



# HOUSING

# NEW YORK CITY

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# 2008

**Michael R. Bloomberg, Mayor**  
**Rafael E. Cestero, Commissioner**



Department of  
Housing Preservation  
& Development

**Dr. Moon Wha Lee**

# **HOUSING NEW YORK CITY 2008**

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by  
**Dr. Moon Wha Lee**

**The City of New York  
Department of Housing Preservation and Development  
February 2011**

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Preparation of the report on the New York City Housing and Vacancy Survey (HVS) is a painstaking, long-term project involving thorough review of the data from the HVS. In July 2009, the Census Bureau corrected a weighting error and revised the 2008 HVS data. In July 2010, the Census Bureau corrected a computer programming error involved in classifying rent-stabilized units and unregulated units. The Census Bureau's corrections delayed the preparation of the 2008 report by several months. As has been the case for many years, staff members of the Census Bureau have shown the highest level of professional integrity throughout the process of reviewing and correcting the HVS data.

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

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and Statistical Research  
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# Housing New York City, 2008: 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. The City's population grew by 200,000, or by 2.5 percent, in the six years between 2002 and 2008. In 2008, the City's population of 8,144,000 was an increase of 132,000 or 1.7 percent over the population of 8,012,000 in 2005. Sixty-five percent of the population was in renter households.

From 2005 to 2008, 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 12.8 percent, from 136,491 in fiscal year 2005 to 119,052 in fiscal year 2008.

In addition, people in New York City were significantly better educated in 2008 than they were three years previously. In 2008, 82 percent of individuals 18 years old or older in all households had finished at least high school, an increase of 2 percentage points over 2005. Also, significantly, the percentage of those who had graduated at least from college increased by 3 percentage points to 35 percent.

Also, in 2008 housing conditions in the City were extremely good, and building 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 43-year period since 1965. Neighborhood conditions in the City were the best in the 30-year period since 1978, when the HVS started measuring neighborhood conditions. The proportion of renter households near buildings with broken or boarded-up windows on the same street was 5.1 percent in 2008, a 1.2 percentage point improvement from 2005, and the best since the HVS started to measure neighborhood conditions. Moreover, the proportion of renter households that rated the quality of their neighborhood's residential structures as "good" or "excellent" was 71.8 percent in 2008, and the best in the 30-year period since the HVS began to measure household opinion of neighborhood quality in 1978.

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 and work and, thus, continuously attracted more people.

### **Spatial Variation of the Population**

In 2008, 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 over four decades since 1965. In Brooklyn, 2,508,000, or 31 percent of the people in the City, were housed, while Queens captured 2,263,000 or 28 percent of the City's population in 2008. In Manhattan, 1,556,000, or 19 percent of the people in the City, were housed. In the Bronx, there were 1,338,000 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 478,000 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 2008 HVS reports that the white non-Hispanic population (hereafter referred to as the "white" population) was 2,923,000 or 36 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: 2,262,000 or 28 percent, with Puerto Ricans numbering 759,000 (9 percent) and non-Puerto Rican Hispanics numbering 1,503,000 (19 percent).

The black/African American non-Hispanic population (hereafter referred to as the "black" population) numbered 1,901,000, accounting for 23 percent of the population in the City. The Asian population numbered 976,000 or 12 percent of the City's population in 2008.

In 2008, the white population continued to constitute the largest racial and ethnic group in the City. However, for the seventeen years between 1991 and 2008, racial and ethnic diversity in the City substantially widened 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 38 percent in 1999 and to 36 percent in 2008. The proportion of blacks also declined appreciably from 28 percent in 1993 to 25 percent in 2002 and to 23 percent in 2008. The proportion of Puerto Ricans also exhibited a slight downward trend in the seventeen-year period between 1991 and 2008, going from 11 percent to 9 percent.

On the other hand, non-Puerto Rican Hispanics' and Asians' shares of the City's population progressively surged over the seventeen years between 1991 and 2008. Non-Puerto Rican Hispanics' share rose from 12 percent in 1991 to 19 percent in 2008. This pushed Hispanics' (including Puerto Ricans') share of the City's population past blacks in 1999, 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 12 percent in 2008.

## **Residential Location Pattern of Each Racial and Ethnic Group**

Almost one-third of whites in the City lived in Brooklyn (32 percent). About a quarter of the City's whites each lived in Manhattan (27 percent) and Queens (25 percent).

In Staten Island 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 seventeen versus one in six persons.

In 2008, disproportionately large numbers of blacks in the City, more than two-fifths (44 percent), lived in Brooklyn.

Just over one-fifth of blacks in the City lived in Queens (22 percent) or the Bronx (22 percent).

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

In 2008, Puerto Ricans were disproportionately over-represented in the Bronx. The borough's share of Puerto Ricans (40 percent) was about 2.5 times the borough's share of the City's population. 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 less than one-half of the borough's share (28 percent) of the total population.

Non-Puerto Rican Hispanics were over-represented in the Bronx and Queens in 2008. The two boroughs together captured three-fifths of the non-Puerto Rican Hispanics in the City. More than a quarter lived in the Bronx. A third of non-Puerto Rican Hispanics lived in Queens.

In Manhattan, representation of non-Puerto Rican Hispanics was about the same as the City's population living in the borough: close to one in five in 2008.

The great preponderance of Asians, about half of those in the City, were clustered in Queens, where fewer than three in ten of the City's population resided in 2008. Consequently, Asians were under-represented in the rest of the boroughs. Almost a quarter of Asians in the City lived in Brooklyn, while 18 percent lived in Manhattan. The proportions of Asians in the Bronx and Staten Island were disproportionately small: 5 percent and 4 percent respectively.

## **Educational Attainment of the Population**

Between 2002 and 2008, the proportion of individuals who had at least graduated from high school increased from 78 percent to 82 percent. This improvement was experienced by every major racial and ethnic group.

When educational attainment is measured by the percentage of individuals who have graduated from college, New Yorkers became better educated over the six-year period, going from 30 percent in 2002 to 35 percent in 2008.

In 2008, whites were the best educated: 93 percent had finished at least high school and 53 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 83 percent and 23 percent for blacks and were 77 percent and 37 percent for Asians in 2008.

Applying both the lower and higher educational attainment measures, both Puerto Ricans' and non-Puerto Rican Hispanics' educational attainment improved substantially between 2002 and 2008. However, in 2008, 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: 68 percent each had at least graduated from high school, and only 15 percent and 18 percent respectively had at least graduated from college.

The improvement in whites' educational attainment in the six-year period between 2002 and 2008, particularly higher educational attainment, was extraordinary: the proportion of whites who had received at least a college degree jumped by 6 percentage points to 53 percent in 2008.

### **Spatial Variation of Households**

The number of households in the City was 3,101,000. The geographical distribution of households in the City by borough very closely resembled that of the population, except for Manhattan, where the borough's share of the number of households in the City was 25 percent, while its share of persons in the City was 19 percent in 2008. The primary reason for this is that Manhattan is a small-household borough. Half of the households in Manhattan were one-person households.

Brooklyn was the largest borough, capturing the largest share of the City's households: 904,000 or 29 percent of all households in the City. Queens, where 791,000 households or 26 percent of all households in the City resided, was the second-largest borough. Manhattan was third, with 762,000 households or 25 percent of the City's households. In the Bronx, 480,000 households or 16 percent of the City's households resided. Staten Island, the least populous borough in the City, captured 165,000 households or 5 percent of the households in the City.

### **Spatial Variation of Households by Tenure**

In the Bronx, Brooklyn, and Manhattan, more than seven out of ten households were renters, while approximately only half of the households in Queens and one in three households in Staten Island were renters.

### **Racial and Ethnic Variation of Households**

In 2008, about four in ten of the City's householders were whites (43 percent), while another four in ten were either blacks (22 percent) or Hispanics (23 percent), including Puerto Ricans (9 percent) and non-Puerto Rican Hispanics (15 percent). The remaining householders were mostly Asians (10 percent).

## **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. In 2008, the ownership rate in the City was 32.9 percent, inappreciably changed from 2005. In 2008, New York City was still predominantly a city of renters, as two-thirds of the households in the City were renters.

## **Ownership Rates by Race and Ethnicity**

White households had the highest ownership rate, 42.7 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest: a mere 15.5 percent and 17.9 percent respectively. Asian households had the second-highest homeownership rate, 39.5 percent. The rate for black households was 27.1 percent.

## **Variation of Renter 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 2,082,000 renter households in the City, 64 percent or 1,327,000 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, rent-stabilized, Mitchell-Lama, Public Housing, *in rem*, and "other-regulated" (HUD-regulated, Loft Board, Article 4, and Municipal Loan Program) units.

Of all renter households, 982,000 or 47 percent were in rent-stabilized units, and 40,000 or 2 percent were in rent-controlled units. Another 305,000 renter households, or 15 percent altogether, resided in Public Housing (9 percent), Mitchell-Lama (3 percent), *in rem* (0.2 percent), or "other-regulated" (3 percent) units.

On the other hand, 755,000 renter households, or 36 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**

Rent-controlled units mostly served white households. Almost three-fifths of the householders in the 40,000 rent-controlled units in the City in 2008 were white, while about one in seven were black. The median age of householders in rent-controlled units was 68, with three-fifths being 65 years old or older, and three-fifths being single-person households. In short, most householders in rent-controlled units were white, single, and elderly.

Thirty six percent of households in the 982,000 rent-stabilized units were white, while another 44 percent were evenly divided into either black or non-Puerto Rican Hispanic households.

The 3,000 *in rem*, 184,000 Public Housing, and 59,000 Mitchell-Lama units in the City predominantly served black households in 2008. Almost half of the households in *in rem* units and 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: more than two-fifths of the households in such units were Hispanic: Puerto Rican (28 percent) and non-Puerto Rican Hispanic (14 percent). Mitchell-Lama units also served other racial and ethnic groups: whites (33 percent), Puerto Ricans (11 percent), non-Puerto Rican Hispanics (8 percent), and Asians (8 percent). “Other-regulated” units served all major racial and ethnic groups. Nine-tenths of the households in “other-regulated” units were either black (24 percent), Puerto Rican (28 percent), non-Puerto Rican Hispanic (19 percent), or white (20 percent).

Two-thirds of the households in the 755,000 unregulated units were either white (46 percent) or black (20 percent). The remaining households 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 predominance of white households in this rental category: 57 percent of the households in such units were white. The proportion of whites in this category was 20 percentage points higher than it was for whites in all renter households.

### **Households by Type of Ownership**

Of the 1,019,000 owner households in the City, 625,000 or 61 percent, resided in conventional owner units, which include mostly traditional one- or two-family housing units. The remaining owner households resided in 270,000 private cooperative units (27 percent), 90,000 condominium units (9 percent), or 35,000 Mitchell-Lama cooperative units (3 percent).

### **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 2.63 in 2008.

In 2008, 34 percent of all households (37 percent of renter households and 27 percent of owner households) were one-person households. Conversely, 21 percent of all households (18 percent of renter households and 26 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.

### **Household Composition: Household Types**

Of all households in the City, about three-quarters were either single adult households, adult households, or adult households with children. The remainder consisted of single elderly households, elderly households, and single adult households with children. Single adult households’ share and adult households’ share of the City’s households increased over the twelve-year period between 1996 and 2008: single adult households’ share increased from 21 percent to 23 percent, while adult households’ share increased from 24 percent to 27 percent.

Conversely, the shares of single elderly decreased from 13 percent to 11 percent and single adult with children households decreased from 9 percent to 6 percent, from 1996 to 2008.

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

New York City is a city of foreign-born households. The proportion of householders in the City who reported they were born outside the United States (including householders born in Puerto Rico) was 48 percent or 1,015,000 households. Almost one in every two householders in the City was born outside the United States or in Puerto Rico (This number is an undercount since, of the total number of 3,101,000 households in the City, 967,000 households, or 31 percent, did not answer the birthplace question).

The proportion of householders born in Puerto Rico has progressively decreased from 1993 to 2008, while the proportions of foreign-born householders from other areas—particularly Latin America, Asia, and Africa—have all grown considerably and have more than compensated for the decrease in Puerto Rican householders during the fifteen-year period.

### **Immigrant Households**

According to the 2008 HVS, 772,000 households reported that they were immigrant households. However, 967,000 households, or 31 percent of all households, did not answer the birthplace question; and, of the households that did respond to the birthplace question, another 50,000 households, or 6 percent, did not provide answers to the immigrant questions covered in the 2008 HVS. Thus, the number of 772,000 immigrant households that the 2008 HVS reports is likely to be a considerable underestimate.

### **Spatial Variation of Immigrant Households**

The overwhelming majority of immigrant householders selected Brooklyn or Queens as their residential location. Seven in ten of the 772,000 reported immigrant households in the City lived in either Brooklyn (254,000 households or 33 percent of all immigrant households) or Queens (292,000 households or 38 percent). The remaining 227,000 immigrant households were scattered among Manhattan (102,000 households or 13 percent), the Bronx (95,000 households or 12 percent), and Staten Island (30,000 households or 4 percent).

Queens is the immigrant borough in the City. In Queens, 53 percent of the households were immigrant households. More than half of the households were immigrant households in each of the following six Queens sub-borough areas: 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), 8 (Hillcrest/Fresh Meadows), and 9 (Kew Gardens/Woodhaven). Particularly, more than seven in ten households in the sub-borough areas of Elmhurst/Corona and Jackson Heights were immigrant households. In Brooklyn, 41 percent of the households were immigrant households. More than half of households were immigrant households in the following six sub-borough areas: 7 (Sunset Park), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), 14 (Flatbush) and 15 (Sheepshead/Gravesend).



## **Racial and Ethnic Variation 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 772,000 immigrant households in the City were divided into the following four major racial and ethnic groups (excluding Puerto Ricans): non-Puerto Rican Hispanic (30 percent), white (26 percent), black (19 percent), and Asian (24 percent).

## **Homeownership of Immigrant Households**

Of the 772,000 immigrant households in the City in 2008, 252,000 were owner households. Thus, the homeownership rate for immigrant households was 32.6 percent, not appreciably different from the rate of 32.9 percent for all households in the City. 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: 67.0 percent and 44.9 percent respectively.

## **Educational Attainment of Immigrant Households**

Immigrant householders, particularly those that had moved into their current residence in the City over five years previously, were substantially less educated than all householders in the City in 2008. Of all householders, 83 percent had finished at least high school, while 39 percent had graduated at least from college. Of immigrant householders who had moved into their current units in the City before 2003, 74 percent had finished at least high school and 29 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (between 2003 and 2008) were noticeably better educated than those that had moved in before 2003. These recent immigrants' comparable educational attainment levels were 79 percent and 36 percent respectively.

## **Incomes of Immigrant Households**

In 2007, the median income of immigrant renter households was \$35,000, or 91 percent of the median income of non-immigrant renter households. At the same time, their median contract rent was \$935 or 98 percent of the \$950 contract rent paid by non-immigrant households. Their median contract rent/income ratio was 30.0 percent, while it was 27.2 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 21 percent were four-or-more-person households in 2008. Compared to this city-wide pattern, the pattern for immigrant household size was reversed: only 21 percent were one-person households, while 33 percent were four-or-more-person households. Consequently, the average size of immigrant households was considerably larger than that of all households: 3.19 versus 2.63 persons in 2008. 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**

Building conditions for immigrant renter households were slightly poorer than they were for non-immigrant renter households and their rating of their neighborhood conditions was lower than the rating given by non-immigrant households. Of rental units occupied by immigrant households, 11.9 percent were in buildings with one or more building defects, compared to 9.4 percent for renter units occupied by non-immigrant households. Also, 70.3 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as "good" or "excellent," while 71.7 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: 18.8 percent of immigrant renter households were crowded and 7.1 percent were severely crowded, compared to 10.1 percent and 3.9 percent respectively for renter households as a whole. The equivalent crowding rates for non-immigrant renter households were 7.8 percent and 3.2 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, 5.3 percent were doubled up with sub-families and 6.0 percent were doubled up with secondary individuals. Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 3.3 percent and 6.5 percent respectively. In summary, more immigrant renter households were crowded and doubled up with sub-families.

## **Recently-Moved Households**

New York City is a new housing market place. The housing market in the City in recent years has been significantly transformed over 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 major characteristics of householders that moved into their current housing units in the City over five years ago—that is, in 2002 or earlier—closely resembled those of all householders in the City, since they were the overwhelming majority of households in 2008.

However, the major characteristics of householders that moved into their current residence in the City within the five years between 2003 and 2008, particularly those recent-movers from other parts of the United States outside New York City and recent movers from outside the USA, differed substantially from those of all householders and those of householders who moved into their current residence in the City in 2002 or before. About 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 2008. On the other hand recent movers from outside the USA were much more likely to be non-Puerto Rican Hispanic (25 percent) or Asian (30 percent).

## 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-related (38 percent) or family-related (27 percent) reasons, while more than a quarter said they had moved for housing- (19 percent) or neighborhood-related (8 percent) reasons.

On the other hand, half of recent-movers from within the United States (excluding New York City) reported that they had moved for job-related reasons, while a quarter cited housing (16 percent) or neighborhood (9 percent) as the reason for their moves.

However, of recent-movers from within the City, more than half said they had moved for housing- (41 percent) or neighborhood-related (14 percent) reasons, while almost a third said 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 very much resembled that of all households in the City. Eighty-six percent of recent-movers *from outside the United States* moved into either Brooklyn (30 percent), Queens (33 percent), or Manhattan (22 percent), while most of the remainder moved into the Bronx (13 percent).

However, the pattern of recent-movers *from other places in the country* (excluding New York City) was disparate: close to one in two of such recent-movers moved to Manhattan (47 percent), while about two-fifths moved to either Brooklyn (22 percent) or Queens (21 percent). These recent-movers were heavily concentrated in the lower and middle parts of Manhattan.

About half of the households in Manhattan sub-borough areas 1 (Financial District/Greenwich Village) and 3 (Chelsea/Clinton/Midtown), Bronx sub-borough area 2 (Morrisania/East Tremont), Brooklyn sub-borough areas 2 (Brooklyn Heights/Fort Greene), 4 (Bushwick), and 8 (North Crown Heights/Prospect Heights), and Queens sub-borough 9 (Kew Gardens/Woodhaven) were households new to the neighborhood in the last five years. This suggests that these are very dynamic neighborhoods with a fair amount of turnover activity.

## Homeownership of Recent-Movers

In 2008, two-thirds of the households in the City were renters and one-third were owners. Contrary to this occupancy pattern by tenure for all households, the overwhelming preponderance of recent-movers were renters: 92 percent of recent-movers from outside the United States, 86 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 32.9 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 8.2 percent, 13.7 percent, and 23.5 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: 71 percent 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 39 percent had graduated from college. Of those who had not moved in within the last five years, just 35 percent had graduated 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 2007 median income was \$71,000—that is, \$26,000 more than the median income of all households in the City. Also, among recently-moved owner groups, those from other parts of the country had the highest income: \$97,000.

The labor-force-participation rate for all recent-mover householders as a whole was very high compared to all householders in the City. In 2008, 84.2 percent of recently-moved householders participated in the labor force, compared to the city-wide overall rate of 70.9 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 very high: 86.4 percent, or 15.5 percentage points higher than the city-wide rate.

## **Recent-Movers by Household Types**

A review of recent-movers by household types reveals the uniquely varied household composition of each group of recently-moved households. Close to three-quarters of all households in the City were distributed among the following three adult household types: adult households (27 percent), adult households with children (24 percent), and single adult households (23 percent). The remaining households were divided into single elderly (11 percent), elderly (10 percent), and single adult households with children (6 percent). Compared to the pattern of households overall, the dominant proportion of households that had recently moved into the City from outside the United States was primarily one of the following two adult household types: adult households (43 percent) and adult households with children (33 percent). On the other hand, four-fifths of recent-movers from other places in the United States were either single adult households (32 percent) or adult households (48 percent).

## **Number and Characteristics of Doubled-Up Households**

The 2008 HVS reports that 111,000 households, or 3.6 percent of all households in the City, contained at least one sub-family. In addition, 158,000 households, or 5.1 percent of all households, contained a secondary individual. Together, there were 269,000 doubled-up households in the City in 2008.

In 2008, close to three-quarters of the heads of doubled-up households containing sub-families were either black (29 percent), non-Puerto Rican Hispanic (26 percent), or Asian (18 percent). The remaining quarter were either white (15 percent) or Puerto Rican (10 percent).

The racial and ethnic pattern of heads of households containing secondary individuals was profoundly different from that of households containing sub-families. More than half of the heads of households containing secondary individuals were white (52 percent), while almost all of the remainder were either non-Puerto Rican Hispanic (16 percent), black (13 percent), or Asian (14 percent).

Of the 111,000 doubled-up households containing sub-families, 68,000 households or 62 percent were renters. With a crowding rate (more than one person per room) of 42.1 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 4.2 times the overall crowding rate of 10.1 percent for all renter households in the City. Of these doubled-up renter households, 14.4 percent were severely crowded (more than 1.5 persons per room). This was 3.7 times the comparable proportion for all renter households.

