 8.6%
All Unregulated	$942	$1,000	+ 6.2%	$43,784	$42,000	- 4.1%
In Rental Buildings	$942	$1,000	+ 6.2%	$42,689	$42,000	- 1.6%
In Coops/Condos	$1,053	$1,100	+ 4.5%	$54,730	$50,000	- 8.6%
Public Housing	$321	$342	+ 6.5%	$13,135	$13,902	+ 5.8%
In Rem	$335	$303	- 9.6%	$19,230	$19,000	- 1.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a In 2005 dollars.
b In 2004 dollars.

Changes in Median Contract Rents and Median Household Incomes

After adjusting for inflation, in the three years between 2002 and 2005, the real median contract rent of all rental units grew by 8.7 percent, while the real median renter household income declined by 5.7 percent between 2001 and 2004 (Table 6.17). During the same period, the real rent of rent-controlled units remained basically the same, $554 to $551, while real household income in these units also changed little.

Between 2002 and 2005, the real rent of rent-stabilized units rose by 8.2 percent, while real household income in these units dropped by 8.6 percent between 2001 and 2004 (Table 6.17). The real rent increase

for pre-1947 rent-stabilized units was 4.4 percent, while real income declined for households in such units by 5.7 percent. At the same time, the real rent of post-1947 rent-stabilized units increased by 6.8 percent, while the real income of households in such units dropped by 11.7 percent.

Between 2002 and 2005, the real median contract rent of unregulated rental units in rental buildings rose by 6.2 percent, from $942 to $1,000, while the real median income of households in these units inched down between 2001 and 2004 (Table 6.17). At the same time, the real rent of such units in cooperative and condominium buildings increased by 4.5 percent, while the real income of households in these units decreased by 8.6 percent.

The real median contract rent of Public Housing units (which along with that of in rem units was disproportionately lower than the rents of other categories) rose between 2002 and 2005, by 6.5 percent (Table 6.17). The real income of Public Housing households increased by 5.8 percent during the three-year period between 2001 and 2004. On the other hand, during the same three-year period, the real rent of *in rem* units fell substantially, while the real income of *in rem* households inched down slightly.

Median Contract Rent by Borough and by Regulatory Status

In 2005, the median contract rent of rent-controlled units in Manhattan was $567, much higher than those in the other boroughs (Table 6.18). The rent of rent-controlled units in the Bronx and Brooklyn was $500, the lowest for such units in any of the boroughs.

The rent of rent-stabilized units in Manhattan was $960, the highest for such units in any of the boroughs in 2005. This was $116 or 14 percent higher than the $844 city-wide rent for such units. The rent for post-1947 stabilized units in Manhattan was $1,082, while it was $940 for pre-1947 stabilized units (Table 6.18). The rent for rent-stabilized units in the Bronx was $750, the lowest for such units in any of the boroughs (Figure 6.8).

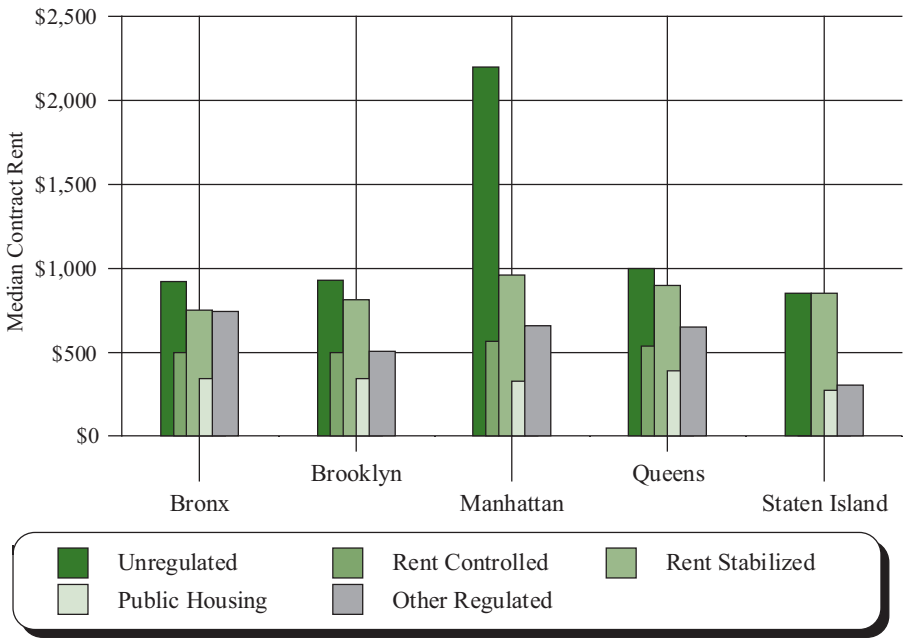
The 2005 median rent for unregulated units in rental buildings in Manhattan was $2,200, the most expensive in the City and 2.2 times the rent of all unregulated rental units in rental buildings in the City, which was $1,000 (Table 6.18). The rent of unregulated rental units in cooperative and condominium buildings in Manhattan was the second most expensive in the City, $2,050, or 1.9 times the rent for all such units in the City, which was $1,100.

The median contract rent of Public Housing units in the Bronx was $345, about the same as the rent for all such units in the City (Table 6.18).

Contract Rent Distribution by Regulatory Status

Of all renter units in the City, 16 percent rented for a contract rent between $1 and $499 a month, while 28 percent rented for a rent of $500 to $799 (Table 6.19). In addition, 21 percent had rents of $800 to $999, while another 22 percent had rents of $1,000 to $1,499. The rents of the remaining 13 percent were $1,500 or more: 7 percent rented for $1,500 to $1,999, and 6 percent rented for $2,000 or more. Compared to this city-wide distribution of rent, an unparalleledly larger proportion of rent-controlled units were very-low- and low-rent units. Of all rent-controlled units in the City, more than three-fifths rented for less than $800; 44 percent rented for less than $500.

Figure 6.8
Median Contract Rent by Rent Regulatory Status by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

On the other hand, of all rent-stabilized units, three-fifths rented for $500 to $999: 35 percent for $500 to $799 and 26 percent for $800 to $999 (Table 6.19). In addition, another three-tenths rented for $1,000 or more; 23 percent for $1,000 to $1,499 and 9 percent for $1,500 or more. At the same time, 9 percent of rent-stabilized units rented for less than $500. Of post-1947 rent-stabilized units, more units rented for higher rents and fewer units rented for lower rents, compared to the pattern for all rent-stabilized units and that for pre-1947 rent-stabilized units (Figure 6.9).

Compared to the city-wide distribution of all rental units and the distribution in other rental categories, a substantially larger proportion of unregulated rental units rented for higher rents (Table 6.19). More than half of all unregulated rental units rented for a contract rent of $1,000 or more: 31 percent for $1,000 to $1,499; 9 percent for $1,500 to $1,999; and 15 percent for $2,000 or more. In other words, more than one in seven of unregulated rental units in the City rented for $2,000 or more (Figure 6.10).

In rem and Public Housing units were the least expensive. More than three-quarters of *in rem* units (76 percent) rented for a contract rent between $1 and $399 (Table 6.19). At the same time, almost all Public Housing units rented for between $1 and $799, while 76 percent rented for less than $500.

Table 6.18
Median Contract Rents (in 2005 Dollars) by Borough and by Regulatory Status
New York City 2002 and 2005

	Borough					
Regulatory Status	**All**	**Bronx[a]**	**Brooklyn**	**Manhattan[a]**	**Queens**	**Staten Island**
2002 (in 2005 $)						
All	$782	$687	$776	$897	$886	$776
Controlled	$554	$526	$554	$645	$520	**
Stabilized	$780	$698	$748	$922	$845	$831
Pre-1947	$776	$692	$720	$886	$831	**
Post-1947	$842	$751	$793	$1,080	$873	$776
All Other Regulated	$687	$711	$554	$720	$699	$871*
Mitchell-Lama	$704	$752	$665	$731	$665	**
Other[b]	$614	$473	$331	$700	$739	**
All Unregulated	$942	$831	$886	$2,437	$953	$803
In Rental Buildings	$942	$831	$886	$2,504	$942	$803
In Coops/Condos	$1,053	$886	$997	$2,216	$997	**
Public Housing	$321	$269	$296	$362	$418	$218*
In Rem	$335	**	**	$335	**	**
2005						
All	$850	$742	$800	$1,000	$905	$800
Controlled	$551	$500*	$500	$567	$535	**
Stabilized	$844	$750	$810	$960	$900	$850
Pre-1947	$810	$731	$800	$940	$860	**
Post-1947	$899	$800	$850	$1,082	$944	$800
All Other Regulated	$685	$750	$540	$708	$650	$300*
Mitchell-Lama	$750	$800	$650	$750	$700	**
Other[b]	$482	$480	$325	$700	$225	**
All Unregulated	$1,000	$920	$925	$2,200	$1,000	$850
In Rental Buildings	$1,000	$950	$910	$2,200	$1,000	$840
In Coops/Condos	$1,100	$775	$1,000	$2,050	$1,000	**
Public Housing	$342	$345	$345	$325	$388	**
In Rem	$303	**	**	$303	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Notes:

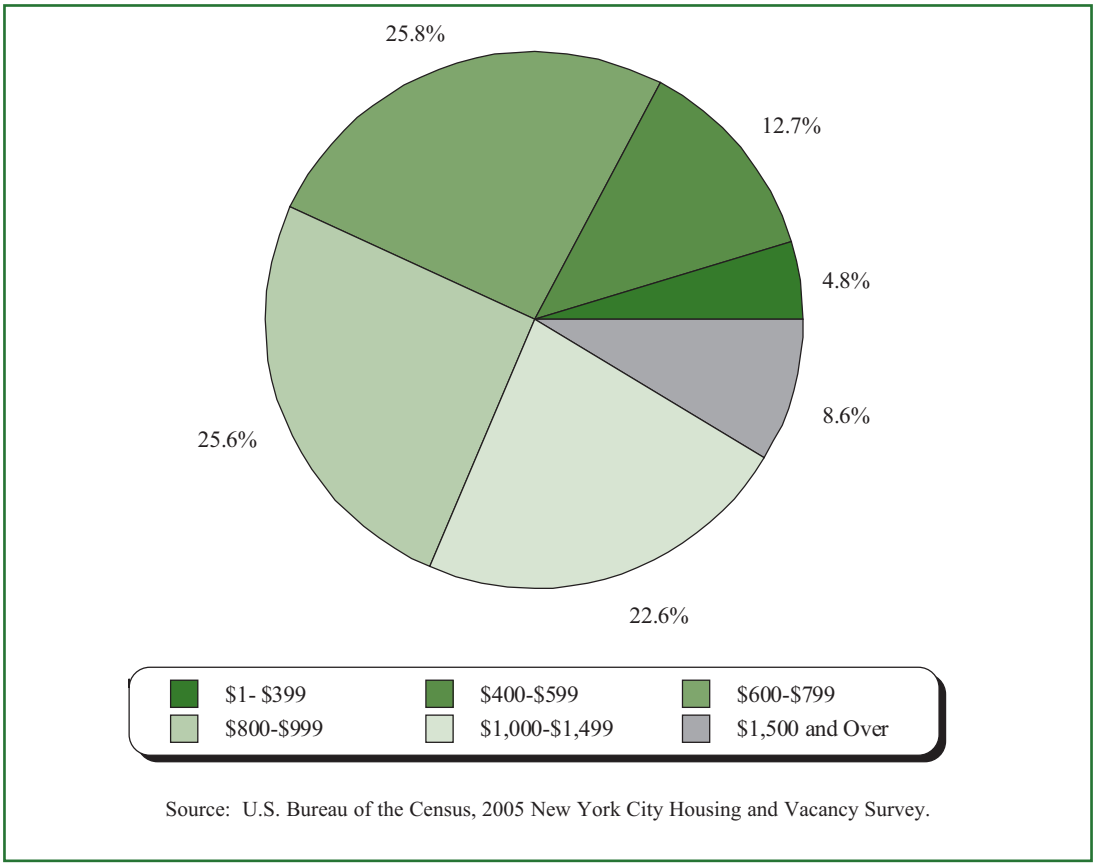
a Marble Hill in the Bronx.

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.

Figure 6.9
Distribution of Renter Occupied Stabilized Units by Contract Rent
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Differences in Median Contract Rent by Unit Size

As in most housing markets in this country, 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 2005, the rent for studios in the City was $775, and the rent for one-bedroom units was $800. At the same time, rents for two-bedroom units and three-bedroom units were $865 and $1,000 respectively (Table 6.20).

In Manhattan, the median contract rent for one-bedroom units was $1,100, not significantly higher than the rent of $1,050 for studios. The rents for two-bedroom and three-or-more-bedroom units were $935 and $800 respectively (Figure 6.11). Major reasons for this illogical pattern are as follows: in Manhattan, most large renter units were in the heavily rent-subsidized very-low rent categories of Public Housing, *in rem*, "other" rent-regulated, and rent-controlled (Table 6.21), while relatively larger proportions of small units, studios and one-bedroom units, were in the categories of post-1947 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 relatively very high. Specifically, the median contract rent for unregulated rental units in Manhattan was $2,200, 2.2 times the borough-wide median rent, and about 7 times the rent for Public Housing ($325) or *in rem* ($303) units in the borough. The median rent for post-1947 rent-stabilized units was $1,082, more than three times the rent for Public Housing or *in rem* units in Manhattan (Table 6.21).

Table 6.19
Distribution of Renter Occupied Units by Contract Rent by Regulatory Status
New York City 2005

Contract Rent	All	Rent Controlled	Rent Stabilized			All Other Regulated	All Unregulated	Public Housing	*In Rem*
			All	Pre-1947	Post-1947				
All Renter Occupied[a]	2,027,626	43,317	1,015,655	726,070	289,584	122,247	668,711	167,539	10,158
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 - $299	7.7%	20.8%	3.0%	3.0%	2.9%	23.7%	1.2%	43.9%	33.6%*
$300 - $399	3.2%	10.3%	1.8%	1.9%	1.5%	6.8%	1.0%	14.0%	42.6%
$400 - $499	4.9%	12.5%	3.9%	4.4%	2.7%	5.8%	2.2%	18.3%	**
$500 - $599	6.9%	9.4%*	8.8%	10.1%	5.5%	6.2%	3.4%	9.1%	**
$600 - $699	10.0%	**	12.8%	13.4%	11.5%	8.2%	6.5%	9.1%	**
$700 - $799	10.6%	10.1%	13.0%	13.5%	11.5%	12.3%	9.0%	2.3%*	**
$800 - $899	11.7%	7.6%*	14.4%	14.3%	14.4%	10.0%	11.0%	**	**
$900 - $999	9.7%	**	11.2%	10.6%	12.8%	9.5%	10.3%	**	**
$1,000- $1,249	15.6%	**	15.5%	14.3%	18.5%	9.2%	21.4%	**	**
$1,250 - $1,499	6.8%	**	7.0%	6.3%	8.8%	3.4%	9.3%	**	**
$1,500 - $1,999	6.7%	**	6.6%	6.8%	6.4%	2.7%*	9.2%	**	**
$2,000 & Over	6.2%	**	1.9%	1.4%	3.4%	**	15.4%	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

a Includes households paying no cash rent (37,315) which are not included in percent distribution.

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

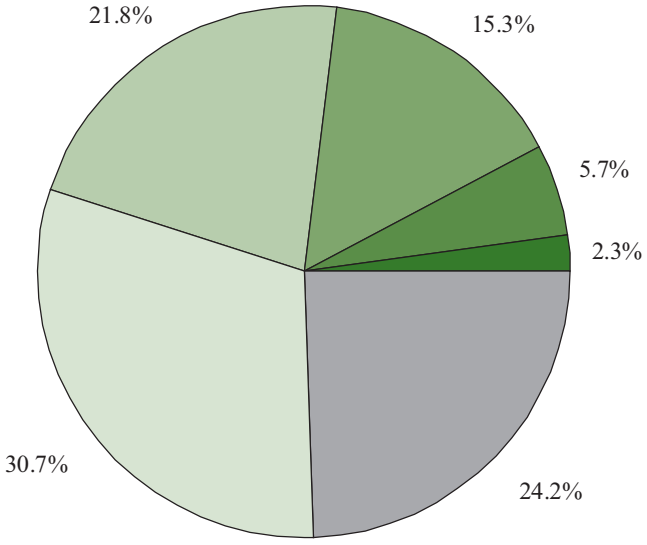
** Too few households to report.

Table 6.20
Median Contract Rent by Number of Bedrooms and by Borough
New York City 2005

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All Renter Occupied Units	$850	$775	$800	$865	$1,000
Bronx[a]	$742	$600	$693	$772	$950
Brooklyn	$800	$600	$775	$850	$980
Manhattan[a]	$1,000	$1,050	$1,100	$935	$800
Queens	$905	$750	$850	$1,000	$1,200
Staten Island	$800	$600*	$750	$950	$1,200

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Marble Hill in the Bronx.
* Since the number of households is small, interpret with caution.

Figure 6.10
Distribution of Renter Occupied Unregulated Units by Contract Rent
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.21
Median Contract Rent and Number of Units in *Manhattan* by Rent Regulatory Status and Year Built, by Number of Bedrooms New York City 2005

Rent Regulatory Status	All Renter Occupied Units in Manhattan		Number of Bedrooms							
			0		1		2		3 or More	
	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent
All	563,589	$1,000	90,618	$1,050	235,142	$1,100	168,626	$935	69,203	$800
Controlled	23,190	$567	**	**	10,700	$680	6,115	$550	4,458*	$551*
Stabilized	324,749	$960	67,861	$1,000	137,478	$986	87,610	$934	31,800	$888
Pre-1947	255,175	$940	55,159	$1,000	105,481	$916	67,981	$910	26,554	$913
Post-1947	69,574	$1,082	12,702	$1,031	31,998	$1,200	19,629	$1,000	5,246	$630
All Other Regulated	29,145	$708	**	**	13,099	$685	9,978	$700	**	$870*
Mitchell-Lama	11,797	$750	**	**	**	$837*	5,794	$700	**	**
Other Regulated	17,348	$700	**	**	9,269	$681	4,184*	$700	**	**
All Unregulated	128,543	$2,200	16,364	$1,500	61,302	$2,200	37,472	$2,400	13,405	$2,500
In Rental Buildings	111,694	$2,200	11,951	$1,600	52,491	$2,200	35,191	$2,400	12,060	$2,500
Sublet Coops	16,849	$2,050	4,412*	$1,300	8,811	$2,300	**	**	**	**
Public Housing	50,660	$325	**	**	10,935	$210	25,259	$388	12,498	$342
In Rem	7,303	$303	**	**	**	**	**	**	**	$350*
Year Built										
1980 or Later	52,020	$2,000	7,041	$1,744	29,368	$2,050	12,954	$2,300	**	**
1970 - 1979	38,574	$1,245	5,854	$1,000	16,996	$1,638	11,406	$967	4,318*	$855
1947 - 1969	105,219	$700	12,166	$945	37,518	$1,029	40,278	$502	15,257	$548
Before 1947	367,776	$1,000	65,558	$1,000	151,261	$1,000	103,987	$1,020	46,970	$950

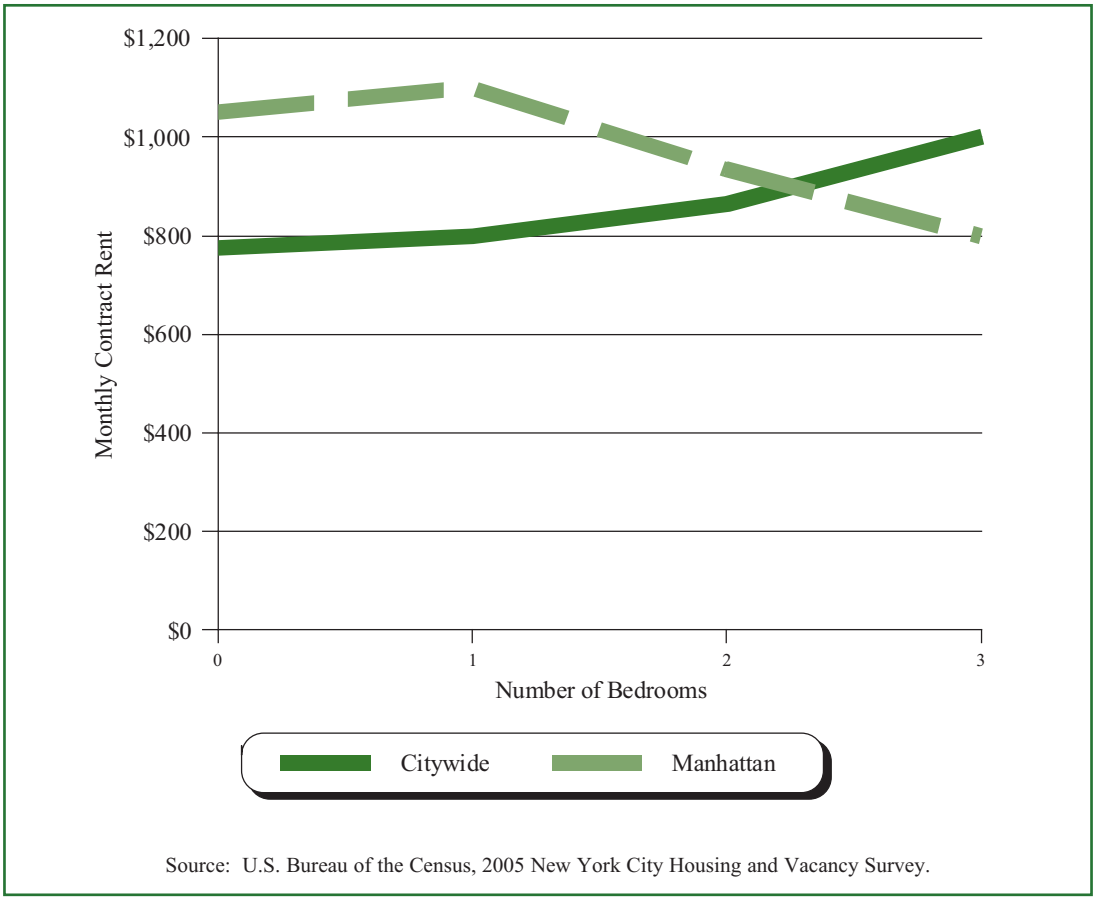
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:

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

** Too few households to report.

Figure 6.11
Monthly Contract Rent by Number of Bedrooms
New York City and Manhattan 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

On the other hand, three-quarters of Public Housing units were either two-bedroom units (50 percent) or three-bedroom units (25 percent), while fewer than one in ten rent-stabilized units had three or more bedrooms (Table 6.21). Particularly, of post-1947 rent-stabilized units in Manhattan, only 8 percent were three-bedroom units.

Moreover, studios are located in expensive areas, while large units are located in relatively less expensive areas. Specifically, while 86 percent of studios are located in the expensive lower midtown area, only 38 percent of three-bedroom units are located in this area of Manhattan; 63 percent of three-bedroom units are located in the less expensive areas of upper Manhattan.[10]

Citywide, 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 pre-1947 rent-stabilized units. For rent-controlled units, the median contract rent for two-bedroom units was $575, $25 or 4 percent lower than the rent for one-bedroom units in this category and the median rent for a three bedroom apartment was even lower at $551 (Table 6.22). The rent for pre-1947 rent-stabilized one-bedroom units was $799, lower than the rent for studios in the same rental category, which was $805.

10 U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.22
Median Contract Rents by Regulatory Status and by Number of Bedrooms
New York City 2005

	Number of Bedrooms				
Rent Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All	$850	$775	$800	$865	$1,000
Controlled	$551	**	$600	$575	$551
Stabilized	$844	$800	$808	$874	$920
Pre-1947	$810	$805	$799	$850	$865
Post-1947	$899	$753	$865	$950	$1,140
Mitchell-Lama	$750	$519	$660	$775	$900
Unregulated	$1,000	$840	$925	$1,000	$1,200
In Rental Buildings	$1,000	$800	$900	$1,000	$1,200
In Coops/Condos	$1,100	$1,000	$1,000	$1,250	$1,308*
Public Housing	$342	$191	$219	$375	$397
In Rem	$303	**	**	$300*	$350
Other Regulated	$482	$773	$287	$575	$870

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Median Contract Rents for Unregulated Rental Units

Of the 2,028,000 occupied rental units in the City in 2005, 669,000 or 33 percent were unregulated rental units (Table 6.19). Of all occupied unregulated rental units, 625,000 or 93 percent were in rental buildings, while 44,000 or 7 percent were in cooperative or condominium buildings (Table 6.24). In 2005, the median contract rent for unregulated units in cooperative or condominium buildings was $1,100, the highest of any rental category in the City (Table 6.23).

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 units in the borough as a whole was $2,200, or 2.2 times the rent for such units in the City as a whole (Table 6.23). The rents for such units in other boroughs ranged from $850 in Staten Island, to $920 in the Bronx, $925 in Brooklyn, and $1,000 in Queens. The rent for such units in cooperative or condominium buildings in Manhattan was $2,050, or 1.9 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 $775 in the Bronx, to $1,000 in Brooklyn and Queens. The number of such units in Staten Island was too small to report.

Table 6.23
Median Contract Rent of Unregulated Units by Borough and by Type of Building
New York City 2002 and 2005

Borough	Total	In Rental Buildings	In Coops and Condos
2002			
All	$942	$942	$1,053
Bronx[a]	$831	$831	$886
Brooklyn	$886	$886	$997
Manhattan[a]	$2,437	$2,504	$2,216
Queens	$953	$942	$997
Staten Island	$803	$803	*
2005			
All	$1,000	$1,000	$1,100
Bronx[a]	$920	$950	$775
Brooklyn	$925	$910	$1,000
Manhattan[a]	$2,200	$2,200	$2,050
Queens	$1,000	$1,000	$1,000
Staten Island	$850	$840	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.
* Too few to report.

Contract Rent Distribution and Changes for Unregulated Units

As discussed earlier, more unregulated rental units in the City were in the middle and upper rent ranges in 2005 (Table 6.24). More than three-quarters of unregulated rental units rented for $800 or more: 21 percent rented for $800-$999, and 55 percent rented for $1,000 or more, including 15 percent that rented for $2,000 or more. The rent distribution of unregulated rental units in rental buildings was very similar to that of all unregulated rental units. This is because the predominant proportion of unregulated units, 93 percent, was in rental buildings. However, of unregulated units in cooperative and condominium buildings, more units had high rents. The rents of 61 percent of such units were $1,000 or more, and 22 percent rented for $2,000 or more.

From 2002 to 2005, the proportion of unregulated units renting for less than $1,000 declined from 59 percent to 45 percent (Table 6.24). Commensurately, the proportion of such units renting for $1,000 or more increased considerably from 41 percent to 55 percent.

The proportion of unregulated units renting for $2,000 or more increased from 12 percent to 15 percent over the period. In 2005, the 100,000 unregulated units renting for $2,000 or more were a remarkable increase of 26,000, or 35 percent, from the 74,000 such units in 2002. Of all unregulated rental units renting for $2,000 or more in 2005, 90.5 percent were in rental buildings, while only 9.5 percent were in cooperative or condominium buildings. In 2002, the proportions of such units in rental buildings and in cooperative or condominium buildings were about the same as in 2005.[11]

In the three years, the proportion of units in rental buildings renting for $2,000 or more increased by 4 percentage points, after adjusting for inflation.

Table 6.24
Distribution of Unregulated Renter Occupied Units by Contract Rent Interval (in 2005 Dollars) by Type of Building
New York City 2002 and 2005

	Total		In Coops and Condos		In Rental Buildings	
Contract Rent Interval	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
Number	644,991	668,711	49,815	43,893	595,176	624,818
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
$1 - $299	1.1%	1.2%	**	**[a]	1.2%	1.3%
$300 - $399	1.6%	1.0%	**	**[a]	1.7%	1.0%
$400 - $499	3.1%	2.2%	**	**[a]	3.1%	2.2%
$500 - $599	3.7%	3.4%	**	**[a]	3.9%	3.4%
$600 - $699	9.4%	6.5%	7.9%*	9.2%*	9.6%	6.3%
$700 - $799	12.3%	9.0%	8.3%*	8.9%*	12.7%	9.1%
$800 - $899	15.0%	11.0%	11.3%	9.1%*	15.3%	11.2%
$900 - $999	12.8%	10.3%	12.9%	**[a]	12.8%	10.6%
$1,000 - $1,249	15.8%	21.4%	17.0%	20.2%	15.7%	21.5%
$1,250 - $1,499	7.4%	9.3%	9.2%	10.5%	7.2%	9.2%
$1,500 - $1,999	5.9%	9.2%	9.2%	8.5%*	5.6%	9.3%
$2,000 and Over	11.9%	15.4%	19.0%	22.0%	11.3%	14.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a In 2005 a total of 38.9% of unregulated units in coops/condos rented for less than $1,000 per month. In 2002, 45.5% of such units rented below $1,000/month (in 2005 dollars).
* Since the number of renter occupied households is small, interpret with caution.
** Too few households to report.

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 109,000 in 2005. The share of rent-regulated units in such buildings was 60 percent or 65,000 units in 2005 (Table 6.25).

11 U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 6.25
Number of Renter Occupied Units
in Cooperative and Condominium Buildings by Regulatory Status of Unit
New York City 2002 and 2005

	2002		2005		Change
Regulatory Status	**Number**	**Percent**	**Number**	**Percent**	**2002-2005**
All Renter Occupied Units in Coops and Condos[a]	114,301	100.0%	108,569	100.0%	
Rent Regulated	64,485	56.4%	64,676	59.6%	+3.2 pts
Unregulated	49,815	43.6%	43,893	40.4%	-3.2 pts

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Excluding Mitchell-Lama cooperatives.

In 2005, as in 2002, the rent of unregulated units in cooperative and condominium buildings was substantially higher than that of rent-regulated units in such buildings. In 2005, the median contract rent of unregulated rental units in such buildings was $1,100, which was $244 or 29 percent higher than the rent of rent-regulated units in such buildings (Table 6.26). The difference was exceptionally large in Manhattan. The rent of unregulated rental units in such buildings in the borough was $2,050—that is, $968 or 89 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 unit and the level of rent was consistently positive for all sizes of units, except studios. The median contract rent for rent-regulated units in such buildings was $800 for one-bedroom units, $908 for two-bedroom units, and $1,077 for three-or-more-bedroom units in 2005 (Table 6.27). The rent for rent-regulated studios in such buildings was $825, $25 higher than the rent for rent-regulated one-bedroom units in the same type of buildings.

At the same time, the rent for unregulated rental units in such buildings was $1,000 for one-bedroom units, $1,250 for two-bedroom units, and $1,308 for three-or-more-bedroom units (Table 6.27). The rent for unregulated studios in such buildings was the same as the rent for unregulated one-bedroom units in such buildings.

The main reason why the rent for studios was not lower than the rent for one-bedroom units in cooperative and condominium buildings is that most studios were relatively new units compared to larger renter units and were mostly located in central Manhattan where rents are in general much higher than rents in the other boroughs, as discussed earlier (Table 6.21).

Rent and Housing and Neighborhood Conditions

Some of the most important characteristics of rental housing that determine rent are, first, the condition of rental units; second, the condition of the 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 2005 HVS confirms that such a clearly positive relationship between rents and housing,

Table 6.26
Real Median Contract Rent of Renter Occupied Units in Cooperative or Condominium Buildings by Borough and by Regulatory Status
New York City 2002 and 2005

Borough	Regulatory Status				Percent Difference	
	Rent Regulated		Unregulated			
	2002[c]	2005	2002[c]	2005	2002[c]	2005
All Renter Occupied Units in Coops and Condos	$824	$856	$1,053	$1,100	+27.8%	+28.5%
Bronx[b]	$776	$865	$886	$775	+14.2%	-10.4%
Brooklyn	$654	$875	$997	$1,000	+52.4%	+14.3%
Manhattan[b]	$1,055	$1,082	$2,216	$2,050	+110.0%	+89.5%
Queens	$859	$785	$997	$1,000	+16.1%	+27.4%
Staten Island	*	*	*	*	--	--

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Excluding Mitchell-Lama cooperatives.
b Marble Hill in the Bronx.
c In 2005 dollars.
* Too few units to report.

Table 6.27
Median Contract Rents of Renter Occupied Units in Cooperative or Condominium Buildings by Number of Bedrooms and Regulatory Status
New York City 2005

Number of Bedrooms	Regulatory Status		Percent Difference
	Rent Regulated	Unregulated	
All	$856	$1,100	+28.5%
0	$825	$1,000	+21.2%
1	$800	$1,000	+25.0%
2	$908	$1,250	+37.7%
3 or More	$1,077	$1,308*	+21.4%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Excluding Mitchell-Lama cooperatives.
* Since the number of units is small, interpret with caution.

building, and/or neighborhood conditions exists in the City. Specifically, the median contract rent of units in buildings that were not dilapidated was $850, or $100 higher than that of units in dilapidated buildings (Table 6.28). The rent of units in buildings without any building defects was $850, but the level of rent slid gradually as the number of defects increased: $791 for units in buildings with one defect type, $722 for units in buildings with two defect types, and $713 for units in buildings with three or more defect types.

An unequivocally positive relationship between housing maintenance condition and rent was also vividly displayed in the City, according to the 2005 HVS. The rent of units without maintenance deficiencies was $853; it fell to $804, $788, and $750 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies (Table 6.28).

A solidly positive relationship also existed between neighborhood conditions and rent in the City. The rent for units located on a street where there were no boarded-up buildings was $850, while it was $750 for units located on a street where boarded-up buildings were present in 2005 (Table 6.28). The rent level was highest, $1,000, for units in neighborhoods rated "excellent" by survey respondents; the rent level declined as the neighborhood rating declined: $837 for units in neighborhoods rated "good," $750 for units in neighborhoods rated "fair," and $700 for units in neighborhoods rated "poor."

Table 6.28
Median Contract Rent by Housing and Neighborhood Conditions
New York City 2005

Housing and Neighborhood Conditions	Median Contract Rent
All Renter Occupied Housing	$850
Dilapidation Status	
Dilapidated	$750
Not Dilapidated	$850
Number of Building Defect Types	
None	$850
1	$791
2	$722
3 or More	$713
Number of Maintenance Deficiencies	
None	$853
1-2	$804
3-4	$788
5 or More	$750
Presence of Boarded-Up Building on Same Street	
Yes	$750
No	$850
Neighborhood Satisfaction Rating	
Excellent	$1,000
Good	$837
Fair	$750
Poor	$700

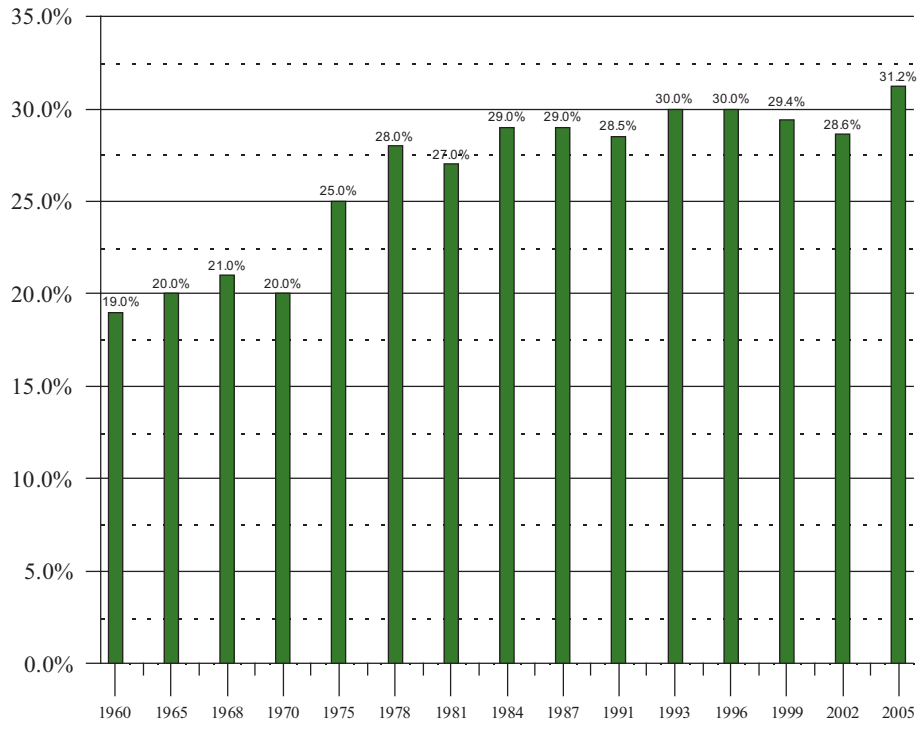
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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 indicators tenants, owners, and policy-makers face in evaluating 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, among other things has the following two major limitations: 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—such as clothing, children's education, and medical expenses—that households should have in order to maintain a decent life.[12] 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 31.2 percent in 2005. (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 and/or utilities paid separately from the rent by the tenant.) This was a substantial increase from three years earlier in 2002, when it was 28.6 percent; and the highest ratio in the forty years since 1965, when the first HVS was undertaken (Table 6.29 and Figure 6.12).

Figure 6.12
Median Gross Rent/Income Ratio New York City Selected Years 1960 - 2005



Sources: U.S. Bureau of the Census, 1960 and 1970 Decennial Census and 1965, 1968, 1975, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 6.29
Median Gross Rent/Income Ratio
New York City, Selected Years 1960-2005

Year	Gross Rent/Income Ratio[a]
2005	31.2%
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, 2002 and 2005 New York City Housing and Vacancy Surveys.

Note:

a For 1993, 1996, 1999, 2002 and 2005 the ratio was calculated using imputed rent and income. For prior years the ratio was based on reported rent and income only.

Median Gross Rent/Income Ratio by HUD Area Median Income Level

As in previous survey years, there is a clear-cut gradient effect as income level rises, with the gross rent/income ratio progressively moving down. The median gross rent/income ratio was 63.3 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2004, 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 6.30). Then, the ratio declined to 46.6 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 24.8 percent for moderate-income households, whose incomes were between 81 percent and 100 percent of the AMI; to only 17.2 percent for households with incomes greater than the AMI. The basic finding here is that it is low household incomes which contribute predominately to the high rent/income ratio. This finding will be further examined below.

Table 6.30
Median Contract Rent and Median Gross Rent/Income Ratio by Area Median Income Level
New York City 2005

Percent of Area Median Income (AMI) Level[a]	Median Contract Rent	Median Gross Rent/Income Ratio
All Renters	$850	31.2%
Greater than AMI (100%)	$1,082	17.2%
81% – 100% AMI	$885	24.8%
≤80% AMI	$750	46.6%
51% – 80% AMI	$835	31.6%
≤50% AMI	$700	63.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
[a] Percent of New York, New York PMSA Median Income ($54,400, as of February 2005) adjusted for household size and market conditions by the U.S. Department of Housing and Urban Development (HUD).

Median Gross Rent/Income Ratio by Household Income Level

The solid gradient effect in the relationship between incomes and rent/income ratios was 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 2004 was 73.8 percent. Then, the ratio slid progressively without interruption as household incomes increased (Table 6.31). The ratio dropped briskly to 41.4 percent for households with incomes between $20,000 and $29,999 and to 32.2 percent for households with incomes between $30,000 and $39,999. The ratio continued to go down further as household income rose: to 21.2 percent for households with incomes between $50,000 and $69,999, to 14.4 percent for households with incomes between $100,000 and $124,999, to a mere 9.7 percent for households with incomes of $200,000 or more.

This suggests that there is no single optimal ratio to indicate that households are paying a comfortable proportion of their incomes for rents. Household characteristics—such as household size and age of household members—as well as housing unit characteristics—such as the size and location of the unit—all determine the housing needs of different households. Nevertheless, low-income households, certainly the 935,000 households, or 46 percent of all renter households in the City, with incomes below $30,000, had an onerous rent burden, paying well over 41 percent of their income for rent (Table 6.32). Of renter households in rent-stabilized units and unregulated units, the rent/income ratio for those with incomes below $30,000 was even higher: 44 percent and greater (Table 6.33).

However, as incomes moved up the income scale, the rent burden was substantially alleviated. The basic issue here, thus, is whether it is high rents or low incomes that contribute to the troublesome affordability situation in the City, as measured by the rent/income ratio. In New York City, where rents kept climbing vigorously while household incomes fell in the three years between 2002 and 2005, the sources of the high rent/income ratio certainly appear to partake of both. However, for low-income households, it is definitely their lower incomes that determine their appallingly serious rent burdens.

Table 6.31
Median Renter Income, Median Gross Rent and Median Gross Rent/Income Ratio by Household Income Level
New York City 2002 and 2005

Household Income Level	Median Income			Median Gross Rent			Median Gross Rent/Income Ratio		
	2002[a]	2005	% Difference	2002[a]	2005	% Difference	2002[a]	2005	Pts Difference
All Renters	$33,933	$32,000	-5.7%	$873	$920	+ 5.4%	28.6	31.2	+ 2.6 points
< $5,000	0	0	--	$740	$845	+ 14.2%	>100.0	>100.0	--
$5,000 - $9,999	$8,026	$7,800	- 2.8%	$597	$637	+ 6.7%	87.3	97.5	+ 10.2
$10,000 - $14,999	$12,242	$12,000	- 2.0%	$698	$759	+ 8.7%	68.2	73.8	+ 5.6
$15,000 - $19,999	$17,295	$17,000	- 1.7%	$770	$800	+ 3.9%	51.7	56.8	+ 5.1
$20,000 - $29,999	$25,127	$24,000	- 4.5%	$814	$840	+ 3.2%	39.0	41.4	+ 2.4
$30,000 - $39,999	$35,027	$34,000	- 2.9%	$863	$913	+ 5.8%	29.1	32.2	+ 3.1
$40,000 - $49,999	$44,441	$43,692	- 1.7%	$920	$953	+ 3.6%	24.1	26.2	+ 2.1
$50,000 - $69,999	$58,014	$58,000	- 0.0%	$964	$1,018	+ 5.6%	19.5	21.2	+ 1.7
$70,000 - $99,999	$82,095	$80,000	- 2.6%	$1,056	$1,110	+ 5.1%	15.1	16.7	+ 1.6
$100,000 - $124,999	$109,460	$109,000	- 0.4%	$1,182	$1,320	+ 11.7%	12.6	14.4	+ 1.8
$125,000 - $149,999	$134,636	$135,000	+ 0.3%	$1,280	$1,400	+ 9.4%	10.8	12.2	+ 1.4
$150,000 - $174,999	$162,767	$156,680	- 3.7%	$1,762	$1,585	- 10.0%	12.2	12.2	0.0
$175,000 - $199,999	$186,082	$185,000	- 0.6%	$1,679	$1,800	+ 7.2%	10.1	11.4	+ 1.3
$200,000 and over	$306,489	$289,000	- 5.7%	$2,216	$2,150	- 3.0%	9.3	9.7	+ 0.4

Source: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note: a 2002 rent is in April 2005 dollars; 2001 income is in average 2004 dollars.

Table 6.32
Number and Percent of Renter Households, Median Income, Gross Rent and Gross Rent/Income Ratio by Household Income Level
New York City 2005

Household Income Level	Number	Percent	Median Income	Median Gross Rent	Median Gross Rent/Income Ratio
All Renters	2,027,626	100.0%	$32,000	$920	31.2
< $5,000	134,222	6.6%	0	$845	>100.0
$5,000 - $9,999	213,920	10.6%	$7,800	$637	97.5
$10,000 - $14,999	169,983	8.4%	$12,000	$759	73.8
$15,000 - $19,999	158,086	7.8%	$17,000	$800	56.8
$20,000 - $29,999	258,471	12.7%	$24,000	$840	41.4
$30,000 - $39,999	237,944	11.7%	$34,000	$913	32.2
$40,000 - $49,999	192,457	9.5%	$43,692	$953	26.2
$50,000 - $69,999	262,289	12.9%	$58,000	$1,018	21.2
$70,000 - $99,999	206,943	10.2%	$80,000	$1,110	16.7
$100,000 - $124,999	77,895	3.8%	$109,000	$1,320	14.4
$125,000 - $149,999	40,541	2.0%	$135,000	$1,400	12.2
$150,000 - $174,999	27,105	1.3%	$156,680	$1,585	12.2
$175,000 - $199,999	13,586	0.7%	$185,000	$1,800	11.4
$200,000 and over	34,786	1.7%	$289,000	$2,150	9.7

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.33
Number and Percent of Stabilized and Unregulated Renter Households, Median Income, Gross Rent and Gross Rent/Income Ratio by Household Income Level
New York City 2005

Household Income Level	Number	Percent	Median Income	Median Gross Rent	Median Gross Rent/Income Ratio
Stabilized & Unregulated Renters[a]	1,684,366	100.0%	$36,300	$982	31.9
< $5,000	98,715	5.9%	0	$938	>100.0
$5,000 - $9,999	127,764	7.6%	$7,860	$790	>100.0
$10,000 - $14,999	123,878	7.4%	$12,000	$845	81.6
$15,000 - $19,999	125,077	7.4%	$17,000	$875	60.9
$20,000 - $29,999	212,832	12.6%	$24,100	$900	44.1
$30,000 - $39,999	202,519	12.0%	$34,000	$960	34.1
$40,000 - $49,999	174,622	10.4%	$44,000	$980	26.8
$50,000 - $69,999	238,085	14.1%	$58,000	$1,050	21.7
$70,000 - $99,999	196,174	11.6%	$80,000	$1,135	16.8
$100,000 - $124,999	73,977	4.4%	$108,500	$1,362	14.8
$125,000 - $149,999	38,962	2.3%	$135,000	$1,430	12.4
$150,000 - $174,999	25,497	1.5%	$158,000	$1,690	12.6
$175,000 - $199,999	12,951	0.8%	$187,000	$1,800	11.4
$200,000 and over	33,312	2.0%	$295,000	$2,150	9.7

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note: a All renter households excluding rent controlled, public housing, *in rem*, Mitchell-Lama, other regulated.

Median Gross Rent/Income Ratio by Subsidized Households and Unsubsidized Households

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 tenant 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 tenant 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 in adequately understanding the rent burden subsidized households face.

The standard affordability measure of 30.0 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 30.0 percent rent/income ratio affordability measurement.

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 57.9 percent in 2005 (Table 6.34). 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 altogether—including both the household's out-of-pocket rent and the rent subsidy—was 57.9 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 28.8 percent of the household's monthly income.

This means that, if rent-subsidized households 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 57.9 percent of their income, although the rent they actually paid was only 28.8 percent (Table 6.34). The difference between the rents landlords received, as a proportion of these households' incomes, and the portion of the rent these households actually paid out of pocket, as a proportion of their income, was extremely large: 29.1 percentage points (57.9 percent – 28.8 percent).

Applying the standard 30.0 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 for rent-subsidized households was 27.9 percentage points (57.9 percent – 30.0 percent) (Table 6.34). Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received.

However, the affordability burden of rent-subsidized households was noticeably alleviated in the three years between 2002 and 2005, going from 60.8 percent to 57.9 percent, although their burden was still unbearably high.[13]

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 startlingly high 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 $860, the highest of the four household subsidy types. Of this amount, these

13 Moon Wha Lee, Housing *New York City, 2002*, page 379.

households paid only 23.5 percent or $202 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 $658 ($860 - $202) on average, which was the amount of the Section 8 subsidy, whether it was a Section 8 certificate or voucher. This was 3.3 times these households' out-of-pocket rent ($658/$202).

The rent for households that received a New York State or City subsidy was the second highest, $730, and these households paid the lowest proportion of their rent, 27 percent, or a median of $197, out of pocket (Table 6.3). Thus, these households received a rent subsidy of $533 ($730 - $197), which was 2.7 times their out-of-pocket rent. Households that received the City's SCRIE paid the second-lowest rent, $571. Of this, 83 percent or $475 was paid out of pocket; consequently, the rent increase exemption they received was $96 ($571 - $475), 20.2 percent of their out-of-pocket rent.

For households that received a federal subsidy other than Section 8, the rent was the lowest, $455. Of this, 53.4 percent or $243 was paid by the households out of pocket; consequently, the subsidy they received was $212 ($455 - $243), 87.2 percent of their out of pocket rent (Table 6.3).

The median gross rent/income ratio for rent-unsubsidized households that did not receive any of the four subsidies covered in the 2005 HVS and that had to pay the total amount of their rent out of their own pocket was 29.1 percent, barely higher than the out-of-pocket rent/income ratio of 28.8 percent for rent-subsidized households (Table 6.34). However, these rent/income ratios are quite different in meaning one from the other. Rent-unsubsidized households, 1,367,000 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. It is most unlikely that the 236,000 rent-subsidized households, or 14.7 percent of all renter households in the City in 2005 (Table 6.34), could have afforded the apartments they occupied without the subsidies they received, since their total housing costs — that is, the gross rent as a combination of these households' out-of-pocket rent, utilities and the rent subsidy — were 57.9 percent of their income.

Table 6.34
Median Gross Rent/Income Ratio, Number and Percent of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2005

Household Subsidy Category	Median Gross Rent/Income Ratio[a]	Number of Renter Households	Percent of Renter Households
All Renter Households	31.2	2,027,626[b]	100.0%
Subsidized Households	57.9	236,198	14.7%
Out-of-Pocket Rent/ Income Ratio	28.8		
Unsubsidized Households	29.1	1,367,359	85.3%
Not-Reporting Subsidy	33.0	386,755	

Source: U.S. Bureau of the Census, 2005 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 37,315 households paying no cash rent, that are not included in the percent distribution.

Affordability for Different Rent-Regulation Categories

The proportion of income renter households pay for their units varies among the different rent-regulation categories. Gross rent requires a very high share of income for tenants in rent-controlled units. 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 33.5 percent, the highest of any rent-regulation category and 2.3 percentage points higher than the ratio of 31.2 percent for all renter households in 2005 (Table 6.35). Such a high rent burden was the result of rent-controlled tenants' very low incomes. The median income of households in rent-controlled units was $22,176, a mere 69 percent of the median renter household income for the City in 2004 (Table 6.17).

The rent/income ratio for households in rent-stabilized units was 31.9 percent, slightly higher than the city-wide ratio of 31.2 percent. However, the ratio for households in post-1947 rent-stabilized units was 30.5 percent, considerably lower than the city-wide ratio, while the ratio for households in pre-1947 rent-stabilized units was 32.2 percent, higher than the city-wide ratio. Here again, low incomes dominate the difference in the rent/income ratio. The median contract rent of post-1947 rent-stabilized units was $899, $89 or 11 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 $34,840, $2,840 or 9 percent higher than the income of households in pre-1947 rent-stabilized units (Table 6.17).

The rent/income ratios for unregulated rental units as a whole and for such units in rental buildings were 31.9 percent and 32.1 percent respectively, higher than the city-wide ratio of 31.2 percent (Table 6.35). But the ratio for unregulated rental units in cooperative and condominium buildings was only 29.0 percent, the lowest of any rent-regulation category. Here again, the reason for the considerably lower rent/income ratio of unregulated units in cooperative and condominium buildings is the substantially higher income of households in such rental units. In specific, the income of households in such units was $8,000 or 19 percent higher than the income of households in unregulated units in rental buildings, while the contract rent of such units was $1,100, $100 or 10 percent higher than the rent of unregulated units in rental buildings in 2005 (Table 6.17).

The gross rent/income ratio for rent-subsidized households as a whole was worrisomely high, 57.9 percent in 2005, while it was 29.1 percent for unsubsidized households, as discussed earlier (Table 6.35). Thus, without subsidies, subsidized households would have had to pay about 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 those in pre-1947 rent-stabilized units. The total rent, as the sum of out-of-pocket rent plus rent subsidy, for rent-subsidized households in pre-1947 rent-stabilized units was appalling, 72.4 percent of their income in 2005, while the proportion of the total rent paid out of their own pockets was only 30.7 percent. The resulting difference between their overall rent/income ratio and their out-of-pocket rent/income ratio was 41.7 percentage points (72.4 percent – 30.7 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 42.4 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 an onerously high overall rent/income ratio, a lower out-of-pocket rent/income ratio, and a huge affordability gap was repeated for subsidized households in post-1947 rent-stabilized units and in unregulated rental units in rental buildings. Judging from these findings, it can be inferred that the affordability gap was so huge that these households were in housing poverty and, without subsidies, could not have afforded their apartments — even if they had made sacrifices on other necessities, such as clothing, their children's education, and medical needs — and could, thus, have been at great risk of homelessness.

Table 6.35
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 2005

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	**31.2**	**57.9**	**28.8**	**29.1**
Controlled	**33.5**	**	**	**33.5**
Stabilized	**31.9**	**69.7**	**30.5**	**29.4**
Pre-1947	**32.2**	**72.4**	**30.7**	**29.9**
Post-1947	**30.5**	**61.6**	**29.2**	**27.6**
All Unregulated	**31.9**	**57.6**	**22.9**	**30.4**
In Rental Buildings	**32.1**	**59.1**	**21.7**	**30.7**
In Coops/Condos	**29.0**	**	**	**26.9**
All Other Regulated	**33.5**	**55.1**	**29.8**	**27.1**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
** Too few households to report.

On the other hand, with a rent/income ratio of 29.1 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 (Table 6.38). Still, 48 percent of unsubsidized households paid 30 percent or more of their income for housing costs, and 24 percent had a rent burden of 50 percent or more (Table 6.36).

Rent/Income Ratio Level and Receipt of Subsidy

In 2005, 47.4 percent of renter households paid below the standard affordability measure of 30.0 percent of income for rent; 23.4 percent paid between 30.0 and 49.9 percent; and 29.2 percent paid 50.0 percent or more (Table 6.36).

On the other hand, of rent-subsidized households, 24.9 percent paid less than 30.0 percent of their income for rent: 20.6 percent paid between 30.0 percent and 49.9 percent; and a notable 54.6 percent paid 50 percent or more (Table 6.36).

Of unsubsidized households, 51.9 percent had rent/income ratios below 30.0 percent in 2005 (Table 6.36). Therefore, 48.1 percent had ratios of 30.0 percent or more: 24.1 percent had ratios between 30.0 percent and 49.9 percent, and 24.0 percent had ratios of 50.0 percent or more.

Table 6.36
Distribution of Gross Rent/Income Ratio of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2005

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%	5.0%	2.5%	14.8%	4.9%
10% - 19.9%	21.0%	8.6%	13.9%	23.5%
20% - 29.9%	21.4%	13.8%	24.9%	23.5%
30% - 39.9%	14.5%	12.6%	18.1%	15.1%
40% - 49.9%	8.9%	8.0%	8.2%	9.0%
50% - 59.9%	5.8%	5.4%	3.8%	5.8%
60% - 69.9%	4.3%	6.1%	3.5%	4.1%
70% - 79.9%	3.4%	5.4%	2.9%	2.9%
80% - 99.9%	4.4%	8.8%	3.5%	3.7%
100% and Over	11.3%	28.9%	6.4%	7.5%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Affordability for Different Racial and Ethnic Groups

The rent burden each racial and ethnic group experienced in 2005 was considerably different from group to group. In 2005, the gross rent/income ratio for non-Puerto Rican Hispanic households was 34.6 percent, 3.4 percentage points higher than the rent/income ratio of 31.2 percent for all renter households and 2.9 percentage points higher than it was for them in 2002 (Table 6.37).

The ratio for Asian households was 33.2 percent, 2.0 percentage points higher than the rate for all renters and 1.9 percentage points higher than it was for the group in 2002 (Table 6.37).

On the other hand, the ratio for Puerto Rican households was 31.7 percent, slightly higher than the overall ratio and a noticeable increase from three years earlier, when it was 30.1 percent (Table 6.37).

The ratio for black households was 29.6 percent in 2005, 1.6 percentage points lower than the overall ratio and up 1.7 percentage points from their ratio in 2002 (Table 6.37).

The ratio for white households was 30.3 percent, barely lower than the city-wide ratio and a considerable 3.7 percentage-point increase from the group's ratio in 2002 (Table 6.37).

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 $893 in 2005, which was 97 percent of the city-wide rent (Table 6.37), their median household income was only $29,000 in 2004, the second-lowest household income of any racial and ethnic group and only 91 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 (Figure 6.13).

The rent/income ratio for rent-subsidized Puerto Rican households was extremely high, 71.9 percent, while their out-of-pocket rent/income ratio was 28.7 percent (Table 6.37). The difference between the two ratios was 43.2 percentage points, and the affordability gap was enormous, 41.9 percentage points.

Other racial and ethnic groups that received some kind of rent subsidy also would have had to pay a very high proportion, over 50 percent, of their income for rent, except for whites and Asians. It was 65.3 percent for non-Puerto Rican Hispanic households, and 57.6 percent for black households (Table 6.37). These groups' out-of-pocket rent/income ratios were 29.4 percent and 27.8 percent respectively. The affordability gaps for these groups were 35.3 percentage points and 27.6 percentage points respectively. Based on this, it can be said that without the rent subsidies they received, a preponderate proportion of rent-subsidized households in these three racial and ethnic groups could not have afforded the apartments they occupied.

For white rent-subsidized households, the median gross rent/income ratio was 47.4 percent, while their out-of-pocket rent/income ratio was only 31.1 percent (Table 6.37). In other words, the total gross rent/or total housing cost would have been 47.4 percent of white rent-subsidized households' income, but the proportion of rent actually paid by these households was 31.1 percent of their income, a difference of 16.3 percentage points. Using 30.0 percent of household income as the affordability standard, the affordability gap here was 17.4 percent. Judging from this, without the rent subsidies they received, a large number of white rent-subsidized households could not have afforded the apartments they occupied.

Affordability of Rental Housing by Household Type

Single elderly households paid the highest proportion of their income for rent of any household group: an onerously high 49.1 percent in 2005, 17.9 percentage points higher than the average renter household in the City (Table 6.38). The affordability gap for these single elderly households was very high, 19.1 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 44.8 percent was 13.6 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 14.8 percentage points (Table 6.38).

The rent/income ratios for elderly households and single adult households were 33.5 percent and 33.0 percent respectively, 2.3 percentage points and 1.8 percentage points respectively higher than the city-wide ratio (Table 6.38).

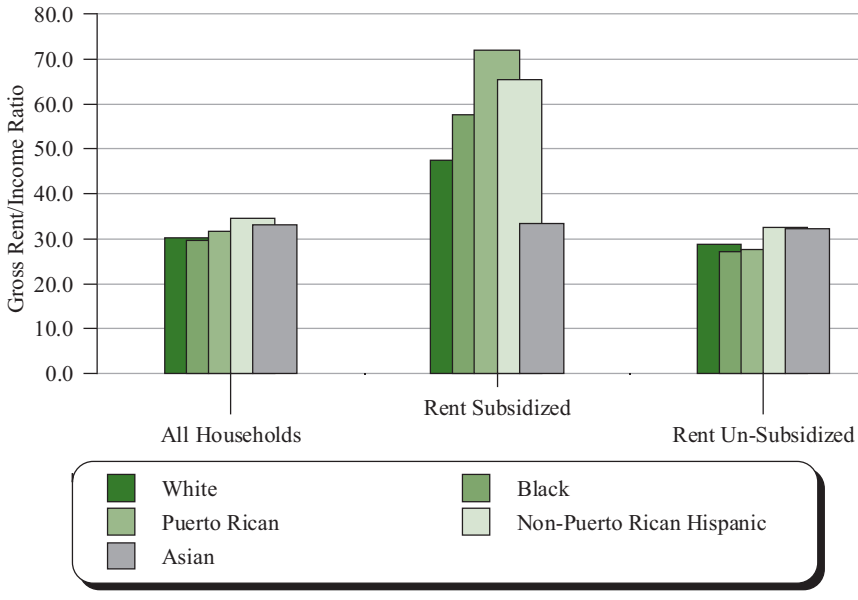
The proportion of income that adult households paid for rent in 2005 was the lowest of any household group, only 24.5 percent, or 6.7 percentage points lower than the median gross rent/income ratio for the City (Table 6.38). Adult households with minor children paid 29.2 percent of their income for rent, 2.0 percentage points lower than the city-wide median.

Table 6.37
Median Gross Rent (in 2005 Dollars) and Median Gross Rent/Income Ratio of All Renter Households, Subsidized Households and Unsubsidized Households by Race/Ethnicity New York City 2002 and 2005

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 Out-of-Pocket Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio
2002 (in 2005 Dollars)							
All	$873	28.6	$740	60.8	29.3	$877	27.1
White	$1,025	26.6	$704	73.7	32.5	$1,044	25.6
Black	$776	27.9	$748	50.7	27.2	$776	26.2
Puerto Rican	$680	30.1	$694	51.9	28.9	$673	27.7
Non-Puerto Rican Hispanic	$841	31.7	$854	65.8	27.3	$835	29.5
Asian	$964	31.3	$554	50.1	32.7	$962	30.6
2005							
All	$920	31.2	$825	57.9	28.8	$917	29.1
White	$1,080	30.3	$773	47.4	31.1	$1,100	28.8
Black	$797	29.6	$810	57.6	27.8	$786	27.1
Puerto Rican	$759	31.7	$847	71.9	28.7	$720	27.5
Non-Puerto Rican Hispanic	$893	34.6	$876	65.3	29.4	$895	32.5
Asian	$1,015	33.2	$837	33.3	19.0	$1,040	32.2

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
* Too few households to report.

Figure 6.13
Median Gross Rent/Income Ratio of All Renter Households,
Rent Subsidized and Rent Unsubsidized Households by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Compared to their incomes, the gross rent that 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 2005. Particularly, the median gross rent/income ratio for subsidized single households with minor children was troublingly high: 88.6 percent (Table 6.38). 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, with very little left for other necessities, such as food, clothes, and medicine. But because these households received some kind of rent subsidy, the proportion of rent they actually paid out of pocket was only 27.4 percent of their income. The affordability gap was 58.6 percentage points. This means that these households were definitely in housing poverty; and, without the subsidy they received, they would have been too poor to afford the rent for the units they occupied and at the utmost risk of homelessness or doubling up with other households.

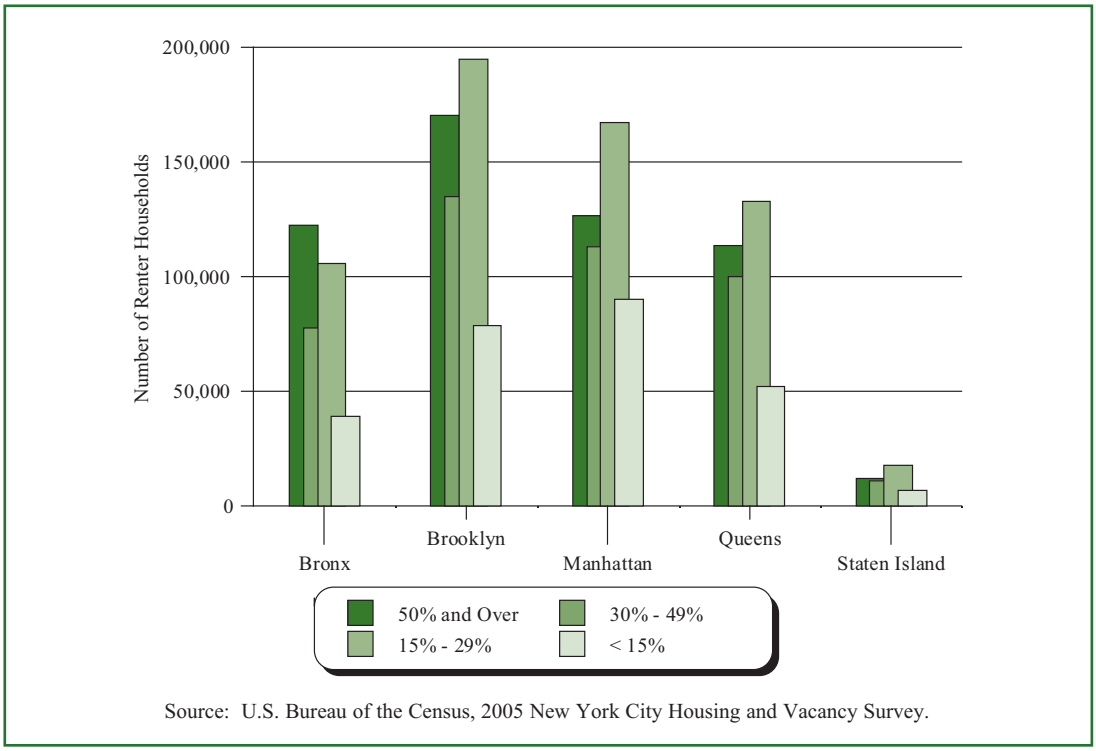
The total median gross rent/income ratio for rent-subsidized single-adult households was also unbearably high: 75.4 percent of their household income in 2005. But the proportion of their income that went out of pocket toward rent was 31.0 percent. The affordability gap for this household type was 45.4 percentage points (Table 6.38). Again, most of these 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 57.9 percent for all subsidized households in the City (Table 6.38). 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 single elderly households was 57.1 percent, while their out-of-pocket rent/income ratio was 34.1 percent and their affordability gap was 27.1 percentage points.

It is important to reiterate that it is not high median gross rents that create the troublingly high median gross rent/income ratios for subsidized households. Rather, it is because of the extremely low incomes of subsidized households that their gross rent/income ratios are so commensurately high. The median income of all subsidized households was only $12,176 in 2004, a mere 38 percent of the median household income of all renter households (Table 6.38). Subsidized single households with minor children, single elderly households, and single adult households—the household types with higher affordability gaps—were appallingly poor. Their median incomes were startlingly low, $10,000, $8,232, and $9,000 respectively, all about or less than 31 percent of the median income of all renter households.

The overall proportion of income that rent-unsubsidized household groups paid for rent was 29.1 percent, unparalleledly smaller than the proportion paid by subsidized household groups. However, unsubsidized single elderly households and single adult households with minor children, in particular, paid disproportionately high proportions of their income for rent: 44.3 percent and 37.6 percent respectively (Table 6.38). 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 $12,000 and $22,000 respectively, only 38 percent and 69 percent respectively of the median income of all renter households in 2004. Most 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.

Figure 6.14
Distribution of Renter Households by Gross Rent/Income Ratio within Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.38
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 2005

	All Renter Households			Subsidized Households				Unsubsidized Households		
Household Type	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio	Out-of-Pocket Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio
All	$920	$32,000	31.2	$825	$12,176	57.9	28.8	$918	$36,500	29.1
Single Elderly	$640	$11,000	49.1	$585	$8,232	57.1	34.1	$649	$12,000	44.3
Single Adult	$940	$32,000	33.0	$750	$9,000	75.4	31.0	$912	$35,000	29.7
Single with Minor Child(ren)	$850	$17,500	44.8	$987	$10,000	88.6	27.4	$789	$22,000	37.6
Elderly Household	$760	$23,508	33.5	$693	$14,120	45.5	29.8	$770	$27,755	31.6
Adult Household	$1,030	$52,200	24.5	$925	$22,500	33.5	18.5	$1,025	$53,407	24.3
Adult Household with Minor Child(ren)	$975	$38,400	29.2	$1,020	$20,000	51.9	23.1	$970	$40,000	27.8

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 6.39
Distribution of Renter Households by Gross Rent/Income Ratio Category and Median Gross Rent/Income Ratio by Borough
New York City 2005

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%	5.0%	4.1%	4.3%	7.5%	3.9%	**
10% - 19.9%	21.0%	17.6%	21.4%	22.9%	20.3%	26.0%
20% - 29.9%	21.4%	20.3%	21.5%	21.3%	22.2%	21.9%
30% - 39.9%	14.5%	14.5%	14.8%	14.2%	15.0%	11.7%
40% - 49.9%	8.9%	8.0%	8.5%	8.6%	10.1%	12.0%
50% - 59.9%	5.8%	6.1%	5.3%	5.4%	7.1%	**
60% - 69.9%	4.3%	4.9%	4.2%	4.0%	4.5%	**
70% - 79.9%	3.4%	3.6%	3.6%	2.7%	3.6%	**
80% - 99.9%	4.4%	5.8%	4.4%	3.2%	4.4%	**
100% and Over	11.3%	15.0%	11.9%	10.1%	9.0%	8.3%*
Median	**31.2**	**34.5**	**31.3**	**29.1**	**31.7**	**28.8**

Source: U.S. Bureau of the Census, 2005 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.

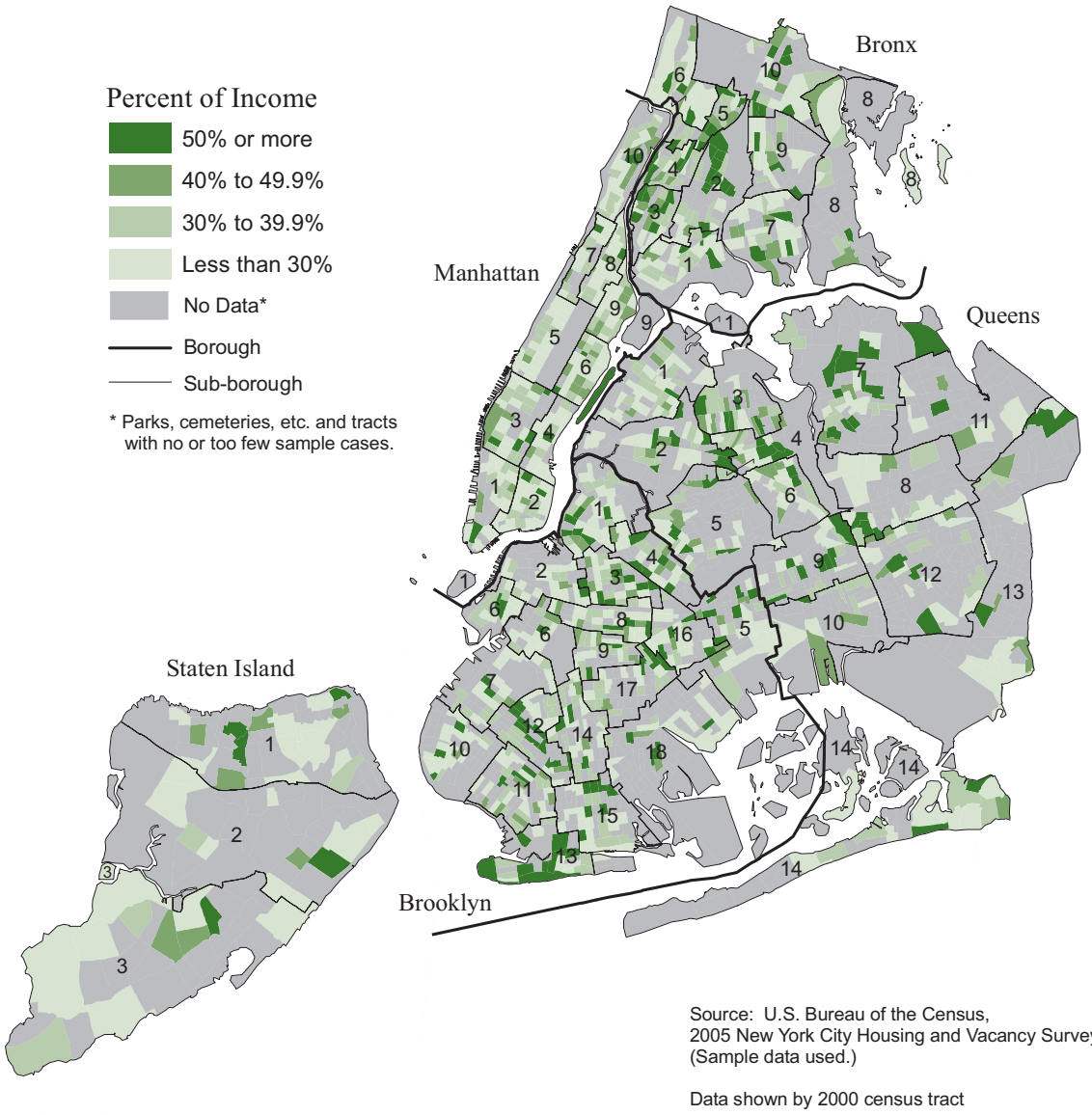
Affordability by Location

Gross rent required a larger share of household income in the Bronx, where the median rent/income ratio was 34.5 percent (Table 6.39). Rental units in Manhattan and Staten Island, with gross rent/income ratios of 29.1 percent and 28.8 percent respectively, were more affordable than units in the other four boroughs. Median gross rent/income ratios in Brooklyn and Queens were 31.3 percent, and 31.7 percent respectively. However, the median rent/income ratio for each borough disguises the uniquely different rent burdens households in the boroughs bear (Map 6.3).

In Manhattan and Staten Island, 51.7 percent and 47.9 percent respectively of renter households paid less than 30.0 percent of their income for rent (Table 6.39). In Brooklyn, Queens, and the Bronx, 47.2 percent, 46.4 percent, and 42.0 percent respectively of renter households paid that proportion of their income for rent (Figure 6.14).

In every borough, ratios ranging between 22.5 percent and 25.1 percent of renter households paid between 30.0 percent and 49.9 percent of their income for rent (Table 6.39). Meanwhile, in the Bronx, 35.4 percent of renter households paid 50.0 percent or more of their income for rent, while 29.2 percent of renters as a whole in the City had rent/income ratios that high.

Map 6.3
Median Gross Rent to Income Ratios
New York City 2005



In five sub-borough areas in the City, the median gross rent/income ratios were over 40 percent in 2005: 41.1 percent for Morrisania/East Tremont; 45.9 percent for Highbridge/South Concourse; and 43.5 percent for Kingsbridge Heights/Mosholu in the Bronx. In these three sub-borough areas, more than 40 percent of renter households paid more than 50.0 percent of their income for rent. In addition, in Borough Park in Brooklyn and in Jackson Heights in Queens, the median rent/income ratios were 40.3 percent and 41.1 percent respectively. In these two sub-borough areas, 42.1 percent and 35.8 percent respectively of renter households paid more than 50 percent of their income for gross rent in 2005 (Map 6.3).[14]

In short, the dominant component of high rent/income ratios in the Bronx was the lower household income compared to rent in the borough. The median renter income in the Bronx was $23,000 in 2004, only 72 percent of the median income of all renters in the City in 2004, while the median gross rent for the borough was $813,[15] 88 percent of the median gross rent for the City as a whole in 2005.

14 See Table A.20 and A.23 in Appendix A: 2005 HVS Data for Sub-borough Areas.

15 See Table A.20 in Appendix A: 2005 HVS Data for Sub-borough Areas.

7 Housing and Neighborhood Conditions

Introduction

Today in this country, a house is expected to provide a whole bundle of services to its occupants. Good housing provides, first, safety, security, and privacy for a wide variety of activities in the occupants' daily lives. Specifically, a basic element of good housing is, thus, 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 the unit is situated. The second bundle of services good housing provides is the presence and functional adequacy of the equipment within the unit that allows households to conduct their daily necessary activities in a safe and comfortable manner. The third bundle of services good housing provides is public and private neighborhood services, access to jobs and preferred activity centers, aesthetic satisfaction, and convenience and comfort. And last but not least, good housing provides investment opportunities. Housing condition has to take all of this into account to give an adequate view of the extent to which a given housing situation is meeting the needs and preferences of the household using it.

Since housing condition is a critically important element of housing requirements for New Yorkers to be evaluated 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 condition of such accommodations, among other housing situations in the City. For this reason, the HVS collects data on the following four major aspects of those conditions: the physical condition of housing units, buildings, neighborhood conditions, and the adequacy of space.

Physical conditions are usually measured by, first, focusing on the structural conditions of the buildings where housing units are situated and of the units themselves. At the beginning of this chapter, the structural condition of buildings will be discussed. The HVS provides data on two indicators of specific structural conditions: units in dilapidated buildings and units in buildings with certain structural defects. An analysis of these two measures of structural condition will portray the level of structural soundness of dwelling units.

The second component of physical condition covers the maintenance of units and the presence and functional adequacy of the equipment within those units. The second part of the chapter analyzes a set of quality aspects of units. The HVS provides data on seven categories of unit maintenance and equipment deficiencies. Analysis of data on these seven categories and their relationship to structural conditions will help to measure the overall quality of physical housing conditions in the City.

The third part of the chapter presents and analyzes data on the aggregate number and characteristics of physically poor units and the characteristics of households residing in them. In 2005, as three years earlier, housing conditions were the best since the HVS started covering comparable conditions in the 1970s. But there is still a considerable number of physically poor units in the City. Thus, it is useful to estimate the number of such units in the context of assessing housing needs in the City.

The fourth part of the chapter deals with neighborhood conditions. 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 very large central cities in the country, are concerned about the quality of life in their neighborhoods. The HVS provides data on two characteristics of neighborhood physical conditions: first, the existence of boarded-up buildings in the neighborhood and, second, residents' rating of the physical quality of the neighborhood. An analysis of these two characteristics of the neighborhood will contribute to housing policy-makers' and planners' better understanding of neighborhood quality in the City and its policy and planning implications.

The chapter then analyzes the impacts of the geographical concentration of poor housing conditions on the quality of life in certain neighborhoods by making analytical attempts, first, to portray the geographical areas, defined at the census tract level, where marked improvements have been made in structural and maintenance conditions between recent survey years and over the longer term; and, second, to identify the problem of neighborhood effects from the geographical concentration of poorer quality housing by clearly deducing them from data on the 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, "The Housing Supply," and this chapter reveal, with the City's New Housing Marketplace Plan, not only did the housing inventory expand substantially between 2002 and 2005, but physical housing conditions greatly improved as well. Thus, the tremendous improvements in the housing supply and condition in the City deserve to be analytically further reviewed in the context of the City government's continuous efforts.

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, the general importance of adequate indoor space hardly needs justification. The number of rooms in units in relation to the size of the household, coupled with an analysis of the doubling-up situation covered in Chapter 2, "Residential Population and Households," will assist policy-makers and planners in better understanding the importance of the crowding situation and housing need to alleviate such crowding situations in the City.

The HVS provides data on the crowding rate, a measure of space utilization. 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, which has been continuously attracting more people and more activities in all aspects of life.

Structural Condition of Housing

The HVS provides a useful description of structural conditions—that is, the number and proportion of housing units in dilapidated buildings. The Census Bureau's interviewers determine that the structural condition of a building where a sample unit is situated 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 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. However, in practice it is still very difficult to measure these conditions in an operationally reliable manner. This is mainly because many aspects of structural condition can only be assessed objectively and reliably by engineers, architects, and/or other well-trained technicians and because, in general surveys with large samples, assessments often involve interviewers' and respondents' subjective judgments and application of their limited professional knowledge and experience and their individual values, preferences, tastes, images of social status, and other socio-economic characteristics.

The determination of dilapidation is too subject to enumeration variability to be quantitatively reliable on an individual-unit basis, even though field representatives are trained and required to use interview manuals. 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. According to several Census Bureau evaluations of the 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] aggregate HVS estimates of dilapidation are believed to be reasonably reliable and useful.

The subjectivity of building condition data seems to make 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 HVS data on dilapidation reliable enough to be compared in regard to the magnitude and direction of change in the condition.

The Census Bureau treats vacant units in dilapidated buildings as vacant unavailable units in organizing and presenting data, as explained in Chapter 5, "Housing Vacancies and Vacancy Rates." Therefore, HVS reports have covered only occupied units, in discussing the number and proportion of units in dilapidated buildings. On the other hand, the Census Bureau covers both occupied and vacant units in counting units in buildings with structural defects. However, **this chapter covers only occupied units, in order to make analyses of housing conditions easy to compare.**

Occupied Units in Dilapidated Buildings

In 2005, building conditions remained among the best since the HVS started covering them. Of all occupied units (renter and owner units together), a mere 0.5 percent were in dilapidated buildings in 2005, the same as in 2002 (Table 7.1). The dilapidation rate for renter-occupied units was 0.7 percent in 2005, while it was 0.6 percent in 2002. Building conditions in the City have improved tremendously since 1965. The dilapidation rate remained at an all time low for the forty-year period since 1965. The rental dilapidation rate was 4.3 percent in 1965, 5.7 percent in 1975, 3.4 percent in 1984, and 1.0 percent in 1999 (Figure 7.1).

1 U.S. Bureau of the Census, Field Representative's Manual, 2005 New York City Housing and Vacancy Survey, Appendix B: Determining Building Condition.

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 7.1
Incidence of Dilapidation in Renter Occupied and All Occupied Units
New York City, Selected Years 1970-2005

	Dilapidation Rate[a]	
Year	**Renter Households**	**All Households**
2005	0.7%	0.5%
2002	0.6%	0.5%
1999	1.0%	0.9%
1996	1.3%	1.1%
1993	1.2%	1.0%
1991	1.2%	0.9%
1987	2.1%	1.6%
1984	3.4%	2.6%
1981	4.2%	3.3%
1978	3.4%	2.6%
1975	5.7%	4.4%
1970	5.0%	--
1968	4.6%	3.6%
1965	4.3%	3.4%

Sources: 1965 and 1968 data from Niebanck, Paul, *Rent Control and the Rental Housing Market, New York City, 1968, p.101;* 1970-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, p. 232; 1978-2005 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys. Data for All Households 1975-1984 from U.S. Bureau of the Census; for 1970 not available.

Note:

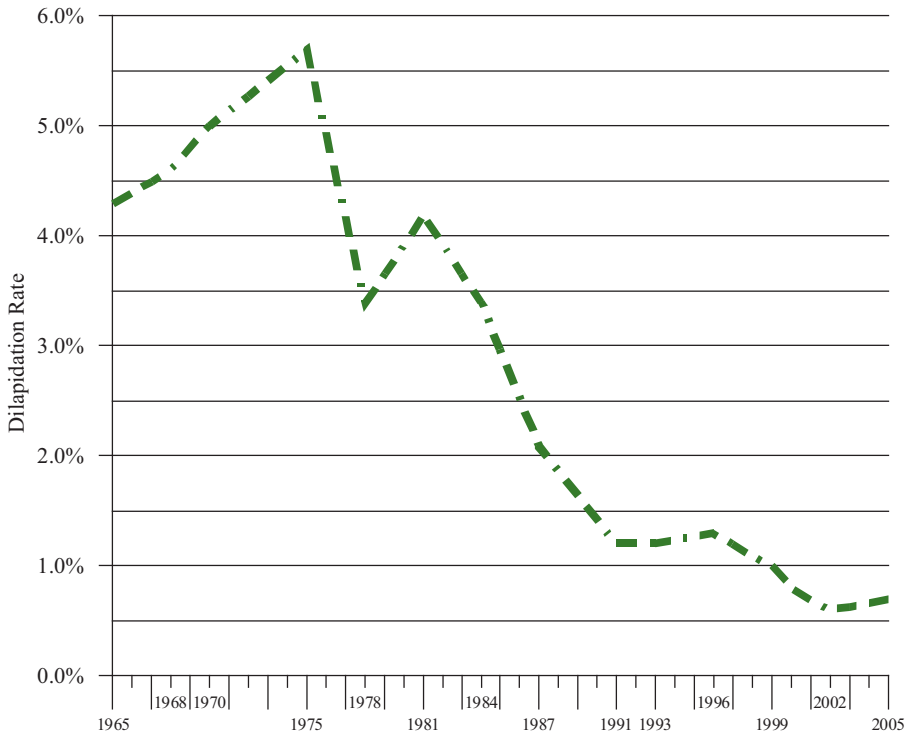
a Dilapidation rate is defined as the number of occupied units in dilapidated buildings as a percentage of total occupied units for renter households or all households.

As the 2005 dilapidation rate for the City as a whole remained remarkably low, as in 2002, the number of dilapidated units in each borough remained too small to estimate dilapidation rates, or it was small enough for users to have to interpret the rate with caution, except for Brooklyn, where the rate was 0.7 percent for all occupied units and 0.9 percent for renter-occupied units (Table 7.2). Two-thirds of the dilapidated occupied units in the City were concentrated in the two older boroughs: Brooklyn (41 percent) and Manhattan (26 percent).

Between 2002 and 2005, the change in the dilapidation rate in each of the boroughs, except Brooklyn, was inappreciably small (Table 7.2).

In general, the overall structural condition, the dilapidation rate, is closely related to a building's structural type and age. In 2005, more than nine in ten of renter-occupied units in dilapidated buildings were in multiple dwellings (Table 7.3). More than two-fifths of dilapidated rental units were in New Law tenements, where the dilapidation rate was 1.1 percent.

Figure 7.1
Dilapidation Rate for Renter Occupied Units
New York City, Selected Years 1965 - 2005



Sources: 1965 and 1968 data from Niebanck, Paul L., Rent Control and the Rental Housing Market, New York City 1968, p.101; 1970-1975 data from Stegman, Michael A., Housing and Vacancy Report: New York City, 1991, p.232; 1978-2005 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 7.2
Incidence of Renter Occupied and All Occupied Units in Dilapidated Buildings by Borough
New York City 2002 and 2005

Borough	Renter Households					
	2002			2005		
	Number Of Units	Dilapidation Rate	Percent of Total	Number Of Units	Dilapidation Rate	Percent of Total
All	11,458	0.6%	100.0%	13,806	0.7%	100.0%
Bronx[a]	**	**	**	**	**	**
Brooklyn	**	0.6%*	30.7%*	5,625	0.9%	40.7%
Manhattan[a]	**	0.6%*	27.4%*	**	0.7%*	27.6%*
Queens	**	**	**	**	**	**
Staten Island	**	**	**	**	**	**
	All Households					
	13,580	0.5%	100.0%	15,418	0.5%	100.0%
Bronx[a]	**	**	**	**	**	**
Brooklyn	4,207*	0.5%	31.0%	6,270	0.7%	40.7%
Manhattan[a]	**	0.5%*	27.6%*	**	0.5%*	25.9%*
Queens	**	**	**	**	**	**
Staten Island	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 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 7.3
Number, Incidence and Percent Distribution of Renter Occupied Units in Dilapidated Buildings by Building Structure Classification
New York City 2005

Structure Classification	Number of Units	Dilapidation Rate	Percent of Dilapidated
All	13,806[a]	0.7%[a]	100.0%[b]
Multiple Dwellings	12,718[a]	0.7%[a]	91.5%[b]
Old Law Tenement	**	**	**
New Law Tenement	5,661	1.1%	44.2%
Post-1929 Multiple Dwelling	**	**	**
Other	**	**	**
1-2 Unit Family Houses	**	**	**

Source: U.S. Bureau of the Census, 2005 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.

Buildings with Structural Defects

In addition to assessing the overall structural condition of buildings in which housing units are situated, the Census Bureau instructs survey field interviewers to observe the condition of several specific structural features of buildings. 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 far less ambiguous than the determination of dilapidation, which is largely based on the composite, but subjective, judgment of mostly non-professional interviewers regarding the overall condition of buildings. The Census Bureau's interviewers observed the following thirteen specific structural areas of buildings to determine if such areas were defective:

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 cornice, 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

Renter-Occupied Units in Buildings with Structural Defects

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.

Structural condition in the City, measured by the proportion of renter-occupied units in buildings with any of the thirteen building defects listed above, has steadily improved in the fourteen years since 1991, when, for the first time, data on structural condition were collected: from 14.0 percent at that time, to 10.9 percent in 1999, 10.0 percent in 2002, and 9.1 percent in 2005 (Tables 7.4 and 7.5).

Table 7.4
Incidence of Observable Building Defects in Renter Occupied and All Occupied Housing by Type of Defect
New York City 2002 and 2005

	Percent of Units in Buildings with Defects			
	Renter Occupied		All Occupied	
Type of Building Defect	**2002**	**2005**	**2002**	**2005**
Any Defect	**10.0%**	**9.1%**	**8.3%**	**7.4%**
Any External Defect	**2.5%**	**3.0%**	**2.3%**	**2.5%**
Missing Siding	1.1%	1.2%	1.0%	1.1%
Sloping or Bulging Walls	0.3%	0.6%	0.2%	0.5%
Major Cracks	0.7%	0.7%	0.6%	0.6%
Loose Cornice or Roofing	0.8%	0.8%	0.8%	0.7%
Any Window Defect	**3.0%**	**2.5%**	**2.4%**	**2.0%**
Broken or Missing	1.5%	1.1%	1.2%	0.8%
Rotted/Loose Frames/Sashes	1.2%	1.3%	1.0%	1.0%
Boarded-Up	0.6%	0.4%	0.4%	0.3%
Any Stairway Defect	**5.4%**	**4.8%**	**4.6%**	**4.0%**
Loose/Broken Railings	1.4%	1.4%	1.2%	1.2%
Loose/Broken Steps	4.5%	3.8%	3.9%	3.0%
Any Floor Defect	**5.2%**	**5.5%**	**3.9%**	**4.1%**
Sagging or Sloping	2.1%	1.9%	1.5%	1.4%
Doorsills or Frames Slanted/Shifted	0.6%	1.2%	0.5%	0.9%
Deeply Worn	2.2%	2.2%	1.6%	1.6%
Holes or Missing Flooring	1.4%	1.6%	1.1%	1.3%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Table 7.5
Incidence of One or More Observable Building Defects in Renter Occupied Housing by Borough New York City, Selected Years 1991 - 2005

	Percent of Units in Buildings with One or More Defects					
Borough	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**
All	14.0%	10.7%	11.4%	10.9%	10.0%	9.1%
Bronx[a]	24.0%	8.8%	14.3%	15.8%	13.3%	11.3%
Brooklyn	13.0%	10.0%	13.1%	13.6%	11.0%	10.6%
Manhattan[a]	14.1%	15.0%	12.0%	9.2%	8.2%	9.5%
Queens	5.8%	7.0%	5.8%	6.4%	7.5%	4.6%
Staten Island	19.8%	10.9%	9.1%	**	13.0%	**

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx, except 1991 in Manhattan.
** Too few units to report.

Table 7.6
Incidence of One or More Observable Building Defects in All Occupied Housing by Borough New York City 2002 and 2005

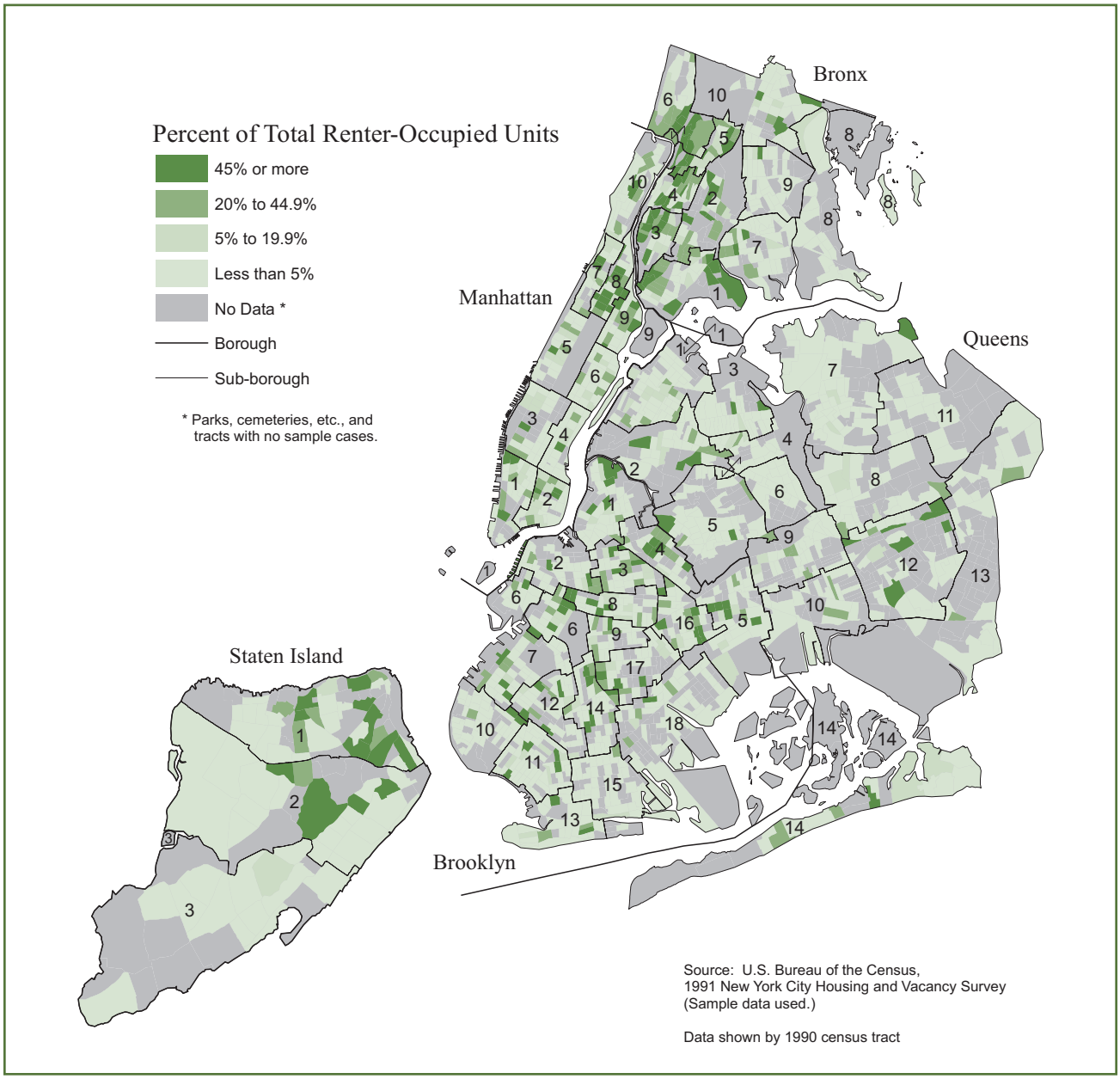
	Percent of All Occupied Units in Buildings with One or More Defects	
Borough	**2002**	**2005**
All	8.3%	7.4%
Bronx[a]	11.1%	9.8%
Brooklyn	9.3%	8.7%
Manhattan[a]	6.8%	7.9%
Queens	7.0%	4.5%
Staten Island	7.3%	3.6%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.

The level of the structural condition of buildings varies from borough to borough. Between 2002 and 2005, structural condition improved in all boroughs except Manhattan, where the proportion of renter-occupied units in buildings with one or more observable building defects was 9.5 percent, while it was 8.2 percent three years

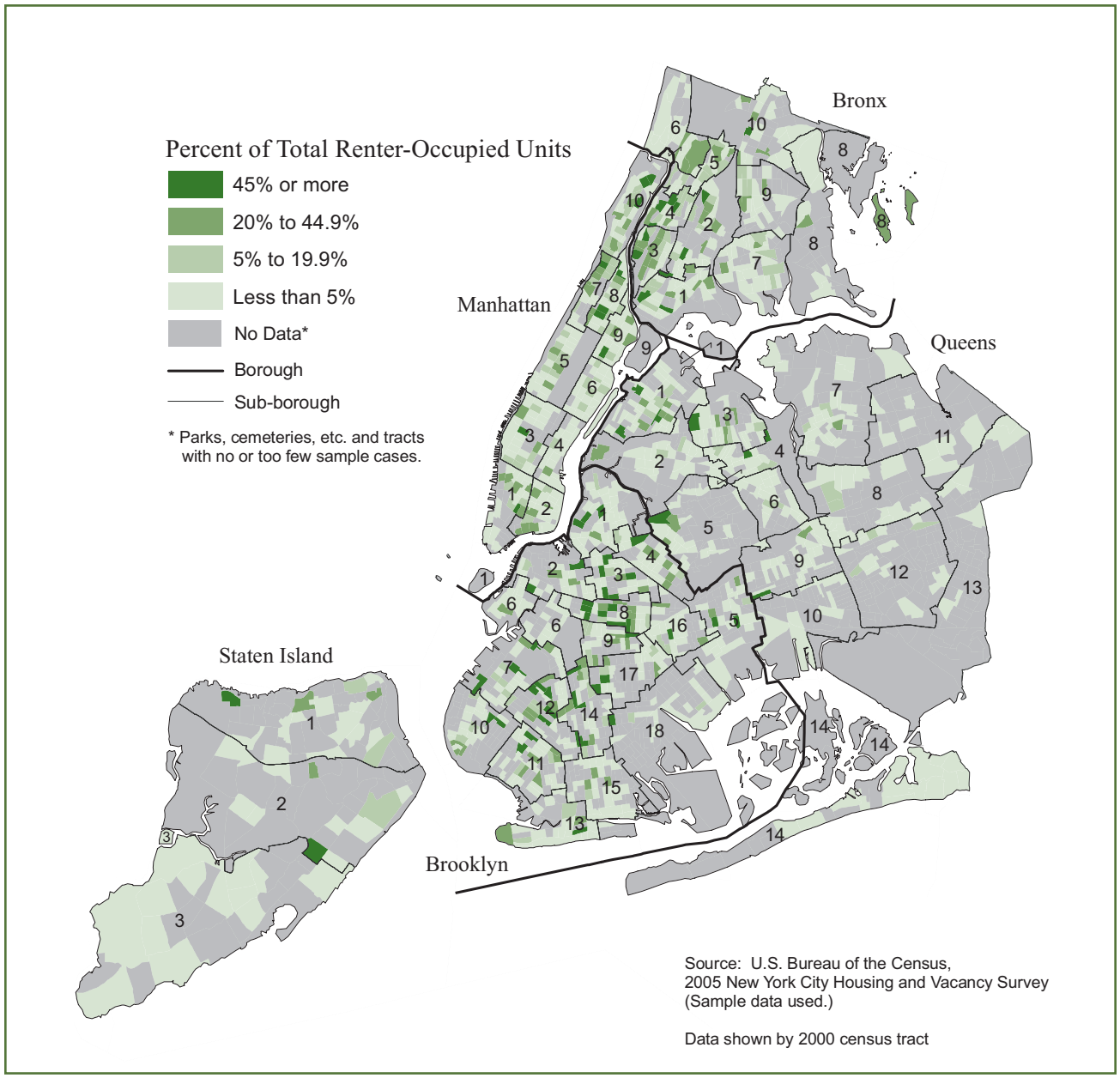
earlier (Tables 7.5 and 7.6). In the Bronx the proportion of renter-occupied units in buildings with such defects decreased by 2.0 percentage points to 11.3 percent. In Queens it decreased by 2.9 percentage points to 4.6 percent. In 2005, the structural condition of buildings in Queens was the best, while it was the worst in the Bronx.

Map 7.1
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 1991



When structural conditions in the City in 1991 and 2005 are compared, it is readily apparent that tremendous improvements in such conditions, even in the Bronx and in Harlem in Manhattan, were achieved in the fourteen-year period (Maps 7.1 and 7.2).

Map 7.2
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 2005



Renter-Occupied Units in Buildings with Structural Defects by Structure Class

Structural condition, as measured by building defects, is associated with building structure class and age, as is the case with the dilapidation rate. In 2005, of occupied rental units in Old Law tenement buildings (which were built before 1901), 15.8 percent were in buildings with one or more building defects, the highest percentage of any building structure class, as in 2002, when it was 18.2 percent (Table 7.7). At the same time, of occupied rental units in New Law tenement buildings (which were built between 1901 and 1929), 15.1 percent were in buildings with such defects. The comparable proportion for units in buildings built after 1929 was only 3.8 percent, approximately a fourth of the proportion for Old Law tenement buildings and less than half of the city-wide proportion of 9.1 percent.

Table 7.7
Incidence of One or More Observable Building Defects
in Renter Occupied Housing by Building Structure Classification
New York City 2002 and 2005

	Number/Percent of Units in Buildings with One or More Defects			
	2002		2005	
Structure Classification	**Number of Units**	**Percent Incidence**	**Number of Units**	**Percent Incidence**
All Renter Households[a]	182,872	10.0%	167,095	9.1%
Multiple Dwellings[a]	166,605	10.3%	152,063	9.4%
Old-Law Tenement	33,012	18.2%	27,014	15.8%
New-Law Tenement	81,019	15.4%	75,804	15.1%
Post-1929 Multiple Dwelling	25,562	4.1%	24,048	3.8%
Other	14,045	10.8%	12,341	10.2%
1-2 Unit Family Houses	16,267	7.2%	15,032	6.6%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Includes units in multiple dwellings with no structure class reported (12,966 in 2002; 12,856 in 2005).

Renter-Occupied Units in Buildings with Structural Defects by Rent-Regulation Status

An analysis of building defects by rent-regulation categories further proves that, in general, the older the building, the more building defects. In 2005, of pre-1947 rent-stabilized units, 14.9 percent were in buildings with one or more building defects, while only 3.7 percent of such units in buildings built in or after 1947 were in buildings with such structural conditions (Table 7.8).[3] The proportion of rent-controlled units in structurally defective buildings was 10.7 percent, higher than the city-wide proportion of 9.1 percent and a marked increase by 2.3 percentage points in the three years between 2002 and 2005.

The structural condition of Public Housing in the City was excellent. In 2005, only 3.2 percent of Public Housing units were in a building with one or more building defects (Table 7.8).

3 In this report, units in rent stabilized buildings built before 1947 are referred to as "pre-1947 stabilized units" and those in buildings built in or after 1947 are referred to as "post-1947 stabilized units."

The proportion of units in *in rem* buildings with structural defects increased by 15.3 percentage points, from 31.9 percent in 2002 to 47.2 percent in 2005 (Table 7.8). The proportion of *in rem* units in buildings with such structural conditions was more than five times the city-wide proportion. There are two reasons for such a high proportion: first, since *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 (by replacing and/or repairing critical building systems, including elevators, boilers, electrical systems, roofs, and entrance doors) 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 43 percent, or by about 6,000 units, during the three-year period between June 30, 2002, and June 30, 2005.[4]

Table 7.8
Incidence of One or More Observable Building Defects
in Renter Occupied Housing by Regulatory Status
New York City 2002 and 2005

Regulatory Status	Percent of Units with One or More Defects	
	2002	2005
All	10.0%	9.1%
Controlled	8.4%	10.7%
Stabilized	12.2%	11.7%
Pre-1947	15.4%	14.9%
Post-1947	3.0%	3.7%
Other Regulated	9.1%	**
Mitchell-Lama Rental	5.5%*	**
Unregulated	8.1%	6.8%
In Rental Buildings	8.6%	7.1%
In Coops and Condos	**	**
Public Housing	4.2%	3.2%
In Rem	31.9%*	47.2%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

4 New York City Department of Housing Preservation and Development, Office of Housing Operations, Division of Property Management.

Renter-Occupied Units in Buildings with Structural Defects by Building Size

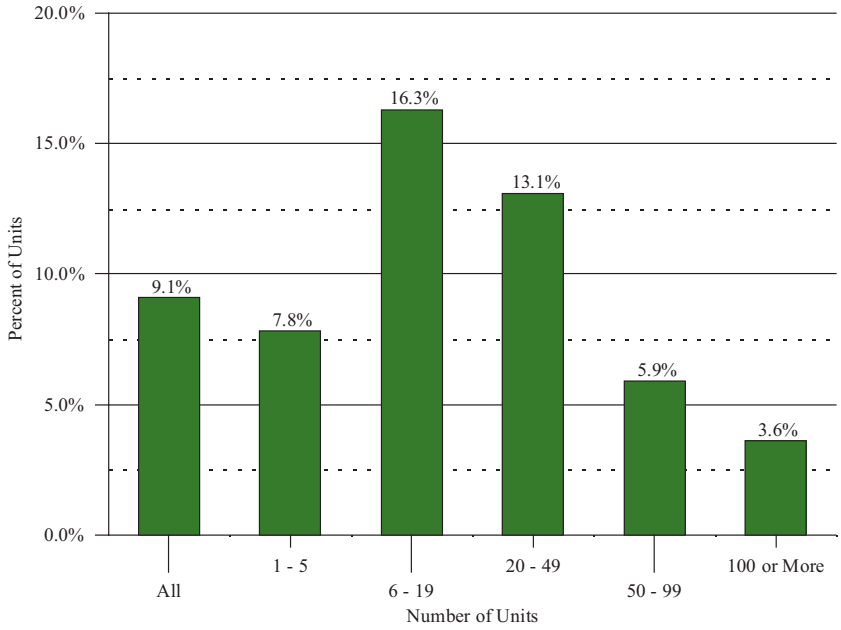
A review of the 2005 HVS data on the incidence of building defects by building size (number of units) holds the following relationship between these two building characteristics, as in the past: except for the smallest buildings (those with 1-5 units), the larger the building, the better the structural condition. In 2005, of renter-occupied units in buildings with 6-19 units, the proportion of units in buildings with one or more building defects was 16 percent (Table 7.9 and Figure 7.2). The proportion declined steadily as building size increased: to 13 percent, 6 percent, and 4 percent for such units in buildings with 20-49 units, 50-99 units, and 100 or more units respectively. This relationship between structural condition 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, which are more likely to have the owner living on premises, and contain conventional one- or two-family housing units. These traditionally have been much better maintained than other small or medium-sized multiple dwelling unit buildings. In 2005, 84 percent of units in buildings with 6-19 units were built before 1947 (Table 7.10). The proportion of such old buildings declined as the size of the building increased: 82 percent for buildings with 20-49 units, 55 percent for buildings with 50-99 units, and 20 percent for buildings with 100 or more units.

Table 7.9
Incidence of One or More Observable Building Defects in Renter Occupied Units
by Building Size Category
New York City 2005

Building Size Category	Percent Units with One or More Defects
All	9.1%
1 – 5 Units	7.8%
6 – 19 Units	16.3%
20 – 49 Units	13.1%
50 – 99 Units	5.9%
100 or More Units	3.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 7.2
Incidence of Building Defects in Renter Occupied Buildings
by Number of Units in Building
New York City, Selected Years 1965 - 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 7.10
Distribution of Renter Occupied and All Occupied Units by Year Built
within Building Size Categories
New York City 2005

Building Size Category	All	Pre-1947	1947-69	1970-79	1980+
Renter Occupied Units					
All	100.0%	62.6%	24.7%	5.6%	7.1%
1 – 2 Units	100.0%	64.8%	20.9%	3.1%	11.2%
3 – 5 Units	100.0%	78.5%	10.7%	3.8%	7.0%
6 – 19 Units	100.0%	83.6%	9.7%	1.4%	5.3%
20 – 49 Units	100.0%	81.9%	14.1%	2.0%	1.9%
50 – 99 Units	100.0%	54.8%	35.3%	4.1%	5.8%
100 or More Units	100.0%	20.2%	50.5%	16.8%	12.6%
All Occupied Units					
All	100.0%	59.3%	27.8%	5.1%	7.9%
1 – 2 Units	100.0%	63.7%	22.8%	3.5%	10.0%
3 – 5 Units	100.0%	76.8%	11.6%	4.2%	7.4%
6 – 19 Units	100.0%	82.0%	10.3%	1.7%	6.0%
20 – 49 Units	100.0%	79.9%	15.8%	1.9%	2.3%
50 – 99 Units	100.0%	52.1%	38.6%	3.4%	5.9%
100 or More Units	100.0%	17.7%	56.7%	13.7%	11.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Renter-Occupied Units in Buildings with Structural Defects by Rent Level

The higher the rent, the lower the proportion of units in buildings with defects. This inverse relationship was maintained throughout the rent levels, except for the lowest level ($1-$399), where many units were Public Housing units. Of units renting for less than $400, 45 percent were Public Housing units, a structurally well-maintained sector of the housing stock, as discussed above. Of all Public Housing units, 58 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 88 percent for such units in the $600-$699 rent level (Table 7.11). The proportion continued to increase to 94 percent for such units with rents of $1,250 and over.

Table 7.11
Incidence of Number of Building Defect Types by Contract Rent Level
for All Renter Occupied Units
New York City 2005

	Number of Building Defect Types Present				
Contract Rent Level	**Total**	**0**	**1**	**2**	**3 or More**
All	100.0%	90.9%	5.0%	2.5%	1.6%
$1 - $399	100.0%	91.5%	4.6%	2.4%	1.5%*
$400 - $599	100.0%	87.1%	6.5%	3.3%	3.1%
$600 - $699	100.0%	88.1%	5.6%	4.5%	1.8%*
$700 - $899	100.0%	89.5%	5.9%	2.7%	1.9%
$900 - $1,249	100.0%	92.4%	4.2%	2.1%	1.3%
$1,250 and Over	100.0%	94.1%	4.0%	1.3%	**
Median Contract Rent	$850	$850	$791	$722	$713

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Renter-Occupied Units in Buildings with Structural Defects by Dilapidation Status

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 2005 HVS reports that, of occupied rental units in dilapidated buildings, six in ten were in buildings with three or more defects (Table 7.12). 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 was in a building with three or more defects.

Table 7.12
Distribution of Renter Occupied Units
by Number of Building Defect Types by Dilapidation Status
New York City 2005

	Number of Building Defect Types				
Dilapidation Status	**Total**	**0**	**1**	**2**	**3 or More**
All	100.0%	90.9%	5.0%	2.5%	1.6%
Dilapidated	100.0%	**	**	**	59.4%
Non-Dilapidated	100.0%	91.4%	5.0%	2.4%	1.2%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
** 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 incomparably better. In 2005, the number and proportion of owner-occupied units that were situated in dilapidated buildings were too small to present, while the dilapidation rate for renter-occupied units was 0.7 percent (Tables 7.1 and 7.13). In 2005, 3.7 percent of owner-occupied units were in buildings with one or more defects. The comparable proportion of renter units in such buildings was 9.1 percent (Table 7.5).

Table 7.13
Incidence of Dilapidation and Observable Building Defects
in Owner Occupied Housing Units
New York City 2002 and 2005

Condition	2002	2005
In Dilapidated Building	*	*
In Building with Observable Defects	4.6%	3.7%
1 Defect	3.7%	2.9%
2 Defects	0.6%	0.6%
3 or More Defects	*	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Too few units to report.

Maintenance Condition of Occupied Housing Units

In addition to the structural conditions of buildings in which housing units are situated, other major physical conditions of central importance to an appropriate determination of the condition of housing units are housing maintenance and the presence and functional adequacy of the equipment within the housing unit.

Although numerous factors alone or in combination could provide infinite gradations of unit maintenance and equipment deficiencies, the Census Bureau's interviewers gathered information on the level of maintenance deficiencies in the following seven categories (three categories of housing maintenance deficiencies, three categories of equipment presence and deficiencies, and one category of public-health-related deficiency) 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 (the last two added in 1991) **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 Occupied Units

Despite fluctuations, each of these maintenance deficiencies has seen very noticeable improvement over the longer term, since the HVS began measuring them (Table 7.14 and Figure 7.3).

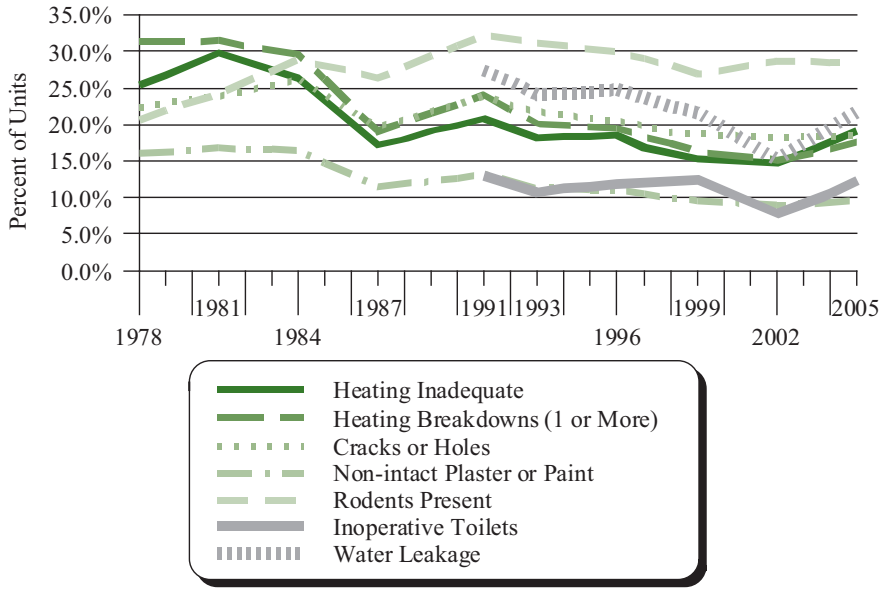
Table 7.14
Incidence of Maintenance and Equipment Deficiencies
in Renter Occupied Units by Type of Deficiency
New York City, Selected Years 1991-2005

Deficiency Type	1991	1993	1996	1999	2002	2005
Heating Inadequate	20.9%	18.2%	18.7%	15.3%	14.8%	19.1%
Heating Breakdowns						
None	75.9%	79.9%	80.4%	83.7%	84.9%	82.3%
1 or More Times	24.1%	20.1%	19.6%	16.3%	15.1%	17.7%
4 or More Times	9.9%	7.5%	8.2%	6.5%	6.5%	6.8%
Cracks or Holes in Walls, Ceilings, Floors	23.9%	21.8%	20.6%	18.9%	18.2%	18.6%
Non-intact Plaster or Paint[a]	13.2%	11.4%	11.1%	9.6%	9.1%	9.7%
Rodents Present	32.4%	31.2%	30.1%	27.1%	28.7%	28.5%
Inoperative Toilets	13.1%	10.9%	12.0%	12.5%	10.3%	12.3%
Water Leakage from Outside Unit	27.4%	24.1%	24.9%	21.7%	21.3%	21.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Area of non-intact plaster or paint exceeding 8.5 x 11.0 inches.

In 2005, housing maintenance conditions still remained very good (Tables 7.14, 7.15 and 7.16). The proportion of all occupied units with five or more of the seven maintenance deficiencies measured by the HVS was 3.4 percent, while it was 2.8 percent in 2002 (Table 7.16). The proportion of renter-occupied units with such deficiencies was 4.9 percent. Maintenance conditions in the City have improved

Figure 7.3
Incidence of Maintenance and Equipment Deficiencies in Renter Occupied Units by Type of Deficiency New York City, Selected Years 1978 - 2005



Sources: U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys

Table 7.15
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies in Renter Occupied Units by Borough New York City 1996, 1999, 2002 and 2005

	Percent of Renter Occupied Units With							
	No Deficiencies				5 or More Deficiencies			
Borough	**1996**	**1999**	**2002**	**2005**	**1996**	**1999**	**2002**	**2005**
All	42.1%	45.5%	46.3%	43.9%	6.1%	4.4%	4.0%	4.9%
Bronx[a]	30.4%	36.7%	31.9%	34.1%	9.7%	6.5%	7.3%	8.4%
Brooklyn	43.1%	41.8%	46.1%	42.1%	6.0%	5.3%	4.7%	4.9%
Manhattan[a]	37.9%	44.7%	45.5%	41.0%	7.3%	4.3%	3.2%	4.9%
Queens	53.2%	55.9%	57.8%	57.6%	2.6%	2.1%	1.6%	2.3%
Staten Island	58.3%	59.1%	68.4%	50.9%	*	*	*	*

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
* Too few units to report.

Table 7.16
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies
In All Occupied Units by Borough
New York City 2002 and 2005

	Percent of All Occupied Units With			
	No Deficiencies		5 or More Deficiencies	
Borough	**2002**	**2005**	**2002**	**2005**
All	54.1%	52.2%	2.8%	3.4%
Bronx[a]	39.6%	41.1%	5.8%	6.9%
Brooklyn	51.9%	49.2%	3.5%	3.5%
Manhattan[a]	50.1%	45.2%	2.6%	4.0%
Queens	64.9%	64.9%	0.9%	1.4%
Staten Island	71.0%	65.1%	*	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
* Too few units to report.

considerably since 1996, when the proportion of renter-occupied units with five or more deficiencies was 6.1 percent (Table 7.15).

The proportion of renter-occupied units with no maintenance deficiencies in the City was 43.9 percent in 2005 (Table 7.15). The proportion was 46.3 percent in 2002.

In 2005, maintenance conditions in Queens and Staten Island were much better than conditions in the other boroughs: the proportions of all occupied units with no deficiencies in Queens and Staten Island were 64.9 percent and 65.1 percent respectively (Table 7.16). In the three years between 2002 and 2005, maintenance conditions improved in the Bronx: the proportion of all units with no deficiencies climbed 1.5 percentage points to 41.1 percent. However, between 2002 and 2005, the proportion declined in the remaining three boroughs: by 2.7 percentage points to 49.2 percent in Brooklyn; by 4.9 percentage points to 45.2 percent in Manhattan; and by 5.9 percentage points to 65.1 percent in Staten Island (Table 7.16).