Of the 158,000 doubled-up households containing secondary individuals, 135,000 households or 86 percent were renters.

Of households containing sub-families, 52 percent had immigrant heads, while, of households containing secondary individuals, 33 percent had immigrant heads. 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. Sub-families and secondary individuals are a phenomenon typical of immigrant households.

### **Number and Characteristics of Sub-Families and Secondary Individuals**

In 2008, altogether there were 455,000 hidden households in the City: 166,000 sub-families and 289,000 secondary individuals. Of these, 85 percent were in either Manhattan (105,000), Brooklyn (149,000), or Queens (134,000). In Manhattan — in sub-borough areas 2 (Lower East Side/Chinatown), 4 (Stuyvesant Town/Turtle Bay), 6 (Upper East Side), 7 (Morningside Heights/Hamilton Heights), and 10 (Washington Heights/Inwood) — there were more than 10,000 sub-families and secondary individuals. In Brooklyn — in sub-borough areas 1 (Williamsburg/Greenpoint), 2 (Brooklyn Heights/Fort Greene), 4 (Bushwick), 6 (Park Slope/Carroll Gardens), 7 (Sunset Park), 11 (Bensonhurst), and 17 (East Flatbush) — 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), 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), and 12 (Jamaica).

The median income of sub-families in renter households was only \$16,250, which was just 45 percent of the \$36,200 median income of all renter households in the City in 2007.

Crowding was an extremely serious housing problem for renter sub-families: close to half of the 104,000 renter sub-families (44.3 percent or 46,000) were crowded. Crowded renter sub-families were also very poor. Of such crowded sub-families, 30,000 or 64 percent had incomes below \$23,000 in 2007. Of renter sub-families, 16,000 or 15.8 percent were severely crowded.

The median income of secondary individuals in renter households was \$26,000, or 72 percent of the median income of all renter households in the City.

Of all 255,000 secondary individuals in renter households, 15.8 percent were crowded, while 6.2 percent were severely crowded.

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

According to the 2008 HVS, 30,000 sub-families in renter households had incomes below \$23,000 in 2007 and were crowded. The median income of these poor sub-families was a mere \$6,500, an extremely low 18 percent of the median income of \$36,200 for all renter households in the City in 2007. Of these 30,000 sub-families, an overwhelming 38 percent were not in the labor force. The principal reason given for not being in the labor force was family/childcare (37 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 6.2. Of these poor sub-families in crowded renter households, 54 percent were single-female-parent sub-families, and 44 percent of the heads of these sub-families had not finished high school.

There were 23,000 secondary individuals with incomes of less than \$23,000 in 2007 living in crowded renter households. Fifty-four percent of these had not finished high school. The median income of these single individuals was an extremely low \$11,000, 30 percent of the median income of all renter households, in 2007. Their median share of the hosting household's income was only 9 percent, and the average size of the household was 5.4 persons.

## **Previously Homeless Households**

About 57,000 people in 18,000 households told the Census Bureau in 2008 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. The median age of these individuals was 22, reflecting the fact that 45 percent of these re-housed persons were under age 18. Almost nine in ten of these people were either Black (51 percent), Puerto Rican (21 percent), or non-Puerto Rican Hispanic (14 percent). Nine in ten of them were primary families or individuals. 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 \$8,900, only 20 percent of the median income of \$45,000 for all households in 2007. Only 57 percent had finished high school, while 82 percent of the individuals in the City as a whole had that level of educational attainment.

Even with such a low income, 65 percent 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 \$13,000, only 29 percent of the median income of all households in the City in 2007. Almost all of such households were renters, and these renters paid 58.8 percent of their incomes for gross rent, or 54.5 percent for contract rent, compared to 28.8 percent for all renter households in the City in 2008. More than half of these households received some type of rent subsidy. Fifty-eight percent were re-housed in rent stabilized units.

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 renter households, 35 percent lived in physically poor housing units, compared to 9 percent of all renter households. Moreover, only 50 percent of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while 72 percent of all renter households gave their neighborhood conditions such ratings.

In short, most previously homeless individuals were extremely 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 likelihood making them homeless again.

## **Household Incomes and the Labor Market**

### **Household Incomes**

The median income for all households (renters and owners combined) in current dollars grew by 12.5 percent, from \$40,000 to \$45,000, between 2004 and 2007. However, during the three-year period, the annual average Consumer Price Index (CPI) also grew considerably by 10.8 percent. Consequently, the real income (inflation-adjusted by changing 2004 dollars to 2007 dollars) for all households increased marginally by 1.5 percent in the three-year period.

### **Changes in Median Household Incomes by Tenure**

New York City renters' median income was \$36,200 in 2007, up by 13.1 percent from \$32,000 in 2004, while owners' median income in 2007 was \$70,000, up by 7.7 percent from \$65,000 in 2004. The growth of median income for renters exceeded the inflation rate during the three-year period, while that of owners did not. Therefore, renters' real income increased slightly by 2.1 percent, or by an annual compound rate of 0.7 percent. But owners' real income decreased by 2.8 percent, or by an annual compound rate of -0.9 percent in the three-year period.

An important cause of the marginal change in real household income between 2004 and 2007 was the very large increase in the inflation rate of 10.8 percent for the three years, during which the household income for the City grew at a significantly higher rate than the national rate. The CPI growth in the 2004-2007 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; 9.5 percent for the 2001-2004 period; and 10.8 percent for the 2004-2007 period.

### **Changes in Median Household Income by Quintile**

New Yorkers' income changed differently for different income groups. The rate of change in median income, after inflation, for households in the middle income quintile (whose median income was \$45,000 in 2007, a little uptick from 2004 when it was \$44,316) was exactly the same as the rate of change of all households in the City between 2004 and 2007.

However, the income change for households in the lowest income quintile, whose median income was just \$7,920, was an extremely large decline, -10.5 percent, compared to the uptick of a mere 1.5 percent for all households in the City between 2004 and 2007. Contrarily, the rate of income change for households in the highest income quintile was +3.3 percent, more than twice the rate of income change for all households. In other words, in the three years between 2004 and 2007, rich households became richer and poor households became considerably poorer. Thus, the disparity in household income between rich and poor New Yorkers increased.

In 2007, the median income of the 620,000 households in the lowest income quintile was only \$7,920, or a mere 6 percent of the median income of \$143,000 for the 637,000 households in the highest income quintile and 18 percent of the median income of all households. The paucity of absolute dollars available to these extremely poor households, about a fifth of all the households in the City, and the concomitant impact on their ability to afford decent housing unequivocally demonstrate the magnitude of their critically serious housing poverty situations and their urgent need for various forms of housing assistance in the increasingly inflationary housing market in the City that continued until late 2007, when the economic recession started. Fortunately, many of these housing-needy households were protected by public policies and programs.

In 2008, of these extremely poor households in the lowest income quintile, 81 percent, or 501,000 households, were renters. A third of these extremely poor renters lived in heavily rent-subsidized [public housing, *in rem*, Mitchell-Lama, and other-regulated (such as HUD-regulated) or rent-controlled] units; 46 percent lived in rent-stabilized units and 21 percent lived in rent-unregulated units.

The median income of the 613,000 households in the second-lowest quintile was \$24,000, still a mere 17 percent of the median household income of households in the highest quintile, \$143,000, and 53 percent of the median income of all households in the City, which was \$45,000.

The median income of the 610,000 households in the second-highest quintile was \$75,000, almost ten times the median household income of the lowest quintile and 1.7 times the median income of all households. 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.

### **Causes of Household Income Differences**

Earnings were the principal source of household income and the more workers in a household, the higher the household income. In 2007, three-quarters of the households in the lowest income quintile did not have any workers, compared to 23 percent 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 seven in ten of the households in the top quintile had two or more workers, while only one in fifty of the households in the lowest group had that many workers.

### **Distribution of Household Income**

While a very large number of households in the City were very poor, a relatively smaller but growing number were rich. Specifically, 784,000 households, or 25 percent of all households in the City, were very poor, with incomes below \$20,000 in 2007, while 293,000 households, or 9 percent of all households in the City, were very well-to-do, with incomes of \$150,000 or more.

In the distribution for renters, three in ten, or 633,000 households, were very poor with incomes below \$20,000, while 6 percent, or 119,000 households, were rich with incomes of \$150,000 or more. Among owners, the number and proportion of rich households counterbalances the number and proportion of poor ones: 15 percent, or 152,000 households were very poor households, while 17 percent or 174,000 households, were rich.



From 2004 to 2007, when the real median income of New Yorkers increased marginally, the number of households with incomes below \$50,000 decreased by 25,000. During the same three-year period, the number of households with incomes of \$150,000 or more increased by 33,000; the number of households with incomes at or above \$50,000 but below \$100,000 increased by 22,000; and the number of households, with incomes at or above \$100,000 but below \$150,000, increased by 33,000.

As the real median income of owner households declined between 2004 and 2007, the number of owner households with incomes below \$150,000 changed little, while the number of high-income owner households with incomes of \$150,000 or more increased marginally.

### **Distribution of Household Incomes by HUD Income Classification**

The following income distribution by HUD income limits for each income level in 2007 classifies a preponderance of households in the City as poor:

30% of MFI	\$23,050
50% of MFI	\$38,400
80% of MFI	\$61,450
95% of MFI	\$72,950 (calculated)
120% of MFI	\$92,150 (calculated)

Of the total of 3,101,000 households (renter and owner households together), 1,187,000 households, or 38 percent, were very-low-income households with 2007 incomes less than 50 percent of the HUD median family income for each household size in the PMSA. Included in this number were 761,000 households, or 25 percent of all households, that were extremely-low-income households with incomes below \$23,050, or 30 percent of the PMSA income for a family of four. Another 426,000 households, or 14 percent of all households, were other very-low-income households with incomes greater than \$23,050 up to \$38,400, or between 31 and 50 percent of the PMSA income. In addition, 518,000 households, or 17 percent of all households, were other low-income households with incomes greater than \$38,400 up to \$61,450, or between 51 and 80 percent of the PMSA income. In short, more than one in two households in the City, 55 percent or 1,706,000 households, were low-income households in 2007.

Seven out of ten low-income renter households with incomes at or below 80 percent of the HUD median family income for each household size lived in rent stabilized, public housing, Mitchell-Lama rental, *in rem*, rent-controlled or other-regulated units. In other words, the public, publicly-assisted, and rent-regulation systems provided affordable housing units to the vast majority of low-income renter households in the City. However, many poor households who were too poor to pay costs for rent-unregulated units without further sacrificing their other basic needs need to find affordable housing units.

In addition, 496,000 households, or 16 percent of all households, had incomes greater than \$61,450 up to \$92,150 or between 81 and 120 percent of the PMSA income for a family of four.

### **Changes in Median Household Income by Borough**

The median incomes for all households, for renter households, and for owner households in the City as a whole were \$45,000, \$36,200, and \$70,000 respectively in 2007.

In Manhattan, the real income of all households increased substantially by 12.3 percent to \$62,200, 8.2 times the City's overall increase of 1.5 percent, between 2004 and 2007. Real renter incomes in Manhattan also increased greatly by 10.9 percent to \$51,000, while owner incomes increased by 6.5 percent in the three-year period.

In Brooklyn the real median income for all households increased slightly to \$40,000 in 2007, while renters' real incomes decreased marginally. However; owners' real incomes decreased appreciably by 5.2 percent from 2004 to 2007.

The real median income in 2007 for all households in Queens was little changed from 2004, at \$50,000. Also, renters' real income of \$40,100 in 2007 was not appreciably different from their income three years earlier, while owners' real income ticked down to \$64,800 in 2007.

In Staten Island and the Bronx, the real median incomes for all households declined considerably by 9.4 percent to \$60,200 and by 8.1 percent to \$28,000 respectively in 2007. In Staten Island, renters' real income increased slightly to \$40,000, in contrast to the serious decline for all households between 2004 and 2007. But owners' real income in Staten Island changed little from \$81,000 in 2004 to \$78,600 in 2007. In the Bronx, real income for renters declined by 9.0 percent to \$23,200 in 2007. However, in the same three years, owners' real income in the Bronx plummeted by 16.4 percent to only \$50,000.

### **Distribution of Household Incomes by Borough**

In the Bronx, where the median household income was the lowest among the boroughs in the City, not only in 2007 but in many years in the 1980s and 1990s as well, a large number of households, 191,000 or 40 percent of the households in the borough, were very poor with incomes less than \$20,000. In addition, 150,000 households, or about a third, had incomes between \$20,000 and \$49,999. 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.

In Brooklyn, 233,000 households, or about a quarter, had very low incomes below \$20,000, while 293,000 households, or about a third, had incomes between \$20,000 and \$49,999. On the other hand, 249,000 households, or 28 percent, had incomes between \$50,000 and \$99,999, and 80,000 households, or 9 percent, had incomes between \$100,000 and \$149,999. The remaining 48,000 households, or 5 percent, had high incomes of \$150,000 or more. The pattern of household income distribution in Brooklyn was very similar to the City's pattern.

Compared to the other boroughs, there were more rich households in Manhattan. The proportional household income distribution in Manhattan in 2007 took a twin, bipolar-like shape: the proportion of households with incomes less than \$20,000 was relatively high, while the proportion of households with incomes between \$20,000 and \$49,999 was relatively lower. At the same time, the proportion of households with incomes between \$50,000 and \$99,999 was relatively high, while the proportion of households with incomes between \$100,000 and \$149,999 was low and the proportion of households with incomes of \$150,000 or more was relatively high.

The income distribution in Queens looked somewhat like a normal curve in 2007, with more households with incomes between \$20,000 and \$99,999 than households with incomes less than \$20,000 or with incomes of \$150,000 or more. In the borough, 157,000 households, or a fifth of all households, had very low incomes of less than \$20,000, while 236,000 households, or 30 percent, had incomes between \$20,000

and \$49,999. About 245,000 households, or 31 percent, had incomes between \$50,000 and \$99,999. On the other hand, 102,000 households, or 13 percent, had incomes between \$100,000 and \$149,999 while 50,000 households, or 6 percent, had high incomes of \$150,000 or more.

The income distribution in Staten Island showed an almost perfect normal curve, with the highest proportion of households with incomes between \$50,000 and \$99,999 in the boroughs. In the borough, 27,000 households, or about one in six, had very low incomes of less than \$20,000, while 16,000 households, or one in ten, had high incomes of \$150,000 or more. At the same time, 36,000 households, or about a fifth, had incomes between \$20,000 and \$49,999. On the other hand, 56,000 households, or a third, and 31,000 households, or almost a fifth, had incomes between \$50,000 and \$149,999.

### **Household Incomes by Rent-Regulation Status**

In 2007, the real median household income of all renter households in the City was \$36,200, an appreciable increase of 2.1 percent from \$35,453 in 2004. Households in other-regulated units (such as units regulated by HUD) were the poorest, with an extremely low income of \$11,880, only 33 percent of the median income of all renters in the City in 2007 and slightly decreased by 2.9 percent in the three years.

In 2007, the real income of tenants in Public Housing units was \$12,920, plummeting by 16.1 percent from 2004, only 36 percent of the income of all renter households and the second-lowest among renter households in all rent-regulatory categories in 2007.

The income of households in *in rem* units was \$19,899 in 2007, while it was \$21,050 in 2004. Their 2007 income was only 55 percent of the income of all renter households. Of *in rem* households, 85 percent were low-income households with 80 percent or less of the PMSA median family income—that is, \$61,450 or less in 2007, adjusted for household size.

The income of households in rent-controlled units was \$24,000 in 2007, while it was \$24,569 in 2004. Their income was only 66 percent of the income of all renters in the City.

The median income of households in Mitchell-Lama rental units was \$24,036 in 2007, a small real decrease from three years earlier. The income of households in Mitchell-Lama rental units was also only 66 percent of the income of all renter households in the City in 2007.

Other-regulated, Public Housing, *in rem*, rent-controlled, and Mitchell-Lama units protected 345,000 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 \$36,000, about the same as the median income of all renters. The income of households in rent-stabilized units in buildings built in 1947 or later was \$38,000, while the income of those in rent-stabilized units in buildings built before 1947 was \$35,000. The real income of households in all rent-stabilized units was up, albeit by only a little from 2004.

Households in unregulated units in cooperative and condominium buildings had the highest income of all rental categories, at \$56,684 in 2007. This was 57 percent higher than the income of all renter households in the City and 15 percent higher than that of unregulated households in rental buildings, which was \$49,500 and the second highest. The real incomes of households in unregulated units in condominiums and cooperatives increased by 2.3 percent, while those of households in rental buildings increased by 6.4 percent in the three years between 2004 and 2007.

## **Causes of Differentiated Income Changes between 2004 and 2007 (Longitudinal Analysis of Differentiated Income Changes)**

The 2007 median income of households in rental units that turned over at least once in the three years was \$11,160 or 37 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 2004 and 2007, 34 percent of renter units in the City turned over.

The 2007 median income of households in Mitchell-Lama units that turned over between 2005 and 2008, increased overwhelmingly by 59 percent compared to 2004. However, the income of households in such units that did not turn over declined somewhat during the same three-year period. In the three years, 74 percent of Mitchell-Lama rental units did not turn over. This is why the real income of households in Mitchell-Lama units overall changed little.

The median income of households in Public Housing units that turned over between 2005 and 2008 increased by 14 percent, while the income of households in such units that did not turn over decreased by 18 percent. Of Public Housing units, 81 percent did not turn over. This explains why the income of households in Public Housing units overall declined by 16 percent between 2005 and 2008.

The median income of households in unregulated rental units in cooperatives and condominiums that turned over was \$65,000, while the income of households in such units that did not turn over was \$63,000.

### **Incomes by Move-In Date**

The median income of renter households who moved into their current units from January 2005 through the end of June 2008 was substantially higher, 45 percent, than the income of renter households that moved into their current units before 2005.

The incomes of recently-moved households in unregulated units in rental buildings were 16 percent higher than the incomes of long-term occupants in such units. About half (53 percent) of unregulated households in rental buildings were recent movers, contributing to the 6 percent increase overall in the income of this category between 2004 and 2007.

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized units, particularly those in post-1947 units and unregulated units in coop/condo buildings, are largely the consequence of the following unique situations: First, very large proportions of tenants, 31 percent of post-1947 rent-stabilized tenants and 58 percent of unregulated tenants in coop/condo buildings, 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, however, are basically determined by market forces. Thus, rents of these unregulated units have increased rapidly, particularly in recent years, when rents have been extremely inflationary in the City's housing market. New rents of stabilized units would have risen with vacancy allowances for the recent movers, and in addition, almost all newly constructed rental units between 2005 and 2008 would be either rent-stabilized units or unregulated units. The median income of households in these newly constructed rental units would be substantially higher than the income of long-term occupants in 2007. The confluence of the above situations helps to explain why the incomes of recent-movers in private units (rent-stabilized

and rent-unregulated units) must be enough higher than those of long-term occupants in such units in order to pay the relatively very high rents of units in these rental categories, particularly those in post-1947 rent-stabilized and unregulated categories.

### **Distribution of Household Incomes by Rent-Regulation Status**

Rent-stabilized units served all income groups, in a pattern similar to that of all rental units, since about half of all rental units were rent-stabilized units.

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 households with incomes of \$50,000 or more and fewer households with incomes less than \$20,000 in 2007.

In contrast, Public Housing and rent-controlled units all served mostly households with incomes less than \$50,000. Nine in ten households in Public Housing units were either very-low-income households with incomes less than \$20,000 (63 percent) or households with incomes between \$20,000 and \$49,999 (27 percent) in 2007. More than seven in ten households in rent-controlled units also had incomes less than \$50,000.

*In rem* households were very poor. Half of them were very-low-income households with incomes less than \$20,000. Another 32 percent were households with incomes between \$20,000 and \$49,999. Of *in rem* households, more than two-thirds (69 percent) had incomes below 50 percent of the HUD area median income, compared to 45 percent of all renters. Altogether, the incomes of 85 percent of *in rem* households were at or below 80 percent of the HUD area median income, compared to 63 percent of all renters.

Mitchell-Lama units mostly served households at all levels of income except for high-income households. Forty-three percent of the households in Mitchell-Lama units were very-low-income households with incomes less than \$20,000, while another 36 percent had incomes between \$20,000 and \$49,999. Most of the remainder had incomes between \$50,000 and \$99,999.

### **Household Income by Type of Ownership**

The median income of all homeowners in the City was \$70,000 in 2007. The income of households in conventional owner units was \$66,600. Households in condominium units had the highest income, at \$82,800, followed by that of households in private cooperative units, at \$82,000. The income of households living in Mitchell-Lama cooperative units was \$36,532, the lowest income among homeowner household groups.

The real median income of all homeowners declined by \$2,014 or 2.8 percent, from \$72,014, while the income of owner households in conventional units declined by \$4,306 or 6.1 percent between 2004 and 2007.