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

The geographical concentration of poor housing conditions measured by various building and unit conditions is having a serious impact on the quality of life in certain neighborhoods. Thus, specific analytic attempts have been made to identify the problem of neighborhood effects from the concentration of poorer quality housing by clearly deducing them from data on characteristics of housing, households, and neighborhoods in the areas with such concentrations.

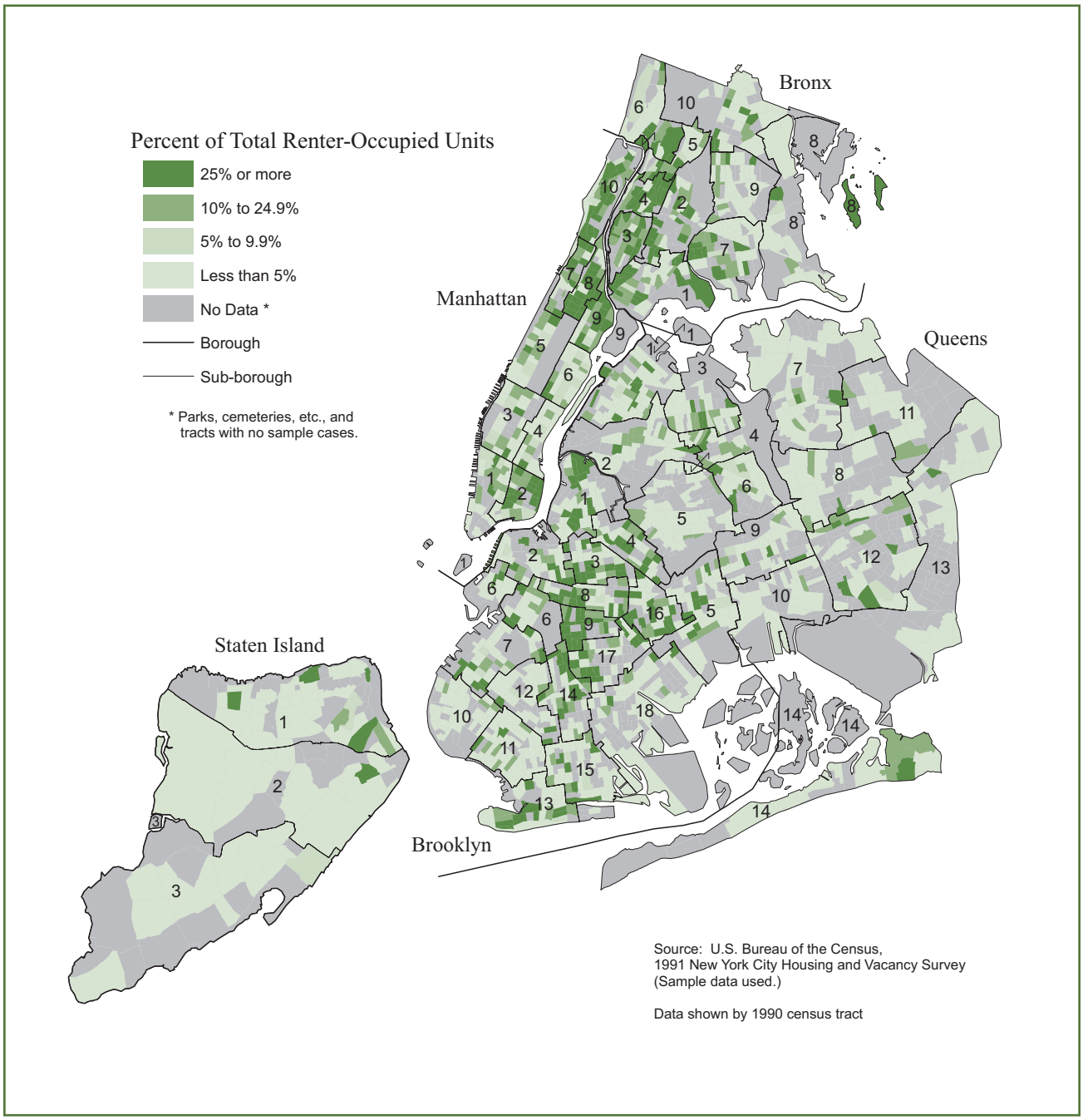
The improvement in maintenance conditions in the City in all five boroughs between 1991 and 2005 was impressive (Maps 7.3 and 7.4). Nonetheless, conditions in the following three areas were still seriously poor

with high concentrations of poorly maintained units and structurally defective buildings in 2005: the west and south Bronx (Group 1); the northern Manhattan area that covers sub-boroughs 7, 8, and 9 (Group 2); and north-central Brooklyn (Group 3) (Map 7.4). In the west and south Bronx, three-fifths of householders were either Puerto Rican (32 percent) or non-Puerto Rican Hispanic (31 percent), while 27 percent of householders were black. Almost nine in ten housing units in the area were rentals (Table 7.17). Tenants in the area were poor, with a median income of $19,200 in 2004, only 60 percent of the City's tenants' income of $32,000. Their median contract rent was $680, 80 percent of the city-wide median rent of $850 in 2005. As a consequence of the relatively very much lower proportion of the area's income and the very much higher proportion of rent, compared to the city-wide income and rent, the area's median gross rent/income ratio was 36.1 percent, 4.9 percentage points higher than the city-wide ratio of 31.2 percent in 2005. Even though the area's tenants paid much more than one-third of their income for rent, many tenants suffered poor structural and maintenance conditions. Of renter units in the area, 15 percent were situated in buildings with one or more building defects, while 21 percent had four or more maintenance deficiencies. Comparable situations in the City were 9 percent and 11 percent in 2005. Moreover, 14.8 percent of the area's tenants were crowded, 4.6 percentage points higher than the city-wide proportion of 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, four-fifths of the householders were either black (43 percent) or non-Puerto Rican Hispanic (37 percent). Of all housing units in the area, more than four-fifths were rentals (Table 7.17). The area's median renter household income was $26,000, or 81 percent of the city-wide renter median in 2004, while the area's median contract rent was $650, or 76 percent of the city-wide median in 2004. Since the area's income proportion of the city-wide renter income is higher than the area's rent proportion of the city-wide rent, the area's median gross rent/income ratio was 29.4 percent, lower than the city-wide median of 31.2 percent. However, 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, 17 percent of rental units were situated in buildings with one or more building defects, while 18 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 9 percent and 11 percent respectively. At the same time, 22 percent of the rental units in the area were located on the same street as boarded-up buildings, while only 6 percent of rental units in the City were located in such physically distressed neighborhoods in 2005. Of renter households in the area, 11.8 percent were crowded, 1.6 percentage points higher than the city-wide rate in 2005.

About three-fifths of the householders in the north-central Brooklyn area with a high concentration of poorly maintained units were black, another almost one in five were white, while the remainder were mostly Puerto Rican or non-Puerto Rican Hispanic (Table 7.17). Three-quarters of the area's units were rentals. The area's median renter household income was $29,000, or 91 percent of the city-wide median, while the area's median contract rent was $771, or 91 percent of the city-wide median. Since the area's income and rent proportions of the city-wide income and rent are equal, the area's rent/income ratio was 32.0 percent, very close to the city-wide median of 31.2 percent. Despite the fact that renters in the area paid a roughly similar proportion of their income for rent, substantially higher proportions of their housing, buildings, and neighborhoods were poor. Of renter units in the area, 14 percent were situated in buildings with one or more building defects, while 9 percent of the rental units in the City were in such buildings. Eighteen percent of renter units in the area had four or more maintenance deficiencies, compared to 11 percent of those in the City as a whole. In addition, 17 percent of the rental units in the area were located on the same street as boarded-up buildings, while 6 percent of the units in the City as a whole were in such physically distressed neighborhoods. Moreover, 11.9 percent of renter households in the area were crowded, 1.7 percentage points higher than the overall rate for the City in 2005.

Map 7.3
Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 1991



Map 7.4
Percentage of Renter-Occupied Units with
Four or More Maintenance Deficiencies
New York City 2005

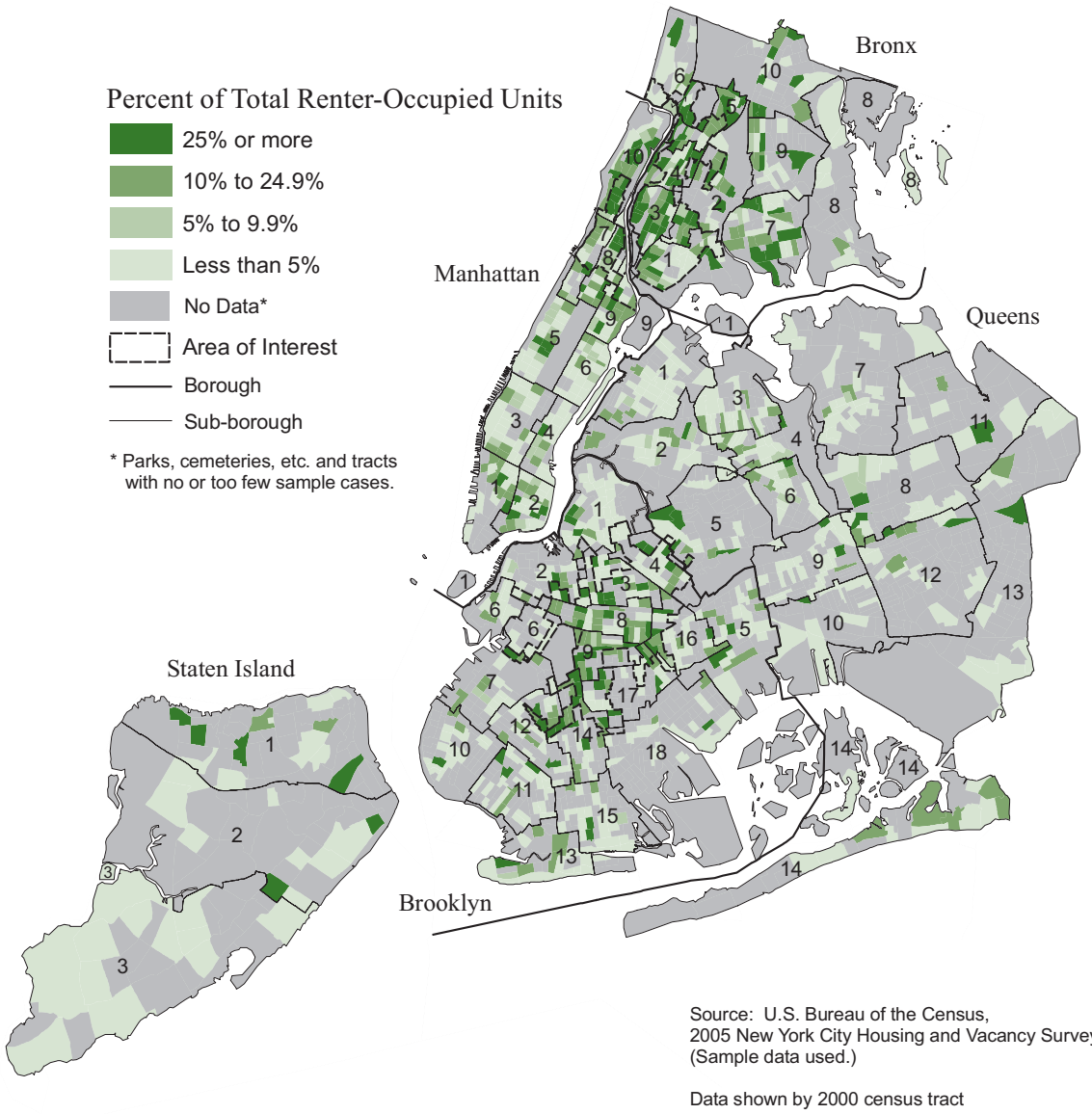


Table 7.17
Characteristics of Areas with High Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 2005

	All	Bronx		Manhattan		Brooklyn	
Characteristics of the Area	**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	43.8	18.5	8.2	59.0	9.5	43.2	17.8
Black	22.8	31.0	27.2	12.9	43.0	32.3	58.5
Puerto Rican	9.5	26.0	31.5	6.2	8.3	7.9	8.8
Non-PR Hispanic	13.8	21.2	30.9	12.6	36.8	8.9	10.4
Asian	9.4	2.8	**	7.9	**	7.2	3.6
Other	0.7	**	**	1.3	**	0.5	**
Immigrant Householder[a]	38.3%	32.0%	35.6%	23.8%	38.3%	44.1%	44.5%
Median Household Income[a]	$40,000	$27,500	$20,000	$50,000	$28,000	$35,000	$31,000
Median Household Income (Renters)	$32,000	$23,000	$19,200	$41,527	$26,000	$30,000	$29,000
Household Income[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$20,000	27.1	38.8	49.0	24.1	38.3	30.4	32.4
$20,000 - $49,999	30.2	32.5	33.3	25.5	35.0	32.0	36.8
$50,000+	42.7	28.8	17.7	50.5	26.6	37.6	30.8
Median Contract Rent	$850	$742	$680	$1,000	$650	$800	$771
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$500	15.8	20.5	26.0	18.5	29.9	16.5	16.1
$500 - $799	27.5	37.6	41.4	20.6	36.5	30.1	36.4
$800 - $999	21.4	23.3	19.1	10.0	15.3	25.6	27.7
$1,000+	35.3	18.6	13.5	50.9	18.4	27.9	19.9
Median Gross Rent/Income Ratio	31.2	34.5	36.1	29.1	29.4	31.3	32.0
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.6	21.1	8.4	22.1	12.0	27.7	19.1
Renter Occupied & For Rent	64.2	75.7	88.3	71.9	81.7	67.7	74.7
Vacant not Available	4.2	3.2	3.3	6.1	6.3	4.6	6.3
One+ Building Defects (Renters)	9.1%	11.3%	15.3%	9.5%	16.9%	10.6%	14.1%
Four+ Maintenance Deficiencies (Renters)	10.8%	18.2%	20.7%	10.2%	17.8%	10.8%	18.4%
Crowded Renter Households	10.2%	12.5%	14.8%	6.1%	11.8%	10.0%	11.9%
Boarded Up Windows on Street (Renters)	6.3%	4.7%	4.8%	6.8%	22.1%	9.2%	16.5%
Boarded Up Windows on Street (All)	5.6%	5.3%	5.6%	6.3%	21.7%	8.3%	15.9%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a All occupied units.
**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, 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 2005, the rental vacancy rate for units with rents of less than $800 in the City was 1.90 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

In 2005, as maintenance conditions in the City still remained very good, the condition of units in Old Law tenements also remained very good. Of such units, 6.8 percent had five or more maintenance deficiencies, up slightly from the level in 2002 (Table 7.18). The comparable proportion in New Law tenement buildings was higher, at 8.4 percent, than that in any other structural category. The proportion for post-1929 multiple dwellings was 3.3 percent in 2005 as in 2002, while the proportion for one- or two-family houses was inappreciably low. This finding suggests that, in general, 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, although the condition of units in the relatively newer New Law tenements was somewhat poorer than that of units in the relatively older Old Law tenement buildings.

Table 7.18
Incidence of Five or More Maintenance and Equipment Deficiencies in Renter Occupied Housing by Building Structure Classification New York City 1996, 1999, 2002 and 2005

	Percent of Units in Buildings with Five or More Deficiencies			
Structure Classification	**1996**	**1999**	**2002**	**2005**
All	6.1%	4.4%	4.0%	4.9%
Multiple Dwellings	6.9%	5.0%	4.6%	5.6%
Old-Law Tenement	11.1%	6.6%	4.2%	6.8%
New-Law Tenement	9.7%	6.2%	6.8%	8.4%
Post-1929 Multiple Dwelling	4.3%	4.0%	3.3%	3.3%
Other	3.5%	3.0%*	**	3.9%*
1-2 Unit Family Houses	2.5%	**	1.4%*	**

Sources: U.S. Bureau of the Census, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Maintenance Conditions by Rent Regulation Categories

The maintenance condition of units in each rent-regulation 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 2005, as in 2002. Of unregulated units as a whole, 57.5 percent had no maintenance deficiencies (Table 7.19). Of such units, the condition of those in rental buildings was slightly better than the condition of those in cooperative or condominium buildings: 57.7 percent, compared to 55.6 percent, had no maintenance deficiencies.

Table 7.19
Incidence of Maintenance and Equipment Deficiencies (None and Five or More)
In Renter Occupied Units by Regulatory Status
New York City 2002 and 2005

	No Deficiencies		5 or More Deficiencies	
Regulatory Status	**2002**	**2005**	**2002**	**2005**
All	46.3%	43.9%	4.0%	4.9%
Controlled	40.3%	42.9%	**	**
Stabilized	38.9%	36.4%	5.2%	6.9%
Pre-1947	35.4%	32.7%	6.1%	8.2%
Post-1947	49.0%	46.2%	2.4%	3.5%
Other Regulated	51.7%	43.9%	**	3.8%*
Mitchell-Lama	56.7%	45.4%	**	**
HUD and Other Regulated	46.3%	42.6%	**	**
Unregulated	59.7%	57.5%	2.2%	2.4%
In Rental Buildings	60.1%	57.7%	2.3%	2.5%
In Coops and Condos	54.2%	55.6%	**	**
Public Housing	40.3%	37.8%	4.6%	3.7%
In Rem[a]	**	**	**	**

Sources: U.S. Bureau of the Census, 2002 and 2005 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.
In 2005, 70.1% of such *in rem* units had 1-4 maintenance deficiencies.

The maintenance condition of post-1947 rent-stabilized units was also very good: 46.2 percent were free of maintenance deficiencies (Table 7.19). On the other hand, the maintenance conditions of pre-1947 rent-stabilized units and Public Housing units were relatively poor in 2005: 32.7 percent of pre-1947 rent-stabilized units and 37.8 percent of Public Housing units had no maintenance deficiencies.

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 (Table 7.19).

Maintenance Conditions by Building Size

As the relationship between the number of building defects and the size of a building revealed, maintenance conditions appear to be best for the smallest buildings (1-5 units) and the largest buildings (100+ units). In 2005, of units in buildings with 1-5 units, which include one- or two-unit conventional single-family houses, and in buildings with 100 or more units, many of them situated in relatively newer buildings, only 2.4 percent each had five or more maintenance deficiencies (Table 7.20). On the other hand, of units in buildings with 6-19 units and 20-49 units, most of which were situated in relatively older buildings, as discussed earlier, more than 7 percent each had five or more maintenance deficiencies. The proportion of such maintenance deficiencies was 5.1 percent for units in buildings with 50-99 units.

Table 7.20
Incidence of Five or More Maintenance and Equipment Deficiencies
in All Renter Occupied Units by Building Size
New York City 2005

Building Size Category	Percent Units with Five or More Deficiencies
All	4.9%
1 - 5 Units	2.4%
6 - 19 Units	7.6%
20 - 49 Units	8.2%
50 - 99 Units	5.1%
100 or More Units	2.4%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Maintenance Conditions by Rent Level

In general, the higher the rent, the better the maintenance condition. In 2005, the maintenance condition of rental units with contract rents of less than $900 was relatively poorer than the overall condition: about 40.0 percent of such units had no maintenance deficiencies, while 43.9 percent of all rental units in the City had no maintenance deficiencies (Table 7.21). The proportion climbs as the rent level increases: for units with rents of $900-$1,249, it was 46.0 percent, while for units with rents of $1,250 or more, it was the highest at 51.8 percent.

Of units with rents of $400-$599, 7.1 percent had five or more maintenance deficiencies. Then, the proportion slipped down steadily, as the rent level climbed up. The relationship was maintained for the top two rent levels: for units with rents of $900-$1,249 and $1,250 and over, the proportions were 4.6 percent and 2.5 percent respectively (Table 7.21). This relationship is clearly illustrated by the steady slide of median contract rents from $853 to $750 as number of maintenance deficiencies rises from none to 5 or more.

Table 7.21
Incidence of Maintenance and Equipment Deficiencies by Contract Rent Level for Renter Occupied Units New York City 2005

	Number of Deficiencies				
Contract Rent Level	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	43.9%	36.6%	14.6%	4.9%
$1 - $399	100.0%	40.1%	38.5%	16.2%	5.3%
$400 - $599	100.0%	40.5%	36.0%	16.4%	7.1%
$600 - $699	100.0%	38.5%	38.2%	17.1%	6.1%
$700 - $899	100.0%	39.7%	38.2%	16.5%	5.6%
$900 - $1,249	100.0%	46.0%	35.3%	14.1%	4.6%
$1,250 and Over	100.0%	51.8%	35.4%	10.3%	2.5%
Median Contract Rent	$850	$853	$804	$788	$750

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 7.22
Distribution of Renter Occupied Units by Building Condition by Number of Maintenance and Equipment Deficiencies New York City 2005

	Number of Deficiencies				
Building Condition	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	43.9%	36.6%	14.6%	4.9%
Dilapidation Status					
Dilapidated	100.0%	28.1%*	27.9%*	**	**
Not Dilapidated	100.0%	44.1%	36.5%	14.5%	4.8%
Number of Building Defect Types					
None	100.0%	45.9%	36.6%	13.6%	3.9%
One	100.0%	26.5%	35.9%	24.9%	12.7%
Two	100.0%	22.4%	33.8%	26.2%	17.6%
Three or More	100.0%	17.4%	37.6%	23.4%	21.6%

Source: U.S. Bureau of the Census, 2005 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 in 2005, 44.1% had 3 or more deficiencies.

Functionally, structural deficiencies of buildings and unit maintenance and equipment deficiencies provide two sets of information on distinctly different aspects of housing condition. The general distinction between them is clear, and they have quite different implications. However, the two indicators support and reinforce each other's importance as two principal features of physical housing condition. An analysis of the relationship between the two indicators reveals that both should be good if the condition of the housing unit is to be considered good. For example, structural defects measure problems that are more deeply seated, less easily repaired, and more serious than maintenance deficiencies. 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. Both are a function of investment decisions. Structural deficiencies are largely connected to capital disinvestment, while maintenance deficiencies are a reflection of efforts to reduce current operating expenses.

In 2005, of rental units in non-dilapidated buildings, 44.1 percent had no maintenance deficiencies, while only 4.8 percent had five or more deficiencies (Table 7.22). A similar relationship existed between building defects and maintenance conditions. Of rental units in buildings with no defects, 45.9 percent had no maintenance deficiencies, while only 3.9 percent had five or more. On the other hand, of rental units in buildings with three or more defect types, only 17.4 percent had no maintenance deficiencies, while 21.6 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 2005, 68.7 percent of owner units, compared to 43.9 percent of renter units, had no maintenance deficiencies (Tables 7.22 and 7.23). Of owner units, conventional owner units had the best maintenance condition: 71.5 percent were maintenance-deficiency free, followed by condominium units, of which 68.9 percent had no deficiencies (Table 7.23).

Table 7.23
Distribution of Maintenance and Equipment Deficiencies
in Owner Occupied Units by Form of Ownership
New York City 2005

	Number of Deficiencies				
Form of Ownership	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	68.7%	28.3%	2.6%	0.4%*
Conventional	100.0%	71.5%	26.5%	1.7%	**
Coop					
Private	100.0%	64.5%	29.9%	4.6%	**
Mitchell-Lama	100.0%	47.3%	46.8%	**	**
Condominium	100.0%	68.9%	28.4%	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Physically Poor Renter-Occupied Units

According to recent HVSs, the City of New York has made tremendous improvements in physical housing conditions. In 2005, as three years earlier, these conditions, particularly building conditions, were the best since the HVS started covering comparable conditions in the 1970s, as discussed earlier in this chapter. But there was still a considerable 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.

The proportion of physically poor units, particularly physically poor renter-occupied units, declined considerably in the fourteen years since 1991, when the number of such units was estimated for the firsttime. The proportion of physically poor renter-occupied units declined from 17 percent in 1991 to 14 percent in 1996 and 11 percent in 2005. The proportion of such units also declined markedly in each of the five boroughs between 1991 and 2005 (Table 7.26, Maps 7.5 and 7.6).

Physical housing conditions can be approximated by two housing-condition indicators covered in the HVS: the structural condition of the building containing the units, and the level of housing maintenance and equipment deficiencies for the units. These two indicators reflect quite different aspects of the physical condition of housing units, but supplement each other in revealing problems with two principal aspects of physical housing conditions, as discussed earlier in this chapter.

"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 the poor structural conditions of their building. However, good building conditions or good housing maintenance alone, as separate features of housing conditions, does not determine a physically good housing unit. 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.

Estimates of Physically Poor Occupied Units

The definition of a physically poor housing unit used by the City for many years in the Consolidated Plan, which has 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, the 2005 HVS reports that the number of all physically poor occupied housing units in the City was 240,000 units, or 7.9 percent of the total number of 3,038,000 occupied units, in 2005 (Tables 7.24 and 7.25). Of these physically poor occupied units, 224,000, or 93 percent, were renter-occupied units (Table 7.26).

The proportion of physically poor units, particularly physically poor renter-occupied units, declined considerably in the fourteen years since 1991, when the number of such units was estimated for the first time. The proportion of physically poor renter-occupied units declined from 17 percent in 1991 to 14 percent in 1996 and 11 percent in 2005. The proportion of such units also declined markedly in each of the five boroughs between 1991 and 2005 (Table 7.26, Maps 7.5 and 7.6).

The proportion of physically poor renter-occupied units in the Bronx dropped by 5 percentage points in the fourteen years, from 22 percent in 1991 to 17 percent in 2005 (Table 7.26). However, in 2005, the

Table 7.24
Incidence of All Occupied Units that are Physically Poor by Borough
New York City 2002 and 2005

Borough	Number and Percent of All Occupied Units that are Physically Poor[b]			
	2002		2005	
	Number	Percent	Number	Percent
All	207,225	6.9%	240,132	7.9%
Bronx[a]	56,302	12.2%	66,639	14.1%
Brooklyn	63,871	7.3%	74,479	8.5%
Manhattan[a]	58,103	8.1%	64,238	8.7%
Queens	23,533	3.0%	30,361	3.9%
Staten Island	5,416	3.4%	4,414*	2.7%

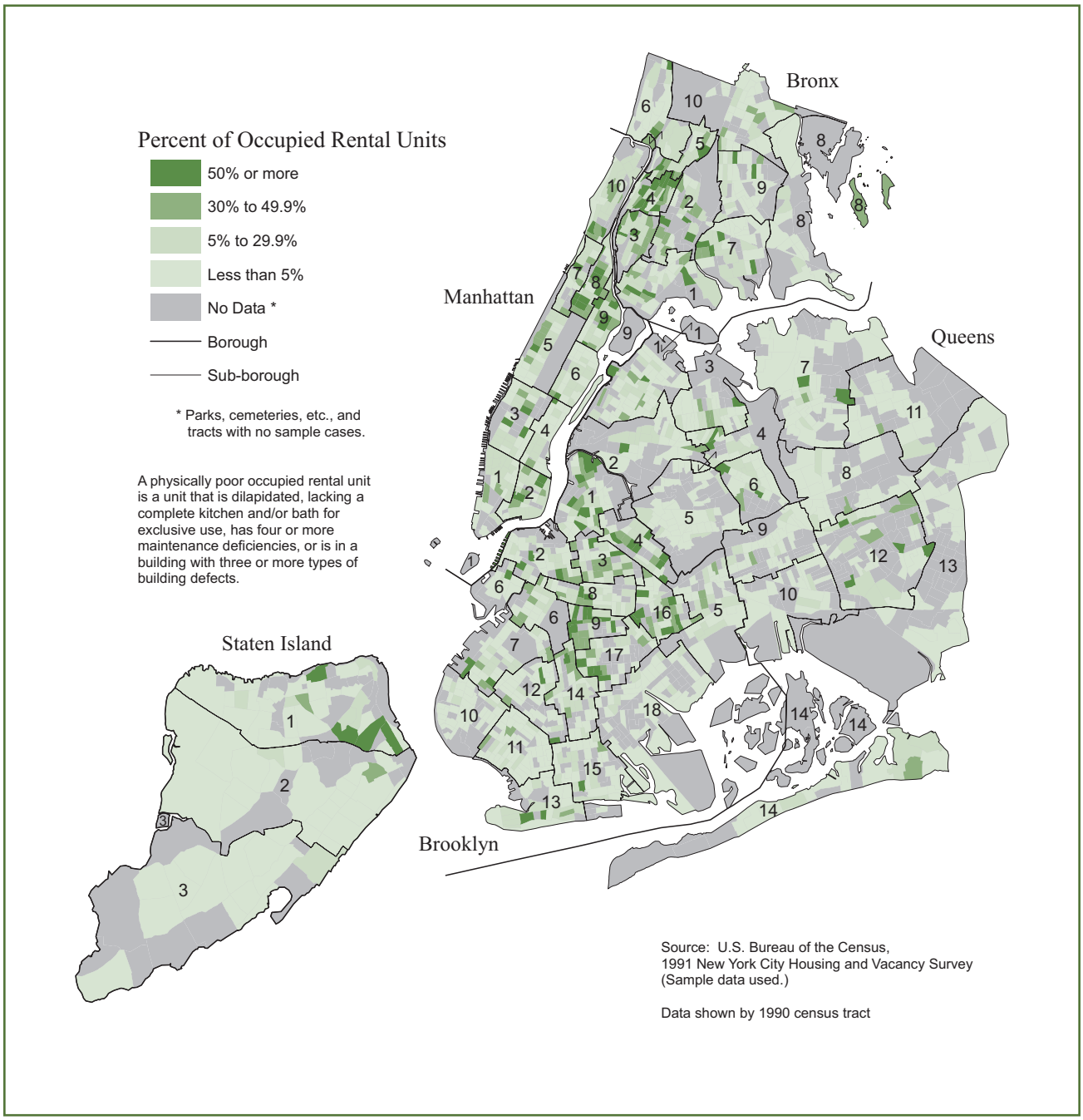
Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
b Physically poor is a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
* Since the number of units is small, interpret with caution.

Table 7.25
All Occupied Units that are Physically Poor
by Borough by Type of Physically Poor Condition
New York City 2005

Borough	All Households	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	3,037,996	240,132 (7.9%)	44,624	15,418	30,306	174,455
Bronx[b]	472,246	66,639 (14.1%)	5,947	**	7,313	55,853
Brooklyn	877,552	74,479 (8.5%)	12,985	6,270	12,504	52,029
Manhattan[b]	737,768	64,238 (8.7%)	18,403	**	6,277	42,669
Queens	786,766	30,361 (3.9%)	6,436	**	**	21,110
Staten Island	163,663	4,414* (2.7%)	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[b]	15.5%	27.8%	13.3%	**	24.1%	32.0%
Brooklyn	28.9%	31.0%	29.1%	40.7%	41.3%	29.8%
Manhattan[b]	24.3%	26.8%	41.2%	25.9%*	20.7%	24.5%
Queens	25.9%	12.6%	14.4%	**	11.9%*	12.1%
Staten Island	5.4%	1.8%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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.

Map 7.5
Physically Poor Occupied Rental Units as a Percentage of Total Occupied Rental Units
New York City 1991



Map 7.6
Physically Poor Occupied Rental Units as a Percentage of Total Occupied Rental Units
New York City 2005

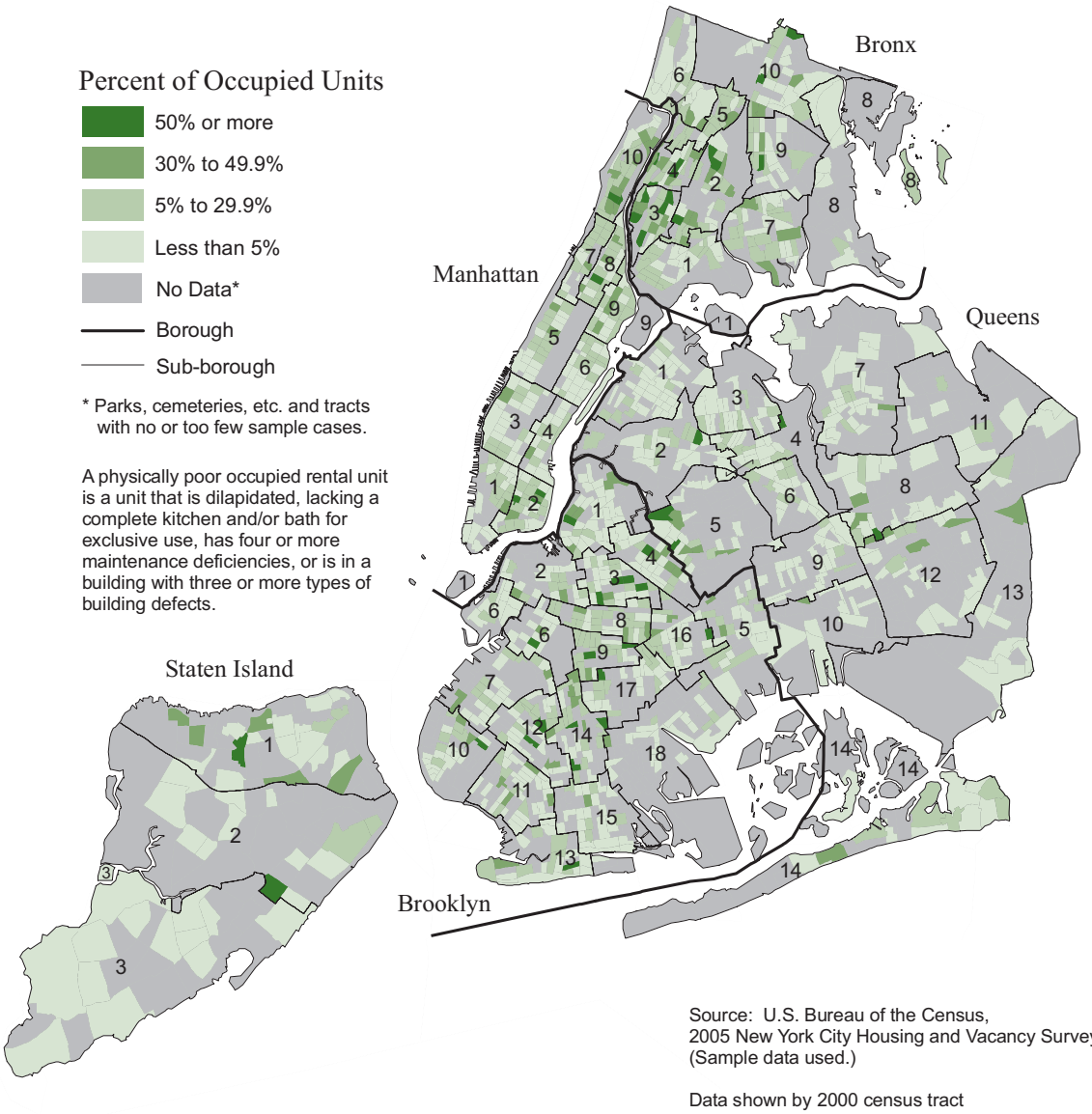


Table 7.26
Incidence of Physically Poor Renter Occupied Units by Borough
New York City, Selected Years 1991 - 2005

	Number and Percent Physically Poor[b] Units						
	1991	1993	1996	1999	2002	2005	
Borough	Percent	Percent	Percent	Percent	Percent	Number	Percent
All	16.8%	13.4%	13.6%	10.4%	9.7%	223,777	11.0%
Bronx[a]	22.0%	15.8%	19.0%	14.5%	15.3%	63,005	17.1%
Brooklyn	18.1%	14.2%	14.3%	11.9%	9.6%	70,186	11.3%
Manhattan[a]	18.9%	16.7%	15.6%	10.9%	10.0%	61,207	10.9%
Queens	8.4%	6.7%	6.1%	5.2%	5.1%	24,965	5.9%
Staten Island	8.8%	6.1%	8.4%	**	6.5%*	4,414*	8.3%

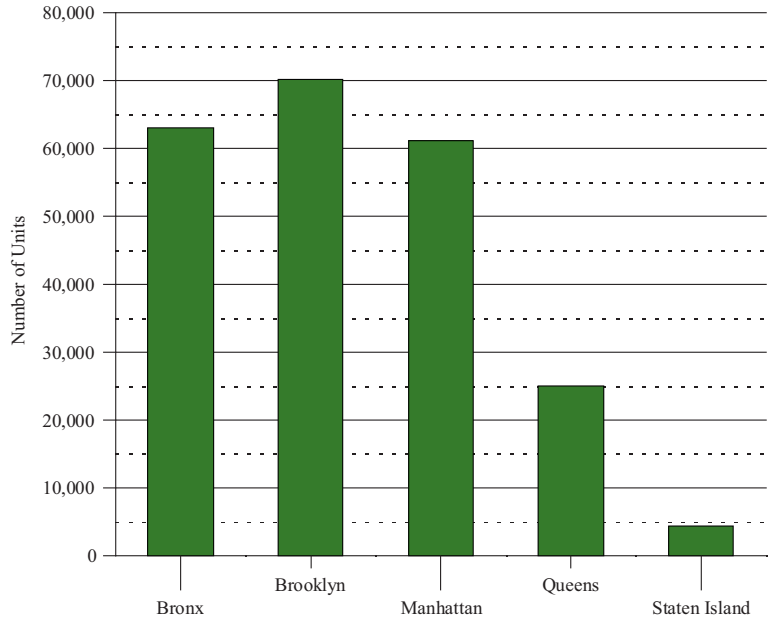
Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Notes:
a Marble Hill in the Bronx.
b Physically poor is a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or 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 7.27
Physically Poor Renter Occupied Units
by Borough by Type of Physically Poor Condition
New York City 2005

			Type of Physically Poor Condition			
Borough	All Renter Households	Physically Poor[a] (% Incidence)	Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Bronx[b]	367,846	63,005 (17.1%)	4,219*	**	6,877	53,806
Brooklyn	621,597	70,186 (11.3%)	11,228	5,625	12,121	50,522
Manhattan[b]	563,589	61,207 (10.9%)	18,216	**	6,277	40,002
Queens	421,726	24,965 (5.9%)	4,645*	**	**	18,103
Staten Island	52,868	4,414* (8.3%)	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[b]	18.1%	28.2%	10.8%	**	23.8%	32.6%
Brooklyn	30.7%	31.4%	28.7%	40.7%	41.9%	30.6%
Manhattan[b]	27.8%	27.4%	46.5%	27.6%*	21.7%	24.2%
Queens	20.8%	11.2%	11.9%	**	10.4%*	11.0%
Staten Island	2.6%	2.0%	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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.

Figure 7.4
Number of Physically Poor Renter Occupied Units by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

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 63,000, or 28 percent of the 224,000 such units in the City, while only 18 percent of all renter-occupied units in the City were located in the borough (Table 7.27 and Figure 7.4).

In Manhattan and Brooklyn, where the numbers of physically poor renter-occupied units were 61,000 and 70,000 respectively in 2005, the proportions of physically poor units were cut by 8.0 and 6.8 percentage points respectively, from 18.9 percent to 10.9 percent and from 18.1 percent to 11.3 percent between 1991 and 2005 (Table 7.26 and Figure 7.3).

In terms of housing condition as measured by the proportion of physically poor renter-occupied units, Queens was the best in the City in 2005: the proportion of physically poor units in the borough was reduced from 8 percent in 1991 to 6 percent, the lowest of all five boroughs (Table 7.26). In 2005, of all 224,000 physically poor renter-occupied units in the City, 25,000, or 11 percent, were located in Queens, while 21 percent of all renter-occupied units in the City were located in the borough (Table 7.27).

Characteristics of Physically Poor Renter-Occupied Units

As shown earlier in the discussion of the structure condition of buildings and maintenance deficiencies, physical housing condition is most closely related to the age of the dwelling and building structure type. Of all 224,000 physically poor renter-occupied units in 2005, 56 percent were in either Old Law tenement buildings (12 percent) or New Law tenement buildings (44 percent). New Law tenement units' proportion

Table 7.28
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Structure Class by Type of Physically Poor Condition New York City 2005

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]	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Multiple Dwellings[a]	1,754,686	209,540 (11.9%)	36,089	12,718	26,033	156,504
Old-Law Tenement	189,197	24,314 (12.9%)	4,842*	**	5,089	16,691
New-Law Tenement	537,772	88,549 (16.5%)	5,109	5,661	12,707	72,106
Post-1929 Multiple Dwelling	680,070	50,453 (7.4%)	5,890	**	**	44,366
Other	45,714	10,800 (23.6%)	9,577	**	**	**
Converted	90,791	12,555 (13.8%)	**	**	**	7,504
1-2 Unit Houses	272,940	14,237 (5.2%)	**	**	**	8,724
Distribution						
All[b]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multiple Dwellings						
Old-Law Tenement	10.4%	12.1%	15.0%	**	19.4%	11.1%
New-Law Tenement	29.6%	44.1%	15.9%	44.2%	48.3%	48.0%
Post-1929 Multiple Dwelling	37.4%	25.1%	18.3%	**	**	29.5%
Other	2.5%	5.4%	29.8%	**	**	**
Converted	5.0%	6.2%	11.5%*	**	**	5.0%
1-2 Unit Houses	15.0%	7.1%	9.5%*	**	**	5.8%

Source: U.S. Bureau of the Census, 2005 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.

of all physically poor units in the City was much higher than their proportion of renter-occupied units in such structure class, which was 30 percent (Table 7.28). On the other hand, only a quarter of the physically poor renter-occupied units were in multiple dwellings built after 1929, although 37 percent of the renter-occupied units in the City were in such dwellings.

Table 7.29
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Building Size
New York City 2005

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	2,027,626	223,777	11.0%	100.0%
1 – 2	272,940	14,237	5.2%	6.4%
3 - 5	257,474	24,356	9.5%	10.9%
6 – 19	320,215	45,728	14.3%	20.4%
20 – 49	428,020	71,046	16.6%	31.7%
50 – 99	345,980	39,072	11.3%	17.5%
100 +	402,997	29,338	7.3%	13.1%

Source: U.S. Bureau of the Census, 2005 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.

As stated earlier, the city-wide proportion for renter-occupied units in physically poor condition was 11 percent in 2005 (Table 7.29). However, as in 2002, the incidence of poor housing was more frequent in medium-sized buildings in 2005. Of renter-occupied units in buildings with 20-49 units, 17 percent were in physically poor housing, compared to 11 percent for buildings with 50-99 units and just 7 percent for buildings with 100 or more units. The equivalent proportions for smaller buildings with 3-5 units and with 1-2 units were 10 percent and 5 percent respectively.

In 2005, of the 224,000 physically poor renter-occupied units in the City, 12 percent were units with no bedrooms, while only 8 percent of the renter-occupied units in the City as a whole were such units (Table 7.30). Two-thirds of all physically poor renter studios did not have complete kitchens and/or bathrooms for the exclusive use of the tenant. In other words, the vast majority of physically poor studios were SRO or SRO-type rental units.

In 2005, pre-1947 rent-stabilized housing had the highest incidence of physically poor housing: 17 percent of its units, compared to 11 percent of all renter units in the City (Table 7.31). In fact, because a very high proportion of the City's renter units were in pre-1947 stabilized housing, this category contained 55 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 2005, of renter-occupied units with a contract rent below $700, 15 percent were physically poor units, while, of units with a rent between $700 and $899, 12 percent were such units (Table 7.32). Of units with rents of $900-$1,249, 9 percent were physically poor units. Of renter-occupied units with rents of $1,250 or more, the proportion of physically poor units was only 6 percent.

Table 7.30
Number and Distribution of Physically Poor Renter Occupied Units by Number of Bedrooms by Type of Physically Poor Condition New York City 2005

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	2,027,626	223,777	39,161	13,806	28,900	165,228
None	163,804	26,182	17,565	**	**	8,442
One	818,390	80,398	9,235	5,563	12,303	62,384
Two	730,422	82,425	9,749	**	9,787	65,434
Three or More	315,009	34,772	**	**	**	28,969
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	8.1%	11.7%	44.9%	**	12.1*	5.1%
One	40.4%	35.9%	23.6%	40.3%	42.6%	37.8%
Two	36.0%	36.8%	24.9%	26.2%*	33.9%	39.6%
Three or More	15.5%	15.5%	**	**	11.5%*	17.5%

Source: U.S. Bureau of the Census, 2005 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
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Rent Regulatory Status by Type of Physically Poor Condition New York City 2005

Household Type	All Renter Occupied Units	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	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Controlled	43,317	4,693* (10.8%)	**	**	**	**
Stabilized	1,015,655	143,899 (14.2%)	24,995	7,138	18,586	107,907
Pre-1947	726,070	123,848 (17.1%)	21,966	6,983	17,081	91,090
Post-1947	289,584	20,050 (6.9%)	**	**	**	16,817
Other Regulated	122,247	11,659 (9.5%)	**	**	**	9,294
Mitchell-Lama	58,944	4,437* (7.5%)	**	**	**	4,206*
HUD & Other	63,303	7,222 (11.4%)	**	**	**	5,088
Unregulated	668,711	45,790 (6.8%)	10,391	5,929	9,245	27,696
In Rental Buildings	624,818	43,455 (7.0%)	9,731	5,929	9,245	26,020
In Coops/Condos	43,893	**	**	**	**	**
Public Housing	167,539	14,973 (8.9%)	**	**	**	14,481
In Rem	10,158	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	2.1%	2.1%	**	**	**	2.3%*
Stabilized	50.1%	64.3%	63.8%	51.7%	64.3%	65.3%
Pre-1947	35.8%	55.3%	56.1%	50.6%	59.1%	55.1%
Post-1947	14.3%	9.0%	7.7%*	**	**	10.2%
Other Regulated	6.0%	5.2%	**	**	**	5.6%
Mitchell-Lama	2.9%	2.0%	**	**	**	2.5%
HUD & Other	3.1%	3.2%	**	**	**	3.1%
Unregulated	33.0%	20.5%	26.5%	42.9%	32.0%	16.8%
In Rental Buildings	30.8%	19.4%	24.8%	42.9%	32.0%	15.7%
In Coops/Condos	2.2%	**	**	**	**	**
Public Housing	8.3%	6.7%	**	**	**	8.8%
In Rem	0.5%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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.

Table 7.32
Physically Poor Renter Occupied Units by Contract Rent Interval (in 2005 dollars)
New York City 2002 and 2005

	2002			2005		
	Total	Number Physically Poor[a]	Percent Physically Poor	Total	Number Physically Poor[a]	Percent Physically Poor
All Renter Occupied[b]	2,023,504	196,013	9.7%	2,027,626	223,777	11.0%
$1 - $399	231,987	37,186	16.0%	216,837	30,263	14.0%
$400 - $599	276,607	35,418	12.8%	234,684	38,862	16.6%
$600 - $699	241,147	23,290	9.7%	198,787	27,953	14.1%
$700 - $899	506,240	46,682	9.2%	445,190	54,177	12.2%
$900 - $1,249	409,706	32,052	7.8%	503,222	46,783	9.3%
$1,250 and Over	312,833	17,851	5.7%	391,590	23,013	5.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 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.

Characteristics of Households in Physically Poor Renter Units

Seven in ten of the households occupying physically poor rental units in 2005 were either black, Puerto Rican, or non-Puerto Rican Hispanic. The proportion of each of these three racial and ethnic household groups, and particularly of blacks, in physically poor renter units was markedly higher than each group's proportional share of the overall number of renter households (Table 7.33). Of households living in such units, blacks accounted for 32 percent, while 24 percent of all renter households were black. Puerto Ricans' and non-Puerto Rican Hispanics' shares of households in such units were 14 percent and 23 percent respectively, while their corresponding shares of all renter households were 12 percent and 17 percent respectively (Figure 7.5).

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units (Table 7.34). In 2005, of households in such renter units, 13 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, 27 percent of households in such renter units were adults with minor children, while this household type's share of all renter households was 23 percent.

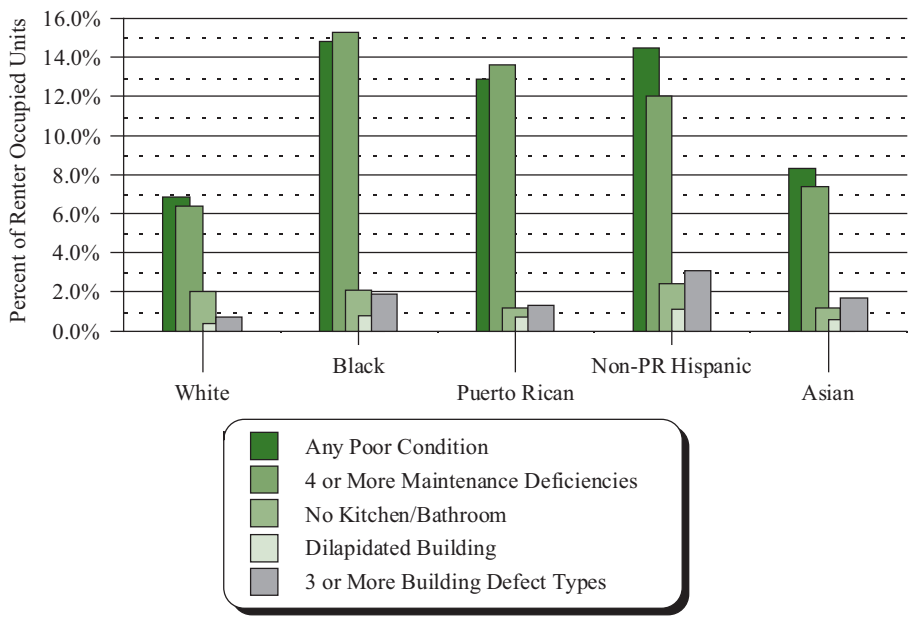
On the other hand, fewer single-elderly households and single-adult households lived in physically poor rental units. Of households in physically poor renter-occupied units, only 8 percent were single-elderly households, while their share of all renter households was 11 percent. At the same time, 21 percent of households in such renter units were single-adult households, while their share of all renter households was 26 percent (Table 7.34).

Table 7.33
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Race/Ethnicity by Type of Physically Poor Condition
New York City 2005

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	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
White	750,872	52,159 (6.9%)	15,364	**	4,960*	33,095
Black	489,935	72,594 (14.8%)	10,125	4,082*	8,283	58,597
Puerto Rican	243,944	31,441 (12.9%)	**	**	**	27,159
Non-Puerto Rican Hispanic	349,181	50,481 (14.5%)	8,331	**	9,896	34,553
Asian	177,960	14,711 (8.3%)	**	**	**	9,887
Other	15,735	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	37.0%	23.3%	39.2%	22.9%*	17.2%	20.0%
Black	24.2%	32.4%	25.9%	29.6%	28.7%	35.5%
Puerto Rican	12.0%	14.0%	**	**	**	16.4%
Non-Puerto Rican Hispanic	17.2%	22.6%	21.3%	28.3%*	34.2%	20.9%
Asian	8.8%	6.6%	**	**	**	6.0%
Other	0.8%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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 7.5
Incidence of Physically Poor Renter Occupied Units
and Specific Physically Poor Conditions by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey

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 renter units, 48 percent had incomes of less than $25,000 in 2004, while 40 percent of all renter households had incomes at that level (Table 7.35). Particularly, of households in physically poor rental units, three in ten had incomes below $15,000. Renter households with incomes below $15,000 had the highest incidence of physically poor conditions (Figure 7.6).

Among renter households with incomes below the poverty level in 2004, 14 percent lived in physically poor housing, compared to 11.0 percent of all renter households (Table 7.36). Of renter households receiving Public Assistance, 18 percent lived in physically poor housing.

Of renter households in physically poor units in the City in 2005, 53 percent paid more than 30 percent of their income for gross rent, while 51 percent of all renter households paid that much (Table 7.37). At the same time, 33 percent of renter households occupying physically poor units paid more than 50 percent of their income for rent, while 29 percent of all renter households in the City paid that much.

Of heads of all renter households in the City in 2005, 22 percent were born in Puerto Rico or the rest of the Caribbean. But 27 percent of heads of households living in physically poor rental units were born in Puerto Rico or the rest of the Caribbean (Table 7.38). On the other hand, 9 percent and 8 percent of all renter household heads in the City were from western/eastern Europe and from Asia, while only 5 percent and 6 percent respectively of the household heads living in physically poor renter units were from those regions. In

Table 7.34
Number, Incidence and Distribution of Physically Poor Renter Occupied Units
by Household Type by Type of Physically Poor Condition
New York City 2005

Household Type	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	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
Single Elderly	219,735	18,130 (8.3%)	6,155	**	**	10,541
Single Adult	517,158	47,408 (9.2%)	15,493	**	6,258	28,879
Single with Minor Child(ren)	182,068	27,960 (15.4%)	**	**	**	25,284
Elderly Household	123,118	13,010 (10.6%)	**	**	**	10,246
Adult Household	514,761	56,228 (10.9%)	8,757	4,009*	8,802	40,815
Adult Household with Minor Child(ren)	470,787	61,041 (13.0%)	5,709	**	7,559	49,463
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	10.8%	8.1%	15.7%	**	**	6.4%
Single Adult	25.5%	21.2%	39.6%	25.6%*	21.7%	17.5%
Single with Minor Child(ren)	9.0%	12.5%	**	**	**	15.3%
Elderly Household	6.1%	5.8%	**	**	**	6.2%
Adult Household	25.4%	25.1%	22.4%	29.0%	30.5%	24.7%
Adult Household with Minor Child(ren)	23.2%	27.3%	14.6%	26.1%*	26.2%	29.9%

Source: U.S. Bureau of the Census, 2005 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 7.35
Number, Incidence and Distribution of Physically Poor Renter Occupied Units
by Income Group by Type of Physically Poor Condition
New York City 2005

Household Income Group	All Renter Households	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]	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
< $15,000[b]	518,124	69,109 (13.3%)	13,798	4,332*	10,455	49,142
$15-24,999	296,946	37,918 (12.8%)	6,931	**	4,350*	29,053
$25-39,999	357,555	38,731 (10.8%)	5,267	**	5,494	28,771
$40-49,999	192,457	19,332 (10.0%)	4,087*	**	**	13,594
$50-69,999	262,289	24,790 (9.5%)	**	**	**	19,429
$70,000 +	400,256	33,896 (8.5%)	5,246	**	**	25,239
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< $15,000	25.6%	30.9%	35.2%	31.4%	36.2%	29.7%
$15-24,999	14.6%	16.9%	17.7%	**	15.1%	17.6%
$25-39,999	17.6%	17.3%	13.4%	23.2%*	19.0%	17.4%
$40-49,999	9.5%	8.6%	10.4%	**	**	8.2%
$50-69,999	12.9%	11.1%	9.8%*	**	**	11.8%
$70,000 +	19.7%	15.1%	13.4%	**	12.9%*	15.3%

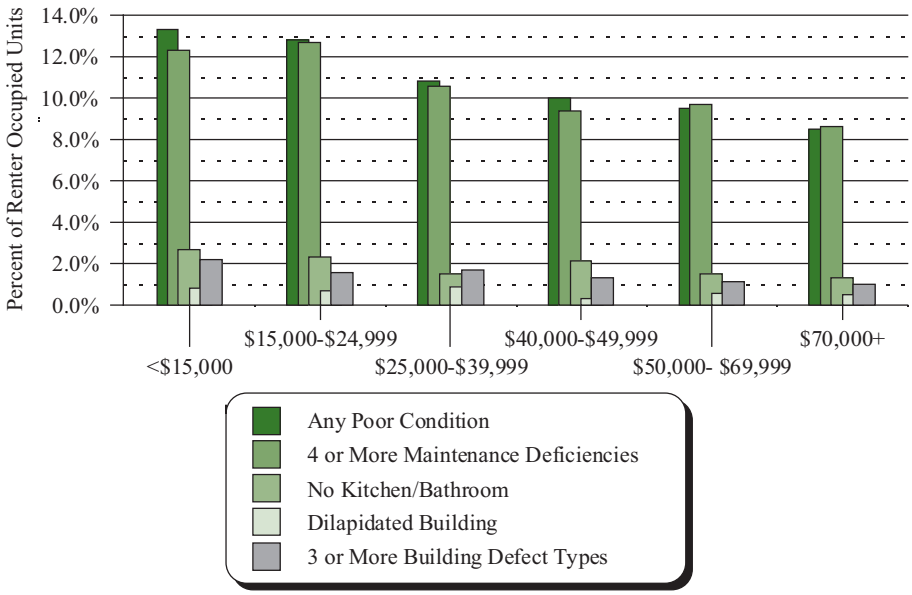
Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or bathroom for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building 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.

short, a relatively large proportion of householders in physically poor renter units were from the Caribbean, while a relatively small proportion were from western/eastern Europe (which includes Russia) and Asia.

Characteristics of All Households in Physically Poor Units

The data are similar for all households as for renter households because of the preponderance of renter households in the City. However, tables of data for all households are provided (Tables 7.39, 7.40, 7.41 and 7.42).

Figure 7.6
Incidence of Physically Poor Renter Occupied Units and Specific Physically Poor Conditions by Income Group New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 7.36
Number and Percent of Renter Households and All Households in Physically Poor Housing by Poverty Level and Receipt of Public Assistance New York City 2005

Income Status		In Physically Poor Housing	
By Tenure	**Total**	**Number**	**Percent**
All Renter Households	2,027,626	223,777	11.0%
Below Poverty Level			
Yes	457,626	64,108	14.0%
No	1,570,000	159,668	10.2%
Receive Public Assistance			
Yes	340,316	62,265	18.3%
No	1,318,625	148,764	11.3%
All Households	3,037,996	240,132	7.9%
Below Poverty Level			
Yes	526,147	65,906	12.5%
No	2,511,849	174,226	6.9%
Receive Public Assistance			
Yes	382,931	63,097	16.5%
No	2,088,551	162,277	7.8%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 7.37
Distribution of Physically Poor Renter Occupied Units
by Gross Rent/Income Ratio by Type of Physically Poor Condition
New York City 2005

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]	2,027,626	223,777	39,161	13,806	28,900	165,228
30% or less	907,699	98,963	18,461	6,052	11,852	72,770
31% - 40%	260,686	23,809	4,239*	**	**	17,550
41% - 50%	163,001	19,744	**	**	**	15,835
51% - 70%	186,211	22,373	**	**	**	16,675
Over 70%	351,471	47,293	8,045	4,201*	7,005	34,327
Distribution						
All[c]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
30% or less	48.6%	46.6%	50.6%	45.2%	44.4%	46.3%
31% - 40%	13.9%	11.2%	11.6%	**	**	11.2%
41% - 50%	8.7%	9.3%	8.9%*	**	**	10.1%
51% - 70%	10.0%	10.5%	**	**	14.2*	10.6%
Over 70%	18.8%	22.3%	22.0%	31.4%	26.3%	21.8%

Source: U.S. Bureau of the Census, 2005 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, which are not included in percent calculation below.
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.

Table 7.38
Distribution of Physically Poor Renter Occupied Units by Birthplace of Householder by Type of Physically Poor Condition New York City 2005

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]	2,027,626	223,777 (11.0%)	39,161	13,806	28,900	165,228
USA	802,598	102,994 (12.8%)	15,947	4,875*	8,953	82,716
Puerto Rico	112,144	15,304 (13.6%)	**	**	**	14,155
Caribbean	254,543	41,643 (16.4%)	6,110	**	5,017	31,925
Latin America	161,181	24,218 (15.0%)	4,613*	**	5,610	15,306
Europe/USSR	150,014	10,628 (7.1%)	**	**	**	7,877
Asia	134,633	12,035 (8.9%)	**	**	**	8,581
Africa	29,522	4,386* (14.9%)	**	**	**	**
Other	27,900	** (11.1%*)	**	**	**	**
Distribution						
All[c]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
USA	48.0%	48.1%	48.0%	38.0%	34.6%	50.1%
Puerto Rico	6.7%	7.1%	**	**	**	8.6%
Caribbean	15.2%	19.4%	18.4%	**	19.4%	19.3%
Latin America	9.6%	11.3%	13.9%	**	21.7%	9.3%
Europe/USSR	9.0%	5.0%	**	**	**	4.8%
Asia	8.0%	5.6%	**	**	**	5.2%
Africa	1.8%	2.0%	**	**	**	1.8%*
Other	1.7%	1.5%*	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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, which are not included in percent calculation below.

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

In addition to building structural and unit maintenance conditions, as discussed above, good housing means a decent home in a suitable neighborhood that provides a bundle of neighborhood services. 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

Table 7.39
All Households in Physically Poor Units
by Race/Ethnicity by Type of Physically Poor Condition
New York City 2005

Race/ Ethnicity	All Occupied Households	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	3,037,996	240,132 (7.9%)	44,624	15,418	30,306	174,455
White	1,330,514	59,254 (4.5%)	17,352	**	5,531	36,985
Black	691,370	76,457 (11.1%)	11,196	4,272%*	8,473	61,423
Puerto Rican	289,998	33,355 (11.5%)	**	**	**	27,904
Non-Puerto Rican Hispanic	418,452	51,555 (12.3%)	9,039	4,114*	10,099	35,218
Asian	285,309	16,748 (5.9%)	**	**	**	10,793
Other	22,353	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.8%	24.7%	38.9%	24.7%*	18.2%	21.2%
Black	22.8%	31.8%	25.1%	27.7%	28.0%	35.2%
Puerto Rican	9.5%	13.9%	8.6%*	**	10.3%*	16.0%
Non-Puerto Rican Hispanic	13.8%	21.5%	20.3%	26.7%	33.3%	20.2%
Asian	9.4%	7.0%	**	**	**	6.2%
Other	0.7%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2005 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 7.40
Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Income Group by Type of Physically Poor Condition
New York City 2005

Household Income Group	All Households	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]	3,037,996	240,132 (7.9%)	44,624	15,418	30,306	174,455
< $15,000[b]	624,952	71,919 (11.5%)	14,893	4,714*	10,638	50,292
$15-24,999	380,072	39,610 (10.4)	7,493	**	4,977*	29,577
$25-39,999	472,330	40,906 (8.7%)	5,899	**	5,685	30,123
$40-49,999	263,565	19,919 (7.6%)	4,310*	**	**	14,181
$50-69,999	419,037	28,172 (6.7%)	4,928*	**	**	21,779
$70,000 +	878,040	39,604 (4.5%)	7,100	**	4,122*	28,502
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< $15,000	20.6%	29.9%	33.4%	30.6%	35.1%	28.8%
$15-24,999	12.5%	16.5%	16.8%	**	16.4%	17.0%
$25-39,999	15.5%	17.0%	13.2%	22.0%*	18.8%	17.3%
$40-49,999	8.7%	8.3%	9.7%	**	**	8.1%
$50-69,999	13.8%	11.7%	11.0%	**	**	12.5%
$70,000 +	28.9%	16.5%	15.9%	**	13.6%	16.3%

Source: U.S. Bureau of the Census, 2005 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.

Table 7.41
Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Household Type
New York City 2005

Regulatory Status	All Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Renter Units
All	3,037,996	240,132	7.9%	100.0%
Single Elderly	346,323	20,664	6.0%	8.6%
Single Adult	675,584	49,649	7.3%	20.7%
Single with Minor Child(ren)	206,713	29,182	14.1%	12.2%
Elderly Household	287,949	14,204	4.9%	5.9%
Adult Household	775,782	60,743	7.8%	25.3%
Adult Household with Minor Child(ren)	745,645	65,689	8.8%	27.4%

Source: U.S. Bureau of the Census, 2005 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 7.42
All Occupied Units that are Physically Poor by Birthplace of Household Head
New York City 2005

Birthplace Region	All Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of All Physically Poor Occupied Units
All[b]	3,037,996	240,132	7.9%	100.0%
USA	1,274,584	112,000	8.8%	48.8%
Puerto Rico	131,102	16,158	12.3%	7.0%
Caribbean	335,199	42,807	12.8%	18.6%
Latin America	212,445	24,918	11.7%	10.9%
Europe/USSR	255,538	12,367	4.8%	5.4%
Asia	212,549	13,886	6.5%	6.0%
Africa	37,636	4,386*	11.7%	1.9%
Other	42,353	**	7.3%*	1.4%*

Source: U.S. Bureau of the Census, 2005 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.
* Since the number of units is small, interpret with caution.
** Too few units to report.

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. For this very reason, neighborhood quality has been one of the prime concerns of housing policy in the City and, thus, neighborhood characteristics are covered in the HVS.

However, measuring neighborhood quality in a reliable manner is very complex. 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 styles and experiences. Residents' reactions to existing as well as hypothetical neighborhoods are also 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.

The HVS does not provide data on all important elements of neighborhood services. Instead, it collects information on two neighborhood characteristics intended to indicate the physical condition of buildings in the neighborhood of each sampled unit. The first is the presence of boarded-up buildings in the neighborhood. The Census Bureau collects data on the presence of boarded-up buildings in the following two ways: (1) 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; and (2) 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 second characteristic the Census Bureau collects data on is residents' rating of the physical quality of their neighborhood. The procedures used to collect these data are subjective and perception-based, since "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 definition of the neighborhood's physical quality is expected to help survey interviewers and respondents understand the definition clearly, thereby making it possible for the Census Bureau to gather more reliable data on the subject. This approach also helps users interpret data in a clearer way.

Of the two sets of neighborhood physical condition characteristics collected by the Census Bureau using the three questions described above, this part of the chapter covers only data collected by the following two questions. The first is the interviewer's observation of whether or not there are boarded-up buildings on the street where the sample unit is located. Data provided by respondents on the existence of boarded-up buildings in the neighborhood where the sample unit is located are not analyzed, since it is comparatively hard to appropriately interpret the data in an analytically meaningful way due to the lack of neighborhood definition.

The second characteristic of neighborhood physical condition covered here 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

neighborhood blight and potential decay in the immediate future and, second, how many households feel that they live in good neighborhoods, at least in terms of the physical residential conditions they daily observe.

Neighborhood Conditions of Occupied Units

The 2005 HVS reports that neighborhood quality improved significantly between 2002 and 2005 and was the best in the 27-year period since 1978, when the HVS started covering it. The proportion of all households near buildings with broken or boarded-up windows ("boarded-up buildings") on the same street was a mere 5.6 percent in 2005, a 2.3-percentage-point improvement from 2002 (Table 7.43).

Neighborhood quality has improved remarkably since 1978, when the proportion of renter households near boarded-up buildings was 25.4 percent. It was 17.3 percent in 1987 and 11.4 percent in 1996[5] (Table 7.43).

Table 7.43
Incidence of Units on Same Street as Building with Broken/Boarded-Up Windows, by Borough For All Occupied and Renter Occupied Units
New York City, Selected Years 1991-2005

Borough	1991	1993	1996	1999	2002	2005
Renter Occupied						
All	15.7%	13.7%	11.4%	8.8%	8.7%	6.3%
Bronx[a]	16.2%	9.1%	10.0%	6.9%	4.7%	4.7%
Brooklyn	18.0%	14.7%	16.0%	12.7%	13.7%	9.2%
Manhattan[a]	20.6%	22.0%	12.6%	11.3%	9.8%	6.8%
Queens	4.7%	5.0%	4.7%	2.4%	3.7%	2.6%
Staten Island	17.1%	9.9%	9.4%	**	6.9%*	**
All Occupied						
All	13.0%	11.5%	10.0%	7.3%	7.9%	5.6%
Bronx[a]	14.1%	8.2%	9.3%	6.4%	4.8%	5.3%
Brooklyn	16.2%	13.4%	14.8%	11.2%	13.1%	8.3%
Manhattan[a]	18.0%	19.1%	11.5%	9.4%	8.3%	6.3%
Queens	4.2%	4.8%	4.0%	2.4%	4.6%	2.7%
Staten Island	10.5%	5.7%	6.9%	3.1%	3.7%	2.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx (1993, 1996, 1999, 2002 and 2005); in Manhattan (1991).
* Since the number of units is small, interpret with caution.
** Too few units to report.

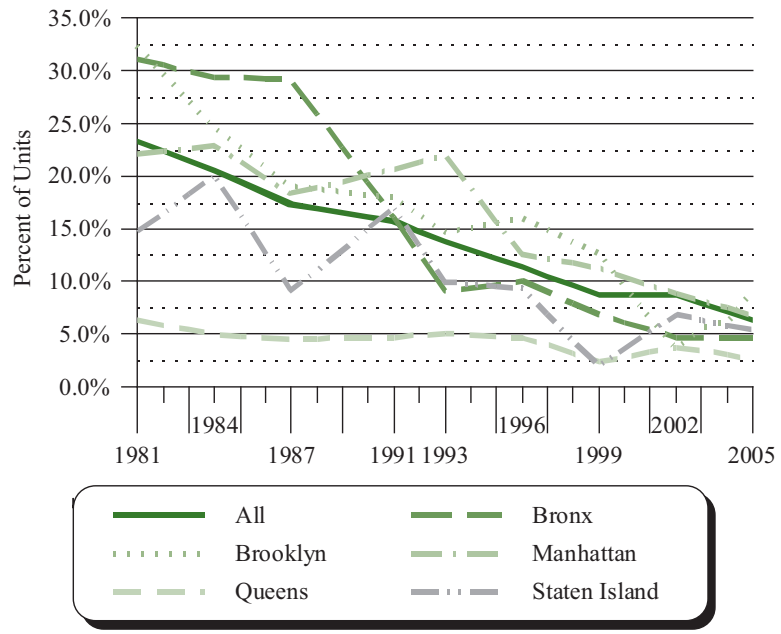
Between 2002 and 2005, neighborhood quality improved substantially in Brooklyn and in Manhattan. The proportion of renter units on streets with boarded-up buildings in the two boroughs declined by 4.5 percentage points and 3.0 percentage points to 9.2 percent and 6.8 percent respectively (Table 7.43). Neighborhood condition also improved noticeably in Queens, where the proportion of renter-occupied units on streets with boarded-up buildings declined by 1.1 percentage points to 2.6 percent. Neighborhood

5 U.S. Bureau of the Census, 1978, 1987, and 1996 New York City Housing and Vacancy Surveys.

condition in the Bronx was very good, as the proportion of renter units on streets with boarded-up buildings remained at 4.7 percent in 2005, as in 2002.

In all of the boroughs except Queens, which was always in good condition, the tremendous improvement in neighborhood physical condition for renter units achieved in the 1990s continued in the first half of the 2000s (Figure 7.7). The greatest improvement was in the Bronx, overall by 11.5 percentage points in fourteen years, from 16.2 percent in 1991 to just 4.7 percent in 2002 and 2005 (Table 7.43).

Figure 7.7
Incidence of Renter Occupied Units on Same Street as a Building with Broken/Boarded-up Windows by Borough
New York City, Selected Years 1981 - 2005

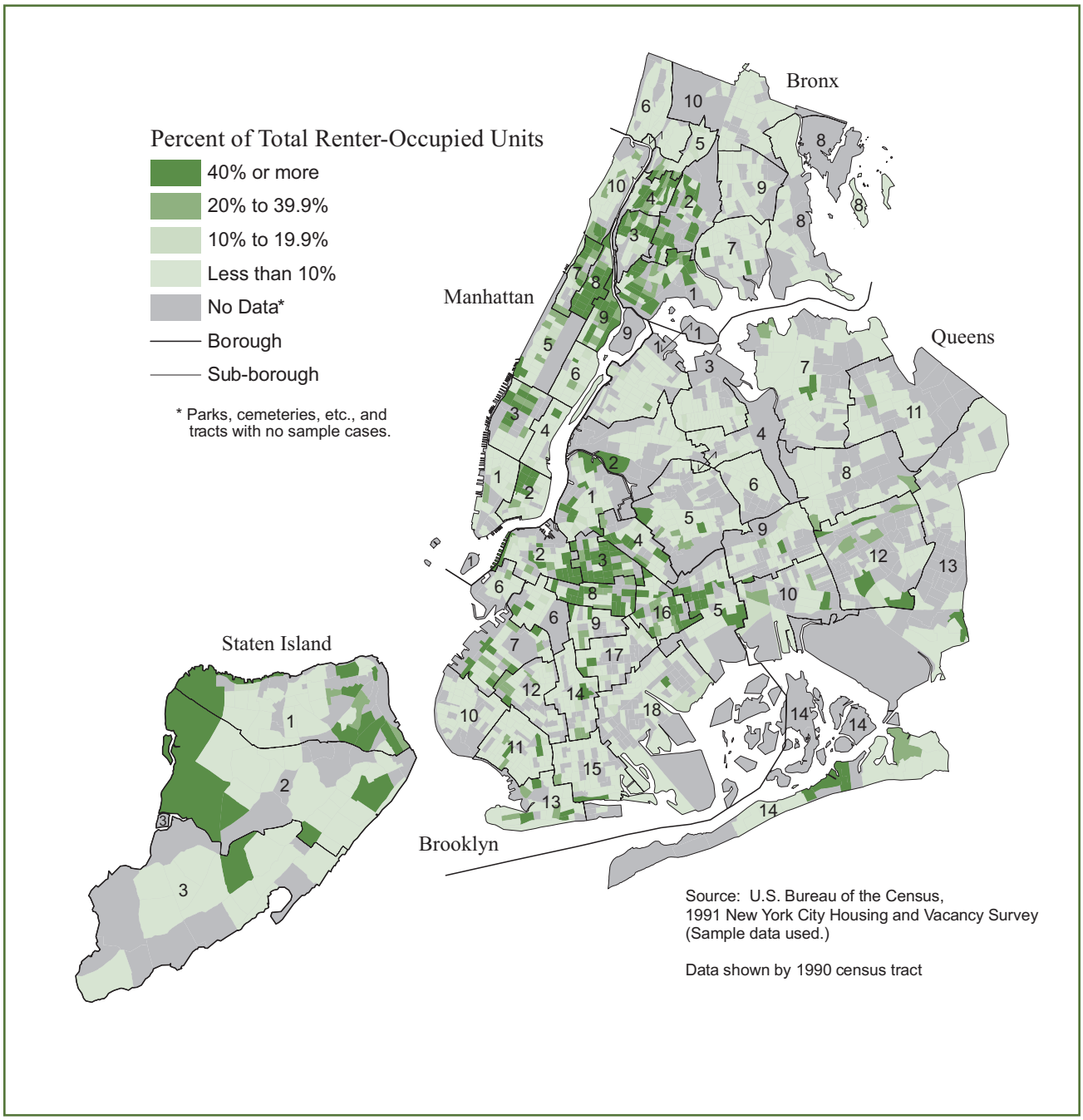


Sources: U.S. Bureau of the Census, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys.

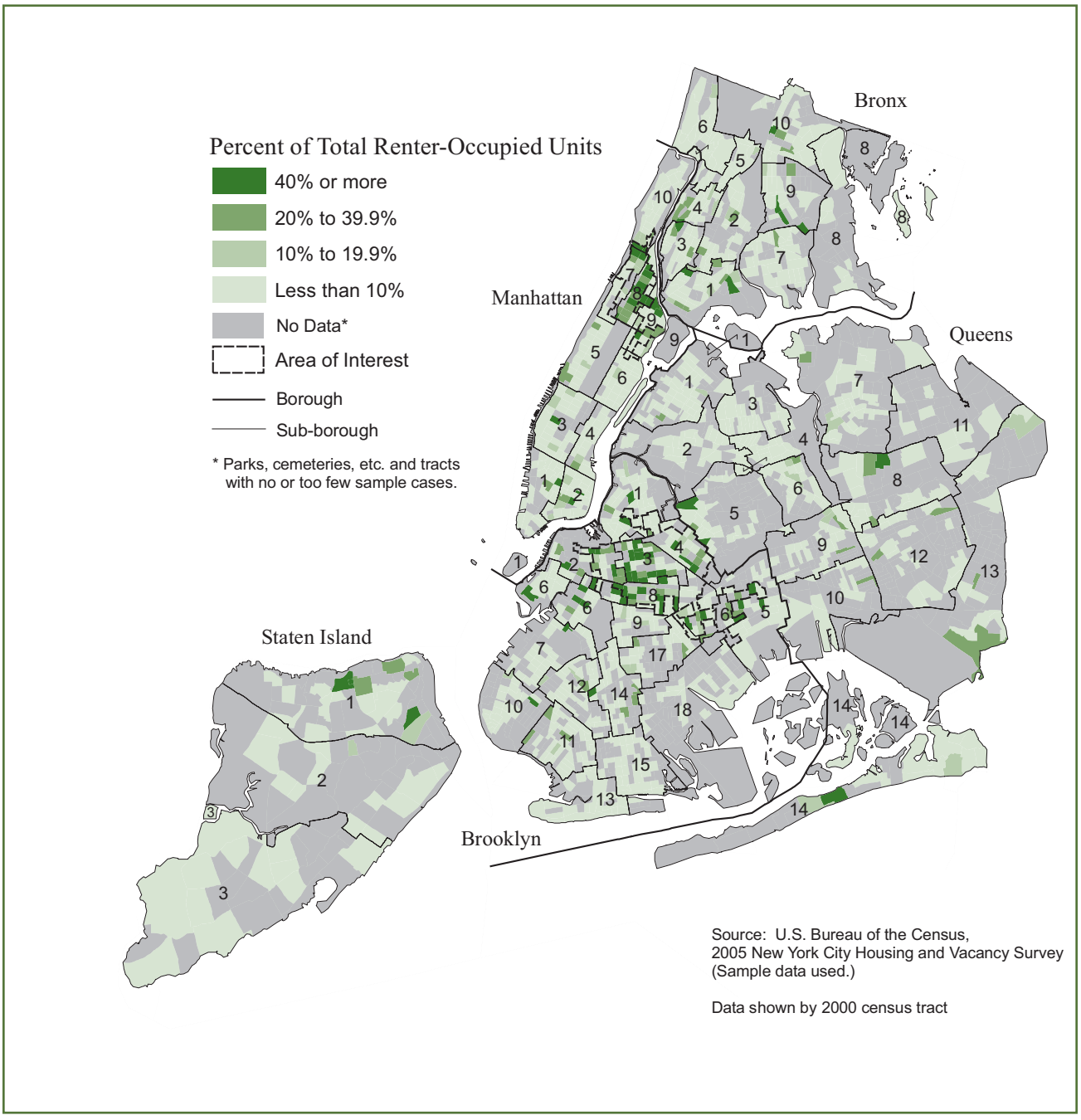
During the eight years between 1991 and 1999, neighborhood physical condition for renter units also improved remarkably in Manhattan by 9.3 percentage points, from 20.6 percent to 11.3 percent (Table 7.43). The substantial eight-year neighborhood improvement achieved in Manhattan continued in the following six years through 2005 by another 4.5 percentage points (from 11.3 percent to 6.8 percent). The improvement in two areas of the two boroughs—the South Bronx and the northern portion of Manhattan—between 1991 and 2005 is strikingly visible when the condition in the two years are geographically compared (Maps 7.7 and 7.8).

In Brooklyn, neighborhood physical condition for renter units also improved greatly by 5.3 percentage points between 1991 and 1999 (Table 7.43). Then, that eight-year improvement in the borough continued in the following six years through 2005 by another 3.5 percentage points to 9.2 percent for an overall improvement of 8.8 percent over the fourteen years. In the fourteen years between 1991 and 2005, an

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



Map 7.8
Percentage of Renter-Occupied Units on the Sames Street as a Building with Broken or Boarded-Up Windows
New York City 2005



exceptionally impressive improvement in neighborhood condition was made in Staten Island, where the proportion of renter-occupied units on streets with boarded-up buildings declined remarkably from 17.1 percent to a negligibly low level (Figure 7.7).

Of all five boroughs in the City, Queens was the best in terms of neighborhood physical condition. The proportion of renter-occupied units on streets with boarded-up buildings was the lowest in Queens: from 4.7 percent in 1991 to 2.6 percent in 2005. The citywide improvement in neighborhood condition between 1991 and 2005 is very visible (Maps 7.7 and 7.8).

Neighborhood Conditions of Renter-Occupied Units by Rent Level

As expected, there is a clear 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. In 2005, of renter-occupied units with contract rents of $1-$399, 9.2 percent were on streets with boarded-up buildings (Table 7.44). The corresponding proportion for units with contract rents of $600-$699 was 7.6 percent. The proportion dropped continuously as rent increased: to 5.6 percent for units with rents of $900-$1,249 and to 4.1 percent for units with rents of $1,250 or more.

Table 7.44
Percentage of Renter Occupied Units on Same Street as a Building with Broken/Boarded-Up Windows by Contract Rent Level
New York City 2005

Contract Rent Level	Percentage on Street with a Building with Broken/Boarded-Up Windows
All	6.3%
$1 - $399	9.2%
$400 - $599	7.7%
$600 - $699	7.6%
$700 - $899	6.2%
$900 - $1,249	5.6%
$1,250 and Over	4.1%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Residents' Ratings of Neighborhood Physical Condition

New Yorkers' opinions about the physical condition of neighborhood residential structures in 2005 were the best in the 27-year period since 1978, when the HVS first began to measure residents' rating of the quality of their neighborhoods. This finding supports the Census Bureau's interviewers' observation of substantial improvement in neighborhood physical conditions in recent years. According to the 2005 HVS, the proportion of all households, renter and owner households together, who rated the quality of their neighborhood residential structures as "good" or "excellent" was 77.5 percent, a 1.9 percentage-point improvement from 2002 (Table 7.45).

Table 7.45
Distribution of All Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2002 and 2005

	Rating of Physical Condition of Residential Structures in Neighborhood				
Borough	**All**	**Excellent**	**Good**	**Fair**	**Poor**
2002					
All Households	100.0%	21.1%	54.5%	20.6%	3.8%
Bronx[a]	100.0%	12.8%	45.4%	33.9%	7.8%
Brooklyn	100.0%	15.7%	57.4%	21.9%	5.1%
Manhattan[a]	100.0%	27.7%	49.8%	19.8%	2.8%
Queens	100.0%	20.9%	63.0%	14.6%	1.6%
Staten Island	100.0%	45.8%	44.8%	8.0%	*
2005					
All Households	100.0%	23.4%	54.1%	19.1%	3.4%
Bronx[a]	100.0%	14.5%	50.5%	28.7%	6.3%
Brooklyn	100.0%	17.7%	56.6%	22.1%	3.5%
Manhattan[a]	100.0%	30.4%	49.4%	16.6%	3.5%
Queens	100.0%	25.3%	58.1%	14.9%	1.7%
Staten Island	100.0%	40.5%	50.4%	7.5%	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.
* Too few units to report.

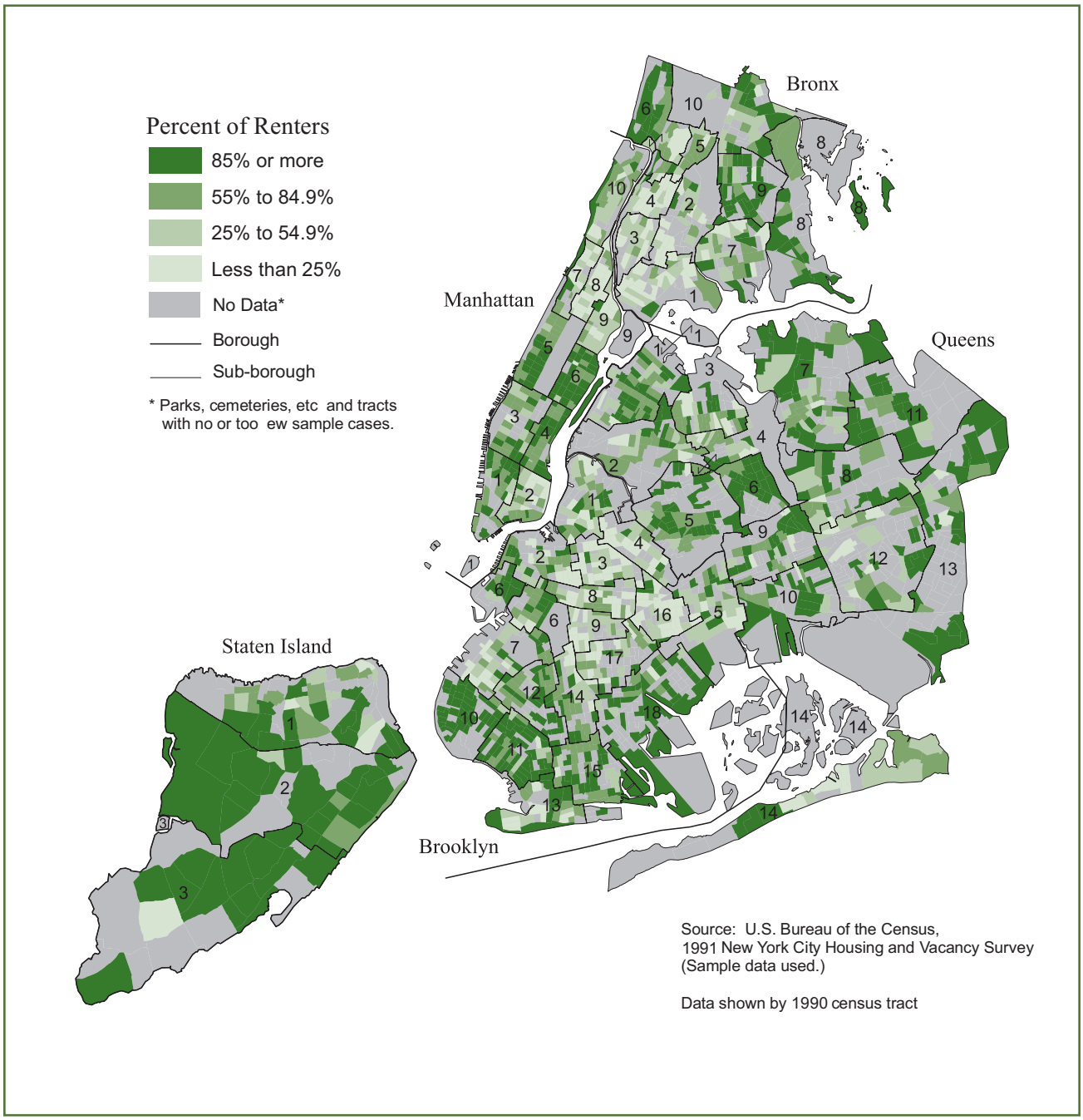
Renter households' rating of the equivalent level of such high quality was 71.3 percent in 2005, a 2.3-percentage-point improvement from 2002 and the best since 1978 (Table 7.46 and Figure 7.8). Renter households' rating of such quality has improved remarkably since 1978, when it was 56.2 percent.[6] The longer term improvement citywide between 1991 and 2005 is visible (Maps 7.9 and 7.10). (In 2005 the Census Bureau shaded tracts with 0, 1 or 2 sample cases as 'no data'. This may affect visual comparison with earlier maps.)

Between 2002 and 2005, the levels of tenants' ratings of the physical condition of their neighborhoods increased visibly in all boroughs, except Queens and Staten Island where households' opinion about their neighborhoods' physical conditions remained very high (Figure 7.9). Of renter households in the Bronx, 59.8 percent rated their neighborhood condition as either "good" or "excellent," an 8.0-percentage-point improvement from 2002, when it was 51.8 percent (Table 7.46).

The level of tenants' high rating of the condition of their neighborhoods also improved in Brooklyn and Manhattan in the three years between 2002 and 2005: by 1.7 percentage points to 69.0 percent and by 2.6 percentage points to 75.8 percent respectively (Table 7.46). Contrarily, residents' satisfaction in Staten Island and Queens declined by 2.8 percentage points to 81.5 percent and by 1.0 percentage point to 78.0 percent respectively.

6 U.S. Bureau of the Census, 1978 New York City Housing and Vacancy Survey, page 179. Wording of the question was changed slightly in 1991.

Map 7.9
Percentage of Renters Rating the Physical Condition of Residential Buildings in Their Neighborhood as "Good" or "Excellent"
New York City 1991



Map 7.10
Percentage of Renters Rating the Physical Condition of Residential Buildings in Their Neighborhood as "Good" or "Excellent"
New York City 2005

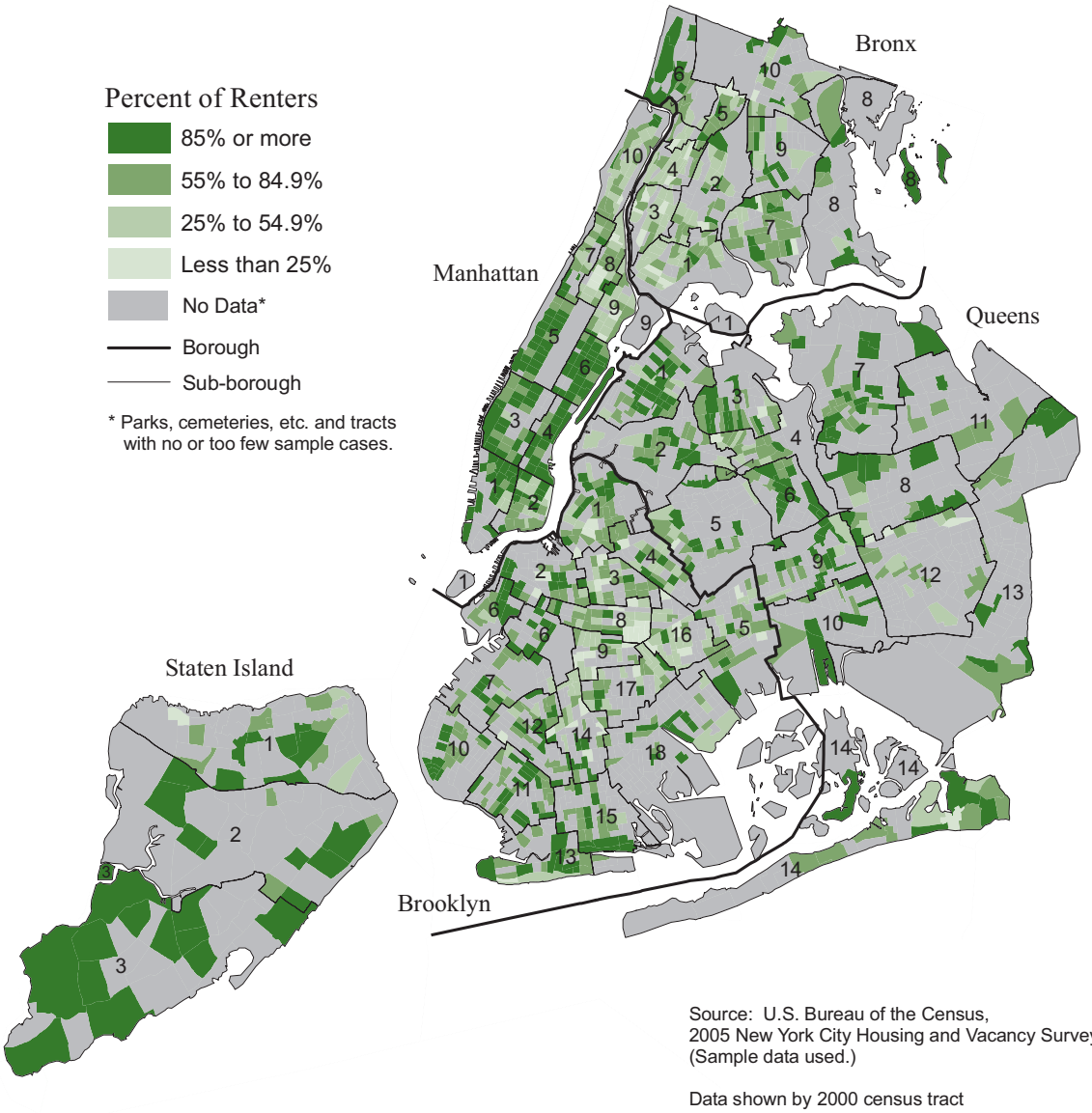
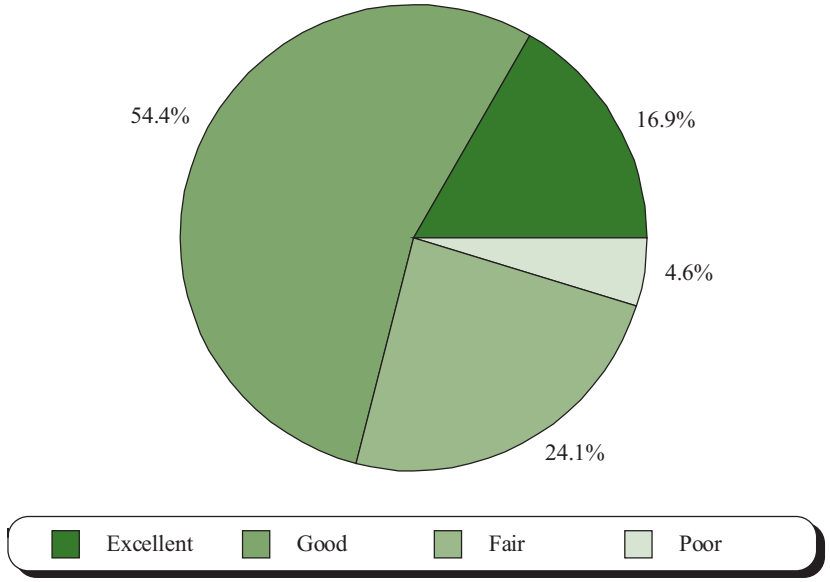
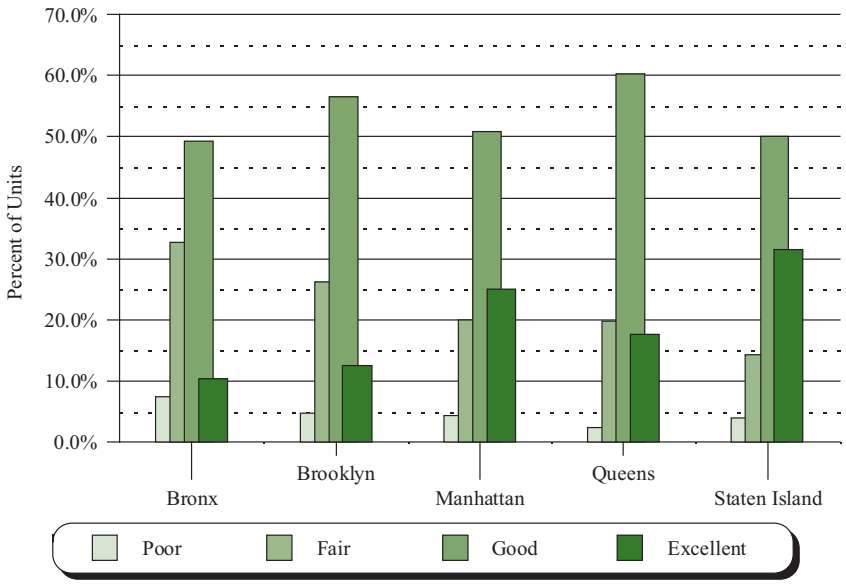


Figure 7.8
Distribution of Renter Ratings of the Physical Condition of Residential Structures in the Neighborhood
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Figure 7.9
Renter Household Ratings of Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Table 7.46
Distribution of Renter Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2002 and 2005

	Rating of Physical Condition of Residential Structures in Neighborhood				
Borough	**All**	**Excellent**	**Good**	**Fair**	**Poor**
2002					
All Renter Households	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%	*
2005					
All Renter Households	100.0%	16.9%	54.4%	24.1%	4.6%
Bronx[a]	100.0%	10.4%	49.4%	32.7%	7.4%
Brooklyn	100.0%	12.5%	56.5%	26.2%	4.7%
Manhattan[a]	100.0%	25.0%	50.8%	19.9%	4.4%
Queens	100.0%	17.7%	60.3%	19.8%	2.3%
Staten Island	100.0%	31.5%	50.0%	14.4%	*

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
a Marble Hill in the Bronx.
* Too few units to report.

Residents' Rating of Neighborhood Physical Condition by Rent Level

In neighborhoods with higher rents, renters' ratings of neighborhood physical condition were also higher. This relationship was unequivocally firm throughout the rent levels, particularly for ratings of "excellent" and "poor." Of renters who paid contract rents of less than $400, only 9.2 percent rated their neighborhood's physical condition as "excellent" (Table 7.47). But ratings moved up steadily and firmly, without exception, as rent levels moved up: to 10.2 percent for renters paying $400-$599, 12.1 percent for those paying $600-$699, and 13.5 percent for those paying $700-$899. Ratings climbed to 17.7 percent for renters paying $900-$1,249 and jumped to 31.2 percent for those paying $1,250 or more.

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, 7.5 percent rated the physical

Table 7.47
Distribution of Renter Ratings of the Physical Condition of Residential Structures in the Neighborhood by Contract Rent Level
New York City 2005

	Rating of Physical Condition of Residential Structures in Neighborhood				
Contract Rent Level	**All**	**Excellent**	**Good**	**Fair**	**Poor**
All Renter Households[a]	100.0%	16.9%	54.4%	24.1%	4.6%
$1 - $399	100.0%	9.2%	52.0%	31.3%	7.5%
$400 - $599	100.0%	10.2%	52.9%	30.7%	6.2%
$600 - $699	100.0%	12.1%	53.1%	29.1%	5.7%
$700 - $899	100.0%	13.5%	55.0%	26.4%	5.1%
$900 - $1,249	100.0%	17.7%	56.5%	21.9%	3.9%
$1,250 and Over	100.0%	31.2%	54.5%	12.8%	1.5%
Median Contract Rent	$850	$1,000	$837	$750	$700

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Note:
a Includes those who reported no cash rent.

condition of residential structures in their neighborhood as "poor" (Table 7.47). The rate decreased steadily, without exception, as the rent level increased, dwindling to 3.9 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 a mere 1.5 percent.

Relationship between the Presence of Boarded-Up Buildings and Residents' Rating of Their Neighborhood's Physical Condition

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 structures in their neighborhoods were relatively less objective. However, according to the 2005 HVS, the data on two indicators of neighborhood condition supported each other. Specifically, of renters whose units were on streets with boarded-up buildings, 8.0 percent rated their neighborhood's physical condition as "poor," while, of renters whose units were on streets without boarded-up buildings, only 4.3 percent rated their neighborhood's physical condition as "poor" (Table 7.48). Conversely, of renters who lived on streets without boarded-up buildings, 72.5 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 55.2 percent rated their neighborhood's physical condition as either "good" or "excellent."

Table 7.48
Distribution of Renter Ratings of the Physical Condition of Residential Buildings in Renter's Neighborhood by the Presence/Absence of Buildings with Broken or Boarded-Up Windows on Renter's Street
New York City 2005

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 Renter Households	100.0%	100.0%
Excellent	7.9%	17.6%
Good	47.3%	54.9%
Fair	36.8%	23.2%
Poor	8.0%	4.3%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Housing and Neighborhood Conditions of Immigrant Households

The 2005 HVS reports that maintenance conditions for immigrant households were slightly better than those for non-immigrant households, while building conditions for immigrant households were slightly worse than those for non-immigrant households both for renter and all households (Tables 7.49 and 7.50).

At the same time, the level of immigrant households' rating of the physical condition of residential structures in the neighborhood as "good" or "excellent" was slightly lower than that of non-immigrant households (Table 7.50).

Table 7.49
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for Renter Households
New York City 2005

Condition Characteristic	All Renter Households	Immigrant Renter Households	Non-Immigrant Renter Households[b]
Total	2,027,626	635,777	995,288
Physically Poor[a]	11.0%	12.8%	12.8%
Unit Conditions			
0 Maintenance Deficiencies	43.9%	44.2%	43.1%
4+ Maintenance Deficiencies	10.8%	10.2%	11.4%
Crowding			
1.01+ persons per room	10.2%	18.6%	6.9%
1.51+ persons per room	3.7%	6.9%	2.4%
Mean household size (persons)	2.54	3.11	2.38
Building Conditions			
Dilapidated	0.7%	0.9%	0.7%
One or More Defect Types	9.1%	10.6%	8.5%
Neighborhood Conditions			
Rating Good/Excellent	71.3%	69.7%	71.9%
Rating Fair/Poor	28.7%	30.3%	28.1%
Boarded Up Buildings on Street	6.3%	5.5%	6.8%

Source: U.S. Bureau of the Census, 2005 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.

Table 7.50
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for All Households
New York City 2005

Condition Characteristic	All Households	All Immigrant Households	All Non-Immigrant Households[b]
Total	3,037,996	933,799	1,507,180
Physically Poor[a]	7.9%	9.2%	9.2%
Unit Conditions			
0 Maintenance Deficiencies	52.2%	53.2%	51.1%
4+ Maintenance Deficiencies	7.5%	7.1%	8.0%
Crowding			
1.01+ persons per room	7.9%	14.7%	5.2%
1.51+ persons per room	2.7%	5.0%	1.7%
Mean household size (persons)	2.62	3.20	2.47
Building Conditions			
Dilapidated	0.5%	0.7%	0.5%
One or More Defect Types	7.4%	8.5%	7.0%
Neighborhood Conditions			
Rating Good/Excellent	77.5%	75.3%	78.5%
Rating Fair/Poor	22.5%	24.6%	21.6%
Boarded Up Buildings on Street	5.6%	4.9%	6.3%

Source: U.S. Bureau of the Census, 2005 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.

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 owner households' neighborhoods was markedly better than was the case for renters. In 2005, of all owners, the proportion living on a street with a boarded-up building was only 4.3 percent, compared to 6.3 percent for renters (Tables 7.44 and 7.51).

At the same time, owner ratings of the physical condition of residential structures in their neighborhoods as either "good" or "excellent" were much higher than those of renters: 90.0 percent of owners rated the condition of their neighborhood as "good" (53.6 percent) or "excellent" (36.4 percent), compared to 71.3 percent of renters. The 2005 rate for owners who rated the physical condition of their neighborhood as "excellent" was also higher than the 2002 rate by 2.0 percentage points (Tables 7.47 and 7.51).

Table 7.51
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 2002 and 2005

	2002	2005
Percentage on Same Street with Broken or Boarded-Up Windows	6.3%	4.3%
Percentage Rating Physical Condition of Residential Structures in Neighborhood		
Excellent	34.4%	36.4%
Good	55.0%	53.6%
Fair	9.7%	9.1%
Poor	0.9%	0.9%

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Contributions of City-Sponsored Rehabilitation and New Construction Programs to Physical Housing and Neighborhood Conditions

Along with continuous improvements in the quality of life and significant economic growth in recent years, the City's housing efforts through the New Housing Marketplace Plan have contributed substantially not only to meeting the increased demand for housing, but also to improving the conditions of existing affordable housing and neighborhoods. Thus, the significant improvements in the condition of housing in the City deserve to be analytically further reviewed in the context of the City government's efforts.

The City has expanded its concerted 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 25,366 units through various City-funded housing programs between July 1, 2002, and June 30, 2005, the three-year period between the 2002 HVS and the 2005 HVS. Of these units, 14,977 were moderately rehabilitated and 10,389 were gut-rehabilitated or newly constructed.[7] In addition, the City made another tremendous contribution to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax abatements in the amount of $440,482,000 for improving the physical conditions of

7 New York City Department of Housing Preservation and Development, Office of Planning and Policy, Division of Policy and Program Analysis.

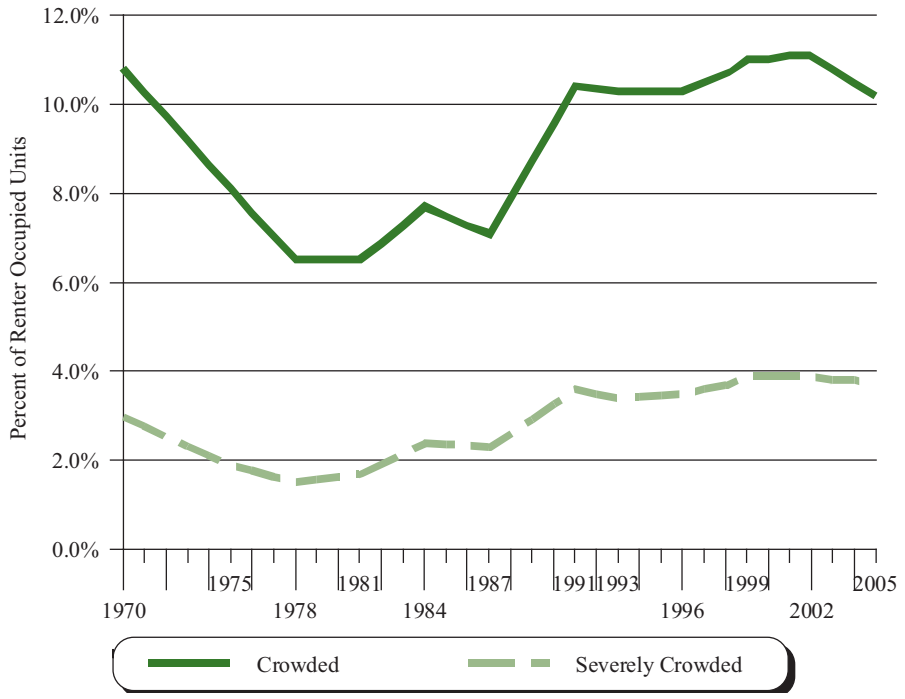
buildings containing 251,336 housing units in the City.[8] In addition, the 25,043 units newly constructed with the benefit of the 421A and 421B programs also undoubtedly contributed to further improved conditions in their neighborhoods.

Moreover, the City supported and/or worked with quasi-public agencies (such as the New York City Housing Development Corpooration (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 population-dense New York City, where the number of people and households have increased faster in the 1990s and the first half of the 2000s than the housing stock, as discussed in Chapter 2, "Residential Population

Figure 7.10
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1970 - 2005



Sources: 1970, 1975 data from Stegman, Michael A., Housing and Vacancy Report: New York City, 1991, Table 7.44, p. 266; 1978-2005 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002 and 2005 New York City Housing and Vacancy Surveys

8 New York City Department of Housing Preservation and Development, Division of Tax Incentives.

Table 7.52
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1960-2005

	Crowded Units (>1 Person Per Room)	Severely Crowded Units (>1.5 Persons Per Room)
Year	Percent	Percent
2005	10.2%	3.7%
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, 2002 and 2005 New York City Housing and Vacancy Surveys.

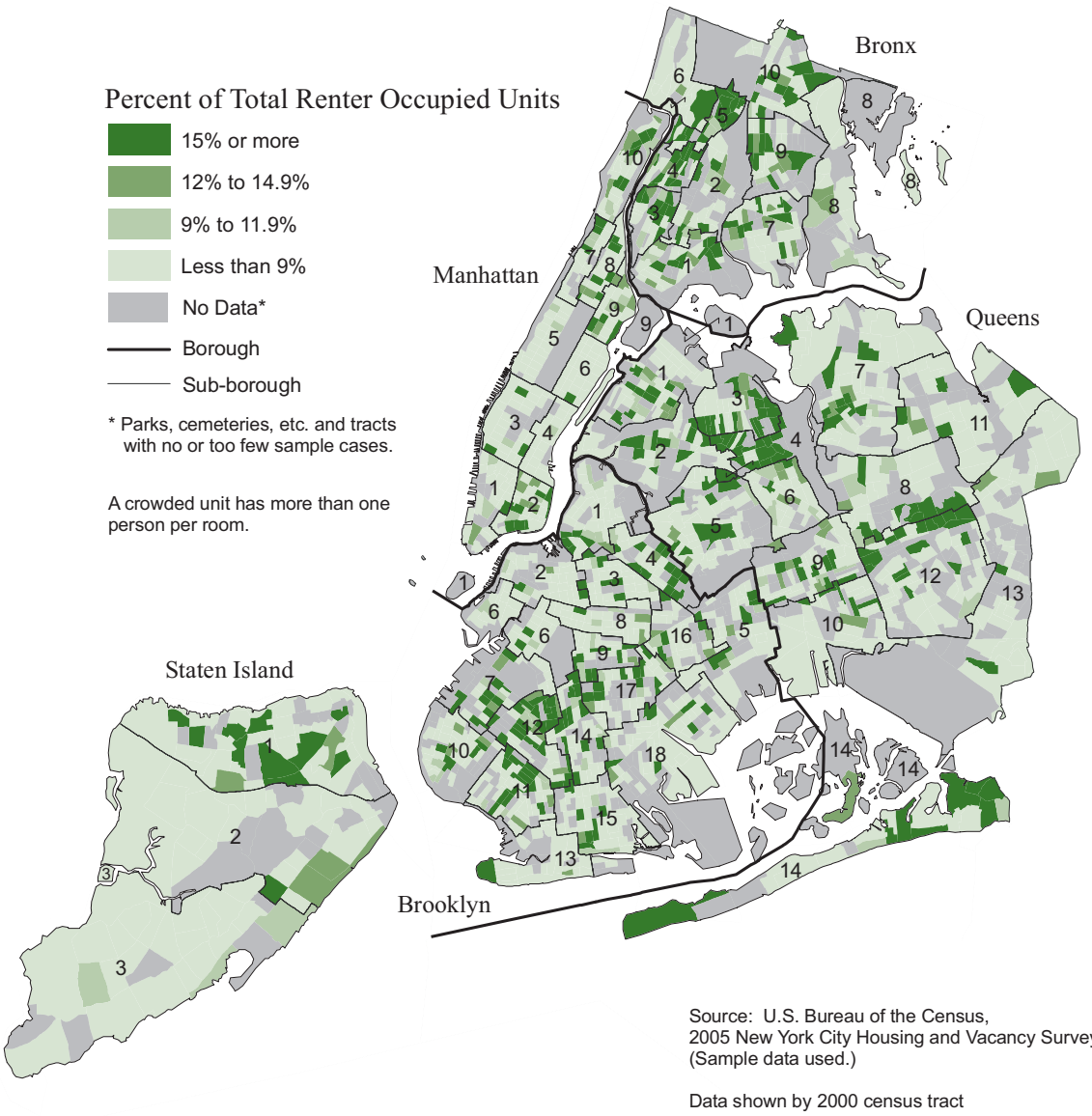
and Households," and Chapter 4, "The Housing Supply," the utilization of residential space, measured by the number of rooms in a unit in relation to the size of the household, is of central importance to each household as it seeks space satisfaction of its unique needs and preferences.

In 2005, the percentage of renter households in the City that were crowded (more than one person per room), although remaining high, was 0.9 percentage points lower than the rate in 2002. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 3.7 percent in 2005, compared to 3.9 percent in 2002 (Table 7.52 and Figure 7.10).

The rate of crowding for all households is always considerably lower than it is for renter households because the rate for owner households is substantially lower than the rate for renter households. For all households in 2005, 7.9 percent were crowded and 2.7 percent were severely crowded (Table 7.53).

In 2005, 13.8 percent of renter-occupied units in Queens were crowded, 0.5 percentage point lower than in 2002 (Table 7.53). However, the borough's 2005 rate was the highest of any borough in the City and 3.6 percentage points higher than the city-wide rate of 10.2 percent. The rate in the Bronx was 12.5 percent, while the 2002 rate was 13.0 percent (Map 7.11).

Map 7.11
Crowded Renter Households
New York City 2005



In Brooklyn in 2005 10.0 percent of renter households were crowded, virtually the same as the city-wide rate (Table 7.53). In Staten Island, 10.8 percent of renter households were crowded. However, the borough's 2005 rate was a 3.2-percentage-point increase from the rate three years earlier.

Table 7.53
Incidence of Crowding and Severe Crowding in All Occupied and Renter Occupied Units by Borough
New York City 1999, 2002 and 2005

All Households	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
Borough	**1999**	**2002**	**2005**	**1999**	**2002**	**2005**
All	8.7%	8.6%	7.9%	3.0%	3.0%	2.7%
Bronx[a]	10.2%	11.1%	10.8%	3.5%	3.0%	3.7%
Brooklyn	9.3%	10.3%	8.1%	2.5%	3.0%	2.5%
Manhattan[a]	7.1%	5.4%	5.4%	3.3%	2.8%	2.4%
Queens	9.8%	9.3%	9.0%	3.3%	3.4%	2.9%
Staten Island	2.8%*	3.5%	4.6%	**	**	**
Renter Households	**Percent Crowded (>1 Person Per Room)**			**Percent Severely Crowded (>1.5 Persons Per Room)**		
Borough	**1999**	**2002**	**2005**	**1999**	**2002**	**2005**
All	11.0%	11.1%	10.2%	3.9%	3.9%	3.7%
Bronx[a]	12.0%	13.0%	12.5%	4.2%	3.8%	4.5%
Brooklyn	11.1%	12.6%	10.0%	3.1%	3.6%	3.3%
Manhattan[a]	8.3%	6.1%	6.1%	3.7%	3.1%	2.6%
Queens	14.2%	14.3%	13.8%	5.2%	5.6%	4.9%
Staten Island	6.2%*	7.6%	10.8%	**	**	**

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 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.

Only 6.1 percent of renter households in Manhattan were crowded, the same as in 2002. This was 4.1 percentage points lower than the city-wide rate and the lowest of any of the boroughs (Table 7.53). This low crowding rate is due to the fact that half the households in the borough are single person households (Table 7.54).

Table 7.54
Incidence of Crowding in Renter Occupied Units
by Borough by Household Size
New York City 2005

Borough	All	Household Size			
		1 Person	2 Persons	3-4 Persons	5 or More Persons
All Renter Households					
Percent Crowded	10.2%	--	4.1%	12.6%	67.0%
Percent of Households	100.0%	36.3%	27.8%	27.5%	8.4%
Percent of Crowded	100.0%	--	11.1%	34.0%	54.9%
Bronx[a]					
Percent Crowded	12.5%	--	**	14.8%	67.3%
Percent of Households	100.0%	31.9%	25.4%	32.4%	10.3%
Percent of Crowded	100.0%	--	6.1%	38.4%	55.5%
Brooklyn					
Percent Crowded	10.0%	--	2.6%	8.7%	67.3%
Percent of Households	100.0%	33.1%	27.6%	29.3%	10.0%
Percent of Crowded	100.0%	--	7.2%	25.4%	67.3%
Manhattan[a]					
Percent Crowded	6.1%	--	5.1%	12.6%	63.4%
Percent of Households	100.0%	49.5%	28.9%	17.8%	3.8%
Percent of Crowded	100.0%	--	24.2%	36.6%	39.2%
Queens					
Percent Crowded	13.8%	--	5.3%	15.6%	67.5%
Percent of Households	100.0%	27.0%	29.0%	33.6%	10.3%
Percent of Crowded	100.0%	--	11.2%	38.0%	50.7%
Staten Island					
Percent Crowded	10.8%	--	**	**	**
Percent of Households	100.0%	39.5%	24.4%	28.4%	7.6%
Percent of Crowded	100.0%	--	**	**	**

Source: U.S. Bureau of the Census, 2005 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.

Sources of High Crowding Rates

Crowding is, in general, a phenomenon of large households: the greater the number of large households, the greater the number of crowded households. The 2005 HVS again confirms this phenomenon. In the City as a whole, 8.4 percent of renter households were households with five or more persons. Of these large households, 67.0 percent were crowded (Table 7.54). Looking at this phenomenon from a different perspective, 54.9 percent of crowded renter households in the City were households with five or more persons.

The percentage of crowded households by household size vividly confirms crowding as a phenomenon of large households. For renter households in 2005, only 4.1 percent of two-person households were crowded; the rate for three-person households was 5.3 percent (Table 7.55). However, the rate for four-person households was an unparalleledly high 22.7 percent, far more than twice the city-wide rate. The rate rocketed as household size increased further, soaring to 52.8 percent for five-person households and 83.2 percent for six-person households. The rate for households with seven or more persons was an unbelievably high 94.5 percent. In other words, basically all such large households are crowded. Thus, the source of the high crowding situation is definitely the large household.

Table 7.55
Incidence of Crowding and Severe Crowding
in Renter Occupied Units by Number of Persons in Household
New York City 2005

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	10.2%	3.7%
1	--	--
2	4.1%	4.1%
3	5.3%	1.3%
4	22.7%	4.7%
5	52.8%	17.8%
6	83.2%	18.0%
7 or More	94.5%	40.6%

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

A disproportionately larger proportion of immigrant renter households were crowded: 18.6 percent, almost two times the proportion of all renter households (Table 7.56). Again, this is attributable to the larger mean household size of 3.12 for immigrant renter households, compared to the mean household size of 2.56 for all renter households (Table 2.57).