## **Racial and Ethnic Variation of Household Incomes**

The income disparity between whites and the other major racial and ethnic groups, particularly Puerto Rican households, was very substantial in 2007 and wider than three years earlier in 2004. The median income of all households (renter and owner together) was \$45,000 in 2007. Whites' median income was \$62,885, the highest among all the major racial and ethnic groups in 2007. Asians' income was \$48,000, the second-highest and 76 percent that of whites.

The incomes of blacks and non-Puerto Rican Hispanics were the same: \$35,000, only 56 percent that of whites' income. Puerto Ricans' income was extremely low, \$27,000, a mere 43 percent of the income of whites and 60 percent of the income of all households. With the sheer paucity of the absolute dollar amount of their income, it cannot be said enough that the challenge many non-white, particularly Puerto Rican, households face in paying for housing in the City's increasingly inflationary housing market continues to increase.

During the three years from 2004 to 2007, the median real income of all households increased marginally to \$45,000. However, incomes for each of the non-white racial and ethnic groups declined at varying degrees. In the three years, real income for whites grew considerably by 7.6 percent. In contrast, real income for black households declined by 8.7 percent during the same three years. As a result, the gap between whites' and blacks' incomes expanded by 10 percentage points: from 66 percent (blacks' income proportion of whites' income) in 2004 to 56 percent in 2007. In the three years between 2004 and 2007, the real incomes of Puerto Rican, non-Puerto Rican Hispanic, and Asian households all declined. As a result, their proportions of whites' income declined by 4 percentage points to 43 percent, by 5 percentage points to 56 percent, and 9 percentage points to 76 percent respectively.

## **Household Income by Household Size**

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

## **Household Income by Number of Employed Persons**

The analysis of income quintiles by number of workers in the household reveals the clear linear relationship between the level of household income and the number of employed persons within each household. 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 median income of Asian households, who had the highest average number of workers, was \$48,000, the second-highest after that of white households, \$62,885, who had the second-lowest average number of workers.

The incomes of all the 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. The reason for different income levels for each racial and ethnic household group with the same number of employed persons was that the average amount of earnings of each employed person in each racial and ethnic household group was different.

In 2007, the median income of white households with three or more employed persons was \$130,000, the highest of any racial or ethnic group in that category, followed by \$103,700 for black, \$94,200 for Asian, \$87,000 for Puerto Rican, and \$74,300 for non-Puerto Rican Hispanic households. 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, of non-Puerto Rican Hispanic individuals aged 16 or over in the labor force in the City, 55 percent had jobs in the two lowest-paying occupational categories of service (28 percent), and production (27 percent), in 2008.

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

Of individuals who had full-time jobs, the median income of blacks was \$35,000, only 58 percent that of whites. However, the income of black individuals who were college graduates and had full-time jobs was \$45,000, or 70 percent that of whites with the same level of education. Moreover, the income of blacks who were college graduates was the same as the income of Asians 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, public efforts to improve individuals' educational attainment are critically important in upgrading the level of their households' ability to afford housing, since finding jobs that pay earnings high enough to pay increasingly inflationary housing costs in the City's housing market, particularly in the several years from 2002 to 2008, definitely requires higher educational attainment or highly specialized knowledge and skills. In this regard, it is very hopeful to find that New Yorkers' level of educational attainment in recent years has improved steadily.

### **Income Variations of All Households (Renters and Owners Together) by Household Type**

The overall median household income in the City was \$45,000 in 2007, which was a slight increase after inflation over the 2004 income of \$44,316. Adult households (households of two or more adults with no children and a householder younger than 62 years of age) had median incomes of \$70,000, the highest of any household type in 2007, as in 2004. Their 2007 incomes were \$25,000, or 56 percent higher than that of all households in the City. However, in the three years between 2004 and 2007, their real income declined by 1.6 percent.

Adult households with minor children had the second-highest median income, at \$58,800, in 2007. Household incomes of the remaining four types of households were below the income of all households in 2007. The income of single adult households was \$40,000 in 2007. The income of elderly households was \$35,510 in 2007.

The 2007 income of single adult households with minor children was extremely low, \$20,000, a decrease of 9.7 percent from their income in 2004. Their income was still the second-lowest among all household types, as in 2004, and only 44 percent of the income of all households in 2007. With such a low amount of financial resources, they have acute problems with housing affordability, and their requirement for housing assistance needs little elaboration. In 2008, there were 190,000 single adult households with minor children. Of them, 88 percent, or 168,000 households, were renters. Of single adult renter households with children, a fifth lived in public housing units and half lived either in rent-stabilized (44 percent) or other-regulated units (7 percent). About three in ten lived in unregulated units. Of these single parent households in unregulated units, about 10,000 or 22 percent received rent subsidies.

The real income of single elderly households decreased by 5.1 percent to a troublingly low \$13,000 in 2007, the lowest income of all household types and a mere 29 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. Without public assistance, many of them would be homeless. Fortunately, however, many of them live in public and publically assisted housing units. There were 352,000 single elderly households in 2008. Of them, 232,000 or 66 percent were renter households. Of single elderly renter households, 14 percent lived in public housing units, while 56 percent lived in rent-stabilized units or rent-controlled units. Another 16 percent lived in other-regulated units. Thus, only 15 percent of single elderly renter households lived in rent-unregulated units.

### **Number of Households Living below the Poverty Level and the Poverty Rate**

In 2007, the number of households living below the poverty level in the City was 573,000, or 18.5 percent of all households. In 2004, the number was 526,000 households and the poverty rate for all households was 17.3 percent.

### **Poverty Rates by Racial and Ethnic Groups**

The poverty rate for whites was only 11.6 percent, the lowest of all groups, as was the case three years earlier in 2004, when their rate was 11.5 percent. Asians' rate was 16.0 percent, the second lowest in 2007. Their equivalent rate in 2004 was 15.6 percent.

The poverty rates for the balance of the racial and ethnic groups were much higher than that for all households. The rate for blacks was 24.1 percent, 5.6 percentage points higher than the city-wide rate in 2008. The poverty rate for non-Puerto Rican Hispanics was 23.5 percent, 5.0 percentage points higher than the city-wide rate.

The 2007 rate for Puerto Ricans was overwhelmingly high, 32.7 percent, 1.8 times the city-wide rate, and the highest of any racial and ethnic group in 2007. In other words, one-third of Puerto Rican households lived below the poverty level in New York City.

### **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 incomparably higher than the rate for all households and other household groups in the City in 2007, as they were in 2004. The rate for single adult households with minor children, a group that includes many extremely poor single female-headed households with children, was 43.0 percent, which was 2.3 times the city-wide rate of 18.5 percent, and the highest of any household type in 2007.

The poverty rate for single elderly households, which had the lowest income among all household types, was 36.6 percent, the second-highest rate in the City and almost two times the City's overall rate. Their 2007 rate was a 3.5-percentage-point increase over their 2004 rate. The rate for single adult households was 19.6 percent.



## **Characteristics of Households Living below the Poverty Level**

Among poor households, 23 percent were single elderly, more than two-and-a-half times the proportion among non-poor households. One in seven poor households was a single adult household with minor children, which is more than three times the proportion among non-poor households.

Of poor households, 16 percent were Puerto Rican, while only 7 percent of non-poor households were Puerto Rican. Also, of poor households, 18 percent were non-Puerto Rican Hispanic, compared to 14 percent of non-poor households. In addition, 29 percent of poor households were black, while 21 percent of non-poor households were black.

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

Of poor householders 36 percent did not finish high school compared to 12 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 41 percent, compared to 78 percent of non-poor households.

Poverty in the City is concentrated in single households with a female householder. In 2007, 58 percent of poor households had a single female householder.

## **Households Receiving Public Assistance**

In 2008, 323,000 households, or 13.1 percent of all households in New York City, received Public Assistance. This was a decrease of 59,000 PA households, or 2.4 percentage points, in the three years between 2005 and 2008. The proportion of households receiving PA declined considerably for Puerto Rican households by 25,000 households, or by 6.9 percentage points, to 31.8 percent in 2008. However, the rate for Puerto Rican households was still incomparably high: 2.4 times the city-wide overall rate and still the highest among all racial and ethnic groups in the City, as in 2005.

## **Labor Force Participation Rate**

The labor force participation rate in the City increased considerably, by 2.6 percentage points to 66.0 percent in 2008, over the three years since 2005. However, this means that, 34.0 percent of individuals in the City 16 years old or older were not in the labor force in 2008. This means about one in every three New Yorkers in 2008 did not have earnings and were not looking for work, despite the fact that, in 2007, three-quarters of all households' income in the City came from earnings.

## **Labor Force Participation and Educational Attainment**

The higher the level of educational attainment, the higher the labor-force participation rate. Specifically, for individuals in the economically active age group of 25-54 who did not finish high school, the labor-force participation rate was only 74.2 percent. However, the rate rose progressively to 81.5 percent for those who had finished high school, to 85.2 percent for those who had finished some college work, and to 90.3 percent for those who had at least graduated from college.

## Employment by Occupational Distribution

In 2008, of individuals aged 16 years or over in the City's labor force, 37 percent were in one of the top two earnings categories of **managerial** (13 percent) or **professional** (24 percent), while 23 percent were in either the **sales** category (11 percent) or the **administration** category (12 percent), which were the third- and fourth-highest-earnings categories. Close to a quarter were in the **service** category (23 percent), which was at the bottom of the earnings categories. The remaining individuals were dispersed in small proportions, 6 percent or less, in the other categories.

## Employment by Educational Attainment by Occupational Distribution

Individuals in the top two highest-earning occupational categories of **managerial** and **professional** had the highest two levels of educational attainment: 68 percent and 72 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. In the **administration** and **maintenance** categories, whose earnings were lower than the city-wide average, considerably more individuals had graduated from high school and finished some college-level work. In the lower-paying occupational categories of **production**, **construction**, **service**, and **transportation**, substantially larger proportions of individuals had disproportionately lower levels of educational attainment: 35 percent of individuals in **production**, and 26 percent each of individuals in **service** and **construction** did not finish high school.

## Employment by Major Industrial Groups

In 2008, **education and health care**, the largest industry in the City, employed 17 percent of the employed individuals in the City, or 694,000 people. The second-largest industry, **government** (federal, state, and local governments) employed 15 percent of the City's employed individuals, or 603,000 people. **Management**, the third-largest industry, employed 12 percent of the City's workers, or 496,000 people. Three in ten of the City's workers were employed in the following fourth-, fifth-, and sixth-largest industries in the City: **trade** (12 percent or 469,000 people); **entertainment** (10 percent or 403,000 people), and **FIRE** (10 percent or 395,000 people). **Construction**, the seventh-largest industry, employed 6 percent of the City's workers, or 243,000 people, while **other services**, the eighth-largest industry, also employed 6 percent of the City's workers, or 238,000 people. The remaining three industries, **transportation**, **manufacturing**, and **information**, employed 5 percent (203,000 people), 4 percent (161,000 people), and 4 percent (167,000 people) respectively of the City's workers.

Together, the government and service-oriented industries, employed 74 percent of the workers in the City, or 2,996,000 New Yorkers. The remaining 15 percent of the City's workers, 608,000 people, were employed in either **manufacturing**, **construction**, or **transportation**.

## 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: 64 percent had at least a college degree. Three-fifths of those in **FIRE** and 58 percent of those in **management** were also at least college graduates.

Also, individuals employed in **education** had very high levels of educational attainment: 46 percent had at least a college degree. On the other hand, City residents employed in **manufacturing, construction, transportation, other services, entertainment, and trade** had the lowest levels of educational attainment. More than half of these individuals had finished only high school or less.

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 2008. Most occupational and industrial categories whose average earnings were higher than the city-wide average were knowledge- and information-oriented service industries, which required higher educational attainment or very specialized knowledge or skills.

Improvement in City residents' educational attainment is critically important, not only for the City's economy in general, 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 continued to improve considerably in recent years.

## The Housing Inventory

### Size of the Housing Inventory

The size of the housing supply in New York City is massive and the type of the housing in New York City is complex. The City's total inventory of residential units was 3,328,000 in 2008, the largest housing stock in the forty-three-year period since the first HVS was conducted in 1965. New York City's housing stock increased by 68,000 units, or by 2.1 percent, between 2005 and 2008, the largest increase in a comparable three-year period in the history of the HVS. The increase in the number of housing units between 2002 and 2005 was 52,000, which also was the largest increase by 2005. Thus, the increase in the number of residential units was a back-to-back historic robust growth in the City's housing inventory during the six-year period between 2002 and 2008.

The net increase of 68,000 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 rental sector. In the three years, the total number of rental units, occupied and vacant together, grew markedly by 52,000, or by 2.5 percent. During the same period, the number of owner units that were occupied or vacant available for sale increased slightly. Meanwhile, the number of units that were vacant and not available for sale or rent changed little in the same three-year period.

The net increase of 52,000 rental units in the three years between 2005 and 2008 resulted from the increase in occupied rental units. In the three years, the number of occupied rental units increased by 54,000, or by 2.7 percent, while the number of vacant rental units ticked down.

Between 2005 and 2008, the number of occupied owner units increased marginally by 0.9 percent, while the number of vacant owner units also slightly increased. As a result, the total number of owner units amounted to 1,046,000, a net increase of 14,000 units.

In 2008, however, rental units still accounted for the preponderant majority of the overall housing stock in the City and the proportional share of each tenure category remained basically the same as in 2005. Of all 3,328,000 housing units in the City in 2008, 64.4 percent were rental units and 31.4 percent were owner units, while the remaining 4.1 percent were vacant units unavailable for sale or rent.

The housing inventory increased in every borough in the City between 2005 and 2008. Sixty-one percent of the city-wide increase in the three years occurred in Manhattan (24,000 units, or 35 percent of the 68,000-unit city-wide increase) and Brooklyn (18,000 units, or 27 percent of the increase). Another 21,000 units, or 32 percent of the city-wide increase, was evenly divided between Queens and the Bronx. The remaining 5,000-unit increase occurred in Staten Island.

### **Gross Additions to the Housing Inventory**

Over the three years between 2005 and 2008, 145,000 housing units were added to the inventory. Of these 145,000 additions, 67,000, or 46 percent, came from returned losses, while 66,000, or another 46 percent, came from newly constructed units. At the same time, 12,000 units, or 8 percent, came from conversions (from non-residential to residential use) and alterations (alterations within the residential sector, such as larger units broken up into smaller ones).

### **Newly Constructed Units**

According to the 2008 HVS, 66,000 units were constructed in the City between 2005 and 2008. This is one of the largest numbers of units constructed in the three years between any two HVSs in the thirty-year period since the HVS began to provide data on the components of inventory change in 1978.

### **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 84,982 units, or 21,246 per year in 48 months, the four-year period between 2005 and 2008, the highest number since the late 1980s. Particularly, in 2006 and 2007 the total numbers of newly constructed units in the City for each year were 24,135 and 23,270 respectively, the largest numbers of newly constructed units in the City in any year in the twenty-seven years since 1981.

Particularly, in Manhattan, the yearly average number of newly constructed units between 2006 and 2008 was 6,668, more than double the equivalent number between 1991 and 1999.

During the period between the 2005 and 2008 HVSs (July 1, 2005 – June 30, 2008), HPD created 13,152 affordable units through new construction and gut-rehabilitation programs. Also, 19,412 units were constructed through HPD's 421A and 421B tax incentive programs and 2,967 residential units were converted from non-residential under the 421-G program. Altogether, some 35,531 units were created with HPD's assistance. In other words, more than half of the 66,194 new units the Department of City Planning Reported as created in the City over this period of time or the 68,000 units increase in the inventory between 2005 and 2008 reported by the 2008 HVS were added with HPD's assistance.

## **Units Returned to the Inventory between 2005 and 2008 that were Lost between 2000 and 2005**

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 (previously lost units that returned to the inventory through gut-rehabilitation or changes in use or physical characteristics), rather than by the level of newly constructed units alone. Since the 1975-1978 HVS period, when the HVS for the first time provided data on returning losses, 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 2005 – 2008 period was 67,000. Of the 67,000 units, 70 percent appeared to be returned through decoupling (subdivision) of once-merged units into smaller ones. This mechanism is the source of by far the vast majority of lost units that were returned during the three-year period.

## **Gross Losses from the City’s Housing Stock**

During the three years between 2005 and 2008, 77,000 units were lost from the active housing inventory. The number was 73,000 for the previous three-year period between 2002 and 2005.

**Mergers** (the consolidation of smaller units into larger ones) have been the preponderant source of losses in the City. In the 2005-2008 period, 57 percent of losses were through mergers. 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 18 percent of losses came as units were **converted to non-residential** units, such as commercial units, like those in hotels or offices, or storage. These non-residential units could also be reconverted to residential units if the demand for residential units becomes stronger than the demand for non-residential units.

The proportion of losses through units that were **boarded-up/damaged by fire**, usually termed **“abandoned,”** was only 7 percent for the period between 2005 and 2008 as for the previous period between 2002 and 2005. Judging from this, the increase in losses between 2005 and 2008 was primarily the result of more mergers, not abandonment.

In this regard, HPD has developed and implemented very effective neighborhood preservation policies and programs to preserve and upgrade the housing stock in the City. HPD’s programs assist private owners through below-market rehabilitation loans and systematic building-wide inspections in targeted neighborhoods and problem buildings to enforce the housing code and encourage owners to maintain and upgrade their buildings.

HPD also works aggressively with HUD and HDC 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.

## **Spatial Variation of the Housing Inventory by Tenure and Occupancy**

Of the City’s 3,328,000 housing units, 963,000 units, or 29 percent, were located in Brooklyn. Equal numbers were located in Queens (839,000 units, or 25 percent) and Manhattan (839,000 units, or 25

percent). The remaining fifth was in the Bronx (510,000 units, or 15 percent) and Staten Island (178,000 units, or 5 percent).

The spatial distribution of rental units by borough varied noticeably from that of the City's total housing stock: Of the 2,144,000 rental units in the City, Brooklyn had the largest share (664,000 units, or 31 percent) of any borough, and its proportional share of rental units was higher than its proportion of all housing units in the City. The Bronx's (385,000 units, or 18 percent) and Manhattan's (595,000 units, or 28 percent) shares of rental units were also more than their shares of all units in the City.

The two other boroughs, Queens and Staten Island, the most recently developed boroughs, provided an umbrella for the remaining rental units. Their shares of rental units were lower than their shares of all units: Queens had 444,000 rental units, or 21 percent, and Staten Island had 56,000 units, or 3 percent.

The spatial pattern of occupied rental units mirrored that of all rental units, since 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 62,000 vacant rental units in the City, their impact was greater in the following three boroughs: three-quarters were either in Manhattan (26 percent), Brooklyn (25 percent), or Queens (24 percent). The remaining vacant rental units were mostly in the Bronx (19 percent).

Owner units' distribution by borough reversed the pattern of rental units' distribution. Of the 1,046,000 owner units in the City, Queens' (369,000 units, or 35 percent) and Staten Island's (115,000 units, or 11 percent) accommodations of such units were proportionally more than their shares of all units in the City. On the other hand, Brooklyn's (264,000 units or 25 percent), Manhattan's (189,000 units or 18 percent), and the Bronx's (109,000 units or 10 percent) shares of owner units were less than their shares of all units in the City.

The distribution of the 1,019,000 occupied owner units very much mirrored that of all owner units, since 97 percent of all owner units were occupied. However, the spatial distribution of vacant owner units was dissimilar to that of occupied owner units: eight in ten of them were in Brooklyn (30 percent), Queens (28 percent), or Manhattan (23 percent).

Of the 138,000 vacant units not available for sale or rent, the impact was greatest in Manhattan: that borough alone accounted for 40 percent or 55,000 units. The remaining vacant, unavailable units were located mostly in Brooklyn (25 percent), Queens (19 percent), or the Bronx (11 percent).

### **Housing Inventory Composition by Building Age**

Close to three-fifths of the housing units in the City were situated in buildings built before 1947: 4 percent in buildings built before 1901, 34 percent in those built between 1901 and 1929, and another 20 percent in buildings built between 1930 and 1946.

### **Housing Inventory Composition by Building Size**

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

## **Housing Inventory Composition by Size of Units**

Two-thirds of all 3,190,000 occupied and vacant-available housing units in the City were either units with one bedroom or with two bedrooms (34 percent each). A little more than a quarter had three or more bedrooms (26 percent). The remaining 7 percent of units were studios with no bedrooms.

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 (43 percent). The proportion of studios in the borough was more than double the equivalent proportion in the City as a whole. On the other hand, the proportion of large units with three or more bedrooms in the borough was only 12 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. Two-thirds of the units in Queens were either two-bedroom units or three-or-more-bedroom units (33 percent each). Three-fifths of the units in Staten Island were larger units with three or more bedrooms, while the remainder were mostly units with either two bedrooms (22 percent) or one bedroom (16 percent).

Fifty-five percent of the smallest units, studio units with no bedroom, were clustered in Manhattan. 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 or Manhattan. 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). The remaining units of this size were more or less evenly distributed among the Bronx, Manhattan, and Staten Island.

## **Composition of the Rental Housing Inventory**

The total number of rental units in the City, occupied and vacant-available-for-rent together, numbered 2,144,000 units, or 64 percent of the total housing stock in the City in 2008. About 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).