From this, it becomes apparent that the source of such a high level of crowding in Queens was the relatively high proportion of large households in the borough. In 2005, 10.3 percent of renter households in the borough were households with five or more persons, compared to the city-wide proportion of 8.4 percent (Table 7.54). Of these large renter households in Queens, 67.5 percent were crowded. Of all crowded renter households in

Table 7.56
Number, Incidence and Distribution of Crowded Renter Households
by Immigrant Status by Borough
New York City 2005

Borough	Number of Renter Households[a]	Number of Crowded Households[a]	Percent that are Crowded (Incidence)	Percent of Crowded Renter Occupied Units[b]
All Renter Households[a]	2,027,626	206,764	10.2%	100.0%
Immigrant	635,777	118,300	18.6%	63.4%
Not Immigrant	995,288	68,333	6.9%	36.6%
Bronx	367,846	46,057	12.5%	100.0%
Immigrant	97,680	20,925	21.4%	50.1%
Not Immigrant	209,555	20,868	10.0%	49.9%
Brooklyn	621,597	62,398	10.0%	100.0%
Immigrant	225,147	38,189	17.0%	66.9%
Not Immigrant	279,483	18,879	6.8%	33.1%
Manhattan	563,589	34,570	6.1%	100.0%
Immigrant	111,977	14,303	12.8%	50.8%
Not Immigrant	311,439	13,848	4.4%	49.2%
Queens	421,726	58,012	13.8%	100.0%
Immigrant	191,079	42,458	22.2%	77.7%
Not Immigrant	161,992	12,213	7.5%	22.3%
Staten Island	52,868	5,727	10.8%	100.0%
Immigrant	9,895	*	*	*
Not Immigrant	32,818	*	*	*

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
a Totals include units occupied by households that did not report immigrant status.
b Excludes units occupied by households that did not report immigrant status.
* Too few units to report.

the borough, 50.7 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also relatively high, 33.6 percent, compared to the city-wide proportion of 27.5 percent. Of these households with three to four persons in Queens, 15.6 percent were crowded; and 38.0 percent of the crowded renter households in the borough were households with three to four persons.

In general, a much higher proportion of immigrant households are larger households of five or more persons, which, as we have said, are much more likely to be crowded (Table 7.54). In the City, 63 percent of crowded renter households are immigrant households, and immigrant renter households are more than twice as likely to be crowded as non-immigrant households (18.6 percent vs. 6.9 percent) (Table 7.56). Queens has a considerably higher proportion of immigrant households than the rest of the City, and 77.7 percent of the crowded renter households in Queens are immigrant households (Table 7.56).

Table 7.57
Incidence of Crowding and Severe Crowding in Renter Occupied Units
by Regulatory Status
New York City 1999, 2002 and 2005

	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
Regulatory Status	**1999**	**2002**	**2005**	**1999**	**2002**	**2005**
All	11.0%	11.1%	10.2%	3.9%	3.9%	3.7%
Controlled	**	**	**	**	**	**
Stabilized	13.2%	13.2%	12.3%	5.3%	5.3%	5.0%
Pre-1947	13.6%	14.1%	13.4%	5.3%	5.5%	5.5%
Post-1947	11.9%	10.7%	9.5%	5.3%	4.8%	3.6%
Other Regulated[a]	6.3%	7.6%	7.1%	**	**	**
Unregulated	9.5%	10.1%	9.2%	2.6%	3.1%	3.0%
Public Housing	9.5%	7.5%	5.6%	2.1%*	**	**
In Rem	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 1999, 2002 and 2005 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.

The source of the high percentage of crowded units in the Bronx appears also to be the high proportion of large households in the borough. Of renter households there, 10.3 percent, the same as in Queens, housed five or more persons (Table 7.54). Over two-thirds (67.3 percent) of these large households were crowded, and 55.5 percent of crowded households in the borough were such large households.

On the other hand, the lower crowding rate in Manhattan appears to be the result of its extremely high proportion, 49.5 percent, of one-person households and its disproportionately low proportion of big households: a mere 3.8 percent of all renter households in the borough in 2005 (Table 7.54).

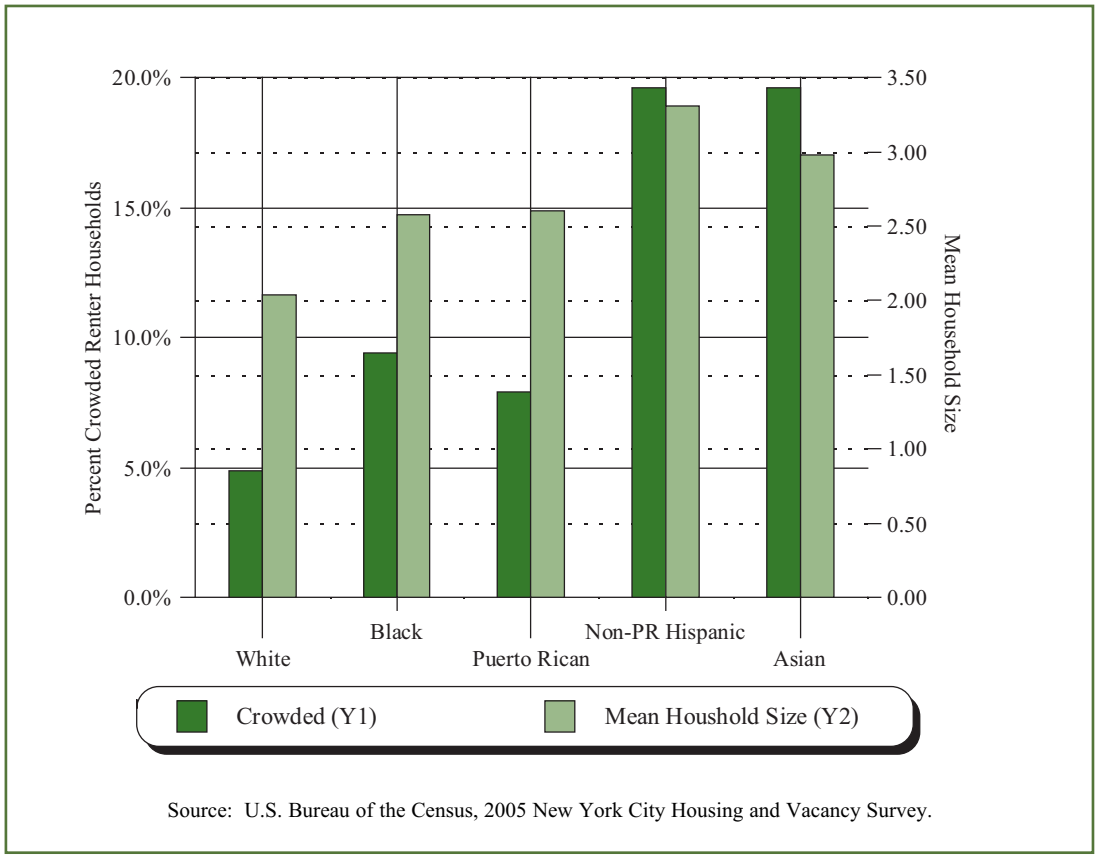
Crowding by Rent-Regulation Status

The percentage of all rent-stabilized units that were crowded was 12.3 percent, 2.1 percentage points higher than the city-wide rate (Table 7.57). The overall higher rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 13.4 percent, compared to 9.5 percent for the category's post-1947 units in 2005. Pre-1947 units have a higher number of persons per household than post-1947 units as a result of the higher proportion of households with children (Table 2.37 and 7.59). Crowding did not exist in rent-controlled units. In Public Housing units only 5.6 percent were crowded. 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: 7.1 percent. The percentage of crowded unregulated units was 9.2 percent, 1.0 percentage point lower than the city-wide rate in 2005.

Crowding by Race and Ethnicity

In 2005 as in 2002, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households (Figure 7.11). For non-Puerto Rican Hispanic and Asian renters—many of them recent immigrant households, as discussed in Chapter 2, "Residential Population and Households"— an extraordinarily high 19.6 percent of households were crowded (Table 7.58). Again, the source of this high percentage of crowded units appears to be large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.31 and 2.98 persons respectively, considerably larger than the city-wide average of 2.54.

Figure 7.11
Crowding and Mean Household Size in Renter Households by Race/Ethnicity
New York City 2005



Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Only 4.9 percent of white renter households were crowded, less than half the city-wide rate of 10.2 percent (Table 7.58). The rate for black renter households was 9.4 percent, lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 7.9 percent, the second lowest after whites (Figure 7.11).

Table 7.58
Incidence of Crowding, Severe Crowding and Mean Household Size
of All Households and Renter Households by Race/Ethnicity
New York City 2002 and 2005

Race/Ethnicity	Crowded (> 1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
All Households	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	8.6%	7.9%	3.0%	2.7%	2.64	2.62
White	3.9%	3.5%	1.4%	1.4%	2.22	2.21
Black	8.8%	7.6%	2.4%	2.3%	2.75	2.71
Puerto Rican	7.5%	7.3%	1.7%	1.9%	2.75	2.70
Non-Puerto Rican Hispanic	19.4%	17.6%	8.0%	6.3%	3.31	3.35
Asian	16.7%	15.7%	5.7%	4.9%	3.39	3.18
Renter Households						
All	11.1%	10.2%	3.9%	3.7%	2.56	2.54
White	5.4%	4.9%	2.0%	2.0%	2.03	2.04
Black	10.9%	9.4%	3.1%	3.2%	2.61	2.58
Puerto Rican	8.2%	7.9%	2.0%	1.9%	2.68	2.60
Non-Puerto Rican Hispanic	21.3%	19.6%	8.9%	7.3%	3.28	3.31
Asian	21.0%	19.6%	7.8%	7.1%	3.18	2.98

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.

Crowding by Household Type

The percentage of crowded adult households with minor children in renter households was 32.3 percent, more than three times higher than the city-wide average of 10.2 percent. That is to say, almost one in every three households of this type was crowded (Table 7.59). The source of this extremely high rate was the household type's extraordinarily large mean household size of 4.60, compared to 2.54 for renter households overall.

The rate of crowded households for single adult households with minor children in renter households was 8.3 percent, 1.9 percentage points lower than the overall rate for all renter households (Table 7.59). The rates for the elderly-household and adult-household types were each substantially lower than the city-wide rate.

Table 7.59
Incidence of Crowding, Severe Crowding and Mean Household Size
of All Households and Renter Households by Household Type
New York City 2002 and 2005

Household Type	Crowded (>1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
All Households	**2002**	**2005**	**2002**	**2005**	**2002**	**2005**
All	8.6%	7.9%	3.0%	2.7%	2.64	2.62
Single Elderly	--	--	--	--	1.00	1.00
Single Adult	--	--	--	--	1.00	1.00
Single with Minor Child(ren)	10.5%	7.5%	3.2%	2.4%	3.10	2.99
Elderly Household	1.9%	2.0%	1.0%*	1.2%*	2.55	2.55
Adult Household	6.1%	5.1%	3.5%	3.2%	2.77	2.73
Adult Household with Minor Child(ren)	25.0%	24.0%	7.1%	6.4%	4.62	4.64
Renter Households						
All	11.1%	10.2%	3.9%	3.7%	2.56	2.54
Single Elderly	--	--	--	--	1.00	1.00
Single Adult	--	--	--	--	1.00	1.00
Single with Minor Child(ren)	11.4%	8.3%	3.4%	2.7%	3.14	3.02
Elderly Household	3.0%*	4.2%	**	2.5%*	2.52	2.52
Adult Household	8.2%	6.7%	4.7%	4.3%	2.75	2.69
Adult Household with Minor Child(ren)	33.8%	32.3%	10.1%	9.4%	4.56	4.60

Sources: U.S. Bureau of the Census, 2002 and 2005 New York City Housing and Vacancy Surveys.
Note:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Crowding in Owner Households

In general, owner households were not crowded. In 2005, the rate of crowded owner households in the City was a mere 3.3 percent. However, even owner households were crowded if they were large households (Table 7.60). For five-person owner households, 11.4 percent were crowded, almost four times the city-wide rate for all owner households. For six-person owner households, the rate was 29.3 percent, and it was 49.7 percent for owner households with seven or more persons. In other words, about half of such large owner households were crowded. In short, crowding is an absolute phenomenon of larger households, whether or not the households are renter or owner households.

Table 7.60
Incidence of Crowding and Severe Crowding
in Owner Occupied Units by Number of Persons in Household
New York City 2005

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	3.3%	0.7%
1	--	--
2	**	**
3	**	**
4	3.2%	**
5	11.4%	**
6	29.3%	**
7 or More	49.7%	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes:
** Too few units to report.

A 2005 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 2005 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 2005 HVS are not comparable with absolute numbers from the 1999 and previous HVSs, since the samples and sample weights for the 2005 HVS and for previous HVSs are different. In addition, the 2005 HVS data on the number of whites, blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians cannot be compared in a reliable manner with such data from the 2002 HVS, since the Census Bureau revised the original 2005 HVS population estimates to match the 2005 Population Estimates for the City, while it did not revise the 2002 HVS population data.[2]

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 2005 Housing and Vacancy Survey (HVS) and the *Housing New York City, 2005* 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 and the names of the sub-borough areas. Second is a set of 29 tables of sub-borough area data from the survey. Last is a table that identifies, by sub-borough, the

1 The color wall 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.

2 For further information, see Appendix E of this report.

census tracts comprising each sub-borough area. (Sub-borough boundaries are coterminous with tract boundaries. This is not true of Community District boundaries.)

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 (Doubling-Up) (A.10).

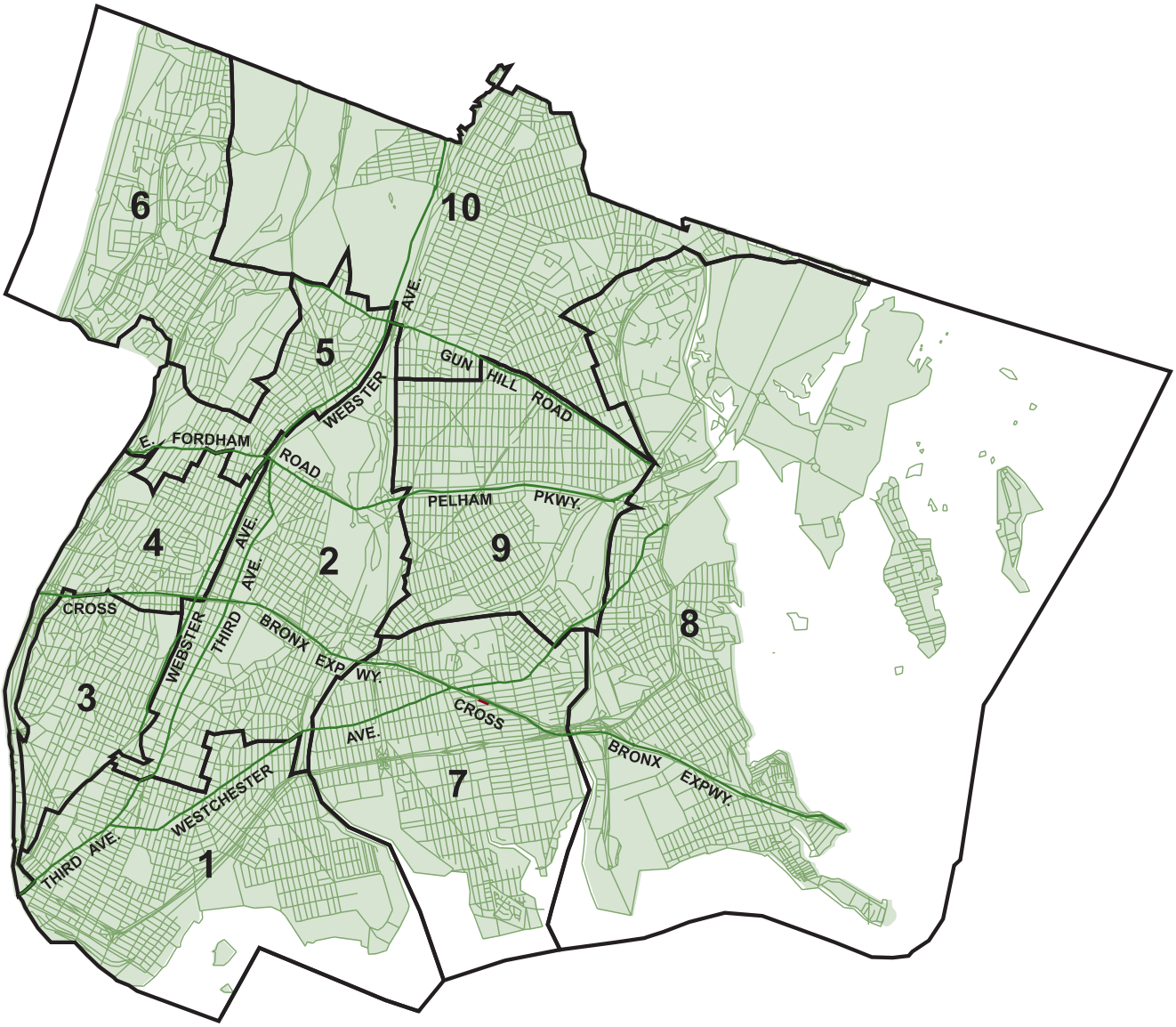
2. **Income and Public Assistance:** Median Income (A.11), Income Distribution (A.12), Poverty Rates (A.13), Public Assistance Dependency (A.13), 50% or 80% of HUD Area Median Income (A.14).

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 Condition 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

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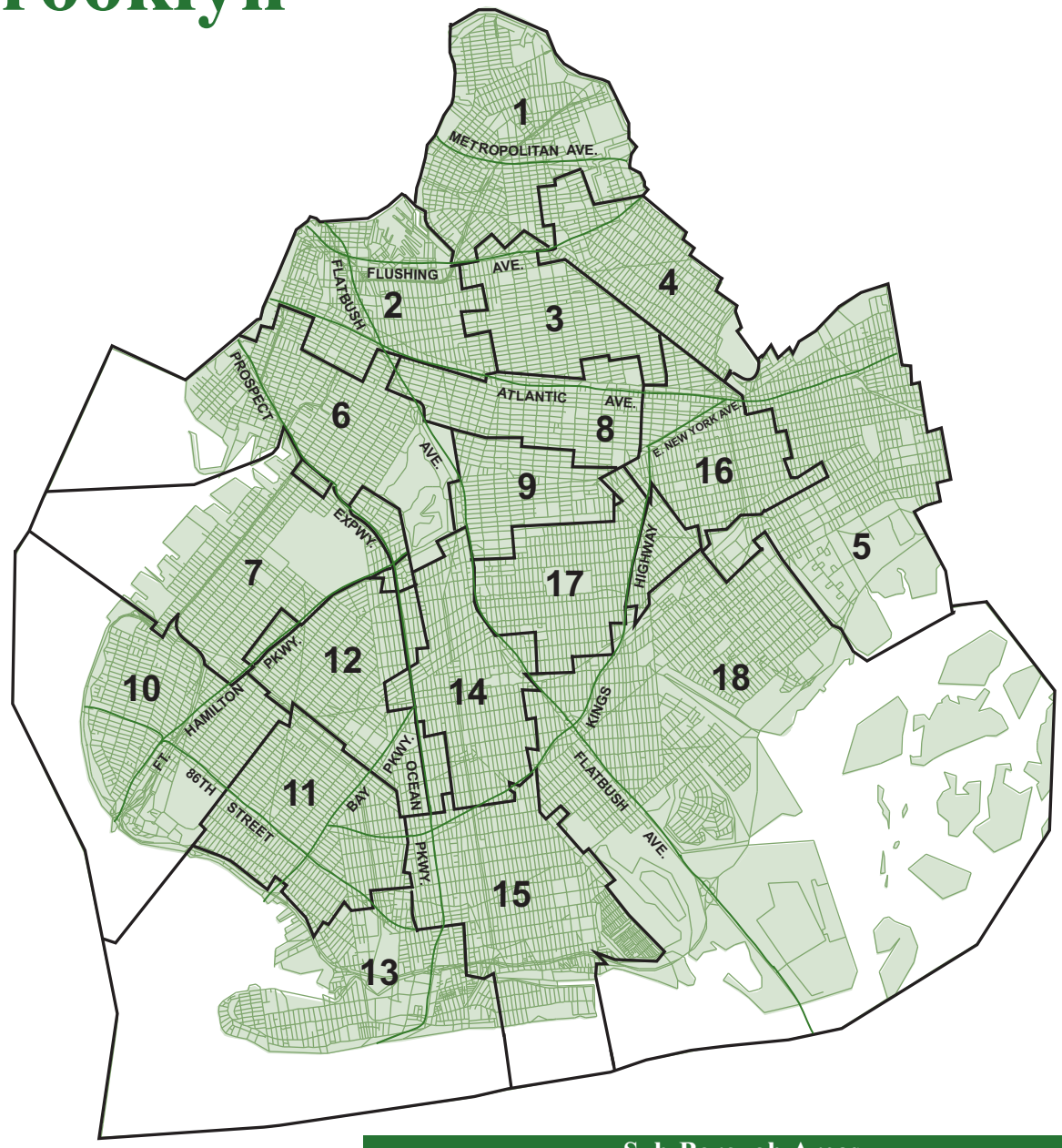
Brooklyn



Sub-Borough Areas

1) Williamsburg / Greenpoint
2) Brooklyn Heights / Fort Greene
3) Bedford Stuyvesant
4) Bushwick
5) East New York / Starrett City
6) Park Slope / Carroll Gardens
7) Sunset Park
8) North Crown Heights / Prospect Heights
9) South Crown Heights
10) Bay Ridge
11) Bensonhurst
12) Borough Park
13) Coney Island
14) Flatbush
15) Sheepshead Bay / Gravesend
16) Brownsville / Ocean Hill
17) East Flatbush
18) Flatlands / Canarsie

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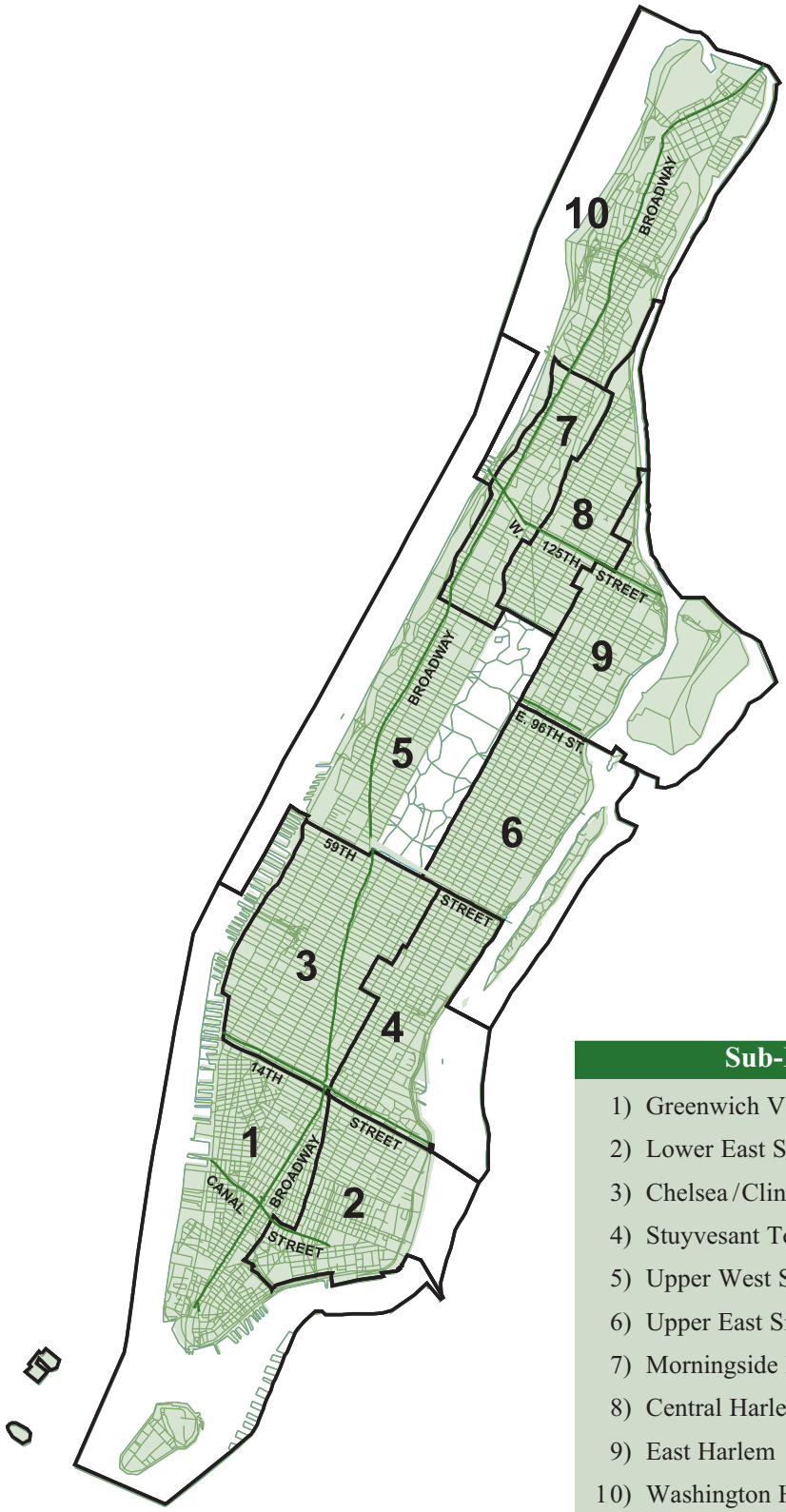
Manhattan



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

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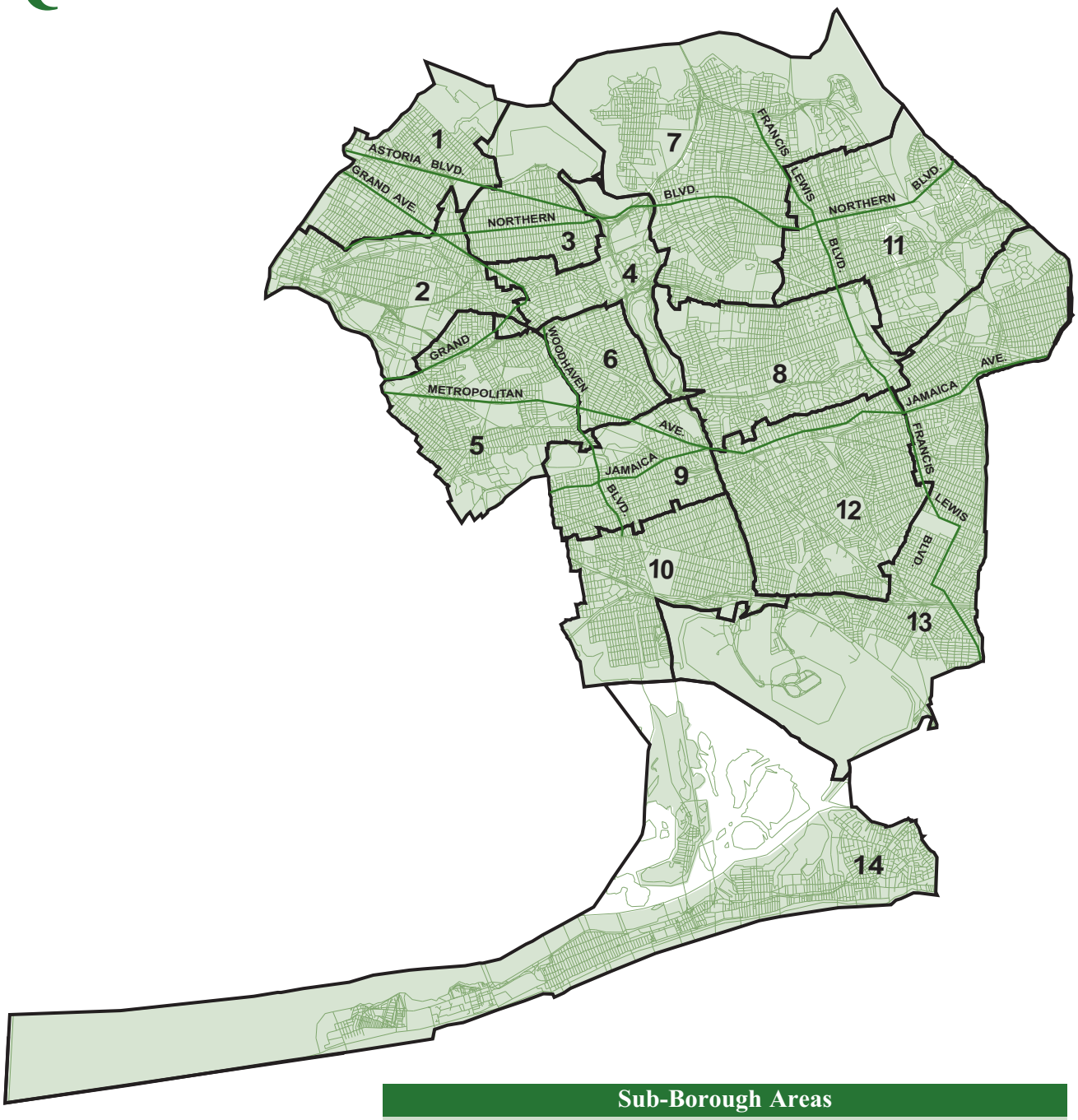
Queens



Sub-Borough Areas

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 / South Ozone Park
11) Bayside / Little Neck
12) Jamaica
13) Bellerose / Rosedale
14) Rockaways

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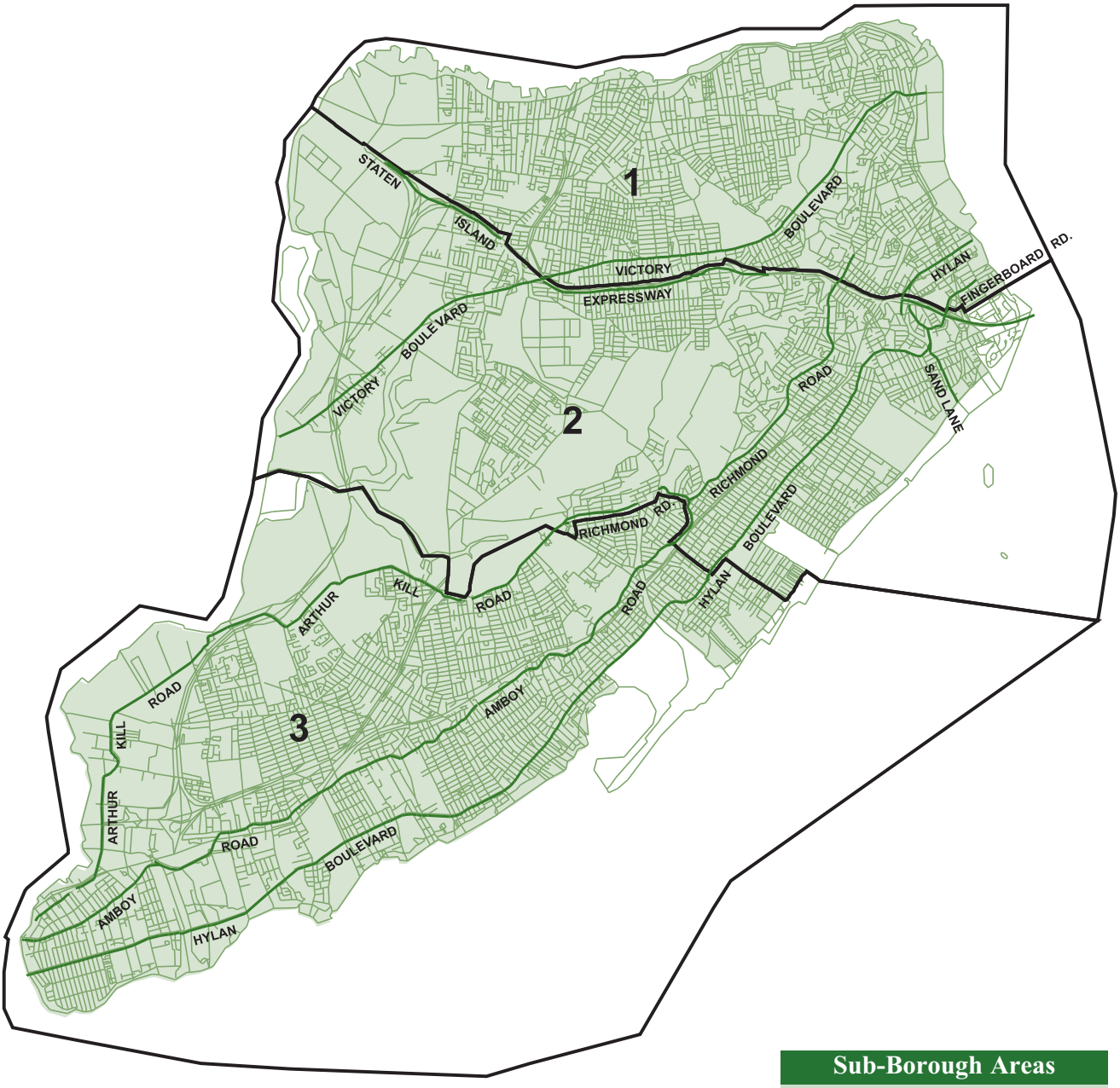
Staten Island



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 2005

Sub-Borough Area	Households	Population	Mean Size
New York City	**3,037,996**	**8,011,656**	**2.64**
Bronx	**472,246**	**1,315,377**	**2.79**
1. Mott Haven/Hunts Point	44,016	130,124	2.96
2. Morrisania/East Tremont	48,211	130,213	2.70
3. Highbridge/South Concourse	42,592	129,972	3.05
4. University Heights/Fordham	42,601	122,566	2.88
5. Kingsbridge Heights/Mosholu	44,066	120,159	2.73
6. Riverdale/Kingsbridge[a]	48,454	122,127	2.52
7. Soundview/Parkchester	63,018	187,694	2.98
8. Throgs Neck/Co-op City	48,498	123,137	2.54
9. Pelham Parkway	41,627	108,450	2.61
10. Williamsbridge/Baychester	49,164	140,934	2.87
Brooklyn	**877,552**	**2,466,503**	**2.81**
1. Williamsburg/Greenpoint	51,880	150,285	2.90
2. Brooklyn Heights/Fort Greene	45,192	103,092	2.28
3. Bedford Stuyvesant	43,929	118,531	2.70
4. Bushwick	37,218	121,924	3.28
5. East New York/Starrett City	45,861	134,193	2.93
6. Park Slope/Carroll Gardens	44,133	102,027	2.31
7. Sunset Park	43,567	135,632	3.11
8. North Crown Heights/Prospect Heights	48,372	122,099	2.52
9. South Crown Heights	39,378	113,462	2.88
10. Bay Ridge	52,666	134,365	2.55
11. Bensonhurst	63,102	180,431	2.86
12. Borough Park	46,242	158,600	3.43
13. Coney Island	46,921	110,463	2.35
14. Flatbush	55,286	162,726	2.94
15. Sheepshead Bay/Gravesend	63,362	163,692	2.58
16. Brownsville/Ocean Hill	38,743	114,402	2.95
17. East Flatbush	46,931	133,817	2.85
18. Flatlands/Canarsie	64,767	206,761	3.19
Manhattan	**737,768**	**1,536,363**	**2.08**
1. Greenwich Village/Financial District	66,994	118,361	1.77
2. Lower E. Side/Chinatown	72,570	173,821	2.40
3. Chelsea/Clinton/Midtown	74,618	127,022	1.70
4. Stuyvesant Town/Turtle Bay	85,900	151,866	1.77
5. Upper West Side	106,634	203,077	1.90
6. Upper East Side	121,209	236,151	1.95
7. Morningside Heights/Hamilton Heights	48,681	127,224	2.61
8. Central Harlem	47,221	105,821	2.24
9. East Harlem	43,109	99,083	2.30
10. Washington Heights/Inwood[a]	70,833	193,937	2.74
Queens	**786,766**	**2,228,679**	**2.83**
1. Astoria	75,934	186,322	2.45
2. Sunnyside/Woodside	47,763	127,572	2.67
3. Jackson Heights	53,233	164,262	3.09
4. Elmhurst/Corona	44,258	148,488	3.36
5. Middle Village/Ridgewood	61,326	181,561	2.96
6. Forest Hills/Rego Park	53,670	122,957	2.29
7. Flushing/Whitestone	90,372	245,366	2.72
8. Hillcrest/Fresh Meadows	57,958	157,164	2.71
9. Kew Gardens/Woodhaven	44,254	136,701	3.09
10. Howard Beach/S. Ozone Park	40,052	129,290	3.23
11. Bayside/Little Neck	45,804	124,866	2.73
12. Jamaica	70,182	209,814	2.99
13. Bellerose/Rosedale	64,461	181,437	2.81
14. Rockaways	37,499	112,878	3.01
Staten Island	**163,663**	**464,733**	**2.84**
1. North Shore	56,232	166,183	2.96
2. Mid-Island	45,944	127,552	2.78
3. South Shore	61,487	170,998	2.78

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	All[b]	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	**8,011,656**	**2,940,884**	**1,872,115**	**805,538**	**1,423,840**	**909,092**
Bronx	**1,315,377**	**205,064**	**405,123**	**327,162**	**333,267**	**38,807**
1. Mott Haven/Hunts Point	130,124	**	26,193	55,911	43,631	**
2. Morrisania/East Tremont	130,213	9,884	43,294	37,401	37,816	**
3. Highbridge/South Concourse	129,972	4,519*	43,089	26,396	53,651	**
4. University Heights/Fordham	122,566	**	43,254	29,723	42,028	**
5. Kingsbridge Heights/Mosholu	120,159	9,938	28,599	35,235	38,843	6,951
6. Riverdale/Kingsbridge[a]	122,127	61,178	14,814	11,552	31,019	**
7. Soundview/Parkchester	187,694	5,912	61,245	61,856	47,739	10,682
8. Throgs Neck/Co-op City	123,137	52,504	32,696	24,984	10,433	**
9. Pelham Parkway	108,450	37,395	21,187	25,221	17,347	7,055
10. Williamsbridge/Baychester	140,934	16,467	90,754	18,883	10,759	**
Brooklyn	**2,466,503**	**932,638**	**810,354**	**201,532**	**273,698**	**233,156**
1. Williamsburg/Greenpoint	150,285	100,660	6,721	20,934	18,483	**
2. Brooklyn Heights/Fort Greene	103,092	39,366	37,428	8,857	9,530	5,593
3. Bedford Stuyvesant	118,531	13,029	79,873	13,059	9,612	**
4. Bushwick	121,924	8,548	27,767	31,857	49,445	4,308*
5. East New York/Starrett City	134,193	11,898	63,916	23,545	27,063	7,381
6. Park Slope/Carroll Gardens	102,027	69,389	11,977	7,552	8,716	**
7. Sunset Park	135,632	40,413	**	18,203	29,752	44,313
8. North Crown Heights/Prospect Heights	122,099	19,871	85,728	6,337	7,716	**
9. South Crown Heights	113,462	15,977	85,949	**	6,676	**
10. Bay Ridge	134,365	91,267	**	5,292	12,485	24,434
11. Bensonhurst	180,431	96,888	**	8,718	19,979	52,736
12. Borough Park	158,600	113,674	**	5,078	20,070	18,572
13. Coney Island	110,463	77,943	15,118	4,180*	4,366*	8,358
14. Flatbush	162,726	52,186	59,354	8,622	17,490	24,475
15. Sheepshead Bay/Gravesend	163,692	117,394	7,777	5,807	11,840	20,874
16. Brownsville/Ocean Hill	114,402	**	89,135	11,102	7,329	**
17. East Flatbush	133,817	4,079*	118,527	4,443*	4,261*	**
18. Flatlands/Canarsie	206,761	57,632	116,227	14,581	8,886	8,800
Manhattan	**1,536,363**	**782,217**	**188,731**	**122,096**	**281,154**	**137,570**
1. Greenwich Village/Financial District	118,361	96,706	**	**	5,111	11,613
2. Lower E. Side/Chinatown	173,821	58,445	11,169	32,578	19,457	49,145
3. Chelsea/Clinton/Midtown	127,022	83,466	4,078*	9,310	12,382	15,790
4. Stuyvesant Town/Turtle Bay	151,866	116,297	4,097*	4,643*	9,565	15,925
5. Upper West Side	203,077	142,662	16,292	8,170	14,868	15,440
6. Upper East Side	236,151	193,726	6,953	5,692	14,328	13,590
7. Morningside Heights/Hamilton Heights	127,224	36,254	29,939	8,724	41,624	7,909
8. Central Harlem	105,821	15,694	67,767	5,340	14,376	**
9. East Harlem	99,083	10,669	33,604	32,381	19,982	**
10. Washington Heights/Inwood[a]	193,937	28,296	13,313	13,862	129,461	6,606
Queens	**2,228,679**	**714,786**	**429,532**	**116,340**	**490,590**	**468,238**
1. Astoria	186,322	93,751	11,558	12,664	39,391	28,373
2. Sunnyside/Woodside	127,572	32,684	**	6,303	45,795	40,789
3. Jackson Heights	164,262	18,708	9,653	5,673	100,149	30,080
4. Elmhurst/Corona	148,488	15,866	9,929	6,133	72,163	43,123
5. Middle Village/Ridgewood	181,561	113,755	4,133*	23,464	32,695	6,950
6. Forest Hills/Rego Park	122,957	72,910	**	5,577	13,246	26,581
7. Flushing/Whitestone	245,366	91,581	7,338	9,811	33,912	102,330
8. Hillcrest/Fresh Meadows	157,164	51,231	32,675	4,309*	18,091	50,199
9. Kew Gardens/Woodhaven	136,701	35,741	18,778	12,386	42,133	26,784
10. Howard Beach/S. Ozone Park	129,290	40,188	29,605	8,781	21,641	28,131
11. Bayside/Little Neck	124,866	69,055	**	**	8,417	41,855
12. Jamaica	209,814	**	149,530	6,130	29,276	20,850
13. Bellerose/Rosedale	181,437	33,130	104,809	**	18,867	19,289
14. Rockaways	112,878	43,122	43,438	8,388	14,813	**
Staten Island	**464,733**	**306,179**	**38,375**	**38,408**	**45,131**	**31,321**
1. North Shore	166,183	72,565	30,545	19,922	25,026	15,239
2. Mid-Island	127,552	86,974	5,964	12,002	14,737	6,761
3. South Shore	170,998	146,639	**	6,484	5,368	9,321

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes:
a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b Includes 60,187 "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 2005

Sub-Borough Area	Total	Under 18	18 - 64	65 or Over
New York City	**8,011,656**	**1,928,823**	**5,175,233**	**907,599**
Bronx	**1,315,377**	**390,800**	**803,084**	**121,493**
1. Mott Haven/Hunts Point	130,124	43,507	76,532	10,085
2. Morrisania/East Tremont	130,213	48,979	70,379	10,854
3. Highbridge/South Concourse	129,972	43,348	77,515	9,109
4. University Heights/Fordham	122,566	42,525	74,592	5,449
5. Kingsbridge Heights/Mosholu	120,159	40,291	72,732	7,136
6. Riverdale/Kingsbridge[a]	122,127	25,882	82,997	13,248
7. Soundview/Parkchester	187,694	59,535	110,089	18,069
8. Throgs Neck/Co-op City	123,137	25,465	74,426	23,246
9. Pelham Parkway	108,450	27,078	70,097	11,276
10. Williamsbridge/Baychester	140,934	34,189	93,724	13,022
Brooklyn	**2,466,503**	**645,681**	**1,541,932**	**278,890**
1. Williamsburg/Greenpoint	150,285	39,714	98,631	11,940
2. Brooklyn Heights/Fort Greene	103,092	22,787	69,696	10,609
3. Bedford Stuyvesant	118,531	32,177	68,608	17,746
4. Bushwick	121,924	36,382	77,876	7,666
5. East New York/Starrett City	134,193	45,880	74,893	13,420
6. Park Slope/Carroll Gardens	102,027	20,824	71,291	9,912
7. Sunset Park	135,632	30,378	95,791	9,463
8. North Crown Heights/Prospect Heights	122,099	35,123	78,611	8,365
9. South Crown Heights	113,462	32,907	69,471	11,084
10. Bay Ridge	134,365	27,333	89,282	17,751
11. Bensonhurst	180,431	41,027	112,064	27,341
12. Borough Park	158,600	55,269	83,896	19,435
13. Coney Island	110,463	21,529	63,744	25,190
14. Flatbush	162,726	44,187	102,110	16,429
15. Sheepshead Bay/Gravesend	163,692	37,079	99,429	27,185
16. Brownsville/Ocean Hill	114,402	34,765	68,396	11,241
17. East Flatbush	133,817	31,742	89,555	12,520
18. Flatlands/Canarsie	206,761	56,578	128,589	21,594
Manhattan	**1,536,363**	**276,820**	**1,080,002**	**179,541**
1. Greenwich Village/Financial District	118,361	14,961	90,656	12,744
2. Lower E. Side/Chinatown	173,821	27,720	121,365	24,736
3. Chelsea/Clinton/Midtown	127,022	12,607	96,234	18,180
4. Stuyvesant Town/Turtle Bay	151,866	17,601	115,240	19,026
5. Upper West Side	203,077	31,391	147,612	24,074
6. Upper East Side	236,151	39,462	166,955	29,734
7. Morningside Heights/Hamilton Heights	127,224	30,255	85,936	11,034
8. Central Harlem	105,821	29,242	66,517	10,061
9. East Harlem	99,083	23,268	64,111	11,704
10. Washington Heights/Inwood[a]	193,937	50,314	125,375	18,248
Queens	**2,228,679**	**504,177**	**1,449,877**	**274,624**
1. Astoria	186,322	38,680	127,657	19,985
2. Sunnyside/Woodside	127,572	21,606	90,918	15,049
3. Jackson Heights	164,262	34,297	112,814	17,151
4. Elmhurst/Corona	148,488	34,315	101,964	12,210
5. Middle Village/Ridgewood	181,561	49,496	115,184	16,880
6. Forest Hills/Rego Park	122,957	19,960	81,251	21,746
7. Flushing/Whitestone	245,366	44,435	163,172	37,760
8. Hillcrest/Fresh Meadows	157,164	39,636	97,292	20,236
9. Kew Gardens/Woodhaven	136,701	36,698	86,228	13,775
10. Howard Beach/S. Ozone Park	129,290	30,928	81,309	17,052
11. Bayside/Little Neck	124,866	25,853	79,646	19,367
12. Jamaica	209,814	51,835	132,332	25,648
13. Bellerose/Rosedale	181,437	39,195	116,837	25,405
14. Rockaways	112,878	37,243	63,274	12,360
Staten Island	**464,733**	**111,346**	**300,337**	**53,050**
1. North Shore	166,183	44,324	107,866	13,992
2. Mid-Island	127,552	28,962	82,751	15,839
3. South Shore	170,998	38,060	109,719	23,219

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	All	Years of Education			
		Less than 12	12 Years	13-15 Years	16+
New York City	**6,082,832**	**1,240,836**	**1,661,249**	**1,215,660**	**1,965,088**
Bronx	**924,577**	**283,102**	**282,321**	**188,473**	**170,681**
1. Mott Haven/Hunts Point	86,617	38,684	22,476	17,030	8,426
2. Morrisania/East Tremont	81,234	37,149	26,256	10,644	7,185
3. Highbridge/South Concourse	86,624	36,255	24,566	15,059	10,744
4. University Heights/Fordham	80,041	27,856	25,523	16,018	10,645
5. Kingsbridge Heights/Mosholu	79,868	29,598	20,749	16,419	13,102
6. Riverdale/Kingsbridge[a]	96,245	18,213	23,045	17,010	37,977
7. Soundview/Parkchester	128,158	34,075	48,088	25,269	20,727
8. Throgs Neck/Co-op City	97,672	20,113	25,423	26,742	25,393
9. Pelham Parkway	81,373	16,106	26,227	17,423	21,617
10. Williamsbridge/Baychester	106,746	25,053	39,967	26,860	14,865
Brooklyn	**1,820,822**	**415,434**	**543,275**	**370,265**	**491,848**
1. Williamsburg/Greenpoint	110,571	25,461	34,254	21,292	29,565
2. Brooklyn Heights/Fort Greene	80,305	9,034	21,353	12,899	37,019
3. Bedford Stuyvesant	86,354	32,791	24,424	13,350	15,788
4. Bushwick	85,543	35,950	27,691	12,217	9,685
5. East New York/Starrett City	88,313	27,716	32,999	16,283	11,315
6. Park Slope/Carroll Gardens	81,203	10,715	12,182	7,568	50,738
7. Sunset Park	105,254	32,523	29,017	19,672	24,041
8. North Crown Heights/Prospect Heights	86,976	19,091	25,743	19,105	23,037
9. South Crown Heights	80,555	17,600	25,228	23,198	14,529
10. Bay Ridge	107,032	12,647	30,884	24,256	39,245
11. Bensonhurst	139,404	39,505	43,150	23,894	32,856
12. Borough Park	103,331	22,811	34,146	20,112	26,262
13. Coney Island	88,934	16,081	22,123	18,251	32,479
14. Flatbush	118,539	25,093	34,673	24,353	34,420
15. Sheepshead Bay/Gravesend	126,613	16,106	35,970	27,681	46,856
16. Brownsville/Ocean Hill	79,637	22,743	29,637	17,562	9,695
17. East Flatbush	102,074	28,178	27,364	27,340	19,193
18. Flatlands/Canarsie	150,183	21,388	52,438	41,233	35,124
Manhattan	**1,259,543**	**178,493**	**189,572**	**198,105**	**693,373**
1. Greenwich Village/Financial District	103,400	**	12,838	9,406	77,527
2. Lower E. Side/Chinatown	146,101	33,032	24,415	29,850	58,804
3. Chelsea/Clinton/Midtown	114,415	10,499	11,356	15,409	77,151
4. Stuyvesant Town/Turtle Bay	134,266	4,395*	11,034	20,290	98,547
5. Upper West Side	171,686	11,094	13,689	20,353	126,551
6. Upper East Side	196,689	6,893	16,496	19,831	153,470
7. Morningside Heights/Hamilton Heights	96,969	21,321	20,769	17,301	37,578
8. Central Harlem	76,579	17,264	22,960	20,433	15,922
9. East Harlem	75,815	22,872	22,389	16,336	14,218
10. Washington Heights/Inwood[a]	143,623	47,495	33,628	28,896	33,605
Queens	**1,724,502**	**325,385**	**519,433**	**360,392**	**519,291**
1. Astoria	147,643	26,449	51,268	22,205	47,720
2. Sunnyside/Woodside	105,967	25,402	31,943	21,122	27,500
3. Jackson Heights	129,965	43,496	39,736	19,934	26,800
4. Elmhurst/Corona	114,174	37,348	28,723	21,890	26,213
5. Middle Village/Ridgewood	132,065	26,323	40,102	35,886	29,753
6. Forest Hills/Rego Park	102,997	5,883	20,246	21,709	55,158
7. Flushing/Whitestone	200,932	33,676	68,253	36,189	62,814
8. Hillcrest/Fresh Meadows	117,528	11,847	30,383	24,456	50,842
9. Kew Gardens/Woodhaven	100,003	20,629	34,069	22,369	22,936
10. Howard Beach/S. Ozone Park	98,361	23,204	32,512	18,803	23,842
11. Bayside/Little Neck	99,013	12,412	21,085	19,659	45,857
12. Jamaica	157,979	30,776	58,452	36,635	32,117
13. Bellerose/Rosedale	142,242	12,525	39,470	42,117	48,130
14. Rockaways	75,635	15,415	23,192	17,419	19,609
Staten Island	**353,387**	**38,421**	**126,647**	**98,425**	**89,894**
1. North Shore	121,859	17,818	42,141	36,924	24,975
2. Mid-Island	98,590	8,513	39,803	24,121	26,154
3. South Shore	132,938	12,091	44,703	37,380	38,765

Source: U.S. Bureau of the Census, 2005 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.
** Too few individuals to report.