## **Rental Units by Rent Regulatory Status**

Rent-stabilized units (occupied and vacant), comprised 46.8 percent of the rental stock in 2008. The total number of rent-stabilized units was 1,004,000 in 2008, while it was 1,044,000 units in 2005. The number of rent-stabilized units can be increased through the Section 421-a program, the 421-g program, the J-51 program, Mitchell-Lama buyouts, and others, while it can be reduced through high rent/vacancy decontrol, coop and condo conversions, high rent/high income decontrol, substantial rehabilitation, expiration of tax incentive programs and others.

The number of rent-stabilized units in buildings built before 1947 was 711,000 in 2008, decreasing by 37,000 from 2005, while the number of stabilized units in buildings built in or after 1947 was 293,000 in 2008, little changed from 2005.

Rent-controlled units numbered 40,000, or 1.9 percent of rental units, in 2008. The number of rent-controlled units in 2005 was 43,000.

The number of private unregulated units increased considerably by 95,000 or by 13.6 percent in the three years between 2005 and 2008. Private unregulated units are units that were never rent controlled or rent stabilized, units that were decontrolled, including those in buildings with five or fewer units, and unregulated rental units in cooperative or condominium buildings. Particularly, the number of such units in rental buildings increased by 94,000 in that period.

The 2008 HVS reports that the number of Public Housing units in the City was 185,000, or 9 percent of all rental units in the City. The number of City-owned *in rem* units was 3,000, or 0.2 percent of all rental units in the City, a steep drop from the 11,000 *in rem* units reported in 2005, due to the City's persistent efforts to rehabilitate and transfer these units into the hands of responsible private owners. In addition, there were 60,000 Mitchell-Lama rental units; this was 3 percent of all rental units in the City. Also, the rents of 60,000 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.

### **Rental Units by Rent-Regulation Status and Population**

There were 1,004,000 rent-stabilized units, comprising 46.8 percent of the rental stock in 2008. These rent stabilized units, the largest single rent-regulation category, housed 2,400,000 people, or about 30 percent of the population in the City in 2008.

Rent-controlled units numbered 40,000, or 1.9 percent of the rental stock in 2008. These 40,000 rent-controlled units housed 70,000 people in 2008. Of rent controlled units, 15,000 units, or 38 percent, were occupied by tenants who had moved into them after July 1, 1971. This means that these 15,000 or 38 percent of rent-controlled units were most likely occupied by tenants with succession rights.

Altogether, the combined 1,044,000 rent-stabilized and rent-controlled units housed 2,470,000 people in the City in 2008.

The 228,000 *in rem*, Public Housing, and rent-controlled units together housed 565,000 very poor New Yorkers, while the 120,000 Mitchell-Lama rental units and other-regulated units provided 264,000 low-, moderate-, and middle-income people with affordable housing. On the other hand, 1,004,000 rent-stabilized units helped 2,400,000 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 3,229,000 New Yorkers with various forms of housing assistance.

At the same time, the 792,000 unregulated units (744,000 in rental buildings and 49,000 in cooperative and condominium buildings) provided 2,040,000 people, or 25 percent of the population in the City, at all levels of income, with housing at free market rents.



## **Rental Units by Rent-Regulation Status by Borough**

In 2008, Manhattan had the most rent-controlled units in the City, more than one in every two such units (51 percent), while about a quarter were in Brooklyn (26 percent). The remainder were distributed between Queens (13 percent) and the Bronx (10 percent).

Rent-stabilized units were scattered in four populous boroughs: Manhattan (30 percent), Brooklyn (27 percent), the Bronx (22 percent) and Queens (20 percent).

Of the 60,000 Mitchell-Lama rental units, 35 percent were located in Brooklyn, while 47 percent were almost evenly dispersed in Manhattan and the Bronx. Most of the remainder were located in Queens.

About two-thirds of the Public Housing units in the City were scattered almost evenly in Brooklyn and Manhattan, while about a quarter were in the Bronx. Most of the remainder were in Queens.

Manhattan alone provided an umbrella for eight in ten (79 percent) of the *in rem* units in the City.

Over four-fifths of the unregulated rental units in the City were concentrated in Brooklyn (35 percent), Queens (26 percent) and Manhattan (23 percent). The remainder were located in the Bronx (10 percent) or Staten Island (5 percent). The locational distribution of unregulated rental units in rental buildings very much mirrored that of all unregulated rental units, while about seven in ten of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (44 percent) and Queens (29 percent).

## **Rental and Owner Housing Units in Cooperatives and Condominiums**

The number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings in the City was 487,000 in 2008. This was 15 percent of the total number of occupied and vacant-available housing units in the City. Of these units in cooperative and condominium buildings, 76 percent, or 372,000 units, were owner units (occupied or vacant for sale), while the remaining 116,000 were rental units, divided into rent-regulated units (14 percent) and unregulated rental units (10 percent).

The proportion of owner units in cooperative and condominium buildings increased by 10 percentage points in nine years, from 66 percent in 1999, reflecting a robust demand for owner housing in the City in recent years. Between 2005 and 2008, the number of such owner units increased by 32,000 to 372,000 units.

Of all 372,000 owner units in cooperative and condominium buildings, 270,000, or 73 percent, were concentrated in two boroughs: Manhattan (175,000 units, or 47 percent) and Queens (95,000 units, or 26 percent). The remaining such owner units were located in Brooklyn (62,000 units, or 17 percent), the Bronx (28,000 units, or 7 percent), and Staten Island (11,000 units, or 3 percent).

In 2008, of the 116,000 rent-regulated and unregulated rental units in cooperative and condominium buildings, 67,000 rent-regulated units and 49,000 unregulated units, seven in ten were concentrated in Manhattan (39 percent) and Queens (31 percent), while the remainder were located mostly in Brooklyn (17 percent) and the Bronx (12 percent). Unlike in the other boroughs, in the Bronx, of all 42,000 units in cooperative and condominium buildings, 14,000 units, or 34 percent, were rental units.

## Size of Rental Units

Of the 2,144,000 rental units in the City in 2008, studio units with no bedroom were 9 percent and one-bedroom units were 41 percent of the rental units. The other half were larger units—either units with two bedrooms (36 percent) or with three or more bedrooms (15 percent).

Fifty-four percent of the rental studios in the City were concentrated in Manhattan, while most of the remainder were located in Brooklyn (19 percent), Queens (15 percent), or the Bronx (10 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: in Brooklyn (34 percent), Manhattan (23 percent), Queens (22 percent) and the Bronx (19 percent). The distribution of rental units with three or more bedrooms approximated that of two-bedroom units.

A review of different sizes of rental units within each rent-regulation category reveals that Public Housing, *in rem*, and rent-unregulated categories provided higher proportions of larger units. Of Public Housing units, almost seven in ten were either two-bedroom units (45 percent) or three-or-more-bedroom units (23 percent). Also, of *in rem* units, seven in ten were larger units, with either two bedrooms (39 percent) or three-or-more-bedrooms (31 percent). Of unregulated rental units, three-fifths were either two-bedroom units (39 percent) or three-or-more-bedroom units (20 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-bedrooms (49 percent) or studios (11 percent).

## Growth of Owner Housing Units

The number of owner units, occupied and vacant together, was 1,046,000, or 31.4 percent of the housing inventory in the City, in 2008. The number of owner units increased slightly by 14,000 between 2005 and 2008.

## Growth of the Home Ownership Rate

The homeownership rate for the City as a whole was 32.9 percent in 2008—that is, one in three households in the City was an owner household. The rate was about the same (33.3 percent) in 2005. The home ownership rate is the proportion of the total occupied units (owner and renter units together) that are owner-occupied units. Between 2005 and 2008, the number of owner-occupied units increased by 9,000. However, during the same period, the number of all occupied units increased by 63,000, including 54,000 renter-occupied units. As a result, the home ownership rate remained basically the same between 2005 and 2008.

The homeownership rate in Staten Island was 68.1 percent, the highest among the five boroughs, followed by 45.7 percent in Queens. The ownership rates for the Bronx, Brooklyn, and Manhattan were lower than the city-wide rate: 22.2 percent, 28.3 percent, and 24.0 percent respectively. The home ownership rate in each of the five boroughs changed little between 2005 and 2008.

The homeownership rates for each racial and ethnic group in the City varied widely. In 2008, the homeownership rate for white households was 42.7 percent, the highest of any racial and ethnic group and 9.8 percentage points higher than the city-wide rate of 32.9 percent. The rate for Asian households was 39.5 percent, the second highest of all racial and ethnic groups and 6.6 percentage points higher than the city-wide rate. The ownership rates for the other major racial and ethnic groups were lower than the city-wide rate. For black households, the rate was 27.1 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the homeownership rates were a mere 15.5 percent and 17.9 percent respectively, only approximately half of the city-wide rate.

### **Composition of Legal Forms of the Owner Unit Inventory**

In 2008, the 1,046,000 occupied and vacant available owner units in the City consisted of the following four types of ownership (legal forms of ownership): conventional (61 percent), private cooperatives (26 percent), Mitchell-Lama cooperatives (3 percent), and condominiums (9 percent). The 1,046,000 occupied and vacant available for sale owner units in the City was a slight increase since 2005. This growth resulted from the growth in the number of condominium and private cooperative units. During the three-year period, the number of condominium units alone grew by 19,000 units. The increase of 32,000 in condominium and private cooperative units together outnumbered the decrease of 18,000 units in Mitchell-Lama cooperatives and conventional units.

### **Owner Units by Location**

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 citywide. In 2008, of the 109,000 owner units in the borough, 15 percent were Mitchell-Lama cooperatives, while 19 percent and 7 percent respectively were private cooperatives and condominiums. Mitchell-Lama cooperatives were highly concentrated in the borough: 45 percent of all such owner units in the City were located in the Bronx.

In Brooklyn, 74 percent of the 264,000 owner units were conventional units, while 24 percent were private cooperatives (17 percent) or condominiums (7 percent).

A disproportionately large proportion, 68 percent, of the 189,000 owner units in Manhattan were private cooperatives, while another 25 percent were condominiums. In the three years between 2005 and 2008, the number of condominium units in the borough increased by 11,000, or by 31 percent. About 3 percent of the owner units in Manhattan were conventionally owned.

In Queens, of 369,000 owner units, more were conventional units (73 percent), while fewer were private cooperatives (22 percent) or condominiums (4 percent). In Staten Island, nine in ten of the 115,000 owner units were conventional units, while 8 percent were condominium units.

## **Housing Vacancies and Vacancy Rates**

### **Rental Vacancies and Vacancy Rates**

The number of vacant rental units in the City was 62,000, and the city-wide rental vacancy rate was 2.91 percent in 2008, compared to 65,000 and 3.09 percent respectively during the same period between February and June three years earlier. In the three years between 2005 and 2008, there was no alleviation of the acutely inadequate supply of vacant available rental housing units. The 2008 rental vacancy rate is statistically much 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.

In 2008, more than nine out of ten of the City's 62,000 vacant rental units were dispersed in the populous four boroughs: Manhattan (16,000 units or 26 percent), Brooklyn (16,000 units or 25 percent), Queens (15,000 units or 24 percent), and the Bronx (12,000 units or 19 percent). In Staten Island the number of vacant rental units was too small to report.

In Queens and the Bronx, the rental vacancy rates were 3.32 percent and 3.12 percent respectively, higher than the city-wide rate of 2.91 percent, while rates in Manhattan and Brooklyn were 2.76 percent and 2.35 percent respectively, lower than the city-wide rate in 2008.

### **Rental Vacancies and Vacancy Rates by Rent-Regulation Categories**

In 2008, with 37,000 vacant units or almost three-fifths of all vacant rental units in the City, the vacancy rate for unregulated units was 4.63 percent, a considerable increase from 4.11 percent three years earlier in 2005. These vacant free-market rental units were much more available compared to vacant units in other rent-regulation categories, as the vacancy rate for this rental category was substantially higher than the city-wide rate of 2.91 percent and was the highest of any major rent-regulation category, as was the case three years earlier in 2005.

With 22,000 vacant units, the vacancy rate for rent-stabilized units was 2.19 percent, considerably lower than the city-wide rate of 2.91 percent. As the number of vacant rent-stabilized units dropped by 6,000, the vacancy rate for such units also decreased from 2.68 percent in 2005.

### **Vacancies and Vacancy Rates by Rent Levels**

There were extremely few vacant units available with asking rents of less than \$700, only about 5,000 in 2008, down from 11,000 in 2005. With such a small number of vacant rental units, the vacancy rate for such low-rent units was a mere 0.98 percent. With 12,000 vacant units, the vacancy rate for units with rents between \$700 and \$999 was 2.00 percent in 2008.

Between 2005 and 2008, the number of vacant rental units with asking rents of less than \$1,000 declined by 11,000 units, while the number of vacant rental units with rents of \$1,000 or more increased by 9,000 units.

The number of vacant rental units with rents between \$1,000 and \$1,999 was 34,000 in 2008, 8,000 more than in 2005. As the number of vacant units in this rent level increased from 2005 to 2008, the vacancy rate for units at this rent level also increased from 3.59 percent to 4.16 percent. The number of vacant units with

rents of \$2,000 or more was 12,000 in 2008, little change from 2005. However, the number of occupied rental units in this high-rent level increased tremendously by 38 percent. As a result, the vacancy rate for this highest rent level declined considerably, from 7.41 percent in 2005 to 5.99 percent in 2008.

In short, the availability of low-rent units in the City was further reduced in the three years between 2005 and 2008. In 2008, there was a pervasive shortage of available vacant units for rents of less than \$1,000 in the City. Particularly, the shortage of those available for less than \$700 was appallingly acute.

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

The 2008 HVS reports that 94 percent of all vacant rental units in the City were either rent-stabilized (35 percent) or unregulated units (59 percent).

The rental vacancy rate for all rent-stabilized units was a low 2.19 percent in 2008. The vast majority of vacant rent-stabilized units had asking rents of either \$900-\$1,249 (45 percent) or \$1,250 and over (27 percent); and the vacancy rates were 2.84 percent and 2.90 percent respectively. The number of stabilized vacant units renting at less than \$900 was altogether only 6,000, and the vacancy rate was a mere 1.41 percent. Furthermore, rental vacancies for such units in the three low 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, 27 percent of all vacant rent-stabilized units, although the proportion of vacancy to occupancy was still very low, with a vacancy rate of 2.90 percent.

Almost nine in ten vacant unregulated rental units were in two levels of rent: \$900-\$1,249 (24 percent) and \$1,250 and over (63 percent). The number of vacant unregulated rental units for low and moderate rent levels—rents of less than \$900 even as a whole—was less than 5,000; their vacancy rate was 2.97 percent, while the rate for units with rents of \$1,250 or higher was 6.12 percent in 2008.

In short, the rent-stabilized and unregulated rental unit markets provide more middle- and high-rent vacant units and an extremely fewer moderate- and low-rent vacant units.

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

In 2008, 183,000 occupied and vacant rental units met the definition of quality housing and rented within the Basic Shelter Allowance levels, a drop of 13.2 percent from 211,000, the comparable number in 2005. The number of vacant physically decent units available at those rent levels is too miniscule to report. This compelling finding indicates that the pervasive shortage of physically decent housing units that very-low-income households in the City can afford worsened over the three-year period.

### **Number of Privately Owned Vacant Rental Units Affordable to Median-Income Renter Households**

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 was only 13,000 units in 2008, little changed from 2005, when it was 14,000. In the meantime, the rental vacancy rate for such units was a mere 1.88 percent in 2008, no statistically appreciable change over the rate of 1.96 percent in 2005. During the three-year period between 2005 and 2008, 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**

The HUD's Fair Market Rent schedule varies with apartment size. The schedule used for 2008 was as follows: 0 bedroom - \$1,095; 1 bedroom - \$1,185; 2 bedrooms - \$1,318; 3 bedrooms - \$1,621; 4 bedrooms - \$1,823; and 5 bedrooms - \$2,096. 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 \$43,800 for units with no bedrooms (studios) to \$64,840 for three-or-more bedroom units.

Applying Fair Market Rents for Existing Section 8, effective February 2008, 1,432,000 physically decent units met the Fair Market Rent limits in 2008. This was 181,000 or 14 percent more than the 1,252,000 such units in 2005. Of the number in 2008, 35,000 units were vacant and available for rent; the corresponding vacancy rate was 2.47 percent. Three quarters of these vacant units were either one-bedroom units (39 percent) or two-bedroom units (38 percent), while most of the remainder were units with three or more bedrooms (16 percent).

Although the number of units, occupied and vacant together, at Fair Market Rents grew between 2005 and 2008, the availability of vacant units at such rents did not expand appreciably.

## **Median Asking Rents for Vacant Available Units by Borough**

As the city-wide vacancy rate changed little in the three years between 2005 and 2008, the vacancy rates for units with rents less than \$1,000 declined, while the rate for units with rents between \$1,000 and \$1,999 increased. As a result of fewer choices among vacant available units for rent levels less than \$1,000 and more choices among vacant units renting for \$1,000 to \$1,999, the median asking rent for a vacant unit in the City increased by \$100 or by 9.1 percent, after inflation adjustment, between 2005 and 2008.

Between 2005 and 2008, the real median asking rents in the Bronx and Brooklyn increased by \$110 to \$1,100 for each, while it increased by \$100 to \$1,200 in Queens.

However, the real median asking rent in Manhattan increased tremendously by 48.7 percent to \$2,290, while the vacancy rate decreased by 1.03 percentage points in the three years between 2005 and 2008. In the three-year period, the number of vacant rental units with asking rents of less than \$1,000 in Manhattan, went down by 6,000. Thus, the huge increase in the real median asking rent in Manhattan resulted from a decrease in the number of lower-asking-rent units.

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

The real median asking rent for rent-stabilized units as a whole increased by 8.1 percent to \$1,100. The real median asking rent for all unregulated units, those in rental buildings and in cooperative and condominium buildings together, increased from \$1,430 in 2005 to \$1,500 in 2008.

However, the asking rent for unregulated units in cooperative and condominium buildings alone increased overwhelmingly by 48.8 percent, while the asking rent for such units in rental buildings increased little during the same three-year period.

## Rental Vacancy Rates by Unit Size

The city-wide rental vacancy rate for studios, units without a bedroom, was 4.14 percent in 2008, 1.23 percentage points higher than the City's overall rate of 2.91 percent. However, the rate declines as the size of the unit increases, although the declining rate from one-bedroom units to two-bedroom units to three-or-more-bedroom units is rather subtle: 2.87 percent for one-bedroom units, 2.82 percent for two-bedroom units, and 2.57 percent for three-or-more-bedroom units. In the City, vacant available larger units were very scarce, only about 8,000, or 13 percent of all 62,000 vacant rental units in 2008.

The pattern of an inverse relationship between the level of the vacancy rate and the size of the rental unit is much more visible for rent-stabilized units and unregulated units. In 2008, the rate for rent-stabilized studios was 3.85 percent, 1.66 percentage points higher than the rate of 2.19 percent for all rent-stabilized units. However, the rate declines markedly: 2.09 percent for one-bedroom units and 1.79 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.

The vacancy rate for unregulated studios was 5.92 percent, 1.29 percentage points higher than the rate of 4.63 percent for all unregulated units in 2008. The rate dropped visibly as the size of unit increased: 5.17 percent for one-bedroom units, 4.52 percent for two-bedroom units, and 3.52 percent for vacant units with three or more bedrooms.

## Length of Vacancies

In 2008, 40,000, or about two-thirds of the 62,000 vacant rental units in the City, had been available on the market only for a short term (less than three months), while the remaining 20,000 vacant rental units had been available for a long term (three months or more).

Almost all of the 40,000 short-term vacant rental units were scattered in four boroughs, where similar proportions of all vacant rental units in the City were located: the Bronx (20 percent), Brooklyn (23 percent), Manhattan (27 percent), and Queens (24 percent). The 20,000 long-term vacant rental units were also scattered among the same four boroughs: the Bronx (19 percent), Brooklyn (27 percent), Manhattan (22 percent), and Queens (24 percent).

Of the 40,000 vacant rental units that were available for a short term, more than nine in ten were either rent-stabilized (37 percent) or rent-unregulated (56 percent). Of the 20,000 vacant rental units that were available for a long term, more than three-fifths were rent-unregulated (63 percent), while one-third were rent-stabilized (33 percent).

Of vacant rent-stabilized units, 69 percent had been available on the market for a short term. While 64 percent of vacant unregulated rental units, were available on the market for a short term. The 2008 proportional pattern of length of vacancies for rent-stabilized units and unregulated units was similar to that in 2005.