Table A.5 Number of Owner Households, Number of Renter Households, and Homeownership Rate by Sub-Borough, New York City 2005

Sub-Borough Area	Number of Households		Ownership Rate (%)
	Owner	Renter	
New York City	**1,010,370**	**2,027,626**	**33.3**
Bronx	**104,400**	**367,846**	**22.1**
1. Mott Haven/Hunts Point	**	41,311	**
2. Morrisania/East Tremont	**	44,233	8.3*
3. Highbridge/South Concourse	**	39,087	8.2*
4. University Heights/Fordham	**	41,607	**
5. Kingsbridge Heights/Mosholu	**	41,180	**
6. Riverdale/Kingsbridge[a]	16,043	32,411	33.1
7. Soundview/Parkchester	15,341	47,676	24.3
8. Throgs Neck/Co-op City	31,712	16,786	65.4
9. Pelham Parkway	11,690	29,936	28.1
10. Williamsbridge/Baychester	15,545	33,619	31.6
Brooklyn	**255,955**	**621,597**	**29.2**
1. Williamsburg/Greenpoint	8,730	43,150	16.8
2. Brooklyn Heights/Fort Greene	13,177	32,016	29.2
3. Bedford Stuyvesant	9,330	34,599	21.2
4. Bushwick	5,055	32,163	13.6
5. East New York/Starrett City	9,397	36,464	20.5
6. Park Slope/Carroll Gardens	13,000	31,133	29.5
7. Sunset Park	12,213	31,354	28.0
8. North Crown Heights/Prospect Heights	9,325	39,047	19.3
9. South Crown Heights	6,217	33,162	15.8
10. Bay Ridge	20,655	32,011	39.2
11. Bensonhurst	18,841	44,261	29.9
12. Borough Park	13,932	32,310	30.1
13. Coney Island	16,323	30,598	34.8
14. Flatbush	11,702	43,584	21.2
15. Sheepshead Bay/Gravesend	26,601	36,761	42.0
16. Brownsville/Ocean Hill	7,414	31,329	19.1
17. East Flatbush	14,689	32,242	31.3
18. Flatlands/Canarsie	39,355	25,413	60.8
Manhattan	**174,179**	**563,589**	**23.6**
1. Greenwich Village/Financial District	20,292	46,702	30.3
2. Lower E. Side/Chinatown	12,597	59,974	17.4
3. Chelsea/Clinton/Midtown	18,183	56,435	24.4
4. Stuyvesant Town/Turtle Bay	25,622	60,278	29.8
5. Upper West Side	32,194	74,440	30.2
6. Upper East Side	42,310	78,899	34.9
7. Morningside Heights/Hamilton Heights	6,078	42,603	12.5
8. Central Harlem	6,511	40,710	13.8
9. East Harlem	**	39,422	8.6*
10. Washington Heights/Inwood[a]	6,704	64,129	9.5
Queens	**365,040**	**421,726**	**46.4**
1. Astoria	13,717	62,217	18.1
2. Sunnyside/Woodside	11,624	36,138	24.3
3. Jackson Heights	19,027	34,206	35.7
4. Elmhurst/Corona	9,349	34,909	21.1
5. Middle Village/Ridgewood	27,089	34,236	44.2
6. Forest Hills/Rego Park	24,418	29,252	45.5
7. Flushing/Whitestone	46,159	44,213	51.1
8. Hillcrest/Fresh Meadows	30,422	27,536	52.5
9. Kew Gardens/Woodhaven	18,654	25,600	42.2
10. Howard Beach/S. Ozone Park	25,951	14,101	64.8
11. Bayside/Little Neck	34,064	11,740	74.4
12. Jamaica	41,397	28,785	59.0
13. Bellerose/Rosedale	46,325	18,136	71.9
14. Rockaways	16,843	20,656	44.9
Staten Island	**110,795**	**52,868**	**67.7**
1. North Shore	32,678	23,554	58.1
2. Mid-Island	31,895	14,049	69.4
3. South Shore	46,222	15,264	75.2

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	All[b]	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	**100.0%**	**43.8**	**22.8**	**9.5**	**13.8**	**9.4**
Bronx	**100.0**	**18.5**	**31.0**	**26.0**	**21.2**	**2.8**
1. Mott Haven/Hunts Point	100.0	**	20.8	46.4	29.6	**
2. Morrisania/East Tremont	100.0	8.1*	34.0	30.2	25.3	**
3. Highbridge/South Concourse	100.0	**	34.4	21.0	37.3	**
4. University Heights/Fordham	100.0	**	35.0	27.0	30.4	**
5. Kingsbridge Heights/Mosholu	100.0	9.1*	24.2	36.8	24.6	**
6. Riverdale/Kingsbridge[a]	100.0	55.6	12.0	8.9	19.9	**
7. Soundview/Parkchester	100.0	**	34.1	35.3	21.0	5.0*
8. Throgs Neck/Co-op City	100.0	46.8	29.2	15.2	6.9*	**
9. Pelham Parkway	100.0	36.6	18.4	25.3	13.6	**
10. Williamsbridge/Baychester	100.0	13.4	64.5	13.4	6.6*	**
Brooklyn	**100.0**	**43.2**	**32.3**	**7.9**	**8.9**	**7.2**
1. Williamsburg/Greenpoint	100.0	65.6	**	14.3	12.9	**
2. Brooklyn Heights/Fort Greene	100.0	44.5	37.3	**	7.6*	**
3. Bedford Stuyvesant	100.0	9.1	72.5	11.2	**	**
4. Bushwick	100.0	8.7*	27.3	27.8	31.8	**
5. East New York/Starrett City	100.0	11.8	45.0	19.5	18.5	**
6. Park Slope/Carroll Gardens	100.0	72.4	10.1	**	7.3*	**
7. Sunset Park	100.0	44.2	**	12.0	14.6	25.7
8. North Crown Heights/Prospect Heights	100.0	19.8	67.5	**	**	**
9. South Crown Heights	100.0	14.0	74.8	**	**	**
10. Bay Ridge	100.0	74.9	**	**	8.9	11.8
11. Bensonhurst	100.0	64.3	**	**	8.2	21.4
12. Borough Park	100.0	75.3	**	**	9.0	9.9
13. Coney Island	100.0	74.1	9.3	**	**	**
14. Flatbush	100.0	38.0	35.0	6.4*	9.0	10.4
15. Sheepshead Bay/Gravesend	100.0	79.6	5.2*	**	5.3*	7.2
16. Brownsville/Ocean Hill	100.0	**	77.7	11.0	**	**
17. East Flatbush	100.0	**	88.1	**	**	**
18. Flatlands/Canarsie	100.0	33.5	51.3	5.7*	5.5*	**
Manhattan	**100.0**	**59.0**	**12.9**	**6.2**	**12.6**	**7.9**
1. Greenwich Village/Financial District	100.0	83.6	**	**	**	8.0
2. Lower E. Side/Chinatown	100.0	45.2	7.3	16.6	8.0	22.4
3. Chelsea/Clinton/Midtown	100.0	74.5	**	5.3*	6.2	9.7
4. Stuyvesant Town/Turtle Bay	100.0	78.4	3.6*	**	5.1	9.3
5. Upper West Side	100.0	72.3	8.8	3.2*	5.8	7.2
6. Upper East Side	100.0	84.7	2.7*	**	4.0	6.0
7. Morningside Heights/Hamilton Heights	100.0	32.0	30.1	**	24.5	6.5*
8. Central Harlem	100.0	12.5	71.0	**	8.7	**
9. East Harlem	100.0	16.6	36.3	27.1	17.5	**
10. Washington Heights/Inwood[a]	100.0	21.7	9.9	6.4	57.7	**
Queens	**100.0**	**39.5**	**19.5**	**5.1**	**17.3**	**18.0**
1. Astoria	100.0	58.3	6.3	5.4	18.2	11.3
2. Sunnyside/Woodside	100.0	37.1	**	6.4*	28.5	25.7
3. Jackson Heights	100.0	20.1	6.9*	**	49.8	19.3
4. Elmhurst/Corona	100.0	14.2	8.3*	**	42.2	29.7
5. Middle Village/Ridgewood	100.0	69.2	**	11.4	13.2	**
6. Forest Hills/Rego Park	100.0	65.3	**	**	9.1	16.3
7. Flushing/Whitestone	100.0	42.8	4.3*	4.3*	12.0	36.3
8. Hillcrest/Fresh Meadows	100.0	39.4	22.9	**	9.5	24.6
9. Kew Gardens/Woodhaven	100.0	34.1	13.2	8.7*	25.0	17.8
10. Howard Beach/S. Ozone Park	100.0	41.2	20.0	**	14.9	17.9
11. Bayside/Little Neck	100.0	63.2	**	**	**	27.0
12. Jamaica	100.0	**	76.5	**	10.7	7.6
13. Bellerose/Rosedale	100.0	25.2	57.6	**	6.7	7.7
14. Rockaways	100.0	40.3	37.4	8.8*	9.7*	**
Staten Island	**100.0**	**71.7**	**7.6**	**7.3**	**7.1**	**5.4**
1. North Shore	100.0	49.5	18.1	11.5	11.7	7.2
2. Mid-Island	100.0	75.4	**	7.2*	8.0*	**
3. South Shore	100.0	89.4	**	**	**	**

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Includes 22,353 (0.7%) "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 2005

Sub-Borough Area	All	Single			More than one Adult		
		Elderly	Adult	w. Child	Elderly	2 or More	w. Child
New York City	**100.0%**	**11.4**	**22.2**	**6.8**	**9.5**	**25.5**	**24.5**
Bronx	**100.0**	**11.4**	**20.6**	**13.2**	**7.6**	**20.5**	**26.8**
1. Mott Haven/Hunts Point	100.0	13.6	22.4	15.2	**	16.2	28.5
2. Morrisania/East Tremont	100.0	13.0	20.9	24.9	**	13.8	21.3
3. Highbridge/South Concourse	100.0	9.7	13.7	19.8	**	22.1	29.2
4. University Heights/Fordham	100.0	8.0*	23.8	15.0	**	17.8	30.7
5. Kingsbridge Heights/Mosholu	100.0	7.9*	28.6	14.1	**	15.8	30.0
6. Riverdale/Kingsbridge[a]	100.0	13.4	19.7	**	7.0*	32.6	21.5
7. Soundview/Parkchester	100.0	9.4	16.3	14.6	11.1	16.2	32.4
8. Throgs Neck/Co-op City	100.0	16.2	22.0	**	15.6	19.7	21.2
9. Pelham Parkway	100.0	10.1	20.1	8.2*	9.4*	28.3	23.9
10. Williamsbridge/Baychester	100.0	12.1	19.9	**	6.2*	24.1	28.0
Brooklyn	**100.0**	**11.8**	**19.2**	**6.8**	**9.2**	**26.3**	**26.7**
1. Williamsburg/Greenpoint	100.0	10.0	15.8	**	6.8*	36.2	27.3
2. Brooklyn Heights/Fort Greene	100.0	12.8	29.8	8.0*	**	27.4	18.0
3. Bedford Stuyvesant	100.0	13.3	22.0	11.4	11.6	18.9	22.8
4. Bushwick	100.0	**	15.7	10.7*	**	29.0	35.3
5. East New York/Starrett City	100.0	10.7	17.5	16.4	7.6*	20.1	27.6
6. Park Slope/Carroll Gardens	100.0	7.9*	30.8	**	7.0*	33.4	18.5
7. Sunset Park	100.0	8.5*	19.4	**	9.1*	31.3	28.1
8. North Crown Hgts/Pros. Hgts.	100.0	10.2	25.8	15.5	**	25.4	17.2
9. South Crown Heights	100.0	10.9	17.0	7.7*	**	22.0	35.0
10. Bay Ridge	100.0	13.6	22.1	**	10.2	27.1	24.9
11. Bensonhurst	100.0	11.6	22.9	**	12.1	21.2	30.0
12. Borough Park	100.0	17.6	9.5	**	12.2	25.2	35.2
13. Coney Island	100.0	23.0	16.6	**	18.2	18.7	19.0
14. Flatbush	100.0	10.4	13.6	6.4*	9.6	31.9	28.2
15. Sheepshead Bay/Gravesend	100.0	17.8	19.5	**	12.3	23.8	22.6
16. Brownsville/Ocean Hill	100.0	13.3	16.4	14.9	**	21.0	27.3
17. East Flatbush	100.0	**	17.6	10.9	9.4	31.9	23.9
18. Flatlands/Canarsie	100.0	8.3	14.3	**	7.5	27.9	38.5
Manhattan	**100.0**	**12.4**	**36.4**	**4.6**	**7.0**	**25.5**	**14.0**
1. Greenwich Village/Fin. Dist.	100.0	9.6	50.2	**	5.5*	24.2	10.0
2. Lower E. Side/Chinatown	100.0	12.5	29.9	**	10.4	28.8	15.2
3. Chelsea/Clinton/Midtown	100.0	12.3	46.3	**	6.1	27.1	6.2
4. Stuyvesant Town/Turtle Bay	100.0	13.9	43.1	**	6.4	26.2	8.0*
5. Upper West Side	100.0	13.0	40.4	**	6.4	25.0	13.1
6. Upper East Side	100.0	12.6	39.2	**	6.9	25.5	13.4
7. Morningside Hgts./Ham. Hgts.	100.0	11.1	21.5	10.8	7.5*	29.9	19.2
8. Central Harlem	100.0	13.5	30.6	13.6	**	18.7	19.0
9. East Harlem	100.0	14.7	28.6	10.8	**	22.7	18.0
10. Washington Heights/Inwood[a]	100.0	10.9	19.4	9.2	10.0	25.1	25.4
Queens	**100.0**	**10.2**	**15.0**	**5.3**	**12.6**	**27.5**	**29.3**
1. Astoria	100.0	9.4	21.1	5.6	11.7	30.7	21.4
2. Sunnyside/Woodside	100.0	11.2	16.5	**	10.2	34.4	25.5
3. Jackson Heights	100.0	13.5	10.2	**	11.2	28.9	32.8
4. Elmhurst/Corona	100.0	7.6*	10.4	9.1	6.9*	30.1	36.0
5. Middle Village/Ridgewood	100.0	11.0	11.5	6.7	10.8	22.7	37.3
6. Forest Hills/Rego Park	100.0	15.9	17.7	**	14.0	30.2	16.9
7. Flushing/Whitestone	100.0	10.3	14.9	**	16.0	31.2	24.7
8. Hillcrest/Fresh Meadows	100.0	13.4	14.6	**	10.3	26.2	30.6
9. Kew Gardens/Woodhaven	100.0	**	17.0	**	7.9*	23.9	42.4
10. Howard Beach/S. Ozone Park	100.0	**	12.1	**	13.4	29.0	34.3
11. Bayside/Little Neck	100.0	6.9*	14.4	**	16.2	29.5	28.9
12. Jamaica	100.0	9.3	14.5	5.0*	15.5	22.5	33.0
13. Bellerose/Rosedale	100.0	10.2	15.0	7.2	14.8	26.4	26.5
14. Rockaways	100.0	9.6*	19.2	13.0	12.7	16.6	28.9
Staten Island	**100.0**	**10.3**	**14.0**	**5.4**	**13.1**	**26.3**	**30.8**
1. North Shore	100.0	8.6	14.2	8.9	10.6	25.1	32.6
2. Mid-Island	100.0	11.2	14.7	**	14.0	26.0	31.2
3. South Shore	100.0	11.1	13.4	**	14.6	27.7	28.9

Source: U.S. Bureau of the Census, 2005 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.
Household types are defined in chapter 2.

Table A.8 Distribution of Households by Birth Region of Householder (USA or Puerto Rico/Non-USA) by Sub-Borough, New York City 2005

Sub-Borough Area	All	USA	Puerto Rico/Non-USA
New York City	**100.0%**	**51.0**	**49.0**
Bronx	**100.0**	**48.7**	**51.3**
1. Mott Haven/Hunts Point	100.0	43.0	57.0
2. Morrisania/East Tremont	100.0	48.3	51.7
3. Highbridge/South Concourse	100.0	41.2	58.8
4. University Heights/Fordham	100.0	38.3	61.7
5. Kingsbridge Heights/Mosholu	100.0	38.7	61.3
6. Riverdale/Kingsbridge[a]	100.0	53.0	47.0
7. Soundview/Parkchester	100.0	53.6	46.4
8. Throgs Neck/Co-op City	100.0	71.7	28.3
9. Pelham Parkway	100.0	55.2	44.8
10. Williamsbridge/Baychester	100.0	43.8	56.2
Brooklyn	**100.0**	**46.4**	**53.6**
1. Williamsburg/Greenpoint	100.0	44.8	55.2
2. Brooklyn Heights/Fort Greene	100.0	71.6	28.4
3. Bedford Stuyvesant	100.0	63.8	36.2
4. Bushwick	100.0	41.1	58.9
5. East New York/Starrett City	100.0	41.2	58.8
6. Park Slope/Carroll Gardens	100.0	73.9	26.1
7. Sunset Park	100.0	37.7	62.3
8. North Crown Heights/Prospect Heights	100.0	59.3	40.7
9. South Crown Heights	100.0	39.4	60.6
10. Bay Ridge	100.0	57.7	42.3
11. Bensonhurst	100.0	39.0	61.0
12. Borough Park	100.0	38.1	61.9
13. Coney Island	100.0	37.7	62.3
14. Flatbush	100.0	32.7	67.3
15. Sheepshead Bay/Gravesend	100.0	38.8	61.2
16. Brownsville/Ocean Hill	100.0	55.6	44.4
17. East Flatbush	100.0	27.1	72.9
18. Flatlands/Canarsie	100.0	48.6	51.4
Manhattan	**100.0**	**64.4**	**35.6**
1. Greenwich Village/Financial District	100.0	78.2	21.8
2. Lower E. Side/Chinatown	100.0	57.3	42.7
3. Chelsea/Clinton/Midtown	100.0	72.1	27.9
4. Stuyvesant Town/Turtle Bay	100.0	72.6	27.4
5. Upper West Side	100.0	70.5	29.5
6. Upper East Side	100.0	75.6	24.4
7. Morningside Heights/Hamilton Heights	100.0	56.7	43.3
8. Central Harlem	100.0	66.8	33.2
9. East Harlem	100.0	57.9	42.1
10. Washington Heights/Inwood[a]	100.0	28.7	71.3
Queens	**100.0**	**41.3**	**58.7**
1. Astoria	100.0	38.9	61.1
2. Sunnyside/Woodside	100.0	32.7	67.3
3. Jackson Heights	100.0	22.3	77.7
4. Elmhurst/Corona	100.0	14.3	85.7
5. Middle Village/Ridgewood	100.0	54.6	45.4
6. Forest Hills/Rego Park	100.0	40.6	59.4
7. Flushing/Whitestone	100.0	37.6	62.4
8. Hillcrest/Fresh Meadows	100.0	48.6	51.4
9. Kew Gardens/Woodhaven	100.0	35.5	64.5
10. Howard Beach/S. Ozone Park	100.0	41.0	59.0
11. Bayside/Little Neck	100.0	52.3	47.7
12. Jamaica	100.0	47.7	52.3
13. Bellerose/Rosedale	100.0	47.3	52.7
14. Rockaways	100.0	64.9	35.1
Staten Island	**100.0**	**74.4**	**25.6**
1. North Shore	100.0	70.5	29.5
2. Mid-Island	100.0	69.3	30.7
3. South Shore	100.0	82.1	17.9

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Puerto Rico/Non-USA	Immigrants[b]
New York City	**49.0%**	**38.3%**
Bronx	**51.3**	**32.0**
1. Mott Haven/Hunts Point	57.0	25.1
2. Morrisania/East Tremont	51.7	26.5
3. Highbridge/South Concourse	58.8	44.3
4. University Heights/Fordham	61.7	38.9
5. Kingsbridge Heights/Mosholu	61.3	35.2
6. Riverdale/Kingsbridge[a]	47.0	34.4
7. Soundview/Parkchester	46.4	25.0
8. Throgs Neck/Co-op City	28.3	18.9
9. Pelham Parkway	44.8	32.2
10. Williamsbridge/Baychester	56.2	43.6
Brooklyn	**53.6**	**44.1**
1. Williamsburg/Greenpoint	55.2	39.5
2. Brooklyn Heights/Fort Greene	28.4	23.0
3. Bedford Stuyvesant	36.2	22.4
4. Bushwick	58.9	39.7
5. East New York/Starrett City	58.8	39.7
6. Park Slope/Carroll Gardens	26.1	19.0
7. Sunset Park	62.3	45.3
8. North Crown Heights/Prospect Heights	40.7	34.5
9. South Crown Heights	60.6	52.7
10. Bay Ridge	42.3	34.2
11. Bensonhurst	61.0	54.5
12. Borough Park	61.9	55.9
13. Coney Island	62.3	56.2
14. Flatbush	67.3	59.2
15. Sheepshead Bay/Gravesend	61.2	52.9
16. Brownsville/Ocean Hill	44.4	36.1
17. East Flatbush	72.9	68.4
18. Flatlands/Canarsie	51.4	46.9
Manhattan	**35.6**	**23.8**
1. Greenwich Village/Financial District	21.8	11.6
2. Lower E. Side/Chinatown	42.7	24.4
3. Chelsea/Clinton/Midtown	27.9	18.4
4. Stuyvesant Town/Turtle Bay	27.4	15.9
5. Upper West Side	29.5	20.1
6. Upper East Side	24.4	15.9
7. Morningside Heights/Hamilton Heights	43.3	34.0
8. Central Harlem	33.2	25.9
9. East Harlem	42.1	20.9
10. Washington Heights/Inwood[a]	71.3	55.9
Queens	**58.7**	**51.2**
1. Astoria	61.1	40.0
2. Sunnyside/Woodside	67.3	60.6
3. Jackson Heights	77.7	71.1
4. Elmhurst/Corona	85.7	80.5
5. Middle Village/Ridgewood	45.4	42.0
6. Forest Hills/Rego Park	59.4	52.0
7. Flushing/Whitestone	62.4	52.8
8. Hillcrest/Fresh Meadows	51.4	43.5
9. Kew Gardens/Woodhaven	64.5	59.3
10. Howard Beach/S. Ozone Park	59.0	54.6
11. Bayside/Little Neck	47.7	40.3
12. Jamaica	52.3	47.3
13. Bellerose/Rosedale	52.7	50.4
14. Rockaways	35.1	29.5
Staten Island	**25.6**	**20.2**
1. North Shore	29.5	22.1
2. Mid-Island	30.7	25.9
3. South Shore	17.9	14.2

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.
Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge
b 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 2005

Sub-Borough Area	Sub-Families and Secondary Individuals
New York City	**449,014**
Bronx	**48,977**
1. Mott Haven/Hunts Point	6,339
2. Morrisania/East Tremont	**
3. Highbridge/South Concourse	5,724
4. University Heights/Fordham	4,548*
5. Kingsbridge Heights/Mosholu	6,766
6. Riverdale/Kingsbridge[a]	4,158*
7. Soundview/Parkchester	5,298
8. Throgs Neck/Co-op City	5,468
9. Pelham Parkway	**
10. Williamsbridge/Baychester	4,828*
Brooklyn	**136,451**
1. Williamsburg/Greenpoint	10,183
2. Brooklyn Heights/Fort Greene	8,881
3. Bedford Stuyvesant	6,014
4. Bushwick	10,285
5. East New York/Starrett City	4,305*
6. Park Slope/Carroll Gardens	8,799
7. Sunset Park	12,881
8. North Crown Heights/Prospect Heights	8,926
9. South Crown Heights	**
10. Bay Ridge	7,285
11. Bensonhurst	8,322
12. Borough Park	6,966
13. Coney Island	4,627*
14. Flatbush	9,297
15. Sheepshead Bay/Gravesend	6,377
16. Brownsville/Ocean Hill	4,655*
17. East Flatbush	5,137
18. Flatlands/Canarsie	10,252
Manhattan	**124,131**
1. Greenwich Village/Financial District	9,164
2. Lower E. Side/Chinatown	21,615
3. Chelsea/Clinton/Midtown	12,733
4. Stuyvesant Town/Turtle Bay	17,056
5. Upper West Side	8,232
6. Upper East Side	17,203
7. Morningside Heights/Hamilton Heights	14,711
8. Central Harlem	5,217
9. East Harlem	**
10. Washington Heights/Inwood[a]	14,734
Queens	**120,675**
1. Astoria	12,641
2. Sunnyside/Woodside	8,754
3. Jackson Heights	16,518
4. Elmhurst/Corona	18,115
5. Middle Village/Ridgewood	7,512
6. Forest Hills/Rego Park	4,786*
7. Flushing/Whitestone	12,705
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	4,891*
10. Howard Beach/S. Ozone Park	5,233
11. Bayside/Little Neck	5,043
12. Jamaica	8,990
13. Bellerose/Rosedale	7,730
14. Rockaways	**
Staten Island	**18,780**
1. North Shore	10,749
2. Mid-Island	4,345*
3. South Shore	**

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	All Households	Owners	Renters
New York City	**$40,000**	**$65,000**	**$32,000**
Bronx	**$27,500**	**$54,000**	**$23,000**
1. Mott Haven/Hunts Point	15,544	**	15,000
2. Morrisania/East Tremont	16,800	42,500*	15,424
3. Highbridge/South Concourse	21,280	44,000*	20,000
4. University Heights/Fordham	22,000	**	21,732
5. Kingsbridge Heights/Mosholu	24,000	**	23,000
6. Riverdale/Kingsbridge[a]	44,000	60,000	38,700
7. Soundview/Parkchester	30,432	42,000	27,000
8. Throgs Neck/Co-op City	40,700	55,000	26,000
9. Pelham Parkway	34,400	59,600	30,000
10. Williamsbridge/Baychester	31,400	50,450	30,000
Brooklyn	**$35,000**	**$62,000**	**$30,000**
1. Williamsburg/Greenpoint	35,000	41,868	31,200
2. Brooklyn Heights/Fort Greene	42,500	80,000	35,000
3. Bedford Stuyvesant	22,200	50,000	19,992
4. Bushwick	30,000	44,500	27,000
5. East New York/Starrett City	28,000	50,000	25,000
6. Park Slope/Carroll Gardens	50,000	93,000	43,000
7. Sunset Park	40,000	50,000	39,200
8. North Crown Heights/Prospect Heights	31,556	52,000	28,440
9. South Crown Heights	31,200	53,250	30,000
10. Bay Ridge	50,000	76,100	37,680
11. Bensonhurst	34,440	62,000	30,000
12. Borough Park	30,000	58,000	22,000
13. Coney Island	23,000	38,000	16,800
14. Flatbush	36,000	65,000	30,600
15. Sheepshead Bay/Gravesend	40,000	63,000	31,000
16. Brownsville/Ocean Hill	22,338	45,000	20,464
17. East Flatbush	40,000	56,000	32,000
18. Flatlands/Canarsie	58,000	74,000	31,000
Manhattan	**$50,000**	**$100,000**	**$41,527**
1. Greenwich Village/Financial District	75,000	115,000	63,500
2. Lower E. Side/Chinatown	33,000	75,000	28,716
3. Chelsea/Clinton/Midtown	54,752	87,500	48,000
4. Stuyvesant Town/Turtle Bay	76,010	110,000	68,000
5. Upper West Side	70,000	117,000	55,200
6. Upper East Side	74,700	110,000	60,000
7. Morningside Heights/Hamilton Heights	32,918	70,500	28,000
8. Central Harlem	26,000	54,000	22,540
9. East Harlem	23,000	40,000*	21,469
10. Washington Heights/Inwood[a]	30,000	71,570	28,828
Queens	**$45,000**	**$59,400**	**$36,000**
1. Astoria	38,300	38,300	37,000
2. Sunnyside/Woodside	40,000	58,884	32,000
3. Jackson Heights	35,600	44,900	31,150
4. Elmhurst/Corona	35,000	40,000	35,000
5. Middle Village/Ridgewood	47,820	61,000	38,000
6. Forest Hills/Rego Park	55,000	76,800	46,000
7. Flushing/Whitestone	45,010	58,775	31,000
8. Hillcrest/Fresh Meadows	50,000	66,000	40,000
9. Kew Gardens/Woodhaven	44,684	67,000	39,000
10. Howard Beach/S. Ozone Park	52,000	70,000	31,200
11. Bayside/Little Neck	60,000	65,600	55,000
12. Jamaica	45,000	54,400	34,000
13. Bellerose/Rosedale	50,000	60,000	32,760
14. Rockaways	35,000	68,828	25,000
Staten Island	**$60,000**	**$73,072**	**$34,200**
1. North Shore	52,500	66,900	38,000
2. Mid-Island	63,000	73,000	33,400
3. South Shore	65,000	81,600	30,500

Source: U.S. Bureau of the Census, 2005 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..

Table A.12 Distribution of All Households by Household Income Group by Sub-Borough, New York City 2005

Sub-Borough Area	All	< $10,000	$10-24,999	$25-39,999	$40-59,999	$60,000+
New York City	**100.0%**	**13.4**	**19.7**	**15.5**	**16.3**	**35.0**
Bronx	**100.0**	**21.1**	**25.3**	**16.8**	**16.4**	**20.5**
1. Mott Haven/Hunts Point	100.0	35.2	28.9	12.0	14.4	9.6
2. Morrisania/East Tremont	100.0	32.0	31.5	18.0	9.6	8.8
3. Highbridge/South Concourse	100.0	22.2	33.7	16.3	16.8	11.1
4. University Heights/Fordham	100.0	25.2	29.0	18.4	16.9	10.4
5. Kingsbridge Heights/Mosholu	100.0	22.2	28.9	16.4	17.5	15.0
6. Riverdale/Kingsbridge[a]	100.0	12.6	17.4	15.3	19.4	35.4
7. Soundview/Parkchester	100.0	17.4	24.5	15.6	17.4	25.2
8. Throgs Neck/Co-op City	100.0	15.5	16.4	17.7	18.2	32.2
9. Pelham Parkway	100.0	13.6	22.4	20.0	13.6	30.4
10. Williamsbridge/Baychester	100.0	16.9	22.0	18.6	19.2	23.3
Brooklyn	**100.0**	**15.9**	**20.6**	**17.6**	**15.8**	**30.1**
1. Williamsburg/Greenpoint	100.0	15.1	23.5	17.7	15.0	28.7
2. Brooklyn Heights/Fort Greene	100.0	13.5	15.3	16.0	18.4	36.8
3. Bedford Stuyvesant	100.0	28.5	24.4	16.6	13.4	17.2
4. Bushwick	100.0	20.3	24.4	19.7	18.5	17.1
5. East New York/Starrett City	100.0	19.4	25.3	19.9	13.3	22.1
6. Park Slope/Carroll Gardens	100.0	10.9	12.7	16.3	18.8	41.3
7. Sunset Park	100.0	11.6	18.4	16.3	24.0	29.7
8. North Crown Heights/Prospect Heights	100.0	19.2	19.0	23.1	17.2	21.4
9. South Crown Heights	100.0	15.1	23.4	23.2	14.0	24.3
10. Bay Ridge	100.0	8.8	17.2	18.1	12.3	43.6
11. Bensonhurst	100.0	12.6	21.6	19.6	17.7	28.4
12. Borough Park	100.0	17.8	27.4	13.5	14.3	27.0
13. Coney Island	100.0	26.5	25.3	14.4	11.3	22.5
14. Flatbush	100.0	12.4	21.6	19.8	14.3	32.0
15. Sheepshead Bay/Gravesend	100.0	16.3	17.7	14.9	14.8	36.3
16. Brownsville/Ocean Hill	100.0	26.2	24.9	17.5	11.4	20.0
17. East Flatbush	100.0	12.1	20.5	16.7	22.6	28.0
18. Flatlands/Canarsie	100.0	8.2	13.6	15.0	14.3	48.9
Manhattan	**100.0**	**12.5**	**16.3**	**12.2**	**14.3**	**44.7**
1. Greenwich Village/Financial District	100.0	7.9	6.4	10.6	15.2	59.9
2. Lower E. Side/Chinatown	100.0	19.3	21.1	15.4	13.1	31.1
3. Chelsea/Clinton/Midtown	100.0	9.8	15.5	12.7	13.4	48.5
4. Stuyvesant Town/Turtle Bay	100.0	7.8	10.8	8.9	10.6	61.8
5. Upper West Side	100.0	8.6	13.4	7.4	14.4	56.3
6. Upper East Side	100.0	5.9	11.3	8.2	16.4	58.1
7. Morningside Heights/Hamilton He	100.0	18.1	22.7	13.4	20.9	24.9
8. Central Harlem	100.0	19.2	28.9	17.3	14.9	19.7
9. East Harlem	100.0	24.3	26.8	20.8	12.0	16.1
10. Washington Heights/Inwood[a]	100.0	20.3	22.2	18.5	12.4	26.7
Queens	**100.0**	**8.2**	**19.5**	**16.2**	**19.0**	**37.0**
1. Astoria	100.0	12.0	22.2	17.1	21.6	27.2
2. Sunnyside/Woodside	100.0	7.6*	26.2	16.0	21.4	28.8
3. Jackson Heights	100.0	9.1	24.2	21.9	20.5	24.2
4. Elmhurst/Corona	100.0	11.1	26.6	16.7	15.6	30.1
5. Middle Village/Ridgewood	100.0	7.0	19.2	15.6	20.3	37.9
6. Forest Hills/Rego Park	100.0	**	18.2	12.1	17.2	47.1
7. Flushing/Whitestone	100.0	7.1	22.4	13.3	20.2	37.0
8. Hillcrest/Fresh Meadows	100.0	7.9	13.5	18.1	16.0	44.6
9. Kew Gardens/Woodhaven	100.0	**	19.3	15.6	24.6	35.1
10. Howard Beach/S. Ozone Park	100.0	**	15.6	15.9	17.0	46.1
11. Bayside/Little Neck	100.0	**	14.2	10.2	19.5	51.1
12. Jamaica	100.0	8.1	17.2	18.6	21.9	34.2
13. Bellerose/Rosedale	100.0	10.1	13.4	17.6	15.0	44.0
14. Rockaways	100.0	12.7	21.8	18.5	12.3	34.7
Staten Island	**100.0**	**6.7**	**14.5**	**12.8**	**15.2**	**50.7**
1. North Shore	100.0	6.1*	16.8	15.5	18.3	43.4
2. Mid-Island	100.0	**	15.9	10.8	13.5	53.9
3. South Shore	100.0	7.9	11.3	12.0	13.8	55.0

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Percent Below Poverty Level	Percent Receiving Public Assistance
New York City	**17.3**	**15.5**
Bronx	**28.1**	**29.8**
1. Mott Haven/Hunts Point	46.7	52.3
2. Morrisania/East Tremont	40.0	41.5
3. Highbridge/South Concourse	35.2	36.4
4. University Heights/Fordham	37.2	34.3
5. Kingsbridge Heights/Mosholu	28.5	39.7
6. Riverdale/Kingsbridge[a]	16.3	16.2
7. Soundview/Parkchester	25.7	25.8
8. Throgs Neck/Co-op City	15.8	12.3
9. Pelham Parkway	17.2	16.0
10. Williamsbridge/Baychester	21.0	18.7
Brooklyn	**20.7**	**17.7**
1. Williamsburg/Greenpoint	24.2	15.5
2. Brooklyn Heights/Fort Greene	18.0	16.3
3. Bedford Stuyvesant	34.5	33.3
4. Bushwick	28.3	31.5
5. East New York/Starrett City	25.9	25.3
6. Park Slope/Carroll Gardens	13.3	9.7*
7. Sunset Park	14.6	11.2*
8. North Crown Heights/Prospect Heights	24.4	19.4
9. South Crown Heights	19.2	18.8
10. Bay Ridge	10.8	**
11. Bensonhurst	17.2	13.5
12. Borough Park	28.6	15.1
13. Coney Island	29.6	31.4
14. Flatbush	18.3	15.6
15. Sheepshead Bay/Gravesend	17.2	11.0
16. Brownsville/Ocean Hill	31.6	31.5
17. East Flatbush	15.9	14.3
18. Flatlands/Canarsie	11.2	10.0
Manhattan	**14.6**	**13.7**
1. Greenwich Village/Financial District	7.9	**
2. Lower E. Side/Chinatown	24.5	27.7
3. Chelsea/Clinton/Midtown	9.9	**
4. Stuyvesant Town/Turtle Bay	8.0	5.6*
5. Upper West Side	9.1	7.3
6. Upper East Side	6.5	6.0
7. Morningside Heights/Hamilton Heights	22.4	15.7
8. Central Harlem	24.0	25.7
9. East Harlem	27.1	35.1
10. Washington Heights/Inwood[a]	26.2	20.7
Queens	**11.6**	**7.9**
1. Astoria	17.2	9.9
2. Sunnyside/Woodside	12.8	**
3. Jackson Heights	11.6	12.1
4. Elmhurst/Corona	20.1	9.9*
5. Middle Village/Ridgewood	8.6	7.3*
6. Forest Hills/Rego Park	7.3*	8.2*
7. Flushing/Whitestone	9.1	4.9*
8. Hillcrest/Fresh Meadows	10.7	6.9*
9. Kew Gardens/Woodhaven	10.3	10.4
10. Howard Beach/S. Ozone Park	8.6*	**
11. Bayside/Little Neck	9.3	**
12. Jamaica	10.8	11.2
13. Bellerose/Rosedale	10.4	5.7*
14. Rockaways	17.2	12.7
Staten Island	**8.4**	**7.2**
1. North Shore	8.8	11.8
2. Mid-Island	8.2*	**
3. South Shore	8.3	**

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	50% AMI[b]	80% AMI[b]
New York City	**35.2%**	**51.8%**
Bronx	**48.2**	**67.1**
1. Mott Haven/Hunts Point	65.2	80.9
2. Morrisania/East Tremont	65.4	84.2
3. Highbridge/South Concourse	60.4	77.0
4. University Heights/Fordham	56.8	75.7
5. Kingsbridge Heights/Mosholu	54.0	72.7
6. Riverdale/Kingsbridge[a]	29.8	48.6
7. Soundview/Parkchester	43.0	64.9
8. Throgs Neck/Co-op City	33.3	50.7
9. Pelham Parkway	37.5	58.9
10. Williamsbridge/Baychester	41.4	61.0
Brooklyn	**39.6**	**57.7**
1. Williamsburg/Greenpoint	41.8	60.3
2. Brooklyn Heights/Fort Greene	28.6	47.2
3. Bedford Stuyvesant	56.8	72.9
4. Bushwick	49.8	71.3
5. East New York/Starrett City	48.5	68.1
6. Park Slope/Carroll Gardens	24.9	40.6
7. Sunset Park	34.9	55.1
8. North Crown Heights/Prospect Heights	40.7	62.6
9. South Crown Heights	42.7	68.4
10. Bay Ridge	27.0	44.9
11. Bensonhurst	39.8	57.8
12. Borough Park	48.4	66.1
13. Coney Island	52.4	67.3
14. Flatbush	39.3	57.1
15. Sheepshead Bay/Gravesend	34.9	50.7
16. Brownsville/Ocean Hill	54.9	71.8
17. East Flatbush	36.2	53.6
18. Flatlands/Canarsie	25.2	40.5
Manhattan	**29.5**	**41.8**
1. Greenwich Village/Financial District	14.5	23.9
2. Lower E. Side/Chinatown	41.3	57.8
3. Chelsea/Clinton/Midtown	25.1	37.4
4. Stuyvesant Town/Turtle Bay	18.0	26.5
5. Upper West Side	21.3	29.9
6. Upper East Side	16.3	24.3
7. Morningside Heights/Hamilton Heights	44.3	59.9
8. Central Harlem	50.7	66.0
9. East Harlem	53.4	74.7
10. Washington Heights/Inwood[a]	46.2	64.7
Queens	**30.5**	**48.4**
1. Astoria	38.1	54.0
2. Sunnyside/Woodside	35.6	53.3
3. Jackson Heights	39.1	63.6
4. Elmhurst/Corona	41.6	62.3
5. Middle Village/Ridgewood	30.2	47.3
6. Forest Hills/Rego Park	25.4	36.5
7. Flushing/Whitestone	31.5	48.2
8. Hillcrest/Fresh Meadows	24.4	41.9
9. Kew Gardens/Woodhaven	25.9	49.1
10. Howard Beach/S. Ozone Park	22.6	43.4
11. Bayside/Little Neck	21.2	33.0
12. Jamaica	28.5	47.2
13. Bellerose/Rosedale	23.7	42.9
14. Rockaways	37.7	56.4
Staten Island	**22.3**	**36.6**
1. North Shore	24.6	41.2
2. Mid-Island	21.7	36.3
3. South Shore	20.6	32.7

Source: U.S. Bureau of the Census, 2005 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b The 2005 area median income (AMI) for the New York, NY Primary Metropolitan Statistical Area was $54,400 for a family of four. Levels are adjusted for household size and local market conditions. See Table 3.7 for more information.

Table A.15 Total of All Housing Units by Tenure by Sub-Borough, New York City 2005

Sub-Borough Area	Total Housing Units[b]	Owner	Rental
New York City	**3,260,856**	**1,031,780**	**2,092,363**
Bronx	**499,029**	**105,400**	**377,798**
1. Mott Haven/Hunts Point	46,003	**	41,697
2. Morrisania/East Tremont	52,078	**	45,164
3. Highbridge/South Concourse	45,441	**	40,627
4. University Heights/Fordham	45,480	**	43,217
5. Kingsbridge Heights/Mosholu	47,036	**	42,513
6. Riverdale/Kingsbridge[a]	50,795	16,043	33,317
7. Soundview/Parkchester	66,082	15,808	48,922
8. Throgs Neck/Co-op City	51,480	31,891	17,227
9. Pelham Parkway	42,830	11,690	30,494
10. Williamsbridge/Baychester	51,803	15,720	34,621
Brooklyn	**944,731**	**261,987**	**639,355**
1. Williamsburg/Greenpoint	54,412	9,166	43,911
2. Brooklyn Heights/Fort Greene	50,083	13,931	32,654
3. Bedford Stuyvesant	48,495	9,330	35,560
4. Bushwick	40,442	5,055	32,951
5. East New York/Starrett City	48,763	9,615	37,720
6. Park Slope/Carroll Gardens	47,782	13,000	31,539
7. Sunset Park	48,032	12,582	32,095
8. North Crown Heights/Prospect Heights	54,780	10,153	40,780
9. South Crown Heights	42,622	6,217	34,738
10. Bay Ridge	56,496	21,484	33,040
11. Bensonhurst	66,838	18,841	44,450
12. Borough Park	51,478	14,495	33,784
13. Coney Island	49,998	16,814	31,189
14. Flatbush	58,716	11,702	45,214
15. Sheepshead Bay/Gravesend	64,886	26,601	37,530
16. Brownsville/Ocean Hill	43,501	8,183	32,855
17. East Flatbush	51,196	15,070	33,378
18. Flatlands/Canarsie	66,211	39,750	25,967
Manhattan	**815,265**	**179,886**	**585,787**
1. Greenwich Village/Financial District	73,530	21,043	49,831
2. Lower E. Side/Chinatown	77,366	13,030	61,175
3. Chelsea/Clinton/Midtown	81,627	18,543	57,129
4. Stuyvesant Town/Turtle Bay	97,143	26,257	62,070
5. Upper West Side	119,220	33,474	77,753
6. Upper East Side	136,583	44,031	83,930
7. Morningside Heights/Hamilton Heights	53,178	6,253	44,561
8. Central Harlem	55,642	6,725	43,420
9. East Harlem	45,932	**	40,583
10. Washington Heights/Inwood[a]	75,044	6,704	65,333
Queens	**828,001**	**372,643**	**433,965**
1. Astoria	78,618	14,284	63,252
2. Sunnyside/Woodside	51,402	11,849	37,656
3. Jackson Heights	55,235	19,485	34,831
4. Elmhurst/Corona	46,288	9,683	35,978
5. Middle Village/Ridgewood	67,039	27,672	35,972
6. Forest Hills/Rego Park	55,547	24,636	29,830
7. Flushing/Whitestone	95,077	47,242	45,253
8. Hillcrest/Fresh Meadows	60,261	30,823	27,923
9. Kew Gardens/Woodhaven	47,903	19,136	26,816
10. Howard Beach/S. Ozone Park	41,160	25,951	14,748
11. Bayside/Little Neck	47,415	34,453	12,105
12. Jamaica	73,166	42,268	29,585
13. Bellerose/Rosedale	67,515	47,957	18,771
14. Rockaways	41,373	17,204	21,245
Staten Island	**173,830**	**111,864**	**55,458**
1. North Shore	60,467	33,015	25,833
2. Mid-Island	49,572	32,410	14,180
3. South Shore	63,791	46,438	15,445

Source: U.S. Bureau of the Census, 2005 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.
**Too few units to report.

Table A.16 Distribution of Renter Occupied Units by Regulatory Status by Sub-Borough, New York City, 2005

Sub-Borough Area	All	Public	Stabilized	Controlled	Other Regulated[b]	Un-Regulated
New York City	**100.0%**	**8.3**	**50.1**	**2.1**	**6.5**	**33.0**
Bronx	**100.0**	**10.3**	**59.0**	**1.1***	**11.8**	**17.9**
1. Mott Haven/Hunts Point	100.0	26.4	40.5	**	25.2	**
2. Morrisania/East Tremont	100.0	18.3	50.1	**	18.0	12.8
3. Highbridge/South Concourse	100.0	**	79.0	**	9.3*	8.1*
4. University Heights/Fordham	100.0	**	81.1	**	11.4	**
5. Kingsbridge Heights/Mosholu	100.0	**	88.8	**	**	**
6. Riverdale/Kingsbridge[a]	100.0	**	77.6	**	**	15.5
7. Soundview/Parkchester	100.0	15.8	43.0	**	13.6	26.9
8. Throgs Neck/Co-op City	100.0	**	**	**	29.6	40.9
9. Pelham Parkway	100.0	13.0*	53.1	**	**	28.8
10. Williamsbridge/Baychester	100.0	**	37.2	**	**	48.7
Brooklyn	**100.0**	**9.6**	**43.5**	**1.7**	**6.1**	**39.1**
1. Williamsburg/Greenpoint	100.0	10.5	52.6	**	9.5	25.5
2. Brooklyn Heights/Fort Greene	100.0	16.1	39.2	**	**	35.5
3. Bedford Stuyvesant	100.0	22.7	23.0	**	**	47.4
4. Bushwick	100.0	13.6	37.2	**	**	46.0
5. East New York/Starrett City	100.0	21.9	16.4	**	17.1	43.3
6. Park Slope/Carroll Gardens	100.0	11.1*	25.7	**	**	56.3
7. Sunset Park	100.0	**	38.0	**	**	56.9
8. North Crown Hgts./Prospect Hgts.	100.0	9.3*	52.6	**	8.8*	27.5
9. South Crown Heights	100.0	**	80.1	**	**	12.9
10. Bay Ridge	100.0	**	47.2	**	**	44.5
11. Bensonhurst	100.0	**	43.6	**	**	54.6
12. Borough Park	100.0	**	49.1	**	**	46.2
13. Coney Island	100.0	21.5	33.3	**	20.4	24.3
14. Flatbush	100.0	**	77.6	**	**	18.6
15. Sheepshead Bay/Gravesend	100.0	**	55.5	**	**	34.1
16. Brownsville/Ocean Hill	100.0	27.4	30.8	**	13.0	28.8
17. East Flatbush	100.0	**	45.1	**	**	47.8
18. Flatlands/Canarsie	100.0	17.9	12.2*	**	**	69.9
Manhattan	**100.0**	**9.0**	**57.6**	**4.1**	**6.5**	**22.8**
1. Greenwich Village/Financial District	100.0	**	43.4	10.5	**	40.7
2. Lower E. Side/Chinatown	100.0	25.3	44.7	**	12.2	16.6
3. Chelsea/Clinton/Midtown	100.0	**	58.0	**	**	30.2
4. Stuyvesant Town/Turtle Bay	100.0	**	58.3	**	**	34.3
5. Upper West Side	100.0	7.9	61.4	7.3	**	22.0
6. Upper East Side	100.0	**	54.7	**	**	35.4
7. Morningside Hgts./Hamilton Hgts.	100.0	9.2*	59.0	**	13.2	12.7
8. Central Harlem	100.0	9.3*	67.6	**	**	14.8
9. East Harlem	100.0	38.1	34.3	**	16.5	11.1
10. Washington Heights/Inwood[a]	100.0	**	85.4	**	5.5*	**
Queens	**100.0**	**4.0**	**46.3**	**1.3**	**2.6**	**45.7**
1. Astoria	100.0	11.4	50.8	**	**	32.7
2. Sunnyside/Woodside	100.0	**	64.8	**	**	28.9
3. Jackson Heights	100.0	**	37.8	**	**	55.3
4. Elmhurst/Corona	100.0	**	52.9	**	**	42.5
5. Middle Village/Ridgewood	100.0	**	26.8	**	**	72.0
6. Forest Hills/Rego Park	100.0	**	79.3	**	**	18.8
7. Flushing/Whitestone	100.0	**	51.3	**	**	46.9
8. Hillcrest/Fresh Meadows	100.0	**	68.3	**	**	21.4
9. Kew Gardens/Woodhaven	100.0	**	34.2	**	**	65.8
10. Howard Beach/S. Ozone Park	100.0	**	**	**	**	84.8
11. Bayside/Little Neck	100.0	**	**	**	**	86.5
12. Jamaica	100.0	**	35.6	**	**	50.2
13. Bellerose/Rosedale	100.0	**	23.4	**	**	73.6
14. Rockaways	100.0	18.5*	39.3	**	17.8*	22.9
Staten Island	**100.0**	****	**15.9**	****	**6.9***	**72.6**
1. North Shore	100.0	**	23.3	**	**	56.7
2. Mid-Island	100.0	**	**	**	**	89.5
3. South Shore	100.0	**	**	**	**	81.6

Source: U.S. Bureau of the Census 2005 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 2005

Sub-Borough Area	All	Number of Bedrooms			
		None	One	Two	Three +
New York City	**100.0%**	**6.5**	**33.3**	**33.2**	**27.0**
Bronx	**100.0**	**4.2**	**35.2**	**35.6**	**25.1**
1. Mott Haven/Hunts Point	100.0	**	40.1	32.2	26.6
2. Morrisania/East Tremont	100.0	**	29.8	43.3	21.2
3. Highbridge/South Concourse	100.0	**	40.1	35.9	18.4
4. University Heights/Fordham	100.0	**	45.6	32.3	15.7
5. Kingsbridge Heights/Mosholu	100.0	**	52.1	30.3	12.3
6. Riverdale/Kingsbridge[a]	100.0	**	40.2	32.3	22.8
7. Soundview/Parkchester	100.0	**	30.9	36.4	28.6
8. Throgs Neck/Co-op City	100.0	**	23.1	31.9	41.5
9. Pelham Parkway	100.0	**	34.3	36.6	25.5
10. Williamsbridge/Baychester	100.0	**	20.5	43.1	34.2
Brooklyn	**100.0**	**3.6**	**32.5**	**36.5**	**27.5**
1. Williamsburg/Greenpoint	100.0	**	33.3	42.8	23.0
2. Brooklyn Heights/Fort Greene	100.0	**	39.5	35.6	18.7
3. Bedford Stuyvesant	100.0	**	26.9	37.6	29.4
4. Bushwick	100.0	**	23.7	47.4	26.9
5. East New York/Starrett City	100.0	**	24.1	39.6	34.9
6. Park Slope/Carroll Gardens	100.0	**	39.8	30.6	24.5
7. Sunset Park	100.0	**	30.9	38.5	27.8
8. North Crown Heights/Prospect Heights	100.0	**	30.4	41.5	25.1
9. South Crown Heights	100.0	**	43.1	35.7	19.2
10. Bay Ridge	100.0	6.9*	39.3	30.3	23.5
11. Bensonhurst	100.0	**	34.5	39.9	23.8
12. Borough Park	100.0	**	33.4	27.2	36.1
13. Coney Island	100.0	7.0*	39.1	32.8	21.1
14. Flatbush	100.0	6.0*	40.6	35.1	18.3
15. Sheepshead Bay/Gravesend	100.0	**	29.9	34.3	32.4
16. Brownsville/Ocean Hill	100.0	**	29.3	36.9	32.8
17. East Flatbush	100.0	**	35.1	33.7	28.1
18. Flatlands/Canarsie	100.0	**	15.0	38.0	44.6
Manhattan	**100.0**	**15.1**	**42.0**	**30.0**	**12.9**
1. Greenwich Village/Financial District	100.0	21.7	44.9	24.4	9.0
2. Lower E. Side/Chinatown	100.0	11.1	42.6	33.8	12.5
3. Chelsea/Clinton/Midtown	100.0	22.1	54.6	20.1	**
4. Stuyvesant Town/Turtle Bay	100.0	20.0	49.2	24.0	6.8
5. Upper West Side	100.0	18.8	42.8	27.3	11.0
6. Upper East Side	100.0	17.4	44.3	28.5	9.8
7. Morningside Heights/Hamilton Heights	100.0	**	25.0	39.9	30.3
8. Central Harlem	100.0	11.0	36.6	34.3	18.1
9. East Harlem	100.0	8.0*	26.5	48.1	17.5
10. Washington Heights/Inwood[a]	100.0	4.2*	36.5	35.1	24.3
Queens	**100.0**	**3.7**	**28.2**	**33.6**	**34.5**
1. Astoria	100.0	**	41.9	40.7	14.5
2. Sunnyside/Woodside	100.0	6.5*	39.0	37.3	17.2
3. Jackson Heights	100.0	**	36.9	33.0	26.1
4. Elmhurst/Corona	100.0	**	34.0	37.7	22.8
5. Middle Village/Ridgewood	100.0	**	15.5	43.7	39.6
6. Forest Hills/Rego Park	100.0	8.9	43.5	26.4	21.2
7. Flushing/Whitestone	100.0	3.6*	29.0	33.7	33.7
8. Hillcrest/Fresh Meadows	100.0	**	29.0	31.2	35.7
9. Kew Gardens/Woodhaven	100.0	**	31.4	34.0	31.9
10. Howard Beach/S. Ozone Park	100.0	**	15.4	32.2	51.5
11. Bayside/Little Neck	100.0	**	18.8	32.8	47.3
12. Jamaica	100.0	5.2*	20.2	26.9	47.7
13. Bellerose/Rosedale	100.0	**	14.6	26.4	57.3
14. Rockaways	100.0	**	23.6	34.0	38.6
Staten Island	**100.0**	**2.5**	**17.5**	**22.1**	**57.9**
1. North Shore	100.0	**	15.9	33.6	46.5
2. Mid-Island	100.0	**	20.6	18.8	59.0
3. South Shore	100.0	**	16.6	13.6	67.9

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	All	Old Law/ New Law	Post 1929	Other Multiple Dwellings[b]	1 or 2 Family
New York City	**100.0%**	**29.0**	**33.4**	**6.3**	**31.4**
Bronx	**100.0**	**36.1**	**39.2**	**2.5**	**22.1**
1. Mott Haven/Hunts Point	100.0	43.6	43.5	**	11.0
2. Morrisania/East Tremont	100.0	55.3	30.7	**	13.1
3. Highbridge/South Concourse	100.0	64.5	26.4	**	**
4. University Heights/Fordham	100.0	62.2	35.9	**	**
5. Kingsbridge Heights/Mosholu	100.0	54.3	37.3	**	**
6. Riverdale/Kingsbridge	100.0	21.8	61.6	**	15.7
7. Soundview/Parkchester	100.0	17.3	46.6	**	31.8
8. Throgs Neck/Co-op City	100.0	**	48.7	**	43.3
9. Pelham Parkway	100.0	22.1	36.1	**	39.5
10. Williamsbridge/Baychester	100.0	22.4	22.1	**	51.5
Brooklyn	**100.0**	**33.0**	**27.4**	**7.2**	**32.4**
1. Williamsburg/Greenpoint	100.0	62.1	21.4	6.4*	10.1
2. Brooklyn Heights/Fort Greene	100.0	26.3	33.8	26.3	13.6
3. Bedford Stuyvesant	100.0	18.0	33.4	24.9	23.7
4. Bushwick	100.0	62.5	15.1	**	19.8
5. East New York/Starrett City	100.0	21.5	39.4	**	35.5
6. Park Slope/Carroll Gardens	100.0	50.7	10.1	15.5	23.6
7. Sunset Park	100.0	40.8	11.1	11.3	36.8
8. North Crown Heights/Prospect Heights	100.0	57.7	23.2	**	14.2
9. South Crown Heights	100.0	55.4	23.7	**	18.7
10. Bay Ridge	100.0	34.5	22.0	**	40.4
11. Bensonhurst	100.0	32.3	10.8	8.5	48.5
12. Borough Park	100.0	41.3	20.3	**	31.7
13. Coney Island	100.0	8.4*	60.0	12.5	19.1
14. Flatbush	100.0	37.6	40.2	**	21.7
15. Sheepshead Bay/Gravesend	100.0	6.8*	49.7	**	42.1
16. Brownsville/Ocean Hill	100.0	25.5	43.9	**	25.9
17. East Flatbush	100.0	33.4	18.4	**	46.0
18. Flatlands/Canarsie	100.0	**	16.3	**	80.5
Manhattan	**100.0**	**43.0**	**44.0**	**12.3**	**0.7**
1. Greenwich Village/Financial District	100.0	38.2	46.7	13.6	**
2. Lower E. Side/Chinatown	100.0	46.3	45.1	8.6	**
3. Chelsea/Clinton/Midtown	100.0	32.9	44.9	22.2	**
4. Stuyvesant Town/Turtle Bay	100.0	25.8	64.1	9.6	**
5. Upper West Side	100.0	34.6	36.0	29.2	**
6. Upper East Side	100.0	43.8	49.4	5.2	**
7. Morningside Heights/Hamilton Heights	100.0	77.8	18.0	**	**
8. Central Harlem	100.0	44.7	34.7	18.2	**
9. East Harlem	100.0	29.4	68.4	**	**
10. Washington Heights/Inwood	100.0	75.9	22.1	**	**
Queens	**100.0**	**13.0**	**31.5**	**2.7**	**52.8**
1. Astoria	100.0	41.2	26.5	6.4	25.9
2. Sunnyside/Woodside	100.0	34.6	36.3	**	26.8
3. Jackson Heights	100.0	20.3	36.7	**	37.4
4. Elmhurst/Corona	100.0	8.4*	55.1	**	30.8
5. Middle Village/Ridgewood	100.0	27.5	6.9	**	62.2
6. Forest Hills/Rego Park	100.0	**	72.9	**	24.0
7. Flushing/Whitestone	100.0	7.3	40.6	**	49.5
8. Hillcrest/Fresh Meadows	100.0	**	51.6	**	44.7
9. Kew Gardens/Woodhaven	100.0	17.1	19.7	**	60.9
10. Howard Beach/S. Ozone Park	100.0	**	**	**	86.0
11. Bayside/Little Neck	100.0	**	13.5	**	84.7
12. Jamaica	100.0	**	26.3	**	68.5
13. Bellerose/Rosedale	100.0	**	7.0	**	93.0
14. Rockaways	100.0	**	48.7	**	44.9
Staten Island	**100.0**	****	**10.2**	****	**86.9**
1. North Shore	100.0	**	18.6	**	73.9
2. Mid-Island	100.0	**	7.2*	**	91.5
3. South Shore	100.0	**	**	**	95.4

Source: U.S. Bureau of the Census, 2005 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 All Owner Occupied Units by Form of Ownership and Median Homeowner Estimated Home Value by Sub-Borough, New York City 2005

Sub-Borough Area	Conventional	Coop/Condo[b]	Median Estimated Value[c]
New York City	**63.0%**	**37.0%**	**$400,000**
Bronx	**65.7**	**34.3**	**300,000**
1. Mott Haven/Hunts Point	**	**	**
2. Morrisania/East Tremont	94.6*	**	300,000*
3. Highbridge/South Concourse	**	**	200,000*
4. University Heights/Fordham	**	**	**
5. Kingsbridge Heights/Mosholu	**	**	**
6. Riverdale/Kingsbridge[a]	39.7	60.3	200,000
7. Soundview/Parkchester	71.8	28.2	300,000
8. Throgs Neck/Co-op City	48.9	51.1	400,000
9. Pelham Parkway	86.0	**	360,000
10. Williamsbridge/Baychester	94.8	**	300,000
Brooklyn	**76.3**	**23.7**	**400,000**
1. Williamsburg/Greenpoint	72.7	**	500,000
2. Brooklyn Heights/Fort Greene	37.5	62.5	500,000
3. Bedford Stuyvesant	100.0	**	406,900
4. Bushwick	93.9	**	380,000
5. East New York/Starrett City	97.4	**	300,000
6. Park Slope/Carroll Gardens	65.2	34.8	700,000
7. Sunset Park	70.2	29.8*	500,000
8. North Crown Heights/Prospect Heights	52.0	48.0	400,000
9. South Crown Heights	93.0	**	400,000
10. Bay Ridge	71.1	28.9	500,000
11. Bensonhurst	95.8	**	550,000
12. Borough Park	77.3	22.7*	600,000
13. Coney Island	42.1	57.9	300,000
14. Flatbush	66.5	33.5*	475,000
15. Sheepshead Bay/Gravesend	66.7	33.3	400,000
16. Brownsville/Ocean Hill	100.0	**	350,000
17. East Flatbush	98.4	**	350,000
18. Flatlands/Canarsie	89.5	10.5	380,000
Manhattan	**3.5**	**96.5**	**600,000**
1. Greenwich Village/Financial District	**	98.4	600,000
2. Lower E. Side/Chinatown	**	93.3	450,000
3. Chelsea/Clinton/Midtown	**	97.1	500,000
4. Stuyvesant Town/Turtle Bay	**	97.6	550,000
5. Upper West Side	**	97.2	950,000
6. Upper East Side	**	98.7	650,000
7. Morningside Heights/Hamilton Heights	**	95.9	240,000
8. Central Harlem	**	79.6	300,000
9. East Harlem	**	90.3*	**
10. Washington Heights/Inwood[a]	**	93.5	290,000
Queens	**73.5**	**26.5**	**400,000**
1. Astoria	77.9	22.1*	400,000
2. Sunnyside/Woodside	69.4	30.6*	450,000
3. Jackson Heights	64.9	35.1	400,000
4. Elmhurst/Corona	57.6	42.4*	390,000
5. Middle Village/Ridgewood	94.3	**	458,000
6. Forest Hills/Rego Park	39.3	60.7	260,000
7. Flushing/Whitestone	60.5	39.5	450,000
8. Hillcrest/Fresh Meadows	59.8	40.2	400,000
9. Kew Gardens/Woodhaven	88.6	**	380,000
10. Howard Beach/S. Ozone Park	90.1	**	400,000
11. Bayside/Little Neck	66.1	33.9	500,000
12. Jamaica	85.0	15.0	300,000
13. Bellerose/Rosedale	90.0	10.0	375,000
14. Rockaways	67.6	32.4	360,000
Staten Island	**88.4**	**11.6**	**400,000**
1. North Shore	88.0	12.0*	350,000
2. Mid-Island	87.8	12.2*	400,000
3. South Shore	89.1	10.9	435,000