## 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 2005 and 2008. To meet the conditions of this residential movement, 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 2005. Adopting this analytical definition of turnover, for this report, if the household occupying the unit in 2008 was not the same as the household that occupied it in 2005 according to the 2005 and 2008 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 2005 and 2008 turned over at least once during the three-year period, as in the previous period between 2002 and 2005. 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 2005 and 2008. The proportion of turned-over unregulated rental units in cooperative and condominium buildings was 38 percent. For rent-stabilized units it was 31 percent. On the other hand, the proportion of Public Housing units turning over between 2005 and 2008 was very low, 17 percent, compared to the overall rate of 32 percent for all vacant rental units, 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 2005 and 2008 was for units renting for less than \$400 and for between \$400 and \$599, 19 percent for each rent level. After that, the proportion moved up steadily, as the level of rent increased: from 21 percent for the \$600-\$699 level, to 29 percent for the \$700-\$899 level, to 37 percent for the \$900-\$1,249 level, to 41 percent for the \$1,250-\$1,499 level, and to 47 percent for the \$1,500-\$1,999 level. The highest proportion turning over between the two survey years was 49 percent for units renting for \$2,000 and over.

### **Vacancies in the Owner Housing Market**

As the growth of the owner housing inventory continued during the three-year period between 2005 and 2008, the number of vacant available owner units increased by a notable 24 percent to 26,000, while the number of occupied owner units increased by just 1 percent to 1,019,000 units. Consequently, the owner vacancy rate increased from 2.08 percent to 2.53 percent during the three-year period.

### **Vacancies and Vacancy Rates by Types of Owner Units**

In 2008, over half of all 26,000 vacant owner units were conventional, mostly one- or two-family units. The vacancy rate for such owner units was 2.24 percent in 2008, a noticeable increase from 2005, when it was 1.59 percent. On the other hand, close to a quarter of vacant owner units in the City were private cooperative units (22.7 percent), with a vacancy rate of 2.18 percent, appreciably decreased from 2005, when it was 3.04 percent.

### **Vacancy Duration by Types of Owner Units**

Compared to 2005, the length of time that vacant owner units were available for sale in 2008 was longer. In 2008, 48 percent of vacant owner units were available on the market for a short term of less than three months, while 52 percent had been available for three months or more. In 2005, the comparable proportions were reversed: 52 percent and 48 percent respectively.



The vacancy duration of conventional units was slightly longer than the overall duration for all owner units. Of vacant conventional owner units, 45 percent were available for a short term. On the other hand, 50 percent of vacant private cooperative and condominium units had been available for a short term.

### **Vacant Units Unavailable for Rent or Sale**

In many previous survey years, the number of vacant unavailable units has always been 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, changed little: it was 138,000 in 2008 and 137,000 in 2005.

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 27 percent in 2008. Comparable figures in 2005 were 37,000 or 28 percent. Of units in this category, 23,000 or 63 percent were located in Manhattan, and of these 16,000 or 73 percent were in cooperative or condominium buildings.

Of all unavailable vacant units, the number unavailable because they were either undergoing or awaiting renovation was 47,000 or 35 percent, little changed from 2005, when comparable figures were 48,000 or 35 percent. The 2011 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 2005 became units that were occupied or vacant and available for rent or sale in 2008.

More than three-quarters (77 percent) of the vacant units unavailable for various reasons in 2005 returned to the active housing stock in 2008 as either occupied units or vacant units that were available for rent or sale. The remaining twenty-three percent were still vacant and unavailable for rent or sale three years later on 2008. Almost all of the vacant units unavailable because they were rented or sold but not yet occupied in 2005 (98 percent) were determined to be occupied or vacant-for-rent-or-sale in 2008, while 66 percent of those that were unavailable because they were being held for occasional, seasonal, or recreational use in 2005 became occupied or vacant-for-rent-or-sale three years later.

### **Unavailable Vacant Units by Borough**

Of the 138,000 unavailable vacant units in the City in 2008, almost two-thirds were concentrated in either Manhattan (55,000 units or 40 percent) or Brooklyn (35,000 units or 25 percent). The remaining unavailable vacant units were located mostly in either Queens (26,000 units or 19 percent) or the Bronx (15,000 units or 11 percent).

The reasons for unavailability appear to vary substantially by borough. In the Bronx and Brooklyn, 41 percent and 45 percent respectively 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 2008 because they were undergoing or awaiting renovation will have become occupied or available for sale or rent by 2011. In Manhattan, almost three quarters of unavailable vacant units were either held for occasional use (43 percent) or undergoing or awaiting renovation (31 percent).

## 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 \$950, while the median monthly gross rent, which includes utility and fuel payments, was \$1,057 in 2008.

From 2005 to 2008, the median contract rent increased by 11.8 percent, from \$850 to \$950. However, during the three-year period between April 2005 and April 2008, the Consumer Price Index (CPI) increased by 10.0 percent. As a result, the real median contract rent increased by 1.6 percent in the three years.

The median monthly gross rent increased by 14.9 percent from \$920 in 2005 to \$1,057 in 2008. However, the real increase in median gross rent was 4.4 percent. The noticeably higher increase in gross rent compared to contract rent was caused by a considerably higher increase in the costs of fuel and utilities in the three years.

The rent increase between the first half of 2005, when the 2005 HVS was conducted, and the first half of 2008, when the 2008 HVS was conducted, is likely the result of extremely inflationary housing costs in the City during the three-year period. Also, during the period, the demand for housing remained robust. Between 2005 and 2008, the number of persons in the City increased by 132,000, while the number of housing units increased by only 68,000.

### Median Contract Rent of Subsidized Units and Unsubsidized Units

In 2008, the median contract rent of units occupied by rent-subsidized households was \$860. Of the \$860 median rent for units occupied by subsidized households, only \$289 or 34 percent was paid by the households out of pocket. In other words, of the median rent of \$860 these subsidized households paid, \$571, two-thirds (66 percent) of the rent, was paid by the government rent subsidy. The subsidy, the difference between their median rent and out-of-pocket rent, was \$571, close to two 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, a substantially larger proportion of subsidized units were very-low-rent units. In 2008, 18 percent of all rental units and 17 percent of unsubsidized rental units rented for a contract rent between \$1 and \$599 a month. However, 28 percent of subsidized units rented for an equivalent rent level.

Rents of 63 percent of all rental units and unsubsidized rental units were between \$600 and \$1,499. The comparable proportion of subsidized rental units in the same rent level was little different.

In the top rent level, \$1,500 and over, the proportions of all rental units and unsubsidized rental units were 19 percent and 20 percent respectively, while the corresponding proportion of subsidized rental units in this rent level was substantially lower, a mere 8 percent.

Comparison of the 2005 real rent distribution with the 2008 distribution reveals that, in the three years, the proportion of low-rent units decreased as the proportion of high-rent units increased. In April 2008 dollars, the number of units with monthly contract rents of less than \$600 decreased by 5.0 percent. The number of units with monthly contract rents between \$600 and \$999 also decreased, by 8.4 percent, between 2005 and 2008.

On the other hand, the number of units with monthly contract rents of \$1,000 or more increased by 17.1 percent in April 2008 dollars.

Cumulatively the number of units with monthly contract rents of less than \$1,000 decreased by 7.3 percent, or by 85,000 units, while the number of units with monthly contract rents of \$1,000 or more increased by 17.1 percent, or by 141,000 units, between 2005 and 2008. This change was a continuation of a long-term trend. During the six years between 2002 and 2008, all rental units with a real contract rent of \$1,000 or more increased by 248,000 units or 34 percent.

### **Contract Rent Distribution by Move-In Period**

A substantially higher proportion of households that moved into their current residence in 2000 through 2008 paid higher rents than long-term households that moved into their current residence before 2000. Of long-term residents, 27 percent paid contract rents that were higher than \$1,000. On the other hand, 59 percent of movers who moved into their current residence between 2000 and 2008 paid contract rents of \$1,000 or more. Of recent movers who moved in between 2005 and 2008, 65 percent paid contract rents of \$1,000 or more. Particularly, a mere 3 percent of long-term residents paid contract rents of more than \$2,000, while 16 percent of recent-movers between 2005 and 2008 paid contract rents of \$2,000 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 rents of *in rem* and Public Housing were \$357 and \$387 respectively, the lowest of any of the rental categories and only 38 percent and 41 percent respectively of the median rent of \$950 for all rental units in the City in 2008. The contract rent of “other” regulated units (non-Mitchell-Lama units) was also very low, \$535 or only 56 percent of the overall median rent.

The rents of rent-controlled units and Mitchell-Lama units were \$721 and \$800 respectively, \$229 and \$150 lower than the city-wide rent.

The median contract rent of all unregulated units was \$1,200 in 2008. The rent of such units in private cooperative and condominium buildings was \$1,390, which was extraordinarily higher by \$440 or 46 percent than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was \$1,200, which was \$250 or 26 percent higher than the city-wide median rent.

Between 2005 and 2008, the real median contract rent of unregulated units in cooperative and condominium buildings jumped by \$180, or 15 percent, to \$1,390 in 2008.

The median contract rent of rent-stabilized units was \$923, slightly 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: \$980 compared to \$900.

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 post-1947 rent-stabilized units and unregulated units, particularly such units in cooperative and condominium buildings. Units in the five rent-regulated systems provide a housing bargain in the City, which has long been suffering an affordable housing shortage.

### **Median Contract Rent of Recent-Movers**

Of the City’s tenants, 38 percent were recent-movers — that is, they moved into their units between 2005 and 2008. Their median contract rent was \$1,176, \$326 or 38 percent more than the \$850 rent paid by tenants who moved into their current units before 2005.

Moreover, the proportion of recent-movers grew vividly as the level of rent went up. Specifically, during the three-year period between 2005 and 2008, the proportions of recent-movers that moved into units with contract rents of less than \$600 and between \$600 and \$799 were 17 percent and 22 percent respectively. The proportion progressively moved further up unambiguously as the rent level increased: to 34 percent, to 46 percent, to 61 percent for units with rents of \$800-\$999, \$1,000-\$1,499, and \$1,500 or more respectively.

In rent-stabilized units, 33 percent of tenants were recent-movers who moved into their current units between 2005 and 2008. The median rent these recent-movers paid in 2008 was \$1,050, \$187 or 22 percent higher than the \$863 rent of long-term tenants who moved into their current units before 2005.

The variance in rents was larger for tenants in unregulated units in cooperative and condominium buildings, where the highest proportion of households (58 percent) had moved between 2005 and 2008: \$1,700 versus \$1,136. The rent of recent-movers was extraordinarily higher: \$564 or 50 percent higher than that of long-term tenants in such units.

### **Changes in Median Contract Rents and Median Household Incomes by Rent-Regulation Categories**

In the three years between 2005 and 2008, the real median contract rent of all rental units grew by 1.6 percent, while the real median renter household income increased by 2.1 percent between 2004 and 2007. During the three-year period between 2005 and 2008, the real rent of rent-controlled units jumped by 19.0 percent, from \$606 to \$721, while real household income in these units declined by 2.3 percent.

The State DHCR’s approval between 2004 and 2008 of increased MBR Standard Adjustment Factors, Major Capital Improvements, and Fuel Cost Adjustments could be major sources of the 19-percent real increase in rent for rent-controlled units between 2005 and 2008.

Between 2005 and 2008, the real rent of rent-stabilized units changed little, while real household income in these units increased by 1.5 percent between 2004 and 2007. The real rent increase for pre-1947 rent-stabilized units was inappreciable, while real income declined for households in such units by 1.3 percent. The real rent of post-1947 rent-stabilized units changed little, while the real income of households in such units declined by 1.6 percent.

Between 2005 and 2008, the real median contract rent of unregulated rental units in rental buildings rose by 9.1 percent, from \$1,100 to \$1,200, while the real median income of households in these units grew by 6.4 percent between 2004 and 2007. At the same time, the real rent of such units in cooperative and condominium buildings increased substantially by 14.9 percent, while the real income of households in these units increased by just 2.3 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) increased little between 2005 and 2008. On the other hand, the real income of Public Housing households declined substantially by 16.1 percent during the three-year period between 2004 and 2007.

### **Contract Rent Distribution by Rent Regulation Categories**

Of all renter units in the City, 18 percent rented for a contract rent between \$1 and \$599 a month, while 35 percent rented for \$600 to \$999. In addition, 28 percent had rents of \$1,000 to \$1,499. The rents of the remaining 19 percent were \$1,500 or more: 10 percent rented for \$1,500 to \$1,999, and another 9 percent rented for \$2,000 or more. Compared to this city-wide distribution of rent, an unparalleledly larger proportion of rent-controlled units were low- and moderate-rent units. Of all rent-controlled units in the City, 68 percent rented for less than \$1,000; 38 percent rented for less than \$600.

Rent-stabilized units as a whole rented for all rent levels. In 2008, of all rent-stabilized units, 46 percent rented for \$600 to \$999. Another 30 percent rented for \$1,000 to \$1,499. At the same time, 12 percent of rent-stabilized units rented for less than \$600, while another 12 percent of rent-stabilized units rented for \$1,500 or more. 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. About seven in ten of all unregulated rental units rented for a contract rent of \$1,000 or more: 35 percent for \$1,000 to \$1,499; 14 percent for \$1,500 to \$1,999; and an overwhelming 22 percent for \$2,000 or more. In other words, more than one in five unregulated rental units in the City rented for \$2,000 or more.

Of the 161,000 such unregulated households renting for \$2,000 or more in the City in 2008, by far the most, 91 percent, were in rental buildings, with the rest in coops and condos. Not surprisingly, 80 percent were located in Manhattan.

*In rem* and Public Housing units were the least expensive. Eighty-two percent of *in rem* units and Public Housing units rented for a contract rent between \$1 and \$599 in 2008.

### **Median Contract Rent by Unit Size**

Rents generally increase as the size of the unit increases, except in Manhattan. In 2008, the rent for studios in the City was \$900, and the rent for one-bedroom units was also \$900. Rents for two-bedroom units and three-bedroom units were \$1,000 and \$1,176 respectively.

In Manhattan, the median contract rent for one-bedroom units was \$1,350, higher than the rent of \$1,200 for studios in 2008. The rent for one-bedroom units was \$1,350, but the rents for two-bedroom and three-or-more-bedroom units were \$1,000 and \$907 respectively. Major reasons for this illogical pattern are as follows: in Manhattan, many large renter units were in the heavily rent-subsidized very-low-rent categories of Public Housing, *in rem*, 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 \$2,500, 2.1 times the borough-wide median rent, and about 7 times the rent for Public Housing (\$370) or *in rem* (\$357) units in the borough. The median rent for post-1947 rent-stabilized units was \$1,300, more than three-and-a-half times the rent for Public Housing or *in rem* units in Manhattan. In Manhattan, 65 percent of rent-stabilized units and 63 percent of unregulated units were studios or one-bedroom units. On the other hand, 65 percent of Public Housing and 70 percent of *in rem* units were either two-bedroom units or three-bedroom units.

Moreover, studios are located in expensive areas, while large units are located in relatively less expensive areas. Specifically, while 81 percent of studios in Manhattan are located in the expensive lower midtown area (sub-borough areas 1 through 6), only 41 percent of three-bedroom units are located in this area of Manhattan.

### **Median Contract Rents for Unregulated Rental Units**

In 2008, the median contract rent for unregulated units in cooperative or condominium buildings was \$1,390, the highest of any rental category in the City. 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 was \$2,500, or 2.1 times the rent for such units in the City as a whole.

### **Contract Rent Distribution and Changes for Unregulated Units**

The rent distribution of unregulated rental units in rental buildings was very similar to that of all unregulated rental units, because the predominant proportion of unregulated units, 94 percent, was in rental buildings. However, of unregulated units in cooperative and condominium buildings, the vast majority had high rents. The rents of 76 percent of such units were \$1,000 or more, and an overwhelming proportion of these, 34 percent, rented for \$2,000 or more.

From 2005 to 2008, the proportion of unregulated units renting for less than \$1,000 declined from 39 percent to 29 percent. Commensurately, the proportion of such units renting for \$1,000 or more increased considerably from 61 percent to 71 percent. In 2005, 36 percent of unregulated units in cooperative and condominium buildings rented for less than \$1,000 in 2008 dollars. In 2008, 24 percent of such units rented for less than \$1,000.

The proportion of all unregulated units renting for \$2,000 or more increased from 16 percent to 22 percent over the period. In 2008, the 161,000 unregulated units renting for \$2,000 or more were a remarkable increase of 54,000, or 51 percent, over the 107,000 such units in 2005.

Of all unregulated rental units renting for \$2,000 or more in 2008, 91 percent were in rental buildings (compared to 94 percent of all unregulated units), while 9 percent were in cooperative or condominium buildings. In the three years between 2005 and 2008, the number of unregulated units in rental buildings renting for \$2,000 or more increased by 50,000 units, or by 52 percent, after adjusting for inflation.

### **Rents of Units in Cooperative and Condominium Buildings**

The number of all occupied rental units in cooperative and condominium buildings was 111,000 in 2008. The share of rent-regulated units in such buildings was 61 percent or 67,000 units in 2008.

In 2008, the median contract rent of unregulated rental units in such buildings was \$1,390, which was \$390 or 39 percent higher than the rent of rent-regulated units in such buildings. The difference was extremely large in Manhattan. The rent of unregulated rental units in such buildings in the borough was \$2,600—that is, 1.7 times the rent of rent-regulated units in such buildings.

### **Median Gross Rent/Income Ratio and Median Contract Rent/Income Ratio**

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

The median gross rent/income ratio, or the proportion of income that households spend for the gross rent of the units they occupy, was 31.5 percent in 2008, little changed from 2005, when it was 31.2 percent. The median contract rent/income ratio was 28.8 percent in 2008, as it was three years earlier in 2005. (Rent data are for the survey year, while income data are for the year before the survey year). The long term trend shows a gradual increase in the gross rent/income ratio from 19 percent in 1960 to 29 percent in 1984, to 30 percent in 1993 and to 31.5 percent in 2008.

### **Median Gross Rent/Income Ratio and Median Contract Rent/Income Ratio by HUD Area Median Income Level**

There is a clear-cut gradient effect as income level rises, with the rent/income ratios progressively moving down. The median gross rent/income ratio was 61.4 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2007, the Median Income of the New York, New York, Primary Metropolitan Statistical Area (PMSA) adjusted for household size by the U.S. Department of Housing and Urban Development. The ratio declined to 46.9 percent for low-income households with incomes at or below 80 percent of the AMI; to 24.2 percent for moderate-income households, with incomes between 81 percent and 100 percent of the AMI; to only 17.2 percent for households with incomes greater than the AMI.

The median contract rent/income ratio was 54.8 percent for very poor households with incomes at or below 50 percent of the AMI in 2007. The median contract rent/income ratio declined to 41.9 percent, to 22.0 percent, and to 16.0 percent respectively for low-income households whose incomes were at or below 80 percent of the AMI, for moderate-income households with incomes between 81 percent and 100 percent of the AMI; and for households with incomes greater than the AMI. The basic finding here is that low household incomes contribute predominately to high rent/income ratios.

## **Median Rent/Income Ratios by Household Income Level**

The solid gradient effect in the relationship between incomes and gross rent/income ratios was confirmed in the detailed distribution of rent/income ratios by household income level. The median gross rent/income ratio for households with incomes between \$15,000 and \$19,999 in 2007 was 63.5 percent. The ratio slid progressively without interruption as household incomes increased. The ratio dropped briskly to 47.8 percent for households with incomes between \$20,000 and \$29,999 and to 29.4 percent for households with incomes between \$40,000 and \$49,999. The ratio continued to go down further as household income rose: to 19.1 percent for households with incomes between \$70,000 and \$99,999, to 13.5 percent for households with incomes between \$125,000 and \$149,999, to a mere 10.6 percent for households with incomes of \$200,000 or more.

Low-income households, certainly the 878,000 households, or 42 percent of all renter households in the City with incomes below \$30,000, had an onerous rent burden, paying well over 48 percent or more of their income for rent. Of renter households in rent-stabilized units and unregulated units, the gross rent/income ratio for those with incomes below \$30,000 was even higher: 51 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 and incomes increased slightly between 2005 and 2008 and between 2004 and 2007 respectively, the sources of the high rent/income ratio for low-income households certainly appear to be their lower incomes that determine their appallingly serious rent burdens.

## **Median Rent/Income Ratios by Subsidized and Unsubsidized Households**

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 57.4 percent in 2008. That is, the overall gross rent of the apartment of a household receiving the following major rent subsidies—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 57.4 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 28.5 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 57.4 percent of their income, although the rent they actually paid was only 28.5 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: 28.9 percentage points (57.4 percent – 28.5 percent).

The affordability gap here for rent-subsidized households was 27.4 percentage points (57.4 percent – 30.0 percent). Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received.

An examination of the median contract rent/income ratio for rent-subsidized households and for unsubsidized households again confirms the finding of the analysis of the median gross rent/income ratio by subsidized and unsubsidized households: Many of the rent-subsidized households could not have afforded the apartment they occupied without the subsidy they received, since the affordability gap is very large.



## Affordability for Different Rent-Regulation Categories

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 35.5 percent, the highest of any rent-regulation category in 2008. It was also the highest in 2005 at 33.5 percent. 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 \$24,000, a mere 66 percent of the median renter household income for the City in 2007. In addition, the median contract rent of rent-controlled units increased by 19 percent from 2005, after adjusting for inflation. According to the Office of Rent Administration of the New York State DHCR, for the 2004/2005 and 2006/2007 MBR cycles, the MBR Standard Adjustment Factor increased by 17.2 percent and 8.2 percent respectively. In addition, owners of rent-controlled units can increase rents with DHCR's approval of a Major Capital Improvement, and owners can receive a Fuel Cost Adjustment on an annual basis.

The median gross rent/income ratio for households in rent-stabilized units was 31.7 percent, little different from the city-wide ratio of 31.5 percent in 2008.

The median gross rent/income ratio for unregulated rental units as a whole and for such units in rental buildings was 31.9 percent, not appreciably different from the city-wide ratio of 31.5 percent. But the ratio for unregulated rental units in cooperative and condominium buildings was only 30.7 percent, the lowest of any rent-regulation category.

The rent burden for subsidized households was particularly high for those in post-1947 rent-stabilized units. The total rent, as the sum of out-of-pocket gross rent plus rent subsidy, for rent-subsidized households in post-1947 rent-stabilized units was appalling, 69.4 percent of their income in 2008, while the proportion of the total rent paid out of their own pockets was only 31.1 percent. The resulting difference between their overall gross rent/income ratio and their out-of-pocket rent/income ratio was 38.3 percentage points (69.4 percent – 31.1 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 39.4 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 gross rent/income ratio, a relatively lower out-of-pocket rent/income ratio, and a huge affordability gap was repeated for subsidized households in pre-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.

The contract rent/income ratio for all renter households in 2008 was 28.8 percent, as in 2005. The ratio for rent-controlled households was 30.3 percent in 2008, or 1.3 percentage points higher than in 2005. For all renter households, the contract rent/income ratio was 2.7 percentage points lower than the gross rent/income ratio in 2008. However, for rent-controlled households, the contract rent/income ratio was 5.2 percentage points lower than the gross rent/income ratio. The primary reason for the substantially higher gross rent/income ratio compared to contract rent/income ratio for rent-controlled households could be that, as costs for fuel and utilities increased between 2005 and 2008, owners of rent-controlled units were able to raise the gross rent with Fuel Cost Adjustments granted by the State DHCR.

## **Rent/Income Ratio Level and Receipt of Subsidy**

In 2008, according to the gross rent/income distribution, 46.9 percent of renter households in the City paid below the standard affordability measure of 30.0 for gross rent; 23.3 percent paid between 30.0 and 49.9 percent; and 29.8 percent paid 50.0 percent or more.

On the other hand, of rent-subsidized households, 23.5 percent paid less than 30.0 percent of their income for gross rent: 20.8 percent paid between 30.0 percent and 49.9 percent; and a notable 55.6 percent paid 50 percent or more, not considering the subsidy.

Of unsubsidized households, 49.9 percent had gross rent/income ratios below 30.0 percent in 2008. Therefore, 50.1 percent had ratios of 30.0 percent or more: 23.5 percent had ratios between 30.0 percent and 49.9 percent, and 26.4 percent had ratios of 50.0 percent or more.

According to the contract rent/income ratio distribution, 51.8 percent of renter households paid 30 percent or less of their income for contract rent, while 26.4 percent paid 50.0 percent or more in 2008. Comparable proportions of rent-subsidy households that paid less than 30 percent and 50 percent or more of their income for contract rent were 27.7 percent and 51.9 percent respectively.

## **Affordability by Different Racial and Ethnic Groups**

The gross rent/income ratio for non-Puerto Rican Hispanic households was 35.0 percent, 3.5 percentage points higher than the rent/income ratio of 31.5 percent for all renter households and little different from 2005, when it was 34.6 percent.

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, compared to the median rent and median household income of all renter households. Even though their median gross rent was \$1,002 in 2008, which was 95 percent of the city-wide rent, their median household income was only \$30,664 in 2007, only 85 percent of the median household income of all renter households.

The ratio for Asian households was 33.4 percent; it was 33.2 percent in 2005. The ratio for Puerto Rican households was 32.8 percent in 2008, while it was 31.7 percent in 2005. The 2008 ratio for Puerto Ricans was slightly higher than the overall 31.5 ratio. The ratio for black households was 32.0 percent in 2008, a little higher than the overall ratio and up 2.4 percentage points from their ratio in 2005.

The ratio for white households was 29.1 percent, 2.4 percentage points lower than the city-wide ratio. The group's ratio in 2005 was 30.3 percent.

## **Affordability of Rental Housing by Household Type**

Single elderly households paid the highest proportion of their income for gross rent of any household group: an onerously high 50.6 percent in 2008, 19.1 percentage points higher than the average renter household in the City. The affordability gap for these single elderly households was very high, 20.6 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 46.8 percent was 15.3 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 16.8 percentage points.

The rent/income ratios for elderly households and single adult households were 34.4 percent and 32.6 percent respectively.

The median gross rent/income ratio for subsidized single households with minor children was troublingly high: 83.3 percent. If these households had had to pay their total rent without any rent subsidy, they would have spent most 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 28.3 percent of their income. The affordability gap was 53.3 percentage points. These households were definitely in housing poverty. Without the subsidy they received, they would have been too poor to afford the rent for the units they occupied and at utmost risk of homelessness or doubling-up with other households.

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 \$15,000 in 2007, a mere 41 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, \$13,400, \$9,708, and \$12,132 respectively, all about or less than 40 percent of the median income of all renter households.

Unsubsidized single elderly households and single adult households with minor children also paid disproportionately high proportions of their income for rent: 47.6 percent and 40.1 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 \$20,000 respectively, only 33 percent and 55 percent respectively of the median income of all renter households in 2007. 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 substantially larger share of household income in the Bronx, where the median rent/income ratio was 36.2 percent. Rental units in Manhattan and Staten Island, with gross rent/income ratios of 28.8 percent each, were more affordable to their occupants than units in the other boroughs. Median gross rent/income ratios in Brooklyn and Queens were 32.1 percent and 31.6 percent respectively.

The primary cause 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 \$23,200 in 2007, only 64 percent of the median income of all renters in the City in 2007, while the median gross rent for the borough was \$930, or 88 percent of the median gross rent for the City as a whole in 2008.

In the Bronx, 37.6 percent of renter households paid 50.0 percent or more of their income for gross rent, while 29.8 percent of renters as a whole in the City had rent/income ratios that high.

In four sub-borough areas in the City, the median gross rent/income ratios were 40 percent or over in 2008: 40.8 percent for Morrisania/East Tremont; 41.9 percent for Highbridge/South Concourse; and 41.6 percent for Williamsbridge/Baychester in the Bronx. In Borough Park in Brooklyn, the median rent/income ratio was 45.3 percent.

## **Housing and Neighborhood Conditions**

### **Occupied Units in Dilapidated Buildings**

In 2008, building conditions in New York City were at the best recorded since the HVS started covering them. Almost all housing units were in non-dilapidated buildings. Of all occupied units (renter and owner units together), a mere 0.5 percent were in dilapidated buildings in 2008, the same as in 2005 and 2002. The overall dilapidation rate remained at the all-time low for the forty-three-year period since 1965.

The dilapidation rate for renter-occupied units was 0.6 percent in 2008, while it was 0.7 percent in 2005. Building conditions for renters in the City have improved tremendously 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 two boroughs: the Bronx (36 percent) and Manhattan (32 percent).

In general, the overall structural condition, the dilapidation rate, is closely related to a building's structural type and age. In 2008, more than eight in ten of renter-occupied units in dilapidated buildings were in multiple dwellings.

### **Units in Buildings with Structural Defects by Borough**

After fourteen years of steady improvement, from 14.0 percent in 1991 to 10.9 percent in 1999, 10.0 percent in 2002, and 9.1 percent in 2005, structural conditions in renter-occupied units slipped slightly between 2005 and 2008, as the proportion of units in buildings with any of the thirteen building defects increased slightly to 10.0 percent in 2008.

Between 2005 and 2008, structural condition improved only in Brooklyn, where the proportion of renter-occupied units in buildings with one or more observable building defects was 8.4 percent, compared to 10.6 percent three years earlier. In 2008, the structural condition of renter-occupied buildings in Brooklyn was the best of any of the boroughs.

In Queens, after years with noticeably better structural condition than the other boroughs, structural conditions worsened in 2008 as the proportion of renter-occupied units in buildings with defects almost doubled, increasing by 4.5 percentage points to 9.1 percent from 4.6 percent in 2005.

In the Bronx and Manhattan, the incidence of building defects in renter-occupied units also increased slightly to 12.2 percent and to 10.9 percent respectively in 2008. In 2008, the structural condition of renter-occupied buildings was the worst in the Bronx.

When structural conditions in renter-occupied units in the City in 1991 and 2008 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 seventeen-year period.

### **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. In 2008, of occupied rental units in New Law tenement buildings (which were built between 1901 and 1929), 17.4 percent were in buildings with one or more building defects, the highest percentage of any building structure class. Of occupied rental units in Old Law tenement buildings (built before 1901), 14.5 percent were in buildings with such defects. The comparable proportion for units in buildings built after 1929 was only 4.8 percent, approximately a fourth of the proportion for New Law tenement buildings and less than half the city-wide proportion of 10.0 percent.

### **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 2008, of pre-1947 rent-stabilized units, 15.8 percent were in buildings with one or more building defects, while only 4.4 percent of stabilized 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 13.6 percent, higher than the city-wide proportion of 10.0 percent and a marked increase of 2.9 percentage points in the three years between 2005 and 2008.

The structural condition of Public Housing in the City was reasonably good compared to that of controlled and stabilized units. In 2008, only 8.5 percent of Public Housing units were in a building with one or more building defects, but that is up by 5.3 percentage points, to more than double the rate of 3.2 percent found in 2005.

### **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 2008, the proportion of owner-occupied units situated in dilapidated buildings was 0.3 percent, while the dilapidation rate for renter-occupied units was 0.6 percent. In 2008, 3.2 percent of owner-occupied units were in buildings with one or more defects, compared to 10.0 percent for renter-occupied units.

### **Maintenance Deficiencies in Occupied Units**

In 2008, housing maintenance conditions in the City still remained very good. The proportion of all occupied units with five or more of the seven maintenance deficiencies measured by the HVS was a mere 3.0 percent, while it was 3.4 percent in 2005. The maintenance conditions of renter-occupied units in the City have improved considerably: The proportion with five or more deficiencies was 7.7 percent in 1991, 4.9 percent in 2005 and 4.4 percent in 2008.

The proportion of renter-occupied units with no heating breakdowns improved from 82.3 percent in 2005 to 85.3 percent in 2008.

## **Maintenance Conditions by Rent Regulation Categories**

Measured by units with no maintenance deficiencies, the maintenance condition of unregulated rental units, particularly those in cooperative and condominium buildings, was the best of all categories in 2008, as 62.4 percent had no maintenance deficiencies.

The maintenance condition of post-1947 rent-stabilized units was also very good: 47.2 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 2008: 34.8 percent of pre-1947 rent-stabilized units and 34.9 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 2008, 66.8 percent of owner units, compared to 45.9 percent of renter units, had no maintenance deficiencies. Of owner units, condominium owner units had the best maintenance condition: 72.6 percent were maintenance-deficiency free, followed by private cooperative units, of which 67.4 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 either in a dilapidated building, lacks a complete kitchen and/or bath (plumbing facilities) 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 2008 HVS reports that the number of all physically poor occupied housing units in the City was 196,000 units, or 6 percent of the total of 3,101,000 occupied units in 2008. Of these physically poor occupied units, 178,000, or 91 percent, were renter-occupied units.

The proportion of physically poor units, particularly physically poor renter-occupied units, declined considerably in the seventeen years since 1991, when the number of such units was estimated for the first time. The proportion of such units dropped from 17 percent in 1991 to 14 percent in 1996, to 11 percent in 2005 and by another 3 percentage points to 9 percent in 2008.

The proportion also declined markedly in each of the five boroughs between 1991 and 2008. The proportion of physically poor renter-occupied units in the Bronx dropped tremendously by 10 percentage points in the seventeen years, from 22 percent in 1991 to 12 percent in 2008. However, this is still the highest incidence of physically poor housing of any borough. The number of such units in the borough was 45,000, or 25 percent of the 178,000 such units in the City.

The proportions of physically poor units were cut tremendously between 1991 and 2008, by 10 percentage points for Manhattan, from 19 percent to 9 percent and in Brooklyn by 9 percentage points from 18 percent to 9 percent. In Manhattan in 2008, there were 50,000 physically poor renter-occupied units, and in Brooklyn the number was 58,000.

In terms of housing condition as measured by the proportion of physically poor renter-occupied units, Queens was the best: the proportion was reduced from 8 percent in 1991 to 6 percent in 2008. In 2008, of all 178,000 physically poor renter-occupied units in the City, 24,000, or 13 percent, were located in Queens.

## **Characteristics of Households in Physically Poor Renter Units**

Seven in ten of the households occupying physically poor rental units in 2008 were either black, Puerto Rican, or non-Puerto Rican Hispanic. Of households living in physically poor units, blacks accounted for 33 percent. Puerto Ricans' and non-Puerto Rican Hispanics' shares of households in such units were 14 percent and 23 percent respectively.

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units. In 2008, of households in physically poor 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 8 percent. Also, 26 percent of households in physically poor renter units were adults with minor children, while this household type's share of all renter households was just 22 percent.

## **Neighborhood Conditions of Occupied Units**

The 2008 HVS reports that neighborhood conditions in the City were the best in the 30-year period since 1978, when the HVS started measuring neighborhood conditions. The proportion of all households near buildings with broken or boarded-up windows ("boarded-up buildings") on the same street was a mere 4.5 percent in 2008, a 1.1-percentage-point improvement from 2005.

The proportion of renter households near buildings with broken or boarded-up windows on the same street was a mere 5.1 percent in 2008, a 1.2-percentage-point improvement from 2005, and the best since the HVS started to measure neighborhood conditions. Neighborhood quality has improved tremendously since 1978, when the proportion of renter households near boarded-up buildings was 25.4 percent. It was 17.3 percent in 1987, 11.4 percent in 1996, and 6.3 percent in 2005.

Between 2005 and 2008, neighborhood quality improved substantially in Brooklyn. The proportion of renter units on streets with boarded-up buildings in the borough declined by 4.1 percentage points to 5.1 percent. Neighborhood condition in Queens was also very good, where such proportion was merely 2.8 percent.

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 through 2008. The greatest improvement for renters was in Manhattan, by 14.0 percentage points in seventeen years, from 20.6 percent in 1991 to just 9.8 percent in 2002 and 6.6 percent 2008. Similarly, for renters in the Bronx, neighborhood conditions indicated by broken/boarded up windows improved by 10.6 percentage points over the seventeen years, declining from 16.2 percent to 5.6 percent.

In Brooklyn, neighborhood physical condition for renter units also improved greatly by 12.9 percentage points between 1991 and 2008. In the seventeen years between 1991 and 2008, 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.

During the seventeen-year period between 1991 and 2008, of all five boroughs in the City, Queens was consistently the best in terms of renter units' neighborhood physical condition. The proportion of renter-occupied units on streets with boarded-up buildings in the borough was extremely low: from 4.7 percent in 1991 to 2.4 percent in 1999 and 2.8 percent in 2008.

## **Residents' Ratings of Neighborhood Physical Condition**

New Yorkers' opinions about the physical condition of neighborhood residential structures in 2008 were the best in the 30-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 2008 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 77.8 percent. The proportion was 77.5 percent in 2005.

Renter households' rating of "good" or "excellent" was 71.8 percent in 2008, while it was 71.3 percent in 2005. The 2008 rate was still the best in the thirty-year period since the HVS began to measure household opinion of neighborhood quality in 1978. Renter households' rating of such quality has improved remarkably since 1978, when it was 56.2 percent. The longer term improvement citywide between 1991 and 2008 is clearly visible.

Between 2005 and 2008, the levels of tenants' ratings of the physical condition of their neighborhoods increased appreciably in Brooklyn and Manhattan. Tenants' high rating of the condition of their neighborhoods improved in Brooklyn between 2005 and 2008 by 2.7 percentage points to 71.7 percent and in Manhattan by 1.2 percentage points to 77.0 percent.

## **Neighborhood Conditions of Owner-Occupied Housing**

The physical condition of owner households' neighborhoods was markedly better than that for renters. In 2008, of all owners, the proportion living on a street with a boarded-up building was only 3.3 percent, compared to 5.1 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 substantially higher than those of renters: 90.1 percent of owners, compared to 71.8 percent of renters.

## **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 tremendously not only to meeting the increased demand for housing, but also to improving the conditions of existing affordable housing and neighborhoods.

The City has expanded its concerted efforts to meet the increased need and demand for affordable and high quality housing by creating new housing and preserving existing housing. The City rehabilitated or newly constructed a total of 26,765 units through various City-funded housing programs between July 1, 2005, and June 30, 2008, the three-year period between the 2005 HVS and the 2008 HVS. Of these units, 13,613 were moderately rehabilitated and 13,152 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 \$300,658,000 for improving the physical conditions of buildings containing 208,696 housing units in the City. The 19,412 units newly



constructed with the benefit of the 421-A and 421-B programs and 2,967 units created through 421-G conversions from non-residential to residential units in lower Manhattan 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 (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 2008, the percentage of renter households in the City that were crowded (more than one person per room), remaining high, was 10.1 percent, inappreciably different from the 10.2 percent rate in 2005. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 3.9 percent in 2008, compared to 3.7 percent in 2005.

The rate of crowding for all households (renter households and owner households together) 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 2008, 8.0 percent were crowded and 2.9 percent were severely crowded.

In 2008, 13.9 percent of renter-occupied units in Queens were crowded, little different from 2005, when it was 13.8 percent. The borough's 2008 rate was the highest of any borough in the City. The rate in the Bronx was 11.5 percent, while it was 12.5 percent in 2005.

In Brooklyn in 2008 10.4 percent of renter households were crowded, close to the city-wide rate. In Staten Island, 8.1 percent of renter households were crowded. The borough's 2008 rate was a 2.7-percentage-point decrease from the rate three years earlier.

Only 6.3 percent of renter households in Manhattan were crowded, little different from the rate in 2005, when it was 6.1 percent. This low crowding rate is due to the fact that half the households in the borough are single person households.

## **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, 7.7 percent of renter households had five or more persons. Of these large households, 65.1 percent were crowded. Of crowded renter households in the City 49.3 percent consisted of five or more persons.

The percentage of crowded households by household size clearly confirms crowding as a phenomenon of large households. For renter households in 2008, only 4.0 percent of two-person households were crowded; the rate for three-person households was 7.4 percent. However, the rate for four-person households was an unparalleledly high 26.8 percent, far more than twice the city-wide rate. The rate rocketed as household size increased further, soaring to 54.5 percent for five-person households and 78.7 percent for six-person households. The crowding rate for households with seven or more persons was an unbelievably high 89.0 percent.

The source of the high level of crowding in Queens was the relatively high proportion of large households in the borough. In 2008, 8.8 percent of renter households in the borough had five or more persons, compared to the city-wide proportion of 7.7 percent. Of these large renter households in Queens, 68.3 percent were crowded. Of all crowded renter households in the borough, 43.4 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also very high, 35.2 percent, compared to 26.6 percent city-wide. Of these households with three to four persons in Queens, 18.8 percent were crowded; an overwhelming 47.5 percent of the crowded renter households in the borough were households with three to four persons.

A disproportionately larger proportion of immigrant renter households was crowded: 18.8 percent, almost two times the proportion of all renter households. This is attributable to the larger mean household size of 3.08 for immigrant renter households, compared to 2.53 for all renter households.

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, 46.5 percent or 98,000 of 211,000 crowded renter households are immigrant households. Immigrant renter households are more than twice as likely to be crowded as non-immigrant households (18.8 percent vs. 7.8 percent).

Queens, where 161,000 of 429,000 renter households were immigrant households in 2008, had a considerably higher proportion of immigrant households than the rest of the City (37.4 percent vs. 25.0 percent), and 63.0 percent or 38,000 of the 60,000 crowded renter households in Queens were immigrant households.

The source of the high percentage of crowded units in the Bronx also appears to be the high proportion of large households. Of renter households there, 10.0 percent, higher than the proportion in Queens, housed five or more persons. Almost two-thirds (64.5 percent) of these large households were crowded, and 55.7 percent of the 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 of one-person households, 51.2 percent, and its disproportionately low proportion of big households: a mere 3.8 percent of all renter households in the borough in 2008 had five or more persons.

### **Crowding by Rent-Regulation Status**

The percentage of all rent-stabilized units that were crowded was 11.5 percent, 1.4 percentage points higher than the city-wide rate. The overall higher rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 12.3 percent, compared to 9.7 percent for post-1947 units. 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.

Crowding did not exist in rent-controlled units. In Public Housing units, only 7.0 percent were crowded. The rate in other-regulated units, including Mitchell-Lama rentals, Article 4, HUD and Loft Board rent-regulated units, was also very low: 6.1 percent. The percentage of crowded unregulated units was 10.1 percent, the same as the city-wide rate in 2008.