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Contract Rent	Gross Rent	Gross Rent/ Income Ratio
New York City	**$850**	**$920**	**31.2**
Bronx	**742**	**813**	**34.5**
1. Mott Haven/Hunts Point	495	515	30.8
2. Morrisania/East Tremont	634	716	41.1
3. Highbridge/South Concourse	743	815	45.9
4. University Heights/Fordham	665	773	35.3
5. Kingsbridge Heights/Mosholu	800	895	43.5
6. Riverdale/Kingsbridge[a]	852	931	29.2
7. Soundview/Parkchester	725	788	29.7
8. Throgs Neck/Co-op City	850	900	36.8
9. Pelham Parkway	772	863	28.8
10. Williamsbridge/Baychester	800	854	31.0
Brooklyn	**800**	**890**	**31.3**
1. Williamsburg/Greenpoint	800	881	28.4
2. Brooklyn Heights/Fort Greene	850	907	26.4
3. Bedford Stuyvesant	633	700	34.4
4. Bushwick	743	840	32.9
5. East New York/Starrett City	760	820	28.8
6. Park Slope/Carroll Gardens	1,000	1,060	29.6
7. Sunset Park	892	970	29.5
8. North Crown Heights/Prospect Heights	757	835	30.2
9. South Crown Heights	750	840	33.4
10. Bay Ridge	900	980	26.8
11. Bensonhurst	850	935	33.3
12. Borough Park	850	913	40.3
13. Coney Island	650	725	36.0
14. Flatbush	850	930	33.7
15. Sheepshead Bay/Gravesend	900	970	33.8
16. Brownsville/Ocean Hill	600	660	29.7
17. East Flatbush	800	875	32.9
18. Flatlands/Canarsie	845	932	28.3
Manhattan	**1,000**	**1,060**	**29.1**
1. Greenwich Village/Financial District	1,600	1,700	27.6
2. Lower E. Side/Chinatown	657	700	28.5
3. Chelsea/Clinton/Midtown	1,325	1,415	30.7
4. Stuyvesant Town/Turtle Bay	1,418	1,482	27.0
5. Upper West Side	1,100	1,151	25.4
6. Upper East Side	1,550	1,620	31.6
7. Morningside Heights/Hamilton Heights	825	895	30.2
8. Central Harlem	545	590	27.8
9. East Harlem	600	624	30.6
10. Washington Heights/Inwood[a]	730	817	32.0
Queens	**905**	**1,000**	**31.7**
1. Astoria	900	958	28.2
2. Sunnyside/Woodside	900	990	37.3
3. Jackson Heights	950	1,027	41.1
4. Elmhurst/Corona	950	1,030	33.8
5. Middle Village/Ridgewood	900	974	32.0
6. Forest Hills/Rego Park	980	1,042	28.0
7. Flushing/Whitestone	1,000	1,065	35.1
8. Hillcrest/Fresh Meadows	930	960	28.0
9. Kew Gardens/Woodhaven	900	995	33.3
10. Howard Beach/S. Ozone Park	975	1,060	36.7
11. Bayside/Little Neck	1,200	1,290	26.7
12. Jamaica	800	915	28.1
13. Bellerose/Rosedale	900	976	30.8
14. Rockaways	724	765	28.7
Staten Island	**800**	**917**	**28.8**
1. North Shore	825	950	27.8
2. Mid-Island	750	906	27.1
3. South Shore	750	890	38.3

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Total[b]	Less than $400	$400-$599	$600-$799	$800-$999	$1,000+
New York City	**100.0%**	**10.9**	**11.8**	**20.6**	**21.4**	**35.3**
Bronx	**100.0**	**13.6**	**16.2**	**28.4**	**23.3**	**18.6**
1. Mott Haven/Hunts Point	100.0	42.0	17.8	21.2	9.4*	9.6*
2. Morrisania/East Tremont	100.0	20.6	24.6	18.1	16.5	20.2
3. Highbridge/South Concourse	100.0	9.0*	19.2	35.1	18.8	17.9
4. University Heights/Fordham	100.0	13.8	18.7	35.1	22.3	10.0
5. Kingsbridge Heights/Mosholu	100.0	**	9.2*	36.0	36.5	15.5
6. Riverdale/Kingsbridge[a]	100.0	**	13.3	23.1	26.9	32.3
7. Soundview/Parkchester	100.0	12.8	10.1	36.3	22.6	18.2
8. Throgs Neck/Co-op City	100.0	**	**	21.3*	30.9	28.0
9. Pelham Parkway	100.0	**	15.2	29.5	28.8	20.0
10. Williamsbridge/Baychester	100.0	**	20.0	21.3	29.2	23.9
Brooklyn	**100.0**	**11.0**	**12.4**	**23.1**	**25.6**	**27.9**
1. Williamsburg/Greenpoint	100.0	10.2	22.4	15.1	14.1	38.2
2. Brooklyn Heights/Fort Greene	100.0	17.2	11.9*	14.8	19.8	36.3
3. Bedford Stuyvesant	100.0	23.2	17.3	24.2	18.0	17.3
4. Bushwick	100.0	15.5	**	33.5	23.8	18.0
5. East New York/Starrett City	100.0	17.0	11.4	24.2	25.6	21.7
6. Park Slope/Carroll Gardens	100.0	10.1*	11.8*	11.7*	12.8*	53.7
7. Sunset Park	100.0	**	**	24.5	28.1	36.0
8. North Crown Heights/Prospect Heights	100.0	15.9	17.4	18.9	24.5	23.3
9. South Crown Heights	100.0	**	12.4	40.1	33.1	**
10. Bay Ridge	100.0	**	**	18.4	31.1	39.0
11. Bensonhurst	100.0	**	**	28.4	33.7	32.2
12. Borough Park	100.0	**	**	27.9	25.2	31.5
13. Coney Island	100.0	23.4	17.2	17.1	16.1	26.3
14. Flatbush	100.0	**	8.2*	28.3	34.2	24.7
15. Sheepshead Bay/Gravesend	100.0	**	15.0	15.8	26.0	40.2
16. Brownsville/Ocean Hill	100.0	27.6	21.1	17.4	22.9	11.1*
17. East Flatbush	100.0	**	**	35.5	45.8	9.5*
18. Flatlands/Canarsie	100.0	14.0*	12.5*	17.4	22.4	33.7
Manhattan	**100.0**	**13.5**	**11.8**	**13.8**	**10.0**	**50.9**
1. Greenwich Village/Financial District	100.0	7.6*	**	10.7	**	74.0
2. Lower E. Side/Chinatown	100.0	25.4	15.9	17.9	6.4*	34.4
3. Chelsea/Clinton/Midtown	100.0	8.1	11.1	7.7	7.8	65.3
4. Stuyvesant Town/Turtle Bay	100.0	5.9*	**	**	9.3	77.6
5. Upper West Side	100.0	10.7	9.0	14.0	10.8	55.6
6. Upper East Side	100.0	**	5.6	6.2	5.2	79.0
7. Morningside Heights/Hamilton Heights	100.0	13.0	16.4	18.2	16.9	35.5
8. Central Harlem	100.0	32.4	22.8	19.4	8.0*	17.4
9. East Harlem	100.0	32.2	16.1	18.2	11.7	21.8
10. Washington Heights/Inwood[a]	100.0	10.4	19.1	27.4	21.9	21.2
Queens	**100.0**	**5.0**	**7.5**	**18.2**	**28.2**	**41.1**
1. Astoria	100.0	9.5	10.0	12.8	29.6	38.1
2. Sunnyside/Woodside	100.0	**	13.4	16.1	25.6	41.6
3. Jackson Heights	100.0	**	**	21.3	28.4	43.0
4. Elmhurst/Corona	100.0	**	**	13.6	38.7	42.1
5. Middle Village/Ridgewood	100.0	**	**	22.7	36.4	32.6
6. Forest Hills/Rego Park	100.0	**	**	18.7	27.7	46.3
7. Flushing/Whitestone	100.0	**	7.1*	12.0	22.0	54.0
8. Hillcrest/Fresh Meadows	100.0	**	13.6*	14.8	24.9	40.9
9. Kew Gardens/Woodhaven	100.0	**	**	16.4	36.1	41.1
10. Howard Beach/S. Ozone Park	100.0	**	**	**	25.6*	48.2
11. Bayside/Little Neck	100.0	**	**	**	**	79.7
12. Jamaica	100.0	**	**	34.4	26.3	28.9
13. Bellerose/Rosedale	100.0	**	**	23.4	25.2	40.4
14. Rockaways	100.0	19.5	**	30.3	22.0	16.5*
Staten Island	**100.0**	**10.0**	**7.9***	**30.2**	**26.1**	**25.9**
1. North Shore	100.0	16.9*	**	20.3	26.5	29.2
2. Mid-Island	100.0	**	**	35.9	22.6*	27.3*
3. South Shore	100.0	**	**	40.9	28.8*	**

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Total	Less than $400	$400-$599	$600-$799	$800-$999	$1,000+
New York City	**100.0%**	**9.7**	**9.3**	**17.6**	**21.4**	**42.0**
Bronx	**100.0**	**11.9**	**12.0**	**23.5**	**26.9**	**25.7**
1. Mott Haven/Hunts Point	100.0	38.6	14.7	22.7	12.9	11.0
2. Morrisania/East Tremont	100.0	18.3	17.9	20.2	15.5	28.1
3. Highbridge/South Concourse	100.0	**	13.0	25.9	30.9	23.3
4. University Heights/Fordham	100.0	9.2*	13.1	32.0	28.3	17.4
5. Kingsbridge Heights/Mosholu	100.0	**	**	22.2	43.2	29.3
6. Riverdale/Kingsbridge[a]	100.0	**	**	17.2	30.8	38.2
7. Soundview/Parkchester	100.0	11.2	8.3*	31.6	24.5	24.3
8. Throgs Neck/Co-op City	100.0	**	**	**	35.7	32.2
9. Pelham Parkway	100.0	**	13.2*	21.6	31.3	27.4
10. Williamsbridge/Baychester	100.0	**	17.7	18.2	24.6	34.5
Brooklyn	**100.0**	**9.9**	**10.3**	**19.0**	**25.0**	**35.8**
1. Williamsburg/Greenpoint	100.0	8.0*	15.3	21.3	15.6	39.7
2. Brooklyn Heights/Fort Greene	100.0	15.2	11.0*	13.4	18.0	42.4
3. Bedford Stuyvesant	100.0	21.7	15.8	21.6	18.7	22.1
4. Bushwick	100.0	14.2	**	20.2	26.1	31.0
5. East New York/Starrett City	100.0	16.3	11.0	17.4	25.1	30.2
6. Park Slope/Carroll Gardens	100.0	10.1*	**	14.0	10.3*	57.4
7. Sunset Park	100.0	**	**	19.1	26.5	45.5
8. North Crown Heights/Prospect Heights	100.0	12.6	15.1	20.3	19.8	32.2
9. South Crown Heights	100.0	**	**	31.8	31.4	25.0
10. Bay Ridge	100.0	**	**	12.7*	31.2	46.8
11. Bensonhurst	100.0	**	**	24.6	30.7	41.8
12. Borough Park	100.0	**	**	23.4	23.3	41.4
13. Coney Island	100.0	22.8	17.8	17.1	13.6	28.7
14. Flatbush	100.0	**	**	21.7	32.4	35.9
15. Sheepshead Bay/Gravesend	100.0	**	12.5	12.7	27.1	44.7
16. Brownsville/Ocean Hill	100.0	27.6	15.3	15.4	23.4	18.3
17. East Flatbush	100.0	**	**	19.5	51.0	21.0
18. Flatlands/Canarsie	100.0	12.9*	13.1*	**	24.5	39.9
Manhattan	**100.0**	**12.2**	**9.6**	**13.9**	**10.7**	**53.6**
1. Greenwich Village/Financial District	100.0	6.9*	**	10.8	**	74.0
2. Lower E. Side/Chinatown	100.0	23.7	16.2	17.8	6.1*	36.2
3. Chelsea/Clinton/Midtown	100.0	7.5	9.0	7.8	8.7	67.0
4. Stuyvesant Town/Turtle Bay	100.0	5.3*	**	**	8.5	79.0
5. Upper West Side	100.0	10.4	6.9	12.0	12.2	58.5
6. Upper East Side	100.0	**	4.6*	5.7	5.8	80.1
7. Morningside Heights/Hamilton Heights	100.0	9.9	14.1	17.1	16.6	42.2
8. Central Harlem	100.0	30.0	20.4	21.6	**	20.7
9. East Harlem	100.0	30.0	14.9	21.2	7.8*	26.1
10. Washington Heights/Inwood[a]	100.0	7.5	10.8	28.1	27.2	26.4
Queens	**100.0**	**4.3**	**5.6**	**14.9**	**25.2**	**50.0**
1. Astoria	100.0	9.5	7.0	12.6	23.8	47.1
2. Sunnyside/Woodside	100.0	**	**	14.8	25.7	49.6
3. Jackson Heights	100.0	**	**	16.9	23.7	54.3
4. Elmhurst/Corona	100.0	**	**	13.9	27.7	55.2
5. Middle Village/Ridgewood	100.0	**	**	14.9	31.8	45.7
6. Forest Hills/Rego Park	100.0	**	**	14.9	23.2	56.8
7. Flushing/Whitestone	100.0	**	**	13.6	17.8	59.8
8. Hillcrest/Fresh Meadows	100.0	**	11.3*	**	27.6	45.9
9. Kew Gardens/Woodhaven	100.0	**	**	13.1*	33.5	49.1
10. Howard Beach/S. Ozone Park	100.0	**	**	**	26.5*	57.5
11. Bayside/Little Neck	100.0	**	**	**	**	86.1
12. Jamaica	100.0	**	**	21.8	26.8	40.9
13. Bellerose/Rosedale	100.0	**	**	19.8*	28.4	46.1
14. Rockaways	100.0	19.5	**	27.5	24.0	18.8*
Staten Island	**100.0**	**9.2**	****	**19.4**	**25.7**	**41.4**
1. North Shore	100.0	15.0*	**	**	18.9	46.5
2. Mid-Island	100.0	**	**	23.8*	26.7*	39.2
3. South Shore	100.0	**	**	25.9*	36.0	34.9

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	More than 30 Percent	More than 50 Percent of Income
New York City	**51.4%**	**28.8%**
Bronx	**56.7**	**35.1**
1. Mott Haven/Hunts Point	51.4	27.9
2. Morrisania/East Tremont	65.1	45.3
3. Highbridge/South Concourse	66.4	43.8
4. University Heights/Fordham	59.6	37.9
5. Kingsbridge Heights/Mosholu	66.4	44.1
6. Riverdale/Kingsbridge[a]	45.5	24.0
7. Soundview/Parkchester	49.6	29.2
8. Throgs Neck/Co-op City	61.8	30.4
9. Pelham Parkway	46.9	26.1
10.Williamsbridge/Baychester	52.0	34.5
Brooklyn	**51.8**	**29.1**
1. Williamsburg/Greenpoint	44.0	29.9
2. Brooklyn Heights/Fort Greene	42.5	17.7
3. Bedford Stuyvesant	56.6	33.1
4. Bushwick	55.3	30.2
5. East New York/Starrett City	46.9	28.1
6. Park Slope/Carroll Gardens	48.6	18.2
7. Sunset Park	47.2	23.4
8. North Crown Heights/Prospect Heights	49.9	26.6
9. South Crown Heights	58.1	29.3
10. Bay Ridge	44.6	25.8
11. Bensonhurst	53.9	32.9
12. Borough Park	64.5	42.1
13. Coney Island	63.4	37.7
14. Flatbush	53.9	28.3
15. Sheepshead Bay/Gravesend	56.7	34.7
16. Brownsville/Ocean Hill	47.6	28.3
17. East Flatbush	52.8	28.4
18. Flatlands/Canarsie	46.1	27.1
Manhattan	**47.2**	**24.9**
1. Greenwich Village/Financial District	40.8	21.0
2. Lower E. Side/Chinatown	45.8	24.0
3. Chelsea/Clinton/Midtown	50.5	28.3
4. Stuyvesant Town/Turtle Bay	42.1	23.7
5. Upper West Side	41.1	21.1
6. Upper East Side	51.9	23.4
7. Morningside Heights/Hamilton Heights	49.2	30.0
8. Central Harlem	44.2	20.6
9. East Harlem	51.3	25.6
10. Washington Heights/Inwood[a]	53.3	31.3
Queens	**52.0**	**28.1**
1. Astoria	45.5	21.6
2. Sunnyside/Woodside	60.8	37.3
3. Jackson Heights	69.0	35.8
4. Elmhurst/Corona	54.3	34.6
5. Middle Village/Ridgewood	51.3	26.5
6. Forest Hills/Rego Park	44.2	26.1
7. Flushing/Whitestone	57.0	31.6
8. Hillcrest/Fresh Meadows	42.2	20.9
9. Kew Gardens/Woodhaven	55.5	27.5
10. Howard Beach/S. Ozone Park	58.6	27.3*
11. Bayside/Little Neck	42.4	**
12. Jamaica	45.8	22.7
13. Bellerose/Rosedale	52.6	26.5
14. Rockaways	42.9	28.1
Staten Island	**48.3**	**24.7**
1. North Shore	46.6	18.9
2. Mid-Island	43.6	27.7*
3. South Shore	55.7	31.7

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Number of Maintenance Deficiencies		
	None	3 or more	5 or more
New York City	**43.9%**	**19.5%**	**4.9%**
Bronx	**34.1**	**28.8**	**8.4**
1. Mott Haven/Hunts Point	47.9	18.4	**
2. Morrisania/East Tremont	30.6	34.2	12.6
3. Highbridge/South Concourse	21.3	37.3	15.0
4. University Heights/Fordham	19.1	36.0	10.0*
5. Kingsbridge Heights/Mosholu	32.5	31.1	**
6. Riverdale/Kingsbridge[a]	42.7	26.7	**
7. Soundview/Parkchester	35.6	23.0	**
8. Throgs Neck/Co-op City	61.3	**	**
9. Pelham Parkway	37.1	21.7	**
10. Williamsbridge/Baychester	34.4	35.2	13.8*
Brooklyn	**42.1**	**20.4**	**4.9**
1. Williamsburg/Greenpoint	47.6	11.7*	**
2. Brooklyn Heights/Fort Greene	39.8	24.0	**
3. Bedford Stuyvesant	38.7	26.2	**
4. Bushwick	47.6	17.6	**
5. East New York/Starrett City	40.4	16.4	**
6. Park Slope/Carroll Gardens	49.9	16.6*	**
7. Sunset Park	51.0	**	**
8. North Crown Heights/Prospect Heights	24.9	35.8	**
9. South Crown Heights	18.1	41.6	**
10. Bay Ridge	56.7	**	**
11. Bensonhurst	54.8	10.3*	**
12. Borough Park	39.0	17.7	**
13. Coney Island	62.4	13.5*	**
14. Flatbush	21.3	31.8	10.1*
15. Sheepshead Bay/Gravesend	65.4	**	**
16. Brownsville/Ocean Hill	25.3	26.3	**
17. East Flatbush	37.1	19.6	**
18. Flatlands/Canarsie	55.6	**	**
Manhattan	**41.0**	**19.7**	**4.9**
1. Greenwich Village/Financial District	39.6	23.0	**
2. Lower E. Side/Chinatown	28.0	23.6	**
3. Chelsea/Clinton/Midtown	54.2	15.0	**
4. Stuyvesant Town/Turtle Bay	53.3	7.7*	**
5. Upper West Side	56.3	13.8	**
6. Upper East Side	55.2	10.3	**
7. Morningside Heights/Hamilton Heights	30.2	23.1	**
8. Central Harlem	27.7	22.8	**
9. East Harlem	30.6	22.9	**
10. Washington Heights/Inwood[a]	20.9	38.8	11.0
Queens	**57.6**	**11.1**	**2.3**
1. Astoria	56.8	8.4	**
2. Sunnyside/Woodside	56.8	13.6*	**
3. Jackson Heights	57.0	12.0*	**
4. Elmhurst/Corona	53.9	10.9*	**
5. Middle Village/Ridgewood	59.4	12.5*	**
6. Forest Hills/Rego Park	57.6	**	**
7. Flushing/Whitestone	65.0	9.7*	**
8. Hillcrest/Fresh Meadows	54.3	13.9*	**
9. Kew Gardens/Woodhaven	60.5	**	**
10. Howard Beach/S. Ozone Park	75.0	**	**
11. Bayside/Little Neck	50.3	**	**
12. Jamaica	46.3	15.2*	**
13. Bellerose/Rosedale	56.9	**	**
14. Rockaways	59.0	**	**
Staten Island	**50.9**	**11.7**	**
1. North Shore	37.5	17.6*	**
2. Mid-Island	51.5	**	**
3. South Shore	71.4	**	**

Source: U.S. Bureau of the Census, 2005 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 Percent of Renter Occupied Units with One or More Building Defects and Percent on Same Street as Building with Broken/Boarded-Up Windows by Sub-Borough, New York City 2005

Sub-Borough Area	One or More Building Defects	Boarded-Up Windows on Same Street
New York City	**9.1%**	**6.3%**
Bronx	**11.3**	**4.7**
1. Mott Haven/Hunts Point	9.6*	7.8*
2. Morrisania/East Tremont	17.3	**
3. Highbridge/South Concourse	21.8	**
4. University Heights/Fordham	19.6	13.0
5. Kingsbridge Heights/Mosholu	**	**
6. Riverdale/Kingsbridge[a]	**	**
7. Soundview/Parkchester	**	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	**	**
10. Williamsbridge/Baychester	**	**
Brooklyn	**10.6**	**9.2**
1. Williamsburg/Greenpoint	**	**
2. Brooklyn Heights/Fort Greene	**	21.0
3. Bedford Stuyvesant	13.9	36.4
4. Bushwick	12.3*	11.7*
5. East New York/Starrett City	**	8.3*
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	11.4*	**
8. North Crown Heights/Prospect Heights	24.3	35.9
9. South Crown Heights	14.2	**
10. Bay Ridge	**	**
11. Bensonhurst	9.0*	**
12. Borough Park	20.5	**
13. Coney Island	**	**
14. Flatbush	17.5	**
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	**	15.6
17. East Flatbush	**	**
18. Flatlands/Canarsie	**	**
Manhattan	**9.5**	**6.8**
1. Greenwich Village/Financial District	11.5	**
2. Lower E. Side/Chinatown	13.3	8.3
3. Chelsea/Clinton/Midtown	6.8*	**
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	7.2	4.1*
6. Upper East Side	**	**
7. Morningside Heights/Hamilton Heights	14.3	9.0*
8. Central Harlem	13.7	32.1
9. East Harlem	**	10.9
10. Washington Heights/Inwood[a]	17.8	**
Queens	**4.6**	**2.6**
1. Astoria	9.3	**
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	****	****
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2005 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 Percent of All Housing Units on Same Street as Buildings with Broken/Boarded-Up Windows by Sub-Borough, New York City 2005

Sub-Borough Area	Boarded Up Windows on Same Street
New York City	**5.9%**
Bronx	**5.4**
1. Mott Haven/Hunts Point	8.8
2. Morrisania/East Tremont	6.6*
3. Highbridge/South Concourse	**
4. University Heights/Fordham	15.9*
5. Kingsbridge Heights/Mosholu	**
6. Riverdale/Kingsbridge[a]	**
7. Soundview/Parkchester	**
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	7.5*
10. Williamsbridge/Baychester	**
Brooklyn	**8.9**
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	20.0
3. Bedford Stuyvesant	32.0
4. Bushwick	14.4
5. East New York/Starrett City	8.6
6. Park Slope/Carroll Gardens	7.8*
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	33.9
9. South Crown Heights	**
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	**
13. Coney Island	**
14. Flatbush	5.6*
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	19.6
17. East Flatbush	**
18. Flatlands/Canarsie	**
Manhattan	**6.5**
1. Greenwich Village/Financial District	**
2. Lower E. Side/Chinatown	10.1
3. Chelsea/Clinton/Midtown	**
4. Stuyvesant Town/Turtle Bay	3.4*
5. Upper West Side	2.9*
6. Upper East Side	**
7. Morningside Heights/Hamilton Heights	10.3
8. Central Harlem	32.7
9. East Harlem	10.9
10. Washington Heights/Inwood[a]	5.2*
Queens	**2.8**
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	7.9
13. Bellerose/Rosedale	4.5*
14. Rockaways	**
Staten Island	**3.1**
1. North Shore	7.3
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	Physically Poor[b]
New York City	**7.9%**
Bronx	**14.1**
1. Mott Haven/Hunts Point	8.5*
2. Morrisania/East Tremont	21.1
3. Highbridge/South Concourse	29.4
4. University Heights/Fordham	24.0
5. Kingsbridge Heights/Mosholu	15.5
6. Riverdale/Kingsbridge[a]	10.0
7. Soundview/Parkchester	11.0
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	10.3
10. Williamsbridge/Baychester	11.9
Brooklyn	**8.5**
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	9.4
3. Bedford Stuyvesant	13.1
4. Bushwick	11.7
5. East New York/Starrett City	**
6. Park Slope/Carroll Gardens	**
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	12.3
9. South Crown Heights	19.8
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	7.5*
13. Coney Island	8.7
14. Flatbush	21.9
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	10.1*
17. East Flatbush	8.6
18. Flatlands/Canarsie	**
Manhattan	**8.7**
1. Greenwich Village/Financial District	6.7
2. Lower E. Side/Chinatown	11.1
3. Chelsea/Clinton/Midtown	6.7
4. Stuyvesant Town/Turtle Bay	5.1
5. Upper West Side	8.3
6. Upper East Side	2.5*
7. Morningside Heights/Hamilton Heights	9.9
8. Central Harlem	13.0
9. East Harlem	10.4
10. Washington Heights/Inwood[a]	21.2
Queens	**3.9**
1. Astoria	**
2. Sunnyside/Woodside	**
3. Jackson Heights	**
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	5.7*
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	3.9*
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	**
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	5.0*
13. Bellerose/Rosedale	**
14. Rockaways	**
Staten Island	**2.7**
1. North Shore	5.7*
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough Area	All	Good or Excellent	Fair	Poor
New York City	**100.0%**	**77.5**	**19.1**	**3.4**
Bronx	**100.0**	**65.0**	**28.7**	**6.3**
1. Mott Haven/Hunts Point	100.0	52.0	39.2	8.8*
2. Morrisania/East Tremont	100.0	56.9	33.7	9.5
3. Highbridge/South Concourse	100.0	40.2	44.1	15.7
4. University Heights/Fordham	100.0	47.0	44.3	8.7*
5. Kingsbridge Heights/Mosholu	100.0	58.9	34.5	**
6. Riverdale/Kingsbridge[a]	100.0	82.8	14.3	**
7. Soundview/Parkchester	100.0	75.2	21.3	**
8. Throgs Neck/Co-op City	100.0	84.3	11.8	**
9. Pelham Parkway	100.0	78.5	20.0	**
10. Williamsbridge/Baychester	100.0	74.8	22.7	**
Brooklyn	**100.0**	**74.3**	**22.1**	**3.5**
1. Williamsburg/Greenpoint	100.0	73.8	24.9	**
2. Brooklyn Heights/Fort Greene	100.0	81.3	14.1	**
3. Bedford Stuyvesant	100.0	64.3	27.8	**
4. Bushwick	100.0	63.5	31.1	**
5. East New York/Starrett City	100.0	71.7	24.8	**
6. Park Slope/Carroll Gardens	100.0	88.9	9.8*	**
7. Sunset Park	100.0	81.2	17.6	**
8. North Crown Heights/Prospect	100.0	54.5	37.5	8.0*
9. South Crown Heights	100.0	51.6	38.2	10.2*
10. Bay Ridge	100.0	90.7	8.1*	**
11. Bensonhurst	100.0	88.0	11.1	**
12. Borough Park	100.0	84.2	14.8	**
13. Coney Island	100.0	82.5	16.3	**
14. Flatbush	100.0	64.6	28.7	6.6*
15. Sheepshead Bay/Gravesend	100.0	89.3	10.2	**
16. Brownsville/Ocean Hill	100.0	51.7	39.6	**
17. East Flatbush	100.0	64.1	33.8	**
18. Flatlands/Canarsie	100.0	83.2	16.1	**
Manhattan	**100.0**	**79.8**	**16.6**	**3.5**
1. Greenwich Village/Financial District	100.0	89.8	8.9*	**
2. Lower E. Side/Chinatown	100.0	69.3	24.2	6.5*
3. Chelsea/Clinton/Midtown	100.0	88.0	12.0	**
4. Stuyvesant Town/Turtle Bay	100.0	94.1	5.9*	**
5. Upper West Side	100.0	93.0	6.7	**
6. Upper East Side	100.0	94.3	5.0	**
7. Morningside Heights/Hamilton	100.0	73.6	22.6	**
8. Central Harlem	100.0	54.1	39.6	**
9. East Harlem	100.0	54.2	34.4	11.4*
10. Washington Heights/Inwood[a]	100.0	55.3	33.1	11.6
Queens	**100.0**	**83.3**	**14.9**	**1.7**
1. Astoria	100.0	85.4	13.2	**
2. Sunnyside/Woodside	100.0	80.9	17.2	**
3. Jackson Heights	100.0	81.0	17.6	**
4. Elmhurst/Corona	100.0	65.6	32.8	**
5. Middle Village/Ridgewood	100.0	86.5	11.8	**
6. Forest Hills/Rego Park	100.0	90.9	8.3	**
7. Flushing/Whitestone	100.0	87.7	11.5	**
8. Hillcrest/Fresh Meadows	100.0	88.4	11.2	**
9. Kew Gardens/Woodhaven	100.0	82.7	15.6	**
10. Howard Beach/S. Ozone Park	100.0	88.5	9.2*	**
11. Bayside/Little Neck	100.0	90.9	9.1*	**
12. Jamaica	100.0	65.9	28.5	5.6*
13. Bellerose/Rosedale	100.0	93.8	6.2*	**
14. Rockaways	100.0	75.2	19.4	**
Staten Island	**100.0**	**90.9**	**7.5**	**
1. North Shore	100.0	79.1	16.9	**
2. Mid-Island	100.0	97.4	**	**
3. South Shore	100.0	97.3	**	**

Source: U.S. Bureau of the Census, 2005 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 2005

Sub-Borough	Crowded[b]	Severely Crowded[b]
New York City	**10.2%**	**3.7%**
Bronx	**12.5**	**4.5**
1. Mott Haven/Hunts Point	13.3	**
2. Morrisania/East Tremont	8.2*	**
3. Highbridge/South Concourse	19.6	**
4. University Heights/Fordham	19.3	9.5*
5. Kingsbridge Heights/Mosholu	17.6	**
6. Riverdale/Kingsbridge[a]	**	**
7. Soundview/Parkchester	10.1	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	14.5	**
10. Williamsbridge/Baychester	9.0*	**
Brooklyn	**10.0**	**3.3**
1. Williamsburg/Greenpoint	9.4	**
2. Brooklyn Heights/Fort Greene	**	**
3. Bedford Stuyvesant	**	**
4. Bushwick	14.6	**
5. East New York/Starrett City	**	**
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	16.7	**
8. North Crown Heights/Prospect Heights	**	**
9. South Crown Heights	14.2	**
10. Bay Ridge	9.7*	**
11. Bensonhurst	11.1	**
12. Borough Park	22.8	13.1
13. Coney Island	**	**
14. Flatbush	16.7	7.4*
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	**	**
17. East Flatbush	11.3*	**
18. Flatlands/Canarsie	**	**
Manhattan	**6.1**	**2.6**
1. Greenwich Village/Financial District	**	**
2. Lower E. Side/Chinatown	11.1	5.4*
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	10.6	**
9. East Harlem	**	**
10. Washington Heights/Inwood[a]	11.6	**
Queens	**13.8**	**4.9**
1. Astoria	11.2	**
2. Sunnyside/Woodside	13.6	**
3. Jackson Heights	22.0	**
4. Elmhurst/Corona	22.5	9.0*
5. Middle Village/Ridgewood	**	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	14.7	**
8. Hillcrest/Fresh Meadows	14.8	**
9. Kew Gardens/Woodhaven	13.6*	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	20.4	11.2*
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
Staten Island	**10.8**	**
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2005 York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Crowded- More than 1.0 person per room. Severely crowded- More than 1.5 persons per room.

* 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	

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.

BROOKLYN

1) Williamsburg/Greenpoint

455.00	465.00	473.00	477.00	481.00	491.00	495.00	497.00
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
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
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
1267.00	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
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) Bellerose/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 2005 New York City Housing and Vacancy Survey Glossary

The following definitions were prepared by the U.S. Bureau of the Census to describe characterisics of individuals, households and housing units available from the 2005 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 2004. This item refers to the number of hours per week in 2004 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 the 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 to siding, shingles, boards, brick, concrete, or 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) 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 2000 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 to the day of the first interviewing attempt. 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 2004 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 on which story in a building the sample unit is located. 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.

Health Insurance. A two-part question asked of the household survey respondent beginning in 2005: the first part determined if the respondent had health insurance; the second part asked the respondent to select which type. Health Insurance is a means for persons to help pay for all or part of their medical care; it can be provided by their place of employment, provided by the government, or purchased privately.

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, and may include other persons, 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 in which the occupants live separately from others in the building and have direct access from the outside of the building or through a common hall. For vacant units, the same criteria are applied for 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 2004 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 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 (TANF, 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 - payments that help to defray all or part of the cost for shelter. These 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 2004. 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 2004 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 the 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 four 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 2005 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 condominium 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 Interest Rate. The rate of interest on the most recent home loan - asked only at owner-occupied units with a mortgage. This is a new question for 2005.

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.

Nonrelative. A nonrelative 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 2005 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 2005. 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 2005 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 2004. 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 that are NOT part of a cooperative or condominium building or development. This category includes owner-occupied single-family houses, living quarters in partially-commercial buildings (such as a doctor's office and living quarters together in one building), 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 benefitted 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 or non-working 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; Canada; 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 (TANF, 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.

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 2000 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 in 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. Beginning in 2002, respondents were able to report multiple races. Thus, use caution when comparing racial data across surveys. For a further explanation of these differences see the section, Relationship to Previous NYCHVS surveys that starts in the Overview.

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 2004.

Reason Householder Moved From Previous Residence. These data are shown for units where the householder moved into the sample unit in 2002 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 are 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 (except widowed/separated/divorced) - 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 damage

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.
- There is 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 nonrelative.

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 that raises it 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 are now housing units.

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 2005 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 that 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 that 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 have 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 the interviewer's 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 Census 2000 definitions at the four digit level. (2002 and earlier codes were three digit.)

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

4. 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.

5. 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.

6. 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 vacant 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 Census 2000 definitions at the four digit level (codes for 2002 and earlier were three digits).

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 2004, 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)	$9,645									
Under 65 years	9,827	$9,827								
65 years and over	9,060	9,060								
Two persons	12,334									
Householder under 65 years	12,714	12,649	$13,020							
Householder 65 years and over	11,430	11,418	12,971							
Three persons	15,067	14,776	15,205	$15,219						
Four persons	19,307	19,484	19,803	19,157	$19,223					
Five persons	22,831	23,497	23,838	23,108	22,543	$22,199				
Six persons	25,788	27,025	27,133	26,573	26,037	25,241	$24,768			
Seven persons	29,236	31,096	31,290	30,621	30,154	29,285	28,271	$27,159		
Eight persons	32,641	34,778	35,086	34,454	33,901	33,115	32,119	31,082	$30,818	
Nine persons or more	39,048	41,836	42,039	41,480	41,010	40,240	39,179	38,220	37,983	$36,520

Source: U.S. Census Bureau.

C

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 2005 New York City Housing and Vacancy Survey (HVS) used a sample taken from a sample frame based primarily on Census 2000 and updated for new construction. 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 2005 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 geo-coded (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 related to 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" need to be taken into consideration in coding the rent regulation status of a unit.

For the 2005 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 regulation files covering the five-year period, 1999 through 2003, and selected the most recent registration status available for each unit. These files include 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 2000-2001 and/or 2002-2003 cycles. DHCR also provided data on units decontrolled (mostly stabilized) as of December 2004 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 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 some 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 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 before1974 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 covered in the second phase of the HVS coding procedure where they are treated similarly to "Other Regulated."

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 that had been rent controlled but were decontrolled prior to July 1, 1971 under the luxury 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 were 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.

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 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 that 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 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 that 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 that 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 that 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 has its rents 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 may also be 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 that 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.

D

2005 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 City of New York is required by law periodically to conduct a survey to determine if rent regulations should be continued. A primary tool in this decision 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 New York City Housing and Vacancy Survey (NYCHVS) measures rental and homeowner vacancy rates, as well as various household and person characteristics. The design requires the standard error of the estimate of the vacant available for rent rate for the entire city be no more than one-fourth of 1 percent, if the actual rate was 3 percent.

A. Sampling Frames

The 2005 NYCHVS sample consists of housing units selected from the following three sampling frames:

1. Housing units included in the 2000 Census

2. Housing units constructed since the 2000 Census

3. 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.

The NYCHVS sample 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). Residential hotels and motels, however, were included in the survey.

B. Sample Selection

Within each NYCHVS sampling 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 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 2004. 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 November 2004. 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. In this procedure, each building is assigned a probability of selection based on the expected number of housing units in the building. This probability is in direct proportion to this expected number of units. Thus, a building with 8 units has twice the probability of selection as a building that has 4 units. Buildings are sampled using these probabilities.

   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 2005 NYCHVS was 18,516. The table below provides the total number of sampled housing units by borough.

Borough	Number of Housing Units
Bronx	2,826
Brooklyn	5,241
Manhattan	4,949
Queens	4,540
Staten Island	960
Total	18,516

Of these housing units, 726 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 726 noninterviews are known as type-A noninterviews. There were an additional 956 units, known as type-C noninterviews, that were not interviewed because they no longer exist or are uninhabitable. This classification produced a 96 percent overall response rate (18,516-956-726)/(18,516-956) = (16,834/17,560).

The sample housing units were visited between January and June 2005 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 and person characteristics based on the data we collected for the 2005 NYCHVS, we calculated sample weights for each housing unit and person record. The final weight for each housing unit equals the product of the following weight and adjustments:

1. Base Weight

   We determined a base weight as the reciprocal of the probability of selecting the unit. 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 of these units to reflect the fact that they had multiple chances of selection.

2. Nonresponse Adjustment

   We adjusted the base weight of each interviewed housing unit to account for the 726 eligible units that did not respond (type-A noninterviews).

3. Ratio Adjustments

   We adjusted the sampling weights using a three-stage housing unit ratio estimation procedure to do the following:

   - to account for known sampling variability in the 2000 Census frame,
   - to account for known sampling variability in the IN REM frame,
   - 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 determine weights for estimating person characteristics, but added a ratio adjustment to adjust for person undercoverage within households.

A. Nonresponse Adjustment

We applied a noninterview adjustment factor to all interviewed housing units to account for type-A noninterviews using a factor equal to the following ratio:

$$\frac{\text{(weighted count of interviewed units) + (weighted count of Type A noninterviews)}}{\text{(weighted count of interviewed units)}}$$

We computed the factor separately for old construction and new construction housing units as follows:

Old Construction

1. For sample housing units selected from the 2000 Census frame, we computed the noninterview adjustment factor separately by borough using the characteristics below. We used 2002 NYCHVS data where available to determine the tenure and characteristics cell of a unit. If the 2002 NYCHVS data were not available, we used 2005 NYCHVS data.

   a. For renter-occupied units HUs, we used

      Monthly rent
      - < $100
      - $100-$199
      - $200-$299
      - $300-$399
      - $400-$499
      - $500-$599
      - $600-$699
      - $700-$999
      - ≥$1,000

      Number of Rooms
      - 1, 2, 3, 4+, or
      - 1-2, 3, 4, 5+ or
      - 1-3, 4, 5, 6+

   b. For owner-occupied units HUs, we used

      Value
      - < $25,000
      - $25,000-$49,999
      - $50,000-$74,999
      - $75,000-$99,999
      - $100,000-$149,999
      - $150,000-$199,999
      - $200,000-$249,999
      - $250,000-$299,999
      - $300,000-$399,999
      - $400,000-$499,999
      - $500,000

Number of Rooms

- 1-4, 5, 6, 7+ or
- 1-3, 4, 5, 6+ or
- 1-3, 4, 5-6, 7+ or
- 1-4, 5, 6, 7+ or
- 1-5, 6, 7, 8+ or
- 1-5, 6-7, 8, 9+

c. For vacant units, we used

Vacancy status

- renter occupied/vacant for rent,
- owner occupied/vacant for sale,
- vacant/unavailable or vacancy status unknown.

2. We computed the factor for IN REM units separately by borough.

New Construction

For new construction units, we computed the factor separately using segment number range and borough.

B. Ratio Estimate Factors

For each ratio estimation procedure, we computed factors for ratio estimate cells and applied the factors to the appropriate units in the corresponding cell. The factors were equal to the following ratio:

The denominators of the ratios equals the sum of the weights of housing units (or

$$\frac{\text{Independent Estimate of the Number of HUs (persons) for the cell}}{\text{NYCHVS Sample Estimate of the Number of HUs (persons) for the cell}}$$

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 adjusted the weights of all NYCHVS sample units selected from the 2000 Census frame. 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 (18), 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 (18), 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 adjusts for known sampling variability in the IN REM sample selection. We adjusted the weights of all sample units selected from the IN REM frame by borough (5 cells). We used the total number of units in each borough in the IN REM frame as control totals.

3. 2005 Housing Unit Ratio Estimate Factor

This procedure adjusted the 2005 NYCHVS sample estimate for housing unit undercoverage by controlling the sample estimate to independent estimates of 2005 total housing units. The control totals were 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 2000 Census counts of the total number of housing units in each of the boroughs at the time of the 2005 survey.

4. 2005 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 2005 total persons for the cell minus the NYCHVS sample estimate of reference persons and spouses or unmarried partners. The independent estimates were projected based on 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 base 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 2005 NYCHVS, we missed about five percent of the housing units in the five boroughs covered by the survey. Overall, we missed about eight percent of the people in sample households. This within-household undercoverage varied by age, race, sex, and borough. It ranged from about a 27-percent overcoverage of White females between 15-24 in Manhattan to a 60-percent undercoverage of Other 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	9%
African American Females	5%
African American Males	11%

We adjusted for this undercoverage through the housing unit and person ratio estimate factors previously described. 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, citywide and for each borough which can be found toward the end of this document, 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. A table of the Standard Errors of the Estimates for selected NYCHVS items is posted at the Census Bureau's website at http://www.census.gov.

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. You can compute a standard error and confidence interval for data from the HVS that are total numbers, percents, differences, medians, or means using formulas from Tables 1-6 as shown in the following examples.

Sets of standard errors have been computed for New York City as a whole and for each of the five boroughs. Table 1 contains the set for New York City and Tables 2 through 6 for each of the boroughs. The tables are divided into two major sections. The upper portion contains three formulas that apply to housing units. The lower portion contains seven formulas that apply to persons. Tables 7A and 7B contain a description of which formula to use for estimates pertaining to housing units. Table 7A specifically pertains to the second of the three formulas. Table 7B specifically pertains to the third of the three formulas. The first formula is used for any item not listed in either Table 7A or 7B. The first column in Tables 7A and 7B lists the characteristic for which the tables are to be applied. The second column lists the applicable subgroups (e.g. total occupied, vacant for rent, etc). If the estimate of interest matches to both the first and second column of either table, use the corresponding formula. If no match is found, use the first formula.

1. Totals

   According to the 2005 HVS, there are 17,759 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:

$$Z \times \sqrt{(264.79 \times A) - (0.000253 \times A^2)}$$

$$1.64 \times \sqrt{(264.79 \times 17{,}759) - (0.000253 \times 17{,}759^2)} = 3{,}526$$

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 17,759 plus or minus 3,526 or in the range 14,233 to 21,285.

If the estimate involves two characteristics from Tables 1 through 6, use the formula with the larger first number under the square root.

2. Percents

The formula (not shown in a table) for computing the error of any percent derived from the data is the following:

$$Z \times Y \times \sqrt{\frac{264.79 \times P \times (100-P)}{B}}$$

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 characteristics represented in the numerator and denominator),

P: is the percent you calculate, and

B: is the denominator of the percent.

For example, there are 636,271 occupied home owner conventional housing units in New York City and 135,187, or 21.25 percent, were built between 1947 and 1969. Using Table 1 for New York City, together with Tables 7A and 7B, you choose the value of Y = 1 because the characteristic is not included in 7A or 7B. (While year-built is in 7B, the subgroup owner occupied units is not). To compute a 90-percent confidence interval you would plug the following numbers into the above formula:

$$1.64 \times 1.000 \times \sqrt{\frac{264.79 \times 21.25 \times 78.75}{636{,}271}} = 1.4$$

Thus, if you say that the actual percentage of owners in buildings built between 1947 and 1969 is between 19.9 percent and 22.6 percent, there is a 90-percent chance you'll be correct.

3. 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 10,832 vacant-for-rent units in New York City with 3 to 5 units in the building and 4,287 vacant-for-rent units with 6 to 9 units in the building. The respective errors for a 90-percent confidence interval are 2,773 and 1,746. The error for a 90-percent confidence interval for the 6,545 difference is the following:

$$\sqrt{(2{,}773)^2 + (1{,}746)^2} = 3{,}277$$

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 3,268 and 9,822.

4. 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.

For example, the median value for all occupied housing units in New York City is $400,000. The number of occupied housing units in the distribution of value of units is presented below.

Distribution of Value of Units

Value	Number of HUs	Percent	Cumulative
Less Than $25,000	38,216	3.78	3.8
$25,000-$49,999	8,786	0.87	4.7
$50,000-$74,999	18,040	1.79	6.4
$75,000-$99,999	16,336	1.62	8.1
$100,000-$149,999	35,868	3.55	11.6
$150,000-$199,999	41,293	4.09	15.7
$200,000-$249,999	60,109	5.95	21.6
$250,000-$299,999	61,024	6.04	27.7
$300,000-$349,999	95,929	9.49	37.2
$350,000-$399,999	96,176	9.52	46.7
$400,000-$499,999	168,557	16.68	63.4
$500,000-$599,999	125,326	12.40	75.8
$600,000-$699,999	76,440	7.57	83.3
$700,000-$799,999	43,541	4.31	87.7
$800,000-$999,999	47,496	4.70	92.4
$1,000,000 or more	77,233	7.64	100.0
Not Applicable	2,027,626		
TOTAL	3,037,996		

The error on a 50-percent characteristic based on 1,010,370 (3,037,996 minus the "not applicable" number) housing units is calculated as illustrated below. *Since the median value is the endpoint of an interval, calculate the average of the errors for the interval containing the median and the interval above the interval containing the median.*

$$1.64 \times 1.0000 \times \sqrt{\frac{264.79 \times 50 \times 50}{1{,}010{,}370}} = 1.33$$

$$(499{,}999.5 - 399{,}999.5) \times \frac{1.33}{16.68} = 7{,}974$$

$$(399{,}999.5 - 349{,}999.5) \times \frac{1.33}{9.52} = 6{,}985$$

$$\frac{7{,}974 + 6{,}985}{2} = 7{,}479$$

where:

- 499,999.5-399,999.5 is the width of the interval that contains the median and 399,999.5-349,999.5 is the width of the interval above the interval containing the median.
- 1.33 is the error for a 90-percent confidence interval for the 50-percent characteristic
- 16.68 is the percent of cases that fall in the interval containing the median and 9.52 is the percent of cases that fall in the interval above the interval containing the median.

The 90-percent confidence interval for the median ($400,000) is:

$$\$400{,}000 \pm \$7{,}479$$

Thus, there is a 90-percent chance that you will be correct if you conclude that the actual median value for all occupied housing units in New York City is between $392,521 and $407,479.

5. 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:

$$Z \times Y \times \sqrt{\frac{\left[\sum_{i=1}^{n} p_i x_i^2 - \left(\sum_{i=1}^{n} p_i x_i\right)^2\right]}{c}} \times 264.79$$

where:

Y: is the number from the last column of Tables 1 through 6.

For housing unit characteristics, review Tables 7A and 7B. If both the characteristic and the subgroup match to any listed in either table, use the corresponding value for Y (the second listed for a match to Table 7A, the third for a match to Table 7B). If no match is found, use the first vlaue of Y, that is 1.00.

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 occupied housing units in New York City was $491,756 (compared to a median of $400,000). The distribution from which the mean was computed is given below.

Value	Number of HUs	p_i	x_i
Less Than $25,000	38,216	.0378	$12,500
$25,000-$49,999	8,786	.0087	$37,500
$50,000-$74,999	18,040	.0179	$62,500
$75,000-$99,999	16,336	.0162	$87,500
$100,000-$149,999	35,868	.0355	$125,000
$150,000-$199,999	41,293	.0409	$175,000
$200,000-$249,999	60,109	.0595	$225,000
$250,000-$299,999	61,024	.0604	$275,000
$300,000-$349,999	95,929	.0949	$325,000
$350,000-$399,999	96,176	.0952	$375,000
$400,000-$499,999	168,557	.1668	$450,000
$500,000-$599,999	125,326	.1240	$550,000
$600,000-$699,999	76,440	.0757	$650,000
$700,000-$799,999	43,541	.0431	$750,000
$800,000-$999,999	47,496	.0470	$900,000
$1,000,000 Or More	77,233	.0764	$1,500,000
Not Applicable	2,027,626	-----	
Total	3,037,996	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:

$$1.64 \times 1.000 \times \sqrt{\frac{370{,}588{,}736{,}985 - (493{,}226)^2}{1{,}010{,}370}} \times 264.79 = \$9{,}473$$

Thus, there is a 90-percent chance of being correct if you say the mean value of all occupied housing units in New York City was between $482,283 and $501,229.

Table 1: Errors for New York City

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000075 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000131 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000176 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000035 \times A^2}$ *or* $Z \times 274$	1.014
	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	$Z \times \sqrt{661.53 \times A - .000109 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000176 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000159 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000066 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1{,}405.55 \times A - .000757 \times A^2}$ *or* $Z \times 1{,}406$	2.296
Borough and Sub-borough[3]	$x \sqrt{1{,}405.55 \times A - .000178 \times A^2}$ *or* $Z \times 1{,}406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 2: Errors for Bronx

	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 Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000490 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000858 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .001159 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000208 \times A^2}$ *or* $Z \times 274$	1.014
	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	$Z \times \sqrt{661.53 \times A - .000725 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .001082 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000939 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000396 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1,405.55 \times A - .003488 \times A^2}$ *or* $Z \times 1,406$	2.296
Sub-borough and Borough[3]	$Z \times \sqrt{1,405.55 \times A - .001068 \times A^2}$ *or* $Z \times 1,406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 3: Errors for Brooklyn

	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 Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000253 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000442 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000598 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000113 \times A^2}$ *or* $Z \times 274$	1.014
	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	$Z \times \sqrt{661.53 \times A - .000406 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000579 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000514 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000214 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1{,}405.55 \times A - .001752 \times A^2}$ *or* $Z \times 1{,}406$	2.296
Sub-borough and Borough[3]	$Z \times \sqrt{1{,}405.55 \times A - .000578 \times A^2}$ *or* $Z \times 1{,}406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 4: Errors for Manhattan

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000301 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000527 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000712 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 A - .000183x A^2}$ *or* $Z \times 274$	1.014
	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	$Z \times \sqrt{661.53 \times A - .000504 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000929 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000839 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000347 \times A^2}$ *or* $Z \times 52$	1.398
African Americans	$Z \times \sqrt{1,405.55 A - .007493 \times A^2}$ *or* $Z \times 1,406$	2.296
Sub-borough and Borough [3]	$Z \times \sqrt{1,405.55 \times A - .000937 \times A^2}$ *or* $Z \times 1,406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 5: Errors for Queens

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .000296 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .000518 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .000701 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000124 \times A^2}$ *or* $Z \times 274$	1.014
	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	$Z \times \sqrt{661.53 \times A - .000372 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .000619 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .000582 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .000236 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1405.55 \times A - .003302 \times A^2}$ *or* $Z \times 1406$	2.296
Sub-borough and Borough [3]	$Z \times \sqrt{1405.55 \times A - .000637 \times A^2}$ *or* $Z \times 1406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 6: Errors for Staten Island

	Publication Estimates The error is the larger of:	Percentages Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z \times \sqrt{264.79 \times A - .001402 \times A^2}$ *or* $Z \times 265$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z \times \sqrt{463.92 \times A - .002456 A^2}$ *or* $Z \times 464$	1.324
Housing Unit Characteristics[2] Listed in Table 7B	$Z \times \sqrt{626.87 \times A - .003318 \times A^2}$ *or* $Z \times 627$	1.539
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z \times \sqrt{273.98 \times A - .000601 \times A^2}$ *or* $Z \times 274$	1.014
	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	$Z \times \sqrt{661.53 \times A - .001582 \times A^2}$ *or* $Z \times 662$	1.575
Males	$Z \times \sqrt{661.53 \times A - .002988 \times A^2}$ *or* $Z \times 662$	1.575
Females	$Z \times \sqrt{661.53 \times A - .002818 \times A^2}$ *or* $Z \times 662$	1.575
Persons under 25 yrs. old	$Z \times \sqrt{521.06 \times A - .001142 \times A^2}$ *or* $Z \times 521$	1.398
African Americans	$Z \times \sqrt{1{,}405.55 \times A - .036998 \times A^2}$ *or* $Z \times 1{,}406$	2.296
Sub-borough and Borough [3]	$Z \times \sqrt{1{,}405.55 \times A - .003082 \times A^2}$ *or* $Z \times 1{,}406$	2.296

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

Table 7A: Housing Unit Characteristics Associated with the Second of Three Error Formulas

For characteristics and subgroups matching to Table 7A, use the second of the three housing unit error formulas.

Characteristics	Applicable Subgroups
• Race and Ethnicity of Householder (White, non-Hispanic and Black, non-Hispanic)	Total Housing Units
• Borough Totals	Renter Occupied (Stabilized, Mitchell Lama, Public Housing) and Owner Occupied (Condominiums and Total Cooperatives)
• Sub-borough of Staten Island Totals	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
• Contract Rent < $300	Total Housing Units and Total Occupied Housing Units
• Wheel Chair Accessibility	All subgroups except Renter Occupied - Controlled and Owner Occupied - Conventional
• Floor Unit is on (except basement)	
• Access from Sidewalk to Elevator/Unit without using Stairs	
• Households Not Receiving Part of Monthly Rent from Government Programs	
• Condition of Building External Walls, Windows, Stairways, and Floors of Building	Total Occupied and Total Renter Occupied
• Number of Building Condition Problems 1-4	

Table 7B: Housing Unit Characteristics Associated with the Third of Three Error Formulas

For characteristics and subgroups matching to Table 7B, use the third of the three housing unit error formulas.

Characteristics	Applicable Subgroups
• Sub-borough Totals (All Boroughs Except Staten Island)	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
• Structure Classification - Multiple dwelling units	Total Housing Units and Total Occupied Housing Units
• Structure Classification - One or 2 family house	Total Housing Units
• Rent Control Status	Total Rental Housing Units and Total Occupied Rental Housing Units
• Year Building Built	Total Occupied and Total Renter Occupied
• Number of Stories in Building	
• Number of Units in Building	
• Presence of Owner in Building	
• Elevator in Building with 2 or more stories	
• State/City Assisted Cooperatives	Total Owner Housing Units and Total Occupied Owner Housing Units
• Private Cooperatives	
• Private Condominiums	

TOPCODING

To ensure the 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 topcode value. The mean value for all cases falling above the topcode value was calculated and was then assigned to each individual case. For example, in 2005 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 $4,785. 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 in the following:

	2005		2002	
Item	**Topcode Value***	**Mean Value Above Topcode**	**Topcode Value***	**Mean Value Above Topcode**
Age	90 years	N/A	90 years	N/A
Asking Rent	$3,950	$5,846	$2,500	$6,502
Down Payment	$345,000	$663,728	$230,000	$594,673
Monthly Condominium or Maintenance Fees	$2,500	N/A	$2,500	N/A
Monthly Contract Rent	$3,500	$4,785	$3,500	$4,573
Monthly Cost of Electricity	$350	$466	$290	$383
Monthly Cost of Gas	$525	$710	$400	$568
Monthly Cost of Gas and Electricity Combined	$420	$425	$300	$445
Monthly Mortgage Payment	$3,400	$5,514	$2,900	$4,485
Number of Stories/Floor of Unit	21	N/A	21	N/A
Units in Structure	100	N/A	100	N/A
Personal Income From:** Wages, Salary, Commissions, etc.	$240,000	$536,640	$210,000	$416,973

Item	2005		2002	
	Topcode Value*	Mean Value Above Topcode	Topcode Value*	Mean Value Above Topcode
Farm or Nonfarm Business, etc.	$250,000	$1,080,571	$275,000	$690,662
Interest, Dividends, Royalties, etc.	$50,000	$135,700	$80,000	$163,356
Social Security or Railroad Retirement	$21,400	$29,328	$19,000	$22,901
SSI, AFDC, Home Relief, or other Public Assistance Payments	$14,000	$17,156	$11,800	$14,687
Retirements, Survivor, or Disability Pensions	$59,000	$76,940	$48,000	$65,042
VA Payments, Unemployment, Child Support, Alimony, or Other Income Sources	$29,000	$100,317	$20,000	$56,256
Purchase Price	$900,000	$1,582,653	$800,000	$1,674,807
Value	$1,400,000	$2,571,545	$950,000	$1,957,402
Year Built	1990	N/A	1990	N/A
Yearly Cost of Other Fuels	$4,800	$5,586	$3,850	$5,029
Yearly Cost of Water and Sewer	$2,000	$3,408	$896	$912
Fire and Liability Insurance**	$3,120	$6,873	$2,500	$4,979
Real Estate Taxes**	$7,500	N/A	$7,500	N/A
Current Interest Rate	8.9%	10.38%	N/A	N/A
Monthly Gross Rent	$3,500	$4,648	$3,500	$4,520

* Data represents values above which topcoding begins.
** Cost is for the year prior to the survey year.

E Comparison of Population Estimates in the 2002 and 2005 New York City Housing and Vacancy Surveys

Prepared by the U.S. Census Bureau

The New York City Housing and Vacancy Survey (NYCHVS) is a comprehensive survey that collects and produces data on the quality and quantity of housing in the City and the demographic, social, and economic characteristics of the people in those housing units. Public officials, private organizations, and individual researchers use the information from the survey to develop, analyze, and evaluate policies and programs.

The 2005 NYCHVS data are generally comparable to the 2002 NYCHVS data. However, included in the large amount of information from the survey are counts and characteristics of the population by race and ethnicity. Over the last several surveys, questions have been raised as to the consistency of the race and ethnicity estimates within each survey and from one survey to the next. To properly use and understand these data from the NYCHVS requires knowledge of the methodology and techniques used by the Census Bureau to collect, process, and present the data. That information is provided in detail in the form of questions and answers below beginning with options on how to best use the race and ethnicity data from the 2002 and 2005 NYCHVS.