### **Crowding by Race and Ethnicity**

In 2008 as in 2005, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households — many of them recent immigrant households: an extraordinarily high 19.0 percent and 18.5 percent respectively, of such households were crowded. Again, the source of this high percentage of crowded units appears to be the large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.28 and 2.88 persons respectively, considerably larger than the city-wide average of 2.53.

Only 4.7 percent of white renter households were crowded, less than half the city-wide rate of 10.1 percent. The rate for black renter households was 9.5 percent, lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 8.4 percent, the second lowest after whites.

### **Crowding by Household Type**

The percentage of crowded adult households with minor children in renter households was 32.9 percent, more than three times higher than the city-wide average of 10.1 percent. One in every three adult households with children was crowded. The source of this extremely high rate was the household type's extraordinarily large mean household size of 4.77 persons, compared to 2.53 for renter households overall.

# 1

# Introduction

## Overview of the 2008 New York City Housing and Vacancy Survey (HVS)

### Purposes of the HVS

It is New York City's responsibility to determine whether a housing emergency exists, as a condition for the continuation of rent control and rent stabilization in the City, according to the following State and City rent-regulation laws: the Local Emergency Housing Rent Control Act of 1962,<sup>1</sup> the subsequent Local Rent Stabilization Law of 1969,<sup>2</sup> and the Emergency Tenant Protection Act of 1974.<sup>3</sup>

The City Council's determination as to whether a housing emergency continues to exist depends on an analysis of data collected in the New York City Housing and Vacancy Survey (HVS) on the rental vacancy rate, the supply of housing accommodations, the condition of such accommodations, and the need for continuing the regulation and control of residential rents and evictions in the City. This survey must be taken at least once every three years, as required by State and City rent-regulation laws.<sup>4</sup>

To fulfill this responsibility, the City retained the U.S. Bureau of the Census to design and carry out the 2008 HVS, as it has done for all previous HVSs since the first in 1965. The 2008 HVS is the fourteenth HVS to have been carried out. HVSs have formed the basis of subsequent housing reports on the City's housing situation, with two exceptions: the 1964 report was based on a survey which differed from the HVS in both content and procedures and relied on "New York City Special Tabulations: 1963" from the 1960 decennial census; the 1973 report was based on "Special Tabulations for New York City" from the 1970 decennial census.

### Content, Design, and Sample Size of the 2008 HVS

As for all previous HVSs, the 2008 HVS, as a comprehensive housing market survey, was designed to collect information on the major elements of demand for and supply of housing units, interventions of government, and the dynamic interactions of all these forces in the City's housing market. For the 2008 HVS, as for all previous HVSs, the demand elements cover the number and characteristics of persons and households in occupied units, while the supply elements include the number and characteristics of

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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 tabulations 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.

the occupied and vacant housing stock, vacancies and vacancy rates, and the condition of the housing inventory and neighborhoods. The elements of government interventions include rent-regulation status; housing units owned, developed, and/or managed through major types of government programs; and rent subsidies.<sup>5</sup> The interactions of all major forces in the 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 2008 HVS, approximately 21,000 housing units throughout the City were selected as a representative sample of all the types 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 2008 HVS and previous HVSs were designed so that the standard error of estimate, the measure of sampling variance, would not exceed 0.25 percent if the rental vacancy rate in the City were 3 percent. 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 original vacancy status, a correction was made in the final classification of the vacancy status.

Since the HVS is a sample survey, obviously each of the estimates from the survey has its own specific degree of reliability.<sup>6</sup> As has been the case for all previous HVSSs, the 2008 HVS data are available for the City and each of the five boroughs, as well as for, since 1991, each of the 55 sub-borough areas.

The 2008 HVS sample consisted of housing unit addresses selected from four different sampling frames:<sup>7</sup>

- 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 2007.
- 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), as of November 2007. These units were oversampled to insure a large enough sample for analysis of this sub-universe.
- Housing units added to existing residential buildings (alterations) and housing units in buildings converted from nonresidential use (conversions), which had received C of Os since 2000, were sampled for the 2008 survey.

## 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

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5 For detailed information on the content of the survey, see Appendix F, “New York City Housing and Vacancy Survey Questionnaire, 2008.”

6 Detailed tables of how to compute the various standard errors and other technical information on the survey design are presented in Appendix D, “2008 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding,” of this report.

7 For further information on the 2008 HVS sample, see Appendix D, “2008 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding.”

adequate understanding of the content of the 2008 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, "2008 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding," Appendix E, the Census Bureau's "Comparison of Population, Housing Unit and Household Estimates in the 2005 and 2008 New York City Housing and Vacancy Surveys," and the complete questionnaire for the survey in Appendix F of this report.

In June 2009, the Census Bureau discovered a problem with the weighting of housing unit data from the 2008 HVS, corrected the error, and reissued the 2008 HVS housing unit public-use microdata file with corrected data. The changes that resulted from this correction were very small. Specifically, the revised rental vacancy rate in the City was 2.91 percent, while the original rate was 2.88 percent. Examples of some other comparisons of the original and revised findings are included in Appendix G, the "Census Bureau's Letter on Correction of the Weighting Error."

In July 2010, the Census Bureau discovered about 20,000 renter-occupied units that were incorrectly classified as "rent-stabilized" units, which should have been classified as "unregulated" units, as explained in Appendix H, the "Census Bureau's Letter on a Computer Error in the Rent Regulation Classification System," in July 2010. In this report, data from the Census Bureau's July 2010 revised data file, which includes the earlier revisions, were used.

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 institutions.

## **Relationship of the 2008 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 2002/2005/2008 HVSs and for the 1999 HVS were drawn from two different sample frames. The 2002 and later HVS samples were initially drawn from Census 2000 address records and updated for new construction; the 2008 HVS sample was also updated for units converted from nonresidential to residential use and for units resulting from alterations that received Certificates of Occupancy since 2000. The 1999 HVS sample was selected from 1990 census address records, with updating for newly constructed units and converted units that received Certificates of Occupancy.

The weighting for the 2002 and later HVS samples used estimates based on Census 2000. On the other hand, the weighting for the 1999 HVS used estimates based on the 1990 census. As a result of the different samples and weights used for these two HVSs, the difference between the number of persons and housing units from the 2002 HVS and those from the 1999 HVS is substantially more than the difference in the numbers of persons and housing units that was expected to have occurred in the three years between the two HVSs.

For these reasons, it is difficult to compare data from the 2002 and later HVSs 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 and later HVSs with those from the 1999 and previous HVSs. Instead, comparisons should be made based on percents, medians, and means in a scientifically disciplined manner. Therefore, 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.

### **Comparisons of Population Data by Race and Ethnicity from the 2002 HVS with Equivalent Data from the 2005 and 2008 HVSs**

The 2002 HVS sample was updated for the 2005 and 2008 HVSs, as explained earlier. Thus, the data from the 2005 and 2008 HVSs are generally comparable with the 2002 HVS data.

However, any comparison of population characteristics by race and ethnicity from the 2005 and 2008 HVSs 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 and 2008 HVSs should not be compared with such data from the 2002 HVS for the following reasons:

1. The Census Bureau adjusted the 2002 and 2005 HVS population estimates to match independent population controls developed as part of the Census Bureau's annual Population Estimates Program, which is not part of the HVS.

This adjustment had different effects on different races and ethnicities, since the independent controls for 2002 and 2005 were classified by three racial categories: White, Black, and All Other Races; while the 2002 and 2005 HVS population data were 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 Annual Population Estimates for 2003, 2004, and 2005 and revised the City's Population Estimates for these years.

The 2005 HVS population estimates, which were adjusted to the independent population controls 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 data from the 2005 and 2008 HVSs on race and ethnicity with such data from the 2002 HVS is further explained in the "Residential Population and Households" chapter of this report.

### **Comparison of Population Data by Race and Ethnicity between 2005 and 2008**

In estimating population for the 2008 HVS, the Census Bureau adjusted the HVS population estimates to match independent population controls for the City produced as part of the Census Bureau's annual Population Estimates Program.

Improvement in the way the independent population control estimates were developed occurred between 2005 and 2008. In 2005, the population controls by race were for White, Black, and All Other Races, while in 2008 they were for White non-Hispanic, Black non-Hispanic, Asian non-Hispanic, All Other Races non-Hispanic, and Hispanic. While this change improved the estimates of population by race and ethnicity in 2008 and should improve the consistency of estimates between surveys in the future, comparisons between 2005 and 2008 should be made keeping this change in mind.

Thus, any comparison of population characteristics by race and ethnicity from the 2008 HVS with equivalent data from the 2005 HVS should be done using percents, means, and medians, rather than absolute numbers. The number of whites, blacks, Puerto Ricans, and Asians from the 2008 HVS should not be compared with such data from the 2005 HVS.

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, which can be found at the following web address: [www.census.gov/popest/estimates.php](http://www.census.gov/popest/estimates.php).

### **Comparison of Changes in Population and Changes in Households between 2005 and 2008**

The estimates of population and housing units in both the 2005 and 2008 HVSs are adjusted to independently developed population and housing unit controls. The HVS estimate of households is a by-product of the housing unit weighting process and whether Census Bureau field representatives determined the sample unit to be occupied or vacant. Thus, when making comparisons of changes in population and changes in households between 2005 and 2008, the following issues must be considered:

- The 2008 HVS used an improved methodology for developing independent population controls. It controlled for Hispanics, which was not the case in the 2005 and earlier surveys.
- The population estimates from the 2008 HVS reflect accepted challenges to the Census Bureau's annual population estimates in 2006 and 2007 used in the population weighting of the 2008 survey. The 2008 HVS does not include corresponding adjustments for housing unit or household estimates. Similarly, the 2005 HVS population estimates reflect accepted challenges from 2003, 2004, and 2005, while the 2005 housing unit and household estimates do not reflect any such adjustments.
- The population estimates from the 2008 HVS used controls based on vintage 2008 information projected to the time of the survey, while the housing unit estimates used controls based on vintage 2007 information projected to the time of the survey.
- While survey estimates of population and housing units that are directly controlled to independent estimates do not have sampling error, they do have non-sampling error.<sup>8</sup> The estimate of households does involve sampling error. Both sampling error and non-sampling error should be considered when making comparisons.

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8 See Appendix E, "Comparison of Population, Housing Unit and Household Estimates in the 2005 and 2008 New York City Housing and Vacancy Surveys."



## **Presentation and Interpretation of HVS Data in the 2008 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 2008 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 2008 net rental vacancy rate are presented, as they have been in previous reports.

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, most 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. Few analyses in the text are based on estimates that are not significant at less than the 68-percent confidence interval.

### **Corrections of 2008 HVS Data**

In July 2009, the Census Bureau corrected a weighting error and revised the 2008 HVS data. The differences between the original and revised data are very small. Specifically the revised rental vacancy rate is 2.91 percent, compared to the original rate of 2.88 percent, which was presented in the *Selected Initial Findings of the 2008 New York City Housing and Vacancy Survey* submitted to the City Council on February 10, 2009. For further information see Appendix G: “Census Bureau’s Letter on Correction of the Weighting Error.”

In July 2010, the Census Bureau corrected a computer programming error involved in classifying rent stabilized units and unregulated units. Corrected data on rent stabilized units and unregulated units are 1,003,767 and 792,130 while original numbers, as of July 2009, were 1,023,247 and 772,650 respectively, which were covered in the **revised** *Selected Initial Findings of the 2008 New York City Housing and Vacancy Survey* submitted to the City Council on July 6, 2009. For further information, see Appendix H: “Census Bureau’s Letter on a Computer Error in the Rent Regulation Classification System.”

## **Content and Organization of the Report**

There are six substantive chapters in this report, covering the two major housing need and demand issues (population and households, and incomes), three major housing supply issues (inventory, vacancies, rents), and condition issues (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 eight appendices, covering the 2008 HVS data for sub-borough areas; technical specifications; the questionnaire, which covers the content of the 2008 HVS; and limitations and revisions of the 2008 HVS data.

Chapter 2, “Residential Population and Households,” provides, first, a review of the number and characteristics of the population in 2008 and a discussion 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. The following policy-important issues are also covered extensively in this chapter: first, immigrant households and their housing situations; second, doubled-up households (hidden households), including sub-family and 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 and the Labor Market,” 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, household types, and other variables. 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 extensively 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 Inventory,” 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 remarkable growth of the inventory between 2005 and 2008 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 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 that are required by law and are of concern to policy-makers in making appropriate policy decisions on rent-regulation and related housing availability 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 discusses changes in and patterns of rent levels; then, the following issues are discussed: the nature and extent of rent subsidies, 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 visualizes several geographically identifiable areas in the City where very-low-rent units are concentrated and discusses the housing needs of such areas. Then, the chapter reveals these areas’ unique neighborhood effects and consequent housing requirements. The final section of the chapter analyzes in depth the affordability (the gross rent/income ratio and the contract rent/income ratio) of rental housing.

In Chapter 7, “Housing and Neighborhood Conditions,” data on major housing and neighborhood conditions in 2008 and the tremendous improvements 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 very extensive City-sponsored new construction, rehabilitation, and other efforts to improve housing and neighborhood conditions 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 and demands 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 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 in the City's housing market should be measured with respect to the level to which they fulfill the needs and demands of the population and households in the City. Therefore, it is necessary to analyze the number and characteristics of individuals and households in the City as housing consumers. Such is the main purpose of this chapter.

Major household characteristics—such as household composition and size, household income, and age, race and ethnicity of occupants—affect or modify housing needs and demands. 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, such as employment, will be covered in the next chapter, “Household Incomes and the Labor Market.”

The chapter begins with a review of population change, followed by discussions of the characteristics of the current population in 2008, such as race and ethnicity, age, 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, immigrant, and recent-mover households have moved into the City. Thus, the chapter analyzes policy-important household and housing issues relating to these households, in the context of their 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 such 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 situations and needs are discussed near the end of the chapter.

Certain populations and households with special characteristics that may make their housing needs or opportunities 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 are visually illustrated.

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

The sample for the 2008 HVS was originally drawn from Census 2000 and updated for units added through Certificates of Occupancy since the census. This was similar to the approach used for the 2002 and 2005 surveys.<sup>1</sup> On the other hand, the samples for the 1999 and other HVSs in the 1990s were drawn from the 1990 census and updated for units added through Certificates of Occupancy since that census. The weighting for the 2002, 2005, and 2008 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, 2005, and 2008 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, 2005, and 2008 HVSs with those from earlier surveys. Instead, comparisons are made based on percents, medians, and means in a scientifically disciplined manner.

## 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 2008 HVS reports that the number of people living in New York City was 8,144,000 in 2008 (Table 2.1).

### Population Growth

New York City is the largest and one of the fastest growing cities in the United States. According to the HVS, the City's population grew by 200,000, or by 2.5 percent, in the six years between 2002 and 2008 (Table 2.1). In 2008, the City's population of 8,144,000 was an increase of 132,000 or 1.7 percent over the population of 8,012,000 in 2005. Sixty-five percent of the population was in renter households (Table 2.1).

From 2005 to 2008, 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 12.8 percent, from 136,491 in fiscal year 2005 to 119,052 in fiscal year 2008.<sup>2</sup>

In addition, as is discussed later in this chapter, people in New York City were significantly better educated in 2008 than they were three years previously. In 2008, 82 percent of individuals 18 years old or older in all households had finished at least high school, an increase of 2 percentage points over 2005. Also,

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1 The 2002 HVS added only newly constructed units with Certificates of Occupancy; the 2005 HVS also added newly constructed units. The 2008 HVS added newly constructed units, units converted from nonresidential to residential status, and a small number of units created through the alteration of existing units.

2 The Mayor's Management Report Fiscal 2008, City of New York.

significantly, the percentage of those who had graduated at least from college increased by 3 percentage points to 35 percent.

Also, as discussed in the “Housing and Neighborhood Conditions” chapter of this report, in 2008 housing conditions in the City were extremely good, and building 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 43-year period since 1965. Neighborhood conditions in the City were the best in the 30-year period since 1978, when the HVS started measuring neighborhood conditions. The proportion of renter households near buildings with broken or boarded-up windows on the same street was 5.1 percent in 2008, a 1.2 percentage point improvement from 2005, and the best since the HVS started to measure neighborhood conditions. Moreover, the proportion of renter households that rated the quality of their neighborhood’s residential structures as “good” or “excellent” was 71.8 percent in 2008, and the best in the 30-year period since the HVS began to measure household opinion of neighborhood quality in 1978.

**Table 2.1**  
**Number of Individuals by Borough**  
**New York City 2002, 2005 and 2008**

Borough	2002	2005	2008	2005 – 2008	
				Percent Increase	Average Annual Compound Growth Rate
All	7,944,577	8,011,656	8,144,101	1.7%	.55%
Bronx <sup>a</sup>	1,313,014	1,315,377	1,338,071	1.7%	.57%
Brooklyn	2,452,478	2,466,503	2,508,450	1.7%	.56%
Manhattan <sup>a</sup>	1,511,478	1,536,363	1,556,316	1.3%	.43%
Queens	2,219,003	2,228,679	2,263,259	1.6%	.51%
Staten Island	448,605	464,733	478,004	2.9%	.94%

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

**Number of Individuals by Tenure**  
**New York City 2002, 2005 and 2008**

Tenure	2002	2005	2008	2005 – 2008	
				Number Increase	Percent Increase
All Individuals	7,944,577	8,011,656	8,144,101	+132,445	1.7%
In Renter Households	5,180,549	5,184,589	5,269,128	+84,539	1.6%
In Owner Households	2,764,028	2,827,067	2,874,973	+47,906	1.7%

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

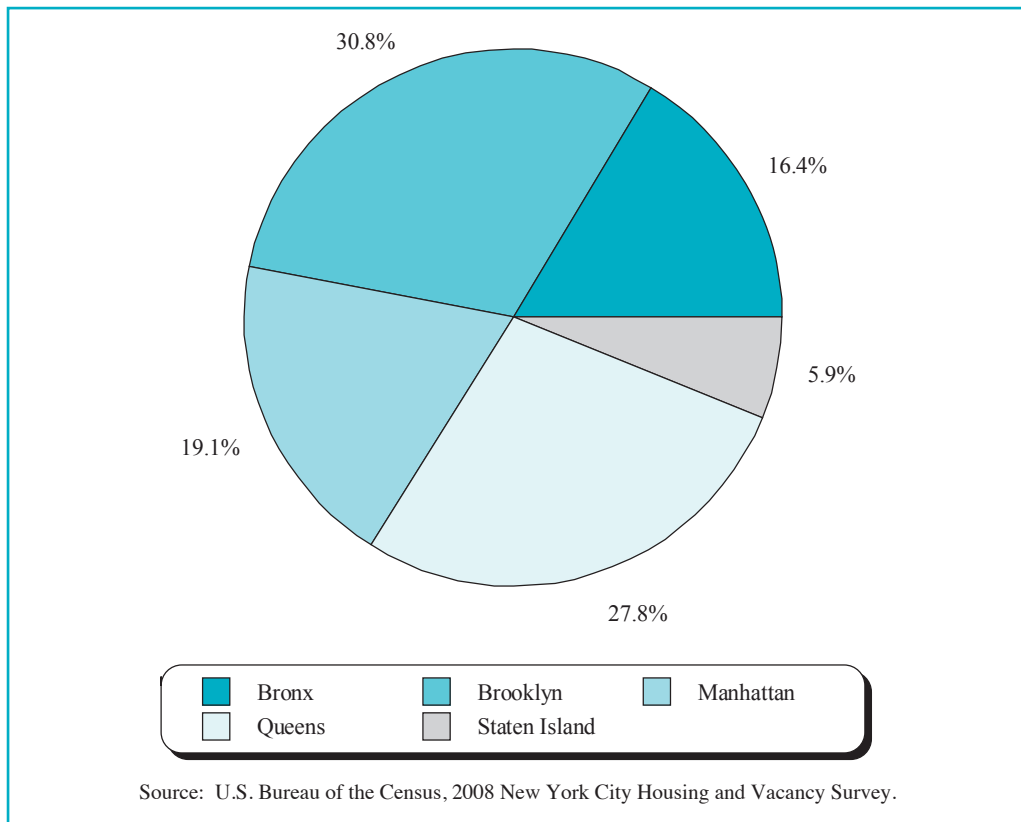
With the remarkable improvement in quality of life, better educational attainment, and housing and neighborhood conditions, the number of New Yorkers grew accordingly, as the City became a much better place to live and work and, thus, continuously attracted more people.

### Spatial Variation of the Population

While the city-wide overall population increase 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 2008, 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 over four decades since 1965, when the first HVS provided residential population counts. In Brooklyn, 2,508,000, or 31 percent of the people in the City, were housed, while Queens captured 2,263,000 or 28 percent of the City’s population in 2008. In Manhattan, 1,556,000, or 19 percent of the people in the City, were housed. In the Bronx, there were 1,338,000 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 478,000 people, were housed (Tables 2.1 and 2.2, Figure 2.1).