1. What are the options for using population data by race and Hispanic origin from the NYCHVS and from other sources?

Response: (a) Population data from the 2002 and 2005 NYCHVS can be used to measure population levels for individual race groups and by Hispanic origin, as well as to make comparisons between groups for a particular survey year. (b) For comparisons of characteristics by race and Hispanic origin between survey years, users are encouraged to use percentages, means, and medians rather than absolute numbers. (c) To compare population levels by race and Hispanic origin yearly over time, users should consider the annual population estimates produced as part of the Census Bureau's Population Estimates Program found at www.census.gov/popest/estimates.php.

2. How was the 2002 and 2005 NYCHVS sample determined?

Response: The sample for the 2002 and 2005 surveys consisted of housing unit addresses selected from three different sources.

- Housing units included in Census 2000 selected from the Census 2000 address file.
- Housing units built since Census 2000 selected from New York City Certificates of Occupancy (C of O). For the 2002 NYCHVS, the selection was based on C of O issued between January 2000 and November 2001; and for 2005, those issued between December 2001 and October 2004. Housing unit addresses that were in both the Census and on the C of O lists were dropped from the latter.

- Housing units in structures owned by New York City as a result of real estate tax delinquency or failure to pay other charges or fees (known as in rem units). Since all units on the in rem list were also in the census or on the C of O list, the weighting of these units was adjusted to reflect the additional chance of selection.

The sample for the 2002 NYCHVS was 18,293 housing units of which 17,157 were completed interviews. For 2005, there were 18,516 sample units and 16,834 completed interviews.

3. How was the population data collected in the NYCHVS?

Response: Census Bureau field representatives visited every 2002 and 2005 NYCVHS sample address to collect information about each housing unit in the sample and, if the sample unit was occupied, about the people living in the unit. A household roster was developed and demographic characteristics (age, sex, race, Hispanic origin), as well as economic and social characteristics, were collected for each member of the household.

4. How were population estimates developed for the NYCHVS?

Response: To compute population estimates, sample weights were calculated for each person in the household based on a multi-stage process.

- Base weight – the base weight for each person was the reciprocal of the probability of selecting the housing unit for the NYCHVS sample. For example, Census 2000 counted 3,200,912 housing units in New York City. Since the sample size for the 2005 survey was 18,516, the probability of selection was approximately 1/173, and the base weight approximately 173.

- Nonresponse adjustment – The base weight was adjusted to account for household noninterviews resulting from respondent refusals, the inability to locate a knowledgeable respondent after repeated tries, or incomplete interviews.

- Ratio adjustments – Several ratio adjustments were applied in the weighting process including ratio adjusting to independently developed control estimates of population and housing units. For example, if the independent control estimate for the White population in Manhattan was 1,000,000, while the survey estimate was 995,000, the weight for selected people in the household would be adjusted by 1,000,000/995,000, or 1.0050.[1]

The final weight for each person equaled the product of the base weight and all adjustments.

5. Why does the NYCHVS adjust population estimates to independently developed controls?

Response: The Census Bureau has used independently developed population controls as part of the weighting process for the NYCHVS since the 1975 survey (housing unit controls have been used since the 1991 NYCHVS). The Census Bureau develops these independent estimates as a byproduct of its Population Estimates Program that provides annual estimates of population and housing units for the United States, states, counties, and other geographic areas (this program is undertaken by the Bureau's Population Division). The population controls applied in the NYCHVS are by borough, age, race, and

1 The NYCHVS controlled for age and sex as well as for selected race groups. This example does not include age or sex in order to provide a simple, straightforward example of how the factors are applied.

sex. They were originally developed beginning with Census 2000 population totals and then adding or subtracting the demographic components of population change such as births, deaths, and net domestic and international migration[2]. Controls are used in the NYCHVS, as they are for most other demographic surveys, for several reasons:

- They insure that survey estimates of total population equal a "known" total, and that there is a certain amount of consistency between different surveys for the estimates being controlled.

- They correct for known coverage errors that are common to all household surveys. Research has shown that surveys tend to miss a substantial number of people within households.

- They eliminate the variance for the survey estimates being controlled, and reduce the variances of survey estimates that are correlated with the controlled estimates.

Items that are not controlled to independent estimates (such as income, educational attainment, etc.) are more subject to sampling variability. Using independent estimates for certain characteristics does not have any direct effect on other survey estimates.

6. Can using independently developed population controls have differential effects on population estimates by race and Hispanic origin?

Response: Yes, using population controls can have differential effects on estimates of race and Hispanic origin depending on which groups are being controlled as opposed to which groups are of interest. The 2002 and 2005 NYCHVS used population controls for the following race groups: White, Black, and a catchall All Other Races group.[3] No controls were available by Hispanic origin.[4]

An example may be illustrative. Assume Blacks, Hispanics, and All Other Races were undercounted at a higher rate than Whites in the 2005 NYCHVS. The ratio estimate adjustment for Blacks and All Other Races would be larger than the adjustment for Whites. Also assume that more Hispanics answered that they were White in the race question than answered that they were Black or any other race. Since there were no controls specifically for Hispanics, more Hispanics would receive the lower adjustment factor for Whites than the higher factor for Blacks or All Other Races. As a result, the adjustment factors applied to Hispanics would not adequately adjust for the actual undercount of Hispanics in the survey. Additionally, different sub-groups within the Hispanic group, for example, Puerto Ricans, might have been over or undercounted at different rates than other sub-groups. This would affect whether or not the adjustment factors applied to these groups were appropriate.

2 For more detailed information on the methodology used to produce population estimates go to www.census.gov/popest/estimates/php.

3 In the text of this document, the terms White, Black, and Asian refer to all Whites, all Blacks, or all Asians regardless of their Hispanic origin. The terms White, non-Hispanic; Black, non-Hispanic; and Asian, non-Hispanic are used when Hispanics are not included in the group. People of more than one race are included in the All Other Race category.

4 People of Hispanic origin may be any race.

7. Can using independently developed population controls have differential effects on population estimates by race and Hispanic origin across surveys (2002 and 2005)?

Response: Yes, population controls can have differential effects on the estimates of race and Hispanic origin across surveys depending on the coverage rates for each of the groups being controlled as opposed to the groups of interest. Another example may be useful. Assume that Blacks, Hispanics, and All Other Races were undercounted at the same rate in both the 2002 and 2005 NYCHVS, and that more Hispanics answered White to the race question in both years. Now assume that overall Whites were overcounted in the 2002 survey (their adjustment factor would be less than 1.0) and undercounted in the 2005 survey (their adjustment factor would be greater than 1.0). Since there were no controls specifically for Hispanics, more Hispanics would receive the adjustment factor for Whites in both 2002 and 2005 than for the other groups. Once again the adjustment factors applied to Hispanics would not adequately reflect the situation as it actually existed.

8. What impact did the independent controls have on the 2002 and 2005 NYCHVS population estimates of race and ethnicity?

Response: It is difficult to separate out the effects of each of the steps in the weighting process, but the overall effect of the weighting can be observed.

The unweighted results of the 2002 and 2005 NYCHVS showed a count of people as follows:

	2002		2005	
	Number	**Percent**	**Number**	**Percent**
Total	38,950	100.0	37,740	100.0
White, alone[5]	22,156	56.9	21,018	55.7
Black, alone[5]	11,817	30.3	11,084	29.4
All other races[5]	4,977	12.8	5,638	14.9
Hispanic[5]	10,456	26.8	10,694	28.3
Puerto Rican	3,780	9.7	3,820	10.1
Not Hispanic	28,494	73.2	27,046	71.7

[5] The term ”alone” in this table refers to people of a single race. The category All Other Races includes people of more than one race. Hispanics may be any race.

As noted earlier, although the sample size for the 2005 NYCHVS was larger than for the 2002 survey, the number of completed interviews was less. The table above shows that the smaller number of completed interviews resulted in a smaller number of people with complete data records. The table also shows a decrease in the number and percentage of respondents reporting White and Black and an increase in those reporting Hispanic origin and Puerto Rican. The proportional increase in Hispanics was greater than the increase in Puerto Ricans. An important point from this table is that more respondents in the survey reported themselves and other household members as Hispanic and as Puerto Rican in the 2005 survey than in the 2002 survey.

The weighted estimates from the two surveys were as follows:

	2002		2005	
	Number	Percent	Number	Percen
Total	7,944,577	100.0	8,011,655	100.0
White, alone	4,519,893	56.9	4,555,359	56.9
Black, alone	2,365,266	29.8	2,315,734	28.9
All other races	1,059,419	13.3	1,140,563	14.2
Hispanic	2,087,496	26.3	2,229,378	27.8
Puerto Rican	742,342	9.3	805,538	10.1
Nonhispanic	5,857,081	73.7	5,782,277	72.2

There are a number of different ways to look at the two tables above. One shows that the change in the proportion of Blacks and Hispanics between 2002 and 2005 was the same using weighted estimates as it was using unweighted data, while the change in the proportion of Puerto Ricans was 0.4 percentage points greater using the weighted estimates. Another shows that the weighting decreased the proportion of Hispanics in both 2002 and 2005 by 0.5 percentage points, while at the same time the proportion of Puerto Ricans decreased by 0.4 percentage points in 2002, but was not affected by the weighting in 2005.

9. Are there other factors that make it difficult to compare population estimates of race and Hispanic origin from the 2002 and 2005 NYCHVS?

Response: Yes, New York City challenged the Census Bureau's annual population estimates developed for the Population Estimates Program in 2003, 2004, and 2005, and in each case the City's challenge was accepted and the estimates revised. The revised estimates resulted in an additional 29,393 people in 2003; 64,259 in 2004; and 70,642 in 2005. In addition, each time a revision occurred, the Census Bureau recalculated earlier annual population estimates back to Census 2000.

The independently developed population controls used in weighting the 2005 NYCHVS reflected all of the challenges through 2005 as well as any other revisions that occurred between 2002 and 2005. The 2002 NYCHVS population results have not been reweighted to reflect any revisions to the annual independent population estimates that occurred after the release of the survey data.

10. Review the change in the White, non-Hispanic population and provide any additional data that may support the White, non-Hispanic population increase in the City, and particularly clarify the order of magnitude of the increase.

Response: Table 1 shows results from the 2002 and 2005 NYCHVS. The estimates of the White, non-Hispanic population did not change between the two years (they are not statistically different at the 90-percent confidence level). Table 2 provides estimates from the Census Bureau's Population Estimates Program (prepared by the Bureau's Population Division), and shows a small increase in the White, non Hispanic population of 12,339 between 2002 and 2005, consistent with the NYCHVS results. The estimates from the Population Estimates Program are for the population in housing units and are comparable to the data collected in the NYCHVS.

The two tables also show that the total White population (both Hispanic and non-Hispanic) from the Population Estimates Program increased by 61,225 in the three-year period compared to 35,466 in the NYCHVS (the difference between the 2002 and 2005 total White population in the NYCHVS is not statistically significant).

It is difficult to compare race data with the American Community Survey (ACS) because those answering 'Some Other Race' in the ACS are not allocated to the major race categories as they are in the NYCHVS. Table 3 shows that in 2005 the ACS reported that 1,355,266 persons in New York City classified themselves as Some Other Race, compared to 938,665 in 2002. The estimate of the total White population decreased 174,717, from 3,673,929 to 3,499,212 from 2002 to 2005. Since this change is largely the result of the large increase in the number of Some Other Race responses, these data must be interpreted with caution.

11. Review the Black, non-Hispanic population decrease with data on the change in the number of Black, non-Hispanics from other data sources and determine the reasonableness of the change the 2005 NYCHVS shows.

Response: The NYCHVS results in Table 1 show a decrease of 102,722 in the number of Black, non-Hispanics between 2002 and 2005. Table 2, from the Population Estimates Program, shows a decrease in the Black-non Hispanic population of 14,896 and a decrease of 19,752 in the total Black population (including Hispanics). Table 2 provides the latest series of population estimates reflecting all challenges to the estimates. For example, when the Census Bureau accepted New York City's challenge to the 2005 population estimates, annual population estimates data from 2001 to 2004 were all revised.

From 2002 to 2005, the ACS estimate of the total Black population decreased by 110,526, from 2,122,488 to 2,011,962, while the NYCHVS showed an apparent decline of 49,532 in total Black population (Tables 1 and 3). The difference of 49,532 from the NYCHVS is not statistically significant.

Table 1. Population Estimates for New York City by Race and Hispanic Origin from the New York City Housing and Vacancy Survey: 2002 and 2005

Race and Hispanic Origin	2002 NYCHVS	2005 NYCHVS	Difference 2005 vs 2002	Percent Distribution	
				2002	2005
Total	7,944,577	8,011,655	67,078	100.0	100.0
White, not Hispanic	2,926,867	2,940,884	14,017	36.8	36.7
Black, not Hispanic	1,974,837	1,872,115	(102,722)	24.9	23.4
Puerto Rican	742,342	805,538	63,196	9.3	10.1
Other Hispanic	1,345,154	1,423,840	78,686	16.9	17.8
American Indian & Alaska Native, not Hispanic	15,059	17,495	2,436	0.2	0.2
Asian, not Hispanic	902,640	909,092	6,452	11.4	11.3
Native Hawaiian, Other Pacific Islander, not Hispanic	7,284	4,671	(2,613)	0.1	0.1
Two or more races	30,394	38,020	7,626	0.4	0.5
Hispanic	2,087,496	2,229,378	141,882	26.3	27.8
Not Hispanic	5,857,081	5,782,277	(74,804)	73.7	72.2
White alone	4,519,893	4,555,359	35,466	56.9	56.9
Black alone	2,365,266	2,315,734	(49,532)	29.8	28.9
American Indian & Alaska Native, alone	48,092	83,153	35,061	0.6	1.0
Asian alone	930,030	930,934	904	11.7	11.6
Native Hawaiian, Other Pacific Islander, alone	17,887	36,145	18,258	0.2	0.5
Two or more races	63,409	90,331	26,922	0.8	1.1

Table 2. Population Estimates for New York City by Race and Hispanic Origin from the Population Estimates Program: 2002 and 2005

Race and Hispanic Origin	2002	2005	Difference 2005 vs. 2002	Percent Distribution	
				2002	2005
Total	8,106,876	8,213,839	106,963	100.0	100.0
Total, not Hispanic	5,885,621	5,946,924	61,303	72.6	72.4
White, not Hispanic	2,878,996	2,891,335	12,339	35.5	35.2
Black, not Hispanic	2,017,499	2,002,603	(14,896)	24.9	24.4
American Indian & Alaska Native, not Hispanic	20,808	20,326	(482)	0.3	0.2
Asian, not Hispanic	876,547	937,665	61,118	10.8	11.4
Native Hawaiian, Other Pacific Islander, not Hispanic	4,355	4,818	463	0.1	0.1
Two or more races, not Hispanic	87,416	90,177	2,761	1.1	1.1
Total, Hispanic	2,221,255	2,266,915	45,660	27.4	27.6
White, Hispanic	1,723,980	1,772,866	48,886	21.3	21.6
Black, Hispanic	389,416	384,560	(4,856)	4.8	4.7
American Indian & Alaska Native, Hispanic	35,744	35,844	100	0.4	0.4
Asian, Hispanic	14,789	15,095	306	0.2	0.2
Native Hawaiian, Other Pacific Islander, Hispanic	7,818	7,939	121	0.1	0.1
Two or more races, Hispanic	49,508	50,611	1,103	0.6	0.6
White, alone	4,602,976	4,664,201	61,225	56.8	56.8
Black, alone	2,406,915	2,387,163	(19,752)	29.7	29.1
American Indian & Alaska Native, alone	56,552	56,170	(382)	0.7	0.7
Asian, alone	891,336	952,760	61,424	11.0	11.6
Native Hawaiian, Other Pacific Islander, alone	12,173	12,757	584	0.2	0.2
Two or more races	136,924	140,788	3,864	1.7	1.7

Table 3. Population Estimates for New York City by Race and Hispanic Origin from the American Community Survey: 2002 and 2005

Race and Hispanic Origin	2002 ACS	2005 ACS	Difference 2005 vs 2002	Percent Distribution (excluding those reporting 'some other race')	
				2002	2005
Total	7,901,867	7,956,113	54,246	100.0	100.0
White, alone	3,673,929	3,499,212	(174,717)	52.8	53.0
Black, alone	2,122,488	2,011,962	(110,526)	30.5	30.5
American Indian & Alaska Native, alone	30,177	33,088	2,911	0.4	0.5
Asian, alone	890,803	922,978	32,175	12.8	14.0
Native Hawaiian, Other Pacific Islander, alone	2,954	3,105	151	0.0	0.0
Some other race, alone	938,665	1,355,266	416,601	(X)	(X)
Two or more races	242,851	130,502	(112,349)	3.5	2.0
Hispanic	2,238,201	2,221,906	(16,295)	28.3	27.9
Puerto Rican	863,189	787,046	(76,143)	10.9	9.9
Non-Hispanic	5,663,666	5,734,207	70,541	71.7	72.1

(X) Not used in the computation of percents.

Although the change is not statistically significant, we would like to see more consistency from NYCHVS to NYCHVS and between the NYCHVS and other surveys. One reason for inconsistencies can be attributed to the fact that the NYCHVS does not control estimates for Hispanic persons. The independently developed population controls used for weighting the NYCHVS are by three race categories only—White, Black, and All Other Races. However, even if the 2002 and 2005 data used controls based on both race and ethnicity, there still would be problems comparing data, since the Bureau's independent population estimates for New York City were challenged and revised three times between 2002 and 2005. Population data from the 2005 NYCHVS reflect these revisions while those from the 2002 survey do not. The 2002 NYCHVS data reflect the best estimates that we had at the time at the time of the survey.

12. Review the Puerto Rican population increase with data from other sources and explain the causes of such an apparent increase.

Response: The NYCHVS shows an increase of 63,196 in Puerto Ricans between 2002 and 2005, from 742,342 to 805,538 (Table 1). This compares to a decrease of 76,143, from 863,189 to 787,046 in the ACS (Table 3). There is no readily apparent explanation for this divergence. However, a review of unallocated and unweighted NYCHVS data from the 2002 and 2005 NYCHVS also shows an increase between the two years indicating that the increase in the NYCHVS reflects actual reporting and was not unduly affected by the weighting and editing of the data.

The Census Bureau's Population Estimates Program does not produce independent estimates specifically for Puerto Ricans. According to the latest annual independently produced population estimates for all Hispanics, their number increased by 45,660, from 2,221,255 in 2002 to 2,266,915 in 2005. This compares to an increase in Hispanics of 141,882 for the NYCHVS, from 2,087,496 in 2002 to 2,229,378 in 2005 (Tables 1 and 2). The ACS showed a decline of 16,295 Hispanic persons from 2002 to 2005.

As mentioned, we do not control NYCHVS results by Hispanic origin. Our population controls by race are for White, Black, and All Other Races. We believe that controlling survey estimates for Hispanics would lead to more consistent data from survey to survey and we will explore this possibility. However this would not totally solve the comparability problem, since data are frequently being challenged/revised, and since population controls for Puerto Ricans are not available.

13. Review the Asian, non-Hispanic population increase with data from other sources and determine the causes of such a small apparent increase in the Asian, non-Hispanic population from the 2002 and 2005 NYCHVS.

Response: The Population Estimates Program showed an increase of 61,118 non-Hispanic Asians, which is likely the best estimate of change between 2002 and 2005 (Table 2). The NYCHVS showed no statistical difference in the number of non-Hispanic Asians in the three-year period (Table 1). As discussed earlier, we do not control the NYCHVS survey estimates for the Asian population. The controls used for weighting are by White, Black, and All Other Races. Asians would be part of the All Other Race group. Lack of independent controls for Asians is probably part of the reason for the inconsistency between the NYCHVS and the Population Estimates Program. Variations of coverage from survey to survey will affect results, particularly for characteristics not controlled. Also, keep in mind that the latest annual population estimates reflect all challenges to date, while the survey results for 2002 do not reflect any challenge results. This may be another cause of the difference between the survey results and the population estimates. The ACS showed an increase of 32,175 the total number of Asians (Hispanic and Non Hispanic) from 2002 to 2005.

14. How are the ACS race and ethnicity data collected? Provide findings on the differences in the ACS and the NYCHVS race and ethnicity data collection methods.

Response: Race and ethnicity are self identification items in both the ACS and the NYCHVS. However, there are significant differences in data collection between the ACS and the NYCHVS. Most significant is the mode of collection. The ACS uses three modes of data collection: mailout/mailback, computer assisted telephone interviewing (CATI), and computer assisted personal interviewing (CAPI). Research shows, that for some items respondents answers differ by mode of collection. In 2005, approximately 56 percent of the interviews for New York City were by mail, 14 percent were CATI, and 31 percent were CAPI. The NYCHVS is strictly a personal interview survey.

Although similar in wording, the race and ethnicity questions differ between the surveys. The ACS allowed for more racial distinctions in its race question (15) than the NYCHVS (12). The ACS allowed respondents to report "Some Other Race" and then provide a written description of that race. If possible, this description was then coded into one of the other race categories. Those responses that were not coded were left as Some Other Race. In the 2005 ACS, 1,355,266 people in the City were classified in this category. The NYCHVS also allowed a response of Some Other Race, but all of these responses were allocated to one of the other major race categories.

The ACS Hispanic origin question allowed for five response options including a Not Hispanic option and an Other Hispanic write in option. The Other Hispanic category was coded if possible to one of the other categories. The NYCHVS allowed for seven response options including Not Hispanic and Other Hispanic. The Other Hispanic category allowed for a write in response, but this response was not coded.

15. Provide a comparison of the following NYCHVS population changes with changes in the Census Bureau's annual population estimates for New York City and the causes of the discrepancies in the changes between the two data sources for:

a. The level of the White, non-Hispanic population increase shown by the 2005 NYCHVS
b. The level of the Black, non-Hispanic population decrease shown by the 2005 NYCHVS
c. The level of the Puerto Rican population increase shown by the 2005 NYCHVS
d. The level of the Asian, non-Hispanic population increase shown by the 2005 HVS

Response: See Tables 1, 2, and 3 for a variety of comparisons (note - we did not include a table on estimates from the Current Population Survey (CPS), because comparisons of race from 2002 to 2005 are nearly impossible, since the CPS did not allow for multiple race entries until 2003, while the 2002 NYCHVS allowed the reporting of multiple races. In addition, the 2002 CPS estimates are weighted based on the 1990 census, while the 2005 estimates are weighted based on the 2000 decennial census.)

One reason for the difference in the estimates is that the population controls used for the NYCHVS for weighting are by race only—White, Black, and All Other Races. There are no controls for Hispanics. Variations of coverage from survey to survey will affect results, since different groups of the population have different coverage rates. The independent population estimates from the Population Estimates Program are not the result of any survey, but are based on a variety of data sources (see link below for a description of the methodology). Also contributing to the inconsistency is the fact the 2002 NYCHVS results do not reflect any challenge results since that date.

16. Are the data collection methods the Census Bureau applied in collecting race and ethnicity data for the annual population estimates and the NYCHVS for the City the same or very similar? If not, please explain the differences.

Response: No, the annual independent population estimates from the Population Estimates Program are not the result of a survey. They are estimates prepared using a variety of data sources. To produce borough and city totals, the NYCHVS results are controlled to these independent estimates. All demographic surveys are controlled to independent population and/or housing unit estimates. For a description of the methodology and sources of information used to develop the annual population estimates, go to http://www.census.gov/popest/estimates/php.

17. What changes in procedures could the Census Bureau implement that would preclude the need for and the impact of recurring challenges and revisions to the annual population estimates?

Response: We are not familiar enough with the details of the Population Estimates Program to offer suggestions on how challenges can be prevented. However, this question will be passed on to the appropriate staff in the Population Division.

18. The fact that there are no independent population controls for Hispanics is a substantial problem, especially applied to the NYC environment. Can the Census Bureau begin planning to include independent population controls for Hispanics, with a sub-category for Puerto Ricans for the 2011 NYCHVS?

Response: One possible improvement in the way we use the independent population controls, is to control the NYCHVS data for Hispanics. This would likely make the overall estimate for this group more consistent from survey to survey. However, this would not directly help with our estimates of Puerto Ricans or other sub-groups. There are no controls currently available for Puerto Ricans thus it will not be possible to control for this sub-category in 2011.

19. Would reweighting the 2002 data make the race and ethnicity data more comparable to the 2005 NYCHVS data?

Response: Reweighting the 2002 data could slightly improve the consistency between the 2002 and 2005 data, but would likely have no significant overall effect. In addition, reweighting the 2002 survey data for population would likely start a chain reaction resulting in the reweighting of housing unit data for 2002 and possibly population and housing unit data for 2005. In addition, it would set a precedent for calls to reweight future NYCHVS data whenever challenges to the annual independent population estimates on which NYCHVS controls are based were accepted. Finally, if we did reweight 2002 NYCHVS data, we would have two sets of population and housing unit estimates in the public domain. This would cause unnecessary confusion in the user community, and undoubtedly cause some to call into question the validity of NYCHVS results.

20. Is there anything that can be done to make estimates of race and ethnicity more comparable between 2005 and 2008 NYCHVS?

Response: As mentioned, one possible improvement for comparing estimates of race and ethnicity between 2008 and future surveys would be to control the population by Hispanic origin in addition to race, beginning with the 2008 NYCHVS. This would likely lead to more consistent estimates for this group between surveys. However, there are no controls available for Hispanic sub-groups, such as Puerto Ricans. Therefore this group will be subject to more sampling variability than other groups where controls are available for the foreseeable future. We can also begin exploring the possibility of controlling for other large race groups such as Asians.

F

New York City Housing and Vacancy Survey Questionnaire 2005

OMB No. 0607-0757: Approval Expires 09/30/2005

Form **H-100**
(2-19-2004)

U.S. DEPARTMENT OF COMMERCE
Economics and Statistics Administration
U.S. CENSUS BUREAU
ACTING AS COLLECTING AGENT FOR
NEW YORK CITY

NEW YORK CITY HOUSING AND VACANCY SURVEY QUESTIONNAIRE
2005

NOTICE – Your answers will be held in strict confidence and will be seen only by persons sworn to uphold the confidentiality of Census Bureau information.

A. NAME | CODE

B. DATE OF INTERVIEW ___ \ ___ \ **2005**

C. RECORD OF VISITS *(Additional space on page 24)*

Date	Time	Remarks
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	

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.

D. EXTERNAL WALLS
001 1 ☐ Missing bricks, siding, or other outside wall material
002 2 ☐ Sloping or bulging outside walls
003 3 ☐ Major cracks in outside walls
004 4 ☐ Loose or hanging cornice, roofing, or other material
005 5 ☐ None of these problems with walls
006 6 ☐ Unable to observe walls

E. WINDOWS
007 1 ☐ Broken or missing windows
008 2 ☐ Rotted/loose window frames/sashes
009 3 ☐ Boarded-up windows
010 4 ☐ None of these problems with windows
011 5 ☐ Unable to observe windows

F. STAIRWAYS (exterior and interior)
012 1 ☐ Loose, broken, or missing stair railings
013 2 ☐ Loose, broken, or missing steps
014 3 ☐ None of these problems with stairways
015 4 ☐ No interior steps or stairways
016 5 ☐ No exterior steps or stairways
035 6 ☐ Unable to observe stairways

G. FLOORS
017 1 ☐ Sagging or sloping floors
018 2 ☐ Slanted or shifted doorsills or door frames
019 3 ☐ Deep wear in floors causing depressions
020 4 ☐ Holes or missing flooring
021 5 ☐ None of these problems with floors
022 6 ☐ Unable to observe floors

H. CONDITION
023 1 ☐ Dilapidated – *Go to I*
☐ Not dilapidated –
→ If not dilapidated
2 ☐ Sound
3 ☐ Deteriorating

I. Are there any buildings with broken or boarded-up windows on this street? – *Include sample unit building*
024 1 ☐ Yes 2 ☐ No

J. WHEELCHAIR ACCESSIBILITY
1. Street entry and inner lobby entry (width 32")
036 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe building entrance

2. Elevator (door width 36", cab depth 51")
037 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe elevator 4 ☐ No elevator

3. Residential unit entrance (width 32")
038 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe residential unit entrance

K. OCCUPANCY STATUS
025 1 ☐ Occupied 2 ☐ Vacant

L. RESPONDENT
Name

Occupied unit – *Go to M*

Vacant unit – *Mark (X) one*
030 1 ☐ Superintendent
2 ☐ Rental office/agent
3 ☐ Real estate agent/broker
4 ☐ Owner
5 ☐ Other – *Specify*
} *SKIP to question 58 on page 20*

Ask –
M. How many people live or stay here?
Include anyone without a usual home elsewhere.
032 ___ – *SKIP to question 1 on page 2.*

Always mark (X) one box. If an interview is not taken, explain why in the "Notes" area on page 22.

N. SAMPLE UNIT
033 01 ☐ Questionnaire complete

Questionnaire not complete
02 ☐ Refused
03 ☐ No one home
04 ☐ Temporarily absent – 1 month or longer
05 ☐ Other – *Explain in "Notes" area on page 22*
06 ☐ Demolished
07 ☐ Condemned
08 ☐ Nonresidential
09 ☐ Merged with another unit – *Give address below*
10 ☐ Unit damaged by fire
11 ☐ Building boarded up
12 ☐ List procedure applied
13 ☐ No such address (house number/street)
14 ☐ Other – *Explain in "Notes" area on page 22*

Complete after an occupied unit interview.
O. FORM TYPE
034 1 ☐ One form only 2 ☐ First of two forms

OFFICE USE ONLY

026	TS	027	A	028	B

U S C E N S U S B U R E A U

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		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
02 ☐ **PERSON 2**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
03 ☐ **PERSON 3**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
04 ☐ **PERSON 4**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
05 ☐ **PERSON 5**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
06 ☐ **PERSON 6**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
07 ☐ **PERSON 7**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age

Use continuation form for additional persons.

Section I – OCCUPIED UNITS

d. How is . . . related to . . . *(reference person) (person on Line 1)***?** *Show Flashcard I and enter the appropriate code in the box below.*	**e. Is . . . of Spanish or Hispanic origin?** *(If Yes, read the categories and mark the appropriate box, otherwise mark "No.")*	**f. What is . . .'s race? Select one or more categories from the flashcard.** *Show Flashcard II and mark (X) all that apply, OR box 12 only and print race.*	**These next two questions may seem like ones I asked before, but I must ask them to double check.** *(Don't ask for persons under 15)* **g. Does . . . have a spouse or unmarried partner in the household?**	**h. Does . . . have a parent in the household?**
R Reference person	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ ________	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No

Page 2 FORM H-100 (2-19-2004)

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 1 ☐ Yes – *Go to 2b*
2 ☐ 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 has always lived in the SAME unit that he/she currently lives in, don't mark (X) box 01 unless you are certain. Many people may feel as though they have lived in a unit forever, but it's rare. The reference person had to live there since birth. Be sure to probe.*

IN NEW YORK CITY, SAME BUILDING

051 01 ☐ Always lived in this unit
02 ☐ Another unit in the same building

IN NEW YORK CITY, OTHER BUILDING

03 ☐ Bronx
04 ☐ Brooklyn
05 ☐ Manhattan
06 ☐ Queens
07 ☐ Staten Island

Which sub-borough did . . . *(reference person)* **live in?** *Refer to the maps in your job aid.*

068 ☐☐ Sub-borough

00 ☐ Don't know

OUTSIDE OF NEW YORK CITY

08 ☐ NY, NJ, Connecticut
09 ☐ Other State
10 ☐ Puerto Rico
11 ☐ Dominican Republic
12 ☐ Caribbean (other than Puerto Rico or Dominican Republic)
13 ☐ Mexico
14 ☐ Central America, South America
15 ☐ Canada
16 ☐ Europe
17 ☐ Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)
18 ☐ China, Hong Kong, Taiwan
19 ☐ Korea
20 ☐ India
21 ☐ Pakistan, Bangladesh
22 ☐ Philippines
23 ☐ Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)
24 ☐ Other Asia
25 ☐ Africa
26 ☐ All other countries – *Specify* ↙

_____

4a. In what year did . . . *(reference person)* **move into this apartment (house)?**

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 2002 or later – *GO to question 6 on page 4*
☐ Moved here 2001 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

SHOW Flashcard III to respondent.

Where was →

	a. . . . *(reference person)* **born?**	**b. . . .'s** *(reference person's)* **father born?**	**c. . . .'s** *(reference person's)* **mother born?**
07. New York City (responses 01-07 on card)	111 07 ☐	112 07 ☐	113 07 ☐
09. U.S., Outside New York City (response 08 or 09 on card)	09 ☐	09 ☐	09 ☐
10. Puerto Rico	10 ☐	10 ☐	10 ☐
11. Dominican Republic	11 ☐	11 ☐	11 ☐
12. Caribbean (other than Puerto Rico or Dominican Republic)	12 ☐	12 ☐	12 ☐
13. Mexico	13 ☐	13 ☐	13 ☐
14. Central America, South America	14 ☐	14 ☐	14 ☐
15. Canada	15 ☐	15 ☐	15 ☐
16. Europe	16 ☐	16 ☐	16 ☐
17. Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)	17 ☐	17 ☐	17 ☐
18. China, Hong Kong, Taiwan	18 ☐	18 ☐	18 ☐
19. Korea	19 ☐	19 ☐	19 ☐
20. India	20 ☐	20 ☐	20 ☐
21. Pakistan, Bangladesh	21 ☐	21 ☐	21 ☐
22. Philippines	22 ☐	22 ☐	22 ☐
23. Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)	23 ☐	23 ☐	23 ☐
24. Other Asia	24 ☐	24 ☐	24 ☐
25. Africa	25 ☐	25 ☐	25 ☐
26. All other countries	26 ☐	26 ☐	26 ☐

Mark (X) box 07 above for categories 01-07 on Flashcard III. Mark (X) box 09 for categories 08 and 09. Categories 10-26 match exactly as shown on Flashcard III

8. Is this apartment (house) part of a condominium or cooperative building or development?

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.

114
1 ☐ No
2 ☐ Yes, a condominium
3 ☐ Yes, a cooperative
4 ☐ Don't know

9a. Is this apartment (house) owned or being bought by . . . *(reference person)* **or someone else in this household?**

115
1 ☐ Yes, owned or being bought – *SKIP to 11a*
0 ☐ No – *GO to 9b*

b. Does . . . *(reference person)* **or someone else in this household own cooperative shares for this apartment (house)?**

129
1 ☐ Yes – *SKIP to 11a*
2 ☐ No
3 ☐ Don't know
} *GO to 9c*

c. Does . . . *(reference person)* **pay cash rent for this apartment (house) or does he/she occupy it rent free?**

116
2 ☐ Pay cash rent – *GO to Check Item B*
3 ☐ Occupy rent free – *SKIP to 20*

CHECK ITEM B

REFER TO QUESTION 8 ABOVE

☐ Condominium (box 2 marked)
☐ Cooperative (box 3 marked)
} *GO to 10a*
☐ All other renter occupied (box 1 or 4 marked) – *SKIP to 20*

10a. Did . . . *(reference person)* **live here and pay cash rent at the time this building became a condominium or cooperative?**

117
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

b. When this apartment (house) became a condominium or cooperative was it done through a non-eviction plan?

Under a non-eviction plan, tenants can NOT be evicted for NOT buying their unit.

118
1 ☐ Yes
2 ☐ No
3 ☐ Don't know
} *SKIP to 20*

Section I – OCCUPIED UNITS – Continued

11a. **In what year did . . .** *(reference person)* **acquire this apartment (house)?**

119 Year ☐☐☐☐

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?**

120
1 ☐ Owned and occupied by another household
2 ☐ Rented by reference person
3 ☐ Rented by another household
4 ☐ Never previously occupied
5 ☐ Don't know

c. **Before . . .** *(reference person)* **acquired this apartment (house) was it part of a condominium or cooperative building or development?**

121
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

CHECK ITEM C *REFER TO QUESTION 11a ABOVE*

☐ Acquired 2000 or later – *GO to 12a*
☐ Acquired 1999 or earlier – *SKIP to 13*

12a. **What was the purchase price for this apartment (house)?**

122 $ _____ . 00

123 0 ☐ Don't know

b. **What was the down payment for this apartment (house)?**

124 $ _____ . 00

125 0 ☐ Don't know

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?**

126 $ _____ . 00

14. **Is there a mortgage, home equity loan, or similar loan on this apartment (house) or is this apartment (house) owned free and clear?**

127
1 ☐ Mortgage, home equity, or similar loan
2 ☐ Owned free and clear – *SKIP to Check Item D*

15a. **What are the current monthly mortgage or loan payments? Include payments on first, second, home equity loan, and any other mortgages.**

128 $ _____ . 00 Per month

b. **When did the most recent mortgage or loan originate?**

133 Month ☐☐ 134 Year ☐☐☐☐

c. **What is the current interest rate on the most recent mortgage or loan?**

135 ☐☐ . ☐☐ %

CHECK ITEM D *REFER TO QUESTION 8 ON PAGE 5*

☐ Condominium (box 2 marked)
☐ Cooperative (box 3 marked) } *GO to 16*
☐ All other owner occupied (box 1 or 4 marked) – *SKIP to 18a*

16. **What are the monthly condominium or co-op maintenance fees for this apartment (house)? Exclude payments for any mortgages (loans) on this unit.**

130 $ _____ . 00

CHECK ITEM E *REFER TO QUESTION 1c ON PAGE 2 FOR EACH PERSON*

☐ With any household member age 62 or over – *GO to 17*
☐ No household member age 62 or over – *SKIP to 18a*

17. **Is any household member receiving a Senior Citizen Carrying Charge Increase Exemption as part of the SCRIE program?**
(Senior Citizen Rent Increase Exemption)

140
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

18a. **Is the fire and liability insurance premium for this apartment (house) paid separately?**
(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)

141
1 ☐ Yes –*GO to 18b*
2 ☐ No, included in mortgage or loan payment – *SKIP to 18c*
3 ☐ No insurance – *SKIP to 19a*

b. **What was the cost of fire and liability insurance for 2004?**

142 $ _____ . 00

c. **Does the fire and liability insurance for this apartment (house) also cover personal possessions?**

143
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

Section I – OCCUPIED UNITS – Continued

19a. Are the real estate taxes for this apartment (house) paid separately?

(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)

144
1 ☐ Yes – *GO to 19b*
2 ☐ No, included in mortgage or loan payment
3 ☐ No, included in condominium or maintenance fee
} *SKIP to 20*

b. What were the real estate taxes for 2004?

145 $ _____ . 00

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.

20. How many units are in this building?

If the respondent doesn't know, canvass the building and count the units.

146
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 units
07 ☐ 5 units
08 ☐ 6 to 9 units
09 ☐ 10 to 12 units
10 ☐ 13 to 19 units
11 ☐ 20 to 49 units
12 ☐ 50 to 99 units
13 ☐ 100 to 199 units
14 ☐ 200 or more units

If owner occupied, mark "Yes" without asking.

21. Does the owner of this building live in this building?

147
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

22a. How many stories are in this building?

Count the basement if there are people living in it.

148
01 ☐ One – *SKIP to 23c*
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 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.

0 ☐ Basement

172 ☐☐ Floor

23a. Is there a passenger elevator in this building?

149
1 ☐ Yes
2 ☐ No – *SKIP to 23c*

b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?

173
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?

171
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

24a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.

150
1 ☐ One – *SKIP to 25a*
2 ☐ Two
3 ☐ Three
4 ☐ Four
5 ☐ Five
6 ☐ Six
7 ☐ Seven
8 ☐ Eight or more

b. Of these rooms, how many are bedrooms?

151
01 ☐ None
02 ☐ One
03 ☐ Two
04 ☐ Three
05 ☐ Four
06 ☐ Five
07 ☐ Six
08 ☐ Seven
09 ☐ Eight or more

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
0 ☐ Yes, has complete plumbing facilities – *Go to 25b*
1 ☐ No, has some but not all facilities in this apartment (house) – *SKIP to 25c*
2 ☐ No plumbing facilities in this apartment (house) – *SKIP to 26a*

b. **Are these facilities for the exclusive use of this household or are they also for use by another household?**

153
3 ☐ For the exclusive use of this household
4 ☐ 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
1 ☐ Yes
2 ☐ No
3 ☐ 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
0 ☐ Yes has complete kitchen facilities – *GO to 26b*
1 ☐ No, has some but not all facilities in this apartment (house) – *SKIP to 26c*
2 ☐ No kitchen facilities in this apartment (house), but facilities available in building } *SKIP to 27*
3 ☐ 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
4 ☐ For the exclusive use of this household
5 ☐ Also for use by another household

c. **Are all the kitchen facilities in your apartment (house) functioning?**

157
1 ☐ Yes, all are functioning
2 ☐ 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
1 ☐ Fuel oil
2 ☐ Utility gas
3 ☐ Electricity
4 ☐ Other fuel (including CON ED steam)
5 ☐ Don't know

28. **I have some questions about utility costs.**

a. **(1) Do you pay for your own electricity?**

159
1 ☐ Yes – *GO to 28a(2)*
2 ☐ Yes, but combined with gas – *Ask for separate estimates; if not possible SKIP to 28c*
3 ☐ No, included in rent, condominium or other fee – *SKIP to 28b(1)*

(2) What is the average MONTHLY cost?

160 $ _____ . 00

b. **(1) Do you pay for your own gas?**

161
1 ☐ Yes – *GO to 28b(2)*
2 ☐ No, included in rent, condominium or other fee } *SKIP to 28d(1)*
3 ☐ No, gas not used

(2) What is the average MONTHLY cost?

162 $ _____ . 00

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?**

163 $ _____ . 00 } *Fill this ONLY when separate estimates cannot be given.*

d. **(1) Do you pay your own water and sewer charges?**

164
1 ☐ Yes – *GO to 28d(2)*
2 ☐ No, included in rent, condominium or other fee or no charge – *SKIP to 28e(1)*

(2) What is the total YEARLY cost?

165 $ _____ . 00

e. **(1) Do you pay for your own oil, coal, kerosene, wood, steam, etc.?**

166
1 ☐ Yes – *GO to 28e(2)*
2 ☐ No, included in rent, condominium or other fee } *SKIP to Check Item F*
3 ☐ No, these fuels not used

(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)
☐ Occupy rent free (question 9c, box 3 marked)
} *SKIP to 32a*
☐ 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?"

(1) Federal Section 8 certificate or voucher program

541 1 ☐ Yes → **Since** Year ____ – *Go to 31a(2)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(2)*

(2) Public assistance shelter allowance program

542 1 ☐ Yes → **Since** Year ____ – *Go to 31a(3)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(3)*

(3) Senior Citizen Rent Increase Exemption (SCRIE)

184 1 ☐ Yes → **Since** Year ____ – *Go to 31a(4)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(4)*

(4) Another Federal housing subsidy program

543 1 ☐ Yes → **Since** Year ____ – *Go to 31a(5)*
00001 ☐ No
00004 ☐ Don't know } *Go to 31a(5)*

(5) Another state or city housing subsidy program

544 1 ☐ Yes → **Since** Year ____ – *Go to 31b*
00001 ☐ 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

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Section I – OCCUPIED UNITS – Continued

32a. **Now, I would like to ask you some questions about the condition of this housing unit.**

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?

185 0 ☐ Yes – *GO to 32b*
1 ☐ No – *SKIP to 33*

b. **How many times did that happen?**

186 2 ☐ One
3 ☐ Two
4 ☐ Three
5 ☐ Four or more times

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.**

187 1 ☐ Yes
2 ☐ No

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?**

188 1 ☐ Yes
2 ☐ No

b. **Is this building serviced by an exterminator regularly, only when needed, irregularly, or not at all?**

189 1 ☐ Regularly
2 ☐ Only when needed
3 ☐ Irregularly
4 ☐ Not at all
5 ☐ Don't know

35a. **Does this apartment (house) have open cracks or holes in the interior walls or ceiling? Do not include hairline cracks.**

190 1 ☐ Yes
2 ☐ No

b. **Does this apartment (house) have holes in the floors?**

191 1 ☐ Yes
2 ☐ No

36a. **Is there any broken plaster or peeling paint on the ceiling or inside walls?**

192 0 ☐ Yes – *GO to 36b*
1 ☐ No – *SKIP to 37*

b. **Is the area of broken plaster or peeling paint larger than 8½ inches by 11 inches?**

Show unfolded flashcard.

193 2 ☐ Yes
3 ☐ No

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?**

194 1 ☐ Yes
2 ☐ No

We are also interested in the condition of your neighborhood.

38. **Are there any boarded up buildings in this neighborhood?**

195 1 ☐ Yes
2 ☐ No

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?**

196 1 ☐ Excellent
2 ☐ Good
3 ☐ Fair
4 ☐ Poor

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.

Notes

Continue with questions for each person on page 12.

Notes

Section I – OCCUPIED UNITS – Continued

CHECK ITEM G *Ask questions 40a–50 of ALL household members age 15 and above. Refer to question 1c on page 2 for each person's age.*	**40a. Did . . . work at any time last week?**	**b. How many hours did . . . work last week at all jobs?** *(Subtract time off; add overtime or extra hours worked)*	**41. Was . . . TEMPORARILY absent or on layoff from a job last week?**	**42. Has . . . been doing anything to find work during the last four weeks?**
601 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	201 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	211 ☐☐ Hours – *SKIP to 45a*	221 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	231 1 ☐ Yes – *SKIP to 44* 2 ☐ No
602 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	202 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	212 ☐☐ Hours – *SKIP to 45a*	222 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	232 1 ☐ Yes – *SKIP to 44* 2 ☐ No
603 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	203 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	213 ☐☐ Hours – *SKIP to 45a*	223 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	233 1 ☐ Yes – *SKIP to 44* 2 ☐ No
604 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	204 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	214 ☐☐ Hours – *SKIP to 45a*	224 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	234 1 ☐ Yes – *SKIP to 44* 2 ☐ No
605 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	205 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	215 ☐☐ Hours – *SKIP to 45a*	225 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	235 1 ☐ Yes – *SKIP to 44* 2 ☐ No
606 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	206 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	216 ☐☐ Hours – *SKIP to 45a*	226 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	236 1 ☐ Yes – *SKIP to 44* 2 ☐ No
607 1 ☐ 15 years or older – *Ask questions 40a–50* 2 ☐ Under 15 – *SKIP to Check Item H on page 18*	207 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	217 ☐☐ Hours – *SKIP to 45a*	227 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	237 1 ☐ Yes – *SKIP to 44* 2 ☐ No

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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.** *If . . . had more than one job, describe the one . . . worked the most hours. If . . . didn't work, refer to the most recent job since 2000.*		
		45a. For whom did . . . work? *Print the name of the company, employer, business, or branch of armed services if on active duty.*	**b. What kind of business or industry is this?** *For example: hospital, newspaper publishing, garment manufacturing, stock brokerage.*	**c. Is this mainly manufacturing, wholesale trade, retail trade, or something else?**
Show Flashcard IV and enter the code. ↙ 631	241 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	251 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 632	242 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	252 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 633	243 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	253 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 634	244 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	254 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 635	245 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	255 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 636	246 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	256 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ↙ 637	247 1 ☐ 2005 2 ☐ 2004 3 ☐ 2000–2003 } *GO to 45a* 4 ☐ 1999 or earlier 5 ☐ Never worked } *SKIP to 49b*		*Describe the main activity at location where employed.* ↙	257 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)

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Section I – OCCUPIED UNITS – Continued			
46a. What kind of work was . . . doing, that is what's his/her occupation? *For example: registered nurse, personnel manager, seamstress, stockbroker.*	**b. What are . . .'s usual activities at this job?** *For example: patient care, directing hiring policies, stitching pants, selling stock.*	**OFFICE USE ONLY** Industry	 Occupation
		261 Code	271 Code
		262 Code	272 Code
		263 Code	273 Code
		264 Code	274 Code
		265 Code	275 Code
		266 Code	276 Code
		267 Code	277 Code

Section I – OCCUPIED UNITS – Continued		
47. What type of business or organization does . . . work at? *Read all categories unless the answer is apparent from the information given in question 45, then mark (X) the appropriate box.*	**48a. How many weeks did . . . work in 2004?** *Count paid vacation, paid sick leave, and military service.*	**b. How many hours did . . . usually work each week in 2004?**
281 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	291 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	301 ☐☐ Hours
282 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	292 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	302 ☐☐ Hours
283 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	293 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	303 ☐☐ Hours
284 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	294 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	304 ☐☐ Hours
285 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	295 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	305 ☐☐ Hours
286 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	296 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	306 ☐☐ Hours
287 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business	297 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	307 ☐☐ Hours

Section I – OCCUPIED UNITS – Continued

The following questions are about income received during 2004? *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.**
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 331 $ _____ . 00 Annual amount – Dollars 332 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 351 $ _____ . 00 Annual amount – Dollars 352 1 ☐ No 2 ☐ Loss
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 333 $ _____ . 00 Annual amount – Dollars 334 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 353 $ _____ . 00 Annual amount – Dollars 354 1 ☐ No 2 ☐ Loss
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 335 $ _____ . 00 Annual amount – Dollars 336 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 355 $ _____ . 00 Annual amount – Dollars 356 1 ☐ No 2 ☐ Loss
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 337 $ _____ . 00 Annual amount – Dollars 338 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 357 $ _____ . 00 Annual amount – Dollars 358 1 ☐ No 2 ☐ Loss
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 339 $ _____ . 00 Annual amount – Dollars 340 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 359 $ _____ . 00 Annual amount – Dollars 360 1 ☐ No 2 ☐ Loss
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 341 $ _____ . 00 Annual amount – Dollars 342 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 361 $ _____ . 00 Annual amount – Dollars 362 1 ☐ No 2 ☐ Loss
☐ 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 ☐ No	☐ Yes – **How much? Report net income after business expenses** ↙ 343 $ _____ . 00 Annual amount – Dollars 344 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** ↙ 363 $ _____ . 00 Annual amount – Dollars 364 1 ☐ No 2 ☐ 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 Famlies (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.**
☐ Yes – **How much?** ↙ 371 $ _____ . 00 Annual amount – Dollars 372 1 ☐ No	☐ Yes – **How much?** ↙ 391 $ _____ . 00 Annual amount – Dollars 392 1 ☐ No	☐ Yes – **How much?** ↙ 411 $ _____ . 00 Annual amount – Dollars 412 1 ☐ No
☐ Yes – **How much?** ↙ 373 $ _____ . 00 Annual amount – Dollars 374 1 ☐ No	☐ Yes – **How much?** ↙ 393 $ _____ . 00 Annual amount – Dollars 394 1 ☐ No	☐ Yes – **How much?** ↙ 413 $ _____ . 00 Annual amount – Dollars 414 1 ☐ No
☐ Yes – **How much?** ↙ 375 $ _____ . 00 Annual amount – Dollars 376 1 ☐ No	☐ Yes – **How much?** ↙ 395 $ _____ . 00 Annual amount – Dollars 396 1 ☐ No	☐ Yes – **How much?** ↙ 415 $ _____ . 00 Annual amount – Dollars 416 1 ☐ No
☐ Yes – **How much?** ↙ 377 $ _____ . 00 Annual amount – Dollars 378 1 ☐ No	☐ Yes – **How much?** ↙ 397 $ _____ . 00 Annual amount – Dollars 398 1 ☐ No	☐ Yes – **How much?** ↙ 417 $ _____ . 00 Annual amount – Dollars 418 1 ☐ No
☐ Yes – **How much?** ↙ 379 $ _____ . 00 Annual amount – Dollars 380 1 ☐ No	☐ Yes – **How much?** ↙ 399 $ _____ . 00 Annual amount – Dollars 400 1 ☐ No	☐ Yes – **How much?** ↙ 419 $ _____ . 00 Annual amount – Dollars 420 1 ☐ No
☐ Yes – **How much?** ↙ 381 $ _____ . 00 Annual amount – Dollars 382 1 ☐ No	☐ Yes – **How much?** ↙ 401 $ _____ . 00 Annual amount – Dollars 402 1 ☐ No	☐ Yes – **How much?** ↙ 421 $ _____ . 00 Annual amount – Dollars 422 1 ☐ No
☐ Yes – **How much?** ↙ 383 $ _____ . 00 Annual amount – Dollars 384 1 ☐ No	☐ Yes – **How much?** ↙ 403 $ _____ . 00 Annual amount – Dollars 404 1 ☐ No	☐ Yes – **How much?** ↙ 423 $ _____ . 00 Annual amount – Dollars 424 1 ☐ No

Section I – OCCUPIED UNITS – Continued

49g. Did . . . receive any income from Veterans' (VA) payments, unemployment compensation, child support, alimony, or any other regular source of income? **Do NOT include lump-sum payments such as money from an inheritance or the sale of a home.**	**50. How much school has . . . completed?**	**CHECK ITEM H** Is this the last person listed?
☐ Yes – **How much?** ↙ 431 $ _____ . 00 Annual amount – Dollars 432 1☐ No	471 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 433 $ _____ . 00 Annual amount – Dollars 434 1☐ No	472 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 435 $ _____ . 00 Annual amount – Dollars 436 1☐ No	473 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 437 $ _____ . 00 Annual amount – Dollars 438 1☐ No	474 01 No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 439 $ _____ . 00 Annual amount – Dollars 440 1☐ No	475 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 441 $ _____ . 00 Annual amount – Dollars 442 1☐ No	476 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*
☐ Yes – **How much?** ↙ 443 $ _____ . 00 Annual amount – Dollars 444 1☐ No	477 01 ☐ No school completed 02 ☐ Up to 6th grade 03 ☐ 7th or 8th grade 04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 ☐ H.S. diploma 06 ☐ Some college but no degree 07 ☐ Associate degree 08 ☐ College graduate 09 ☐ Some graduate/ professional training 10 ☐ Graduate/ professional degree	☐ Yes – *GO to 51* ☐ No – *Return to Check Item G on page 12 for the next person*

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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

52a. 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

b. How often are you around people who are smoking in the workplace? *(read responses)*

571 —
1 ☐ All of the time
2 ☐ Most of the time
3 ☐ Only occasionally
4 ☐ Never
5 ☐ Doesn't work
6 ☐ Don't know

53a. Are you covered by health insurance or some other kind of health care plan? *(Include health insurance obtained through employment or purchased directly as well as government programs such as Medicare or Medicaid that help pay medical bills.)*

572 —
1 ☐ Yes – *Go to 53b*
2 ☐ No – *SKIP to 54*
3 ☐ Don't know – *Go to 53b*

b. What kind of health insurance or health care coverage do you have? *(If there is more than one kind, just say which one is used the most.)*

573 —
1 ☐ Private health insurance plan from employer or workplace
2 ☐ Private health insurance plan purchased directly
3 ☐ Medicare
4 ☐ Family Health Plus or Medicaid
5 ☐ US Military, CHAMPUS, TriCare, or the Veterans Administration (VA)
6 ☐ Single service plan (dental, vision, prescription, etc.)
7 ☐ Some other plan
8 ☐ None
9 ☐ Don't know

54. Would you say that, in general, your health is excellent, very good, good, fair, or poor?

574 —
1 ☐ Excellent
2 ☐ Very good
3 ☐ Good
4 ☐ Fair
5 ☐ Poor
6 ☐ Don't know

55. Is there a telephone in this apartment (house)? Do not count cellular phones, or any phone line that is used only for a computer or fax machine?

575 —
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

CHECK ITEM I

REFER TO QUESTION 7a ON PAGE 5 FOR THE REFERENCE PERSON

☐ Born in New York City *(box 07 marked) – SKIP to closing statement below.*
☐ Born in U.S. outside New York City *(box 09 marked) – SKIP to 57*
☐ Born outside U.S. *(box 10–26 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.*

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.

029 — Area code ☐☐☐ Number ☐☐☐ – ☐☐☐☐

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 units
07 ☐ 5 units
08 ☐ 6 to 9 units
09 ☐ 10 to 12 units
10 ☐ 13 to 19 units
11 ☐ 20 to 49 units
12 ☐ 50 to 99 units
13 ☐ 100 to 199 units
14 ☐ 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.

0 ☐ Basement

554 ☐☐ 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

64a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?

525
- 0 ☐ Yes, has complete plumbing facilities – *GO to 64b*
- 1 ☐ No, has some but not all facilities in this apartment (house)
- 2 ☐ No plumbing facilities in this apartment (house)

SKIP to 65a

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)?

526
- 3 ☐ For the exclusive use of the intended occupants of this apartment (house)
- 4 ☐ Also intended for use by the occupants of another apartment (house)

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.

527
- 0 ☐ Yes, has complete kitchen facilities – *GO to 65b*
- 1 ☐ No, has some but not all facilities in this apartment (house)
- 2 ☐ No kitchen facilities in this apartment (house), but facilities available in building
- 3 ☐ No kitchen facilities in this building

SKIP to 66

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)?

528
- 4 ☐ For the exclusive use of the intended occupants of this apartment (house)
- 5 ☐ Also intended for use by the occupants of another apartment (house)

66. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?

529
- 1 ☐ Fuel oil
- 2 ☐ Utility gas
- 3 ☐ Electricity
- 4 ☐ Other fuel (including CON ED steam)
- 5 ☐ Don't know

67. Is this apartment (house) part of a condominium or cooperative building or development?

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.

530
- 1 ☐ No
- 2 ☐ Yes, a condominium
- 3 ☐ Yes, a cooperative
- 4 ☐ Don't know

68. How long has this apartment (house) been vacant?

531
- 1 ☐ Less than 1 month
- 2 ☐ 1 up to 2 months
- 3 ☐ 2 up to 3 months
- 4 ☐ 3 up to 6 months
- 5 ☐ 6 up to 12 months
- 6 ☐ 1 year or more

69a. Before this apartment (house) became vacant was it owner or renter occupied?

532
- 1 ☐ Owner occupied
- 2 ☐ Renter occupied
- 3 ☐ Never previously occupied
- 4 ☐ Don't know

b. Before this apartment (house) became vacant was it part of a condominium or cooperative building or development?

533
- 1 ☐ No
- 2 ☐ Yes, a condominium
- 3 ☐ Yes, a cooperative
- 4 ☐ Don't know

Notes

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.

029 Area code ☐☐☐ Number ☐☐☐ – ☐☐☐☐

END INTERVIEW. Fill item N on the front cover.

Notes

NOTES

C. RECORD OF VISITS *(Continued from page 1)*

Date	Time	Remarks
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	
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	a.m. p.m.	
	a.m. p.m.	

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