**Figure 2.1**  
**Distribution of Individuals by Borough**  
**New York City 2008**



**Table 2.2**  
**Percent Distribution of Individuals by Borough**  
**New York City, Selected Years 1991 - 2008**

<b>Borough</b>	<b>1991</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	16.3%	16.0%	16.0%	15.7%	16.5%	16.4%	16.4%
Brooklyn	31.8%	31.5%	30.4%	30.5%	30.9%	30.8%	30.8%
Manhattan <sup>a</sup>	19.8%	20.2%	20.8%	21.3%	19.0%	19.2%	19.1%
Queens	27.0%	27.0%	27.3%	26.9%	27.9%	27.8%	27.8%
Staten Island	5.2%	5.4%	5.5%	5.5%	5.6%	5.8%	5.9%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

### **Racial and Ethnic Variation of the Population**

Any comparison of population data by race and ethnicity from the 2008 HVS with equivalent data from the 2005 HVS should be done using percents, means, and medians, rather than absolute numbers. The number of whites, blacks, Puerto Ricans, and Asians from the 2008 HVS should not be compared with such data from the 2005 HVS. The Census Bureau has offered the following overall explanations:

In estimating population for the 2008 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 are produced by the Census Bureau but are not part of the HVS.

Improvement in the way the independent population control estimates were developed has occurred between 2005 and 2008. In 2005, the population controls by race were only for White, Black, and All Other Races, while in 2008 they were for White non-Hispanic; Black non-Hispanic; Asian non-Hispanic; All Other Races, non-Hispanic; and Hispanic. While this change improved the estimates of population by race and ethnicity in 2008 and should improve the consistency of estimates between surveys in the future, comparisons between 2005 and 2008 should be made with this change in mind.

In addition, the comparisons show an apparent decrease in the White population while at the same time showing an increase in the number of White households. Again, keep in mind that the household estimates have sampling error and both estimates have non-sampling error. The margins of error for the household estimates in 2005 and 2008 are both approximately 24,000.

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.<sup>3</sup>

3 For further information, visit [www.census.gov/popest/estimates.php](http://www.census.gov/popest/estimates.php)



**Table 2.3**  
**Number of Individuals by Borough and Race/Ethnicity**  
**New York City 2008**

<b>2008</b> <b>Race/Ethnicity<sup>a</sup></b>	<b>All</b>	<b>Bronx<sup>e</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>e</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All <sup>b</sup>	8,144,101	1,338,071	2,508,450	1,556,316	2,263,259	478,004
White (non-Hispanic) <sup>c</sup>	2,923,410	168,986	929,411	788,390	719,493	317,130
Black/African American (non-Hispanic) <sup>c</sup>	1,901,117	409,843	827,579	199,402	420,659	43,634
Puerto Rican	759,194	306,514	198,903	115,984	99,310	38,483
Non-Puerto Rican Hispanic	1,502,971	396,228	295,903	267,376	506,771	36,693
Asian (non-Hispanic) <sup>c</sup>	975,692	46,638	229,909	170,743	492,389	36,012
Other <sup>d</sup>	81,718	9,862	26,745	144,423	24,637	6,052

Sources: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

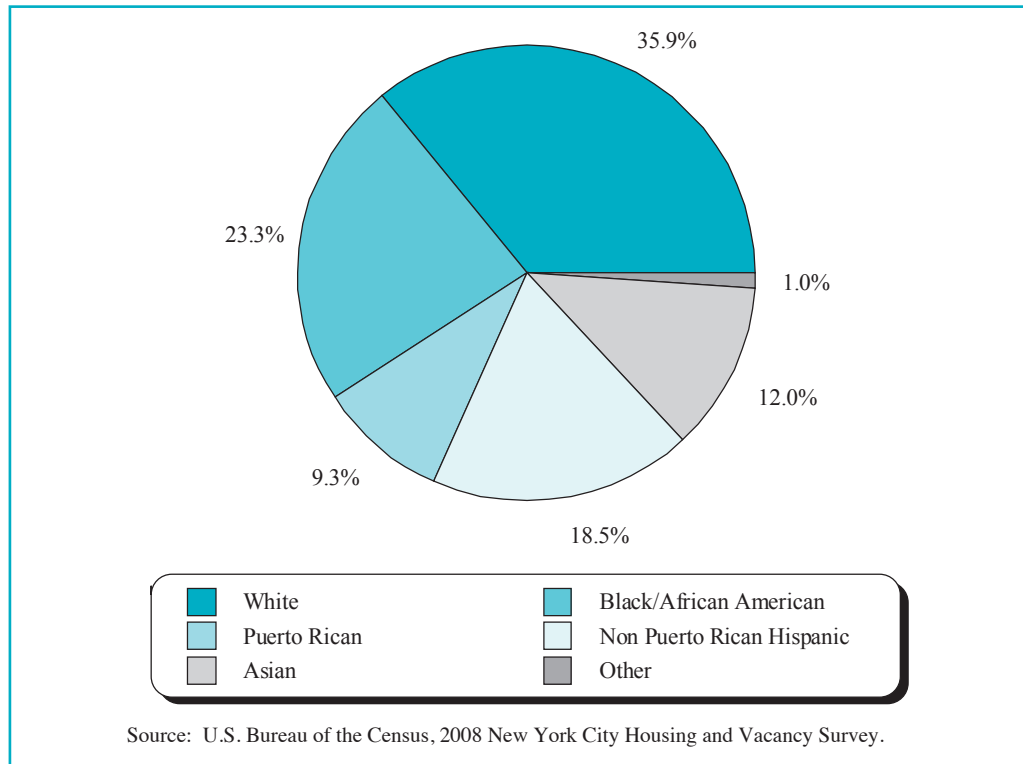
Notes:

- a The respondent identified the race and ethnicity of each household member. 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, “2008 New York City Housing and Vacancy Survey Glossary.” For information on living quarters excluded from the HVS, see Appendix D, “2008 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 30,986 American Indian or Alaska Native, 15,438 Hawaiian or Pacific Islander, and 35,294 individuals of more than one race.
- e Marble Hill in the Bronx.

New York City is racially and ethnically one of the most diverse cities in the United States. The 2008 HVS reports that the white non-Hispanic population (hereafter referred to as the “white” population) was 2,923,000 or 36 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 the City’s population: 2,262,000 or 28 percent, with Puerto Ricans numbering 759,000 (9 percent) and non-Puerto Rican Hispanics numbering 1,503,000 (19 percent).

The black/African American non-Hispanic population (hereafter referred to as the “black” population) numbered 1,901,000, accounting for 23 percent of the population in the City. The Asian population numbered 976,000 or 12 percent of the City’s population in 2008 (Tables 2.3 and 2.4 and Figure 2.2).

**Figure 2.2**  
**Distribution of Individuals by Race/Ethnicity**  
**New York City 2008**



In 2008, 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 seventeen years between 1991 and 2008, a profound trend is seen: racial and ethnic diversity in the City substantially widened 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 38 percent in 1999 and to 36 percent in 2008 (Table 2.4). The proportion of blacks also declined appreciably from 28 percent in 1993 to 25 percent in 2002 and to 23 percent in 2008. The proportion of Puerto Ricans also exhibited a slight downward trend in the seventeen-year period between 1991 and 2008, going from 11 percent to 9 percent (Figure 2.3).

On the other hand, non-Puerto Rican Hispanics’ and Asians’ shares of the City’s population progressively surged over the seventeen years between 1991 and 2008. Non-Puerto Rican Hispanics’ share rose from 12 percent in 1991 to 19 percent in 2008 (Table 2.4). This pushed Hispanics’ (including Puerto Ricans’) share of the City’s population past blacks in 1999, 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 12 percent in 2008 (Figure 2.3).

**Table 2.4**  
**Distribution of Individuals by Race/Ethnicity**  
**New York City, Selected Years 1991-2008**

Race/Ethnicity <sup>a</sup>	Year						
	1991	1993	1996	1999	2002	2005	2008
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White <sup>b</sup>	41.1%	40.6%	39.1%	38.1%	36.8%	36.7%	35.9%
Black/African American <sup>b</sup>	27.2%	27.8%	26.5%	25.7%	24.9%	23.4%	23.3%
Puerto Rican	11.3%	10.7%	10.8%	10.3%	9.3%	10.1%	9.3%
Non-Puerto Rican Hispanic	11.9%	12.9%	14.2%	16.4%	16.9%	17.8%	18.5%
Asian <sup>b</sup>	6.7%	7.8%	8.9%	9.1%	11.4%	11.3%	12.0%
Other <sup>c</sup>	1.7%	0.2%	0.4%	0.4%	0.7%	0.8%	1.0%

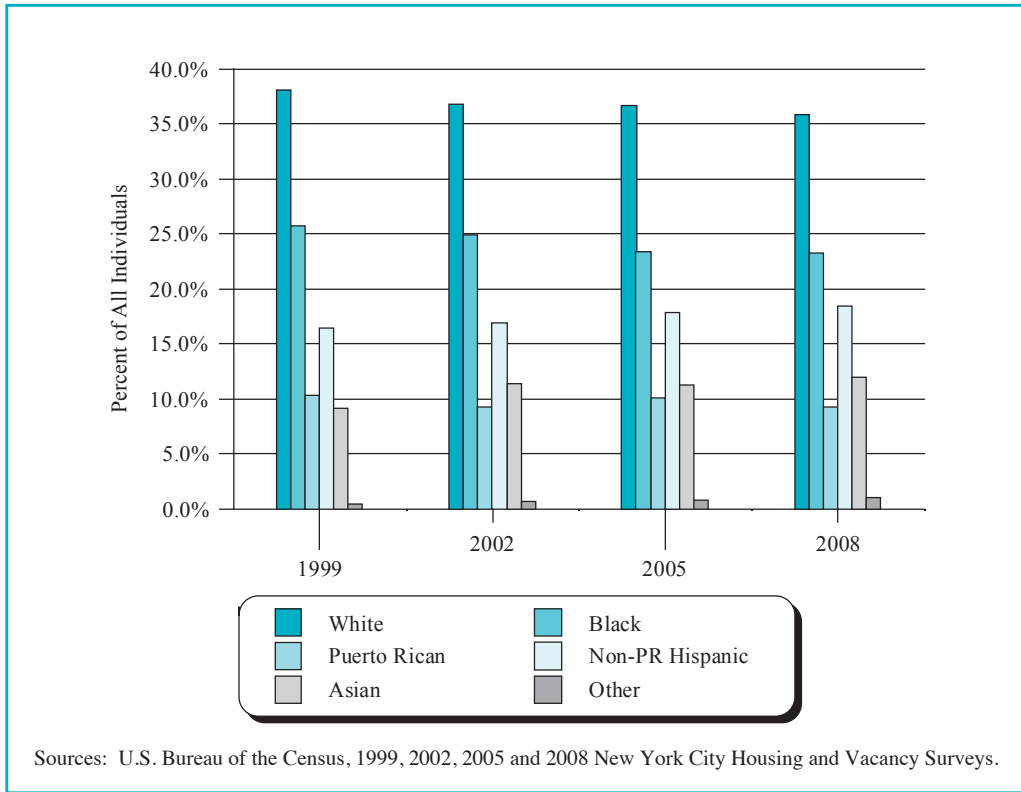
Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a The respondent identified the race and ethnicity of each household member.
- 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” included only American Indians, Aleuts, and Eskimos. In 2002, 2005 and 2008, “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.

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, 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 cluster in particular.

**Figure 2.3**  
**Population of Individuals in Households by Race/Ethnicity**  
**New York City, Selected Years 1999 – 2008**



### 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 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.

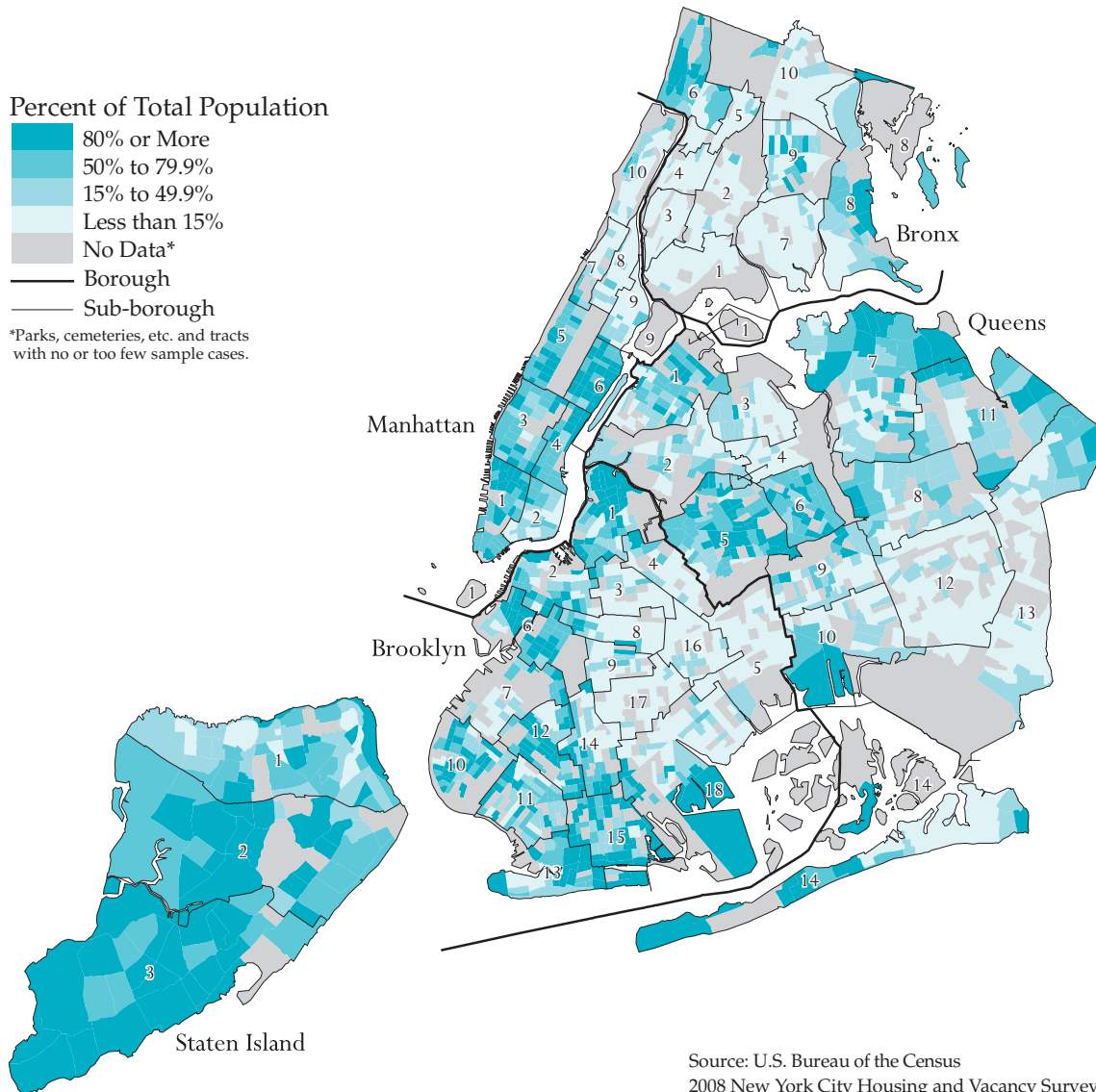
The 2008 HVS shows that almost one-third of whites in the City lived in Brooklyn (32 percent), similar to the borough’s share of the City’s overall population (Table 2.5). In Brooklyn, whites were concentrated in sub-boroughs 1 (Williamsburg/Greenpoint), 2 (Brooklyn Heights/Fort Greene), 6 (Park Slope/Carroll Gardens), 10 (Bay Ridge), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), and 15 (Sheepshead Bay/Gravesend). About a quarter of the City’s whites each lived in Queens (25 percent) and Manhattan (27 percent) (Map 2.1 and Table A.2, Appendix A).

**Map 2.1**  
**White Population Density as a Percentage of Total Population**  
**New York City 2008**

**Percent of Total Population**

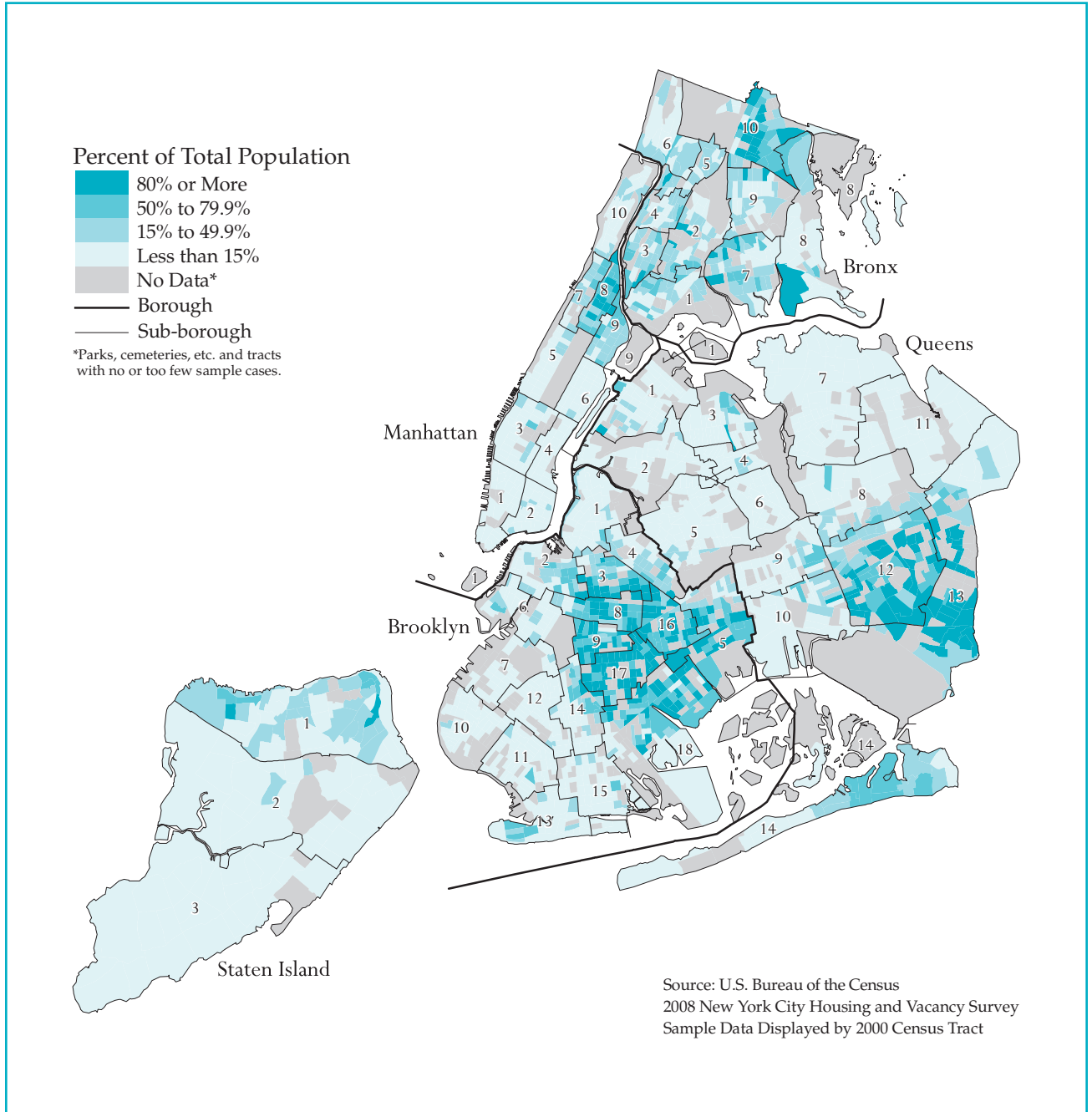
- 80% or More
- 50% to 79.9%
- 15% to 49.9%
- Less than 15%
- No Data\*
- Borough
- Sub-borough

\*Parks, cemeteries, etc. and tracts with no or too few sample cases.



Source: U.S. Bureau of the Census  
 2008 New York City Housing and Vacancy Survey  
 Sample Data Displayed by 2000 Census Tract

**Map 2.2**  
**Black Population Density as a Percentage of Total Population**  
**New York City 2008**



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) (Table A.2, Appendix A).

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) (Table A.2, Appendix A).

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 seventeen of the City’s total population lived, one in ten of the 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 (Map 2.1 and Table A.2, Appendix A). The proportion of whites in the Bronx was disproportionately small, compared to the proportion of the City’s population in the borough: one in seventeen versus one in six persons.

In 2008, disproportionately large numbers of blacks in the City, more than two-fifths (44 percent), lived in Brooklyn, greater than the proportion of the City’s population living in the borough (31 percent) (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), 14 (Flatbush), 16 (Brownsville/Ocean Hill), 17 (East Flatbush), and 18 (Flatlands/Canarsie) (Map 2.2 and Table A.2, Appendix A).

Just over one-fifth of blacks in the City lived in Queens (22 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, 22 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 three-fifths each in Jamaica

**Table 2.5**  
**Distribution of Individuals by Borough and by Race/Ethnicity**  
**New York City 2008**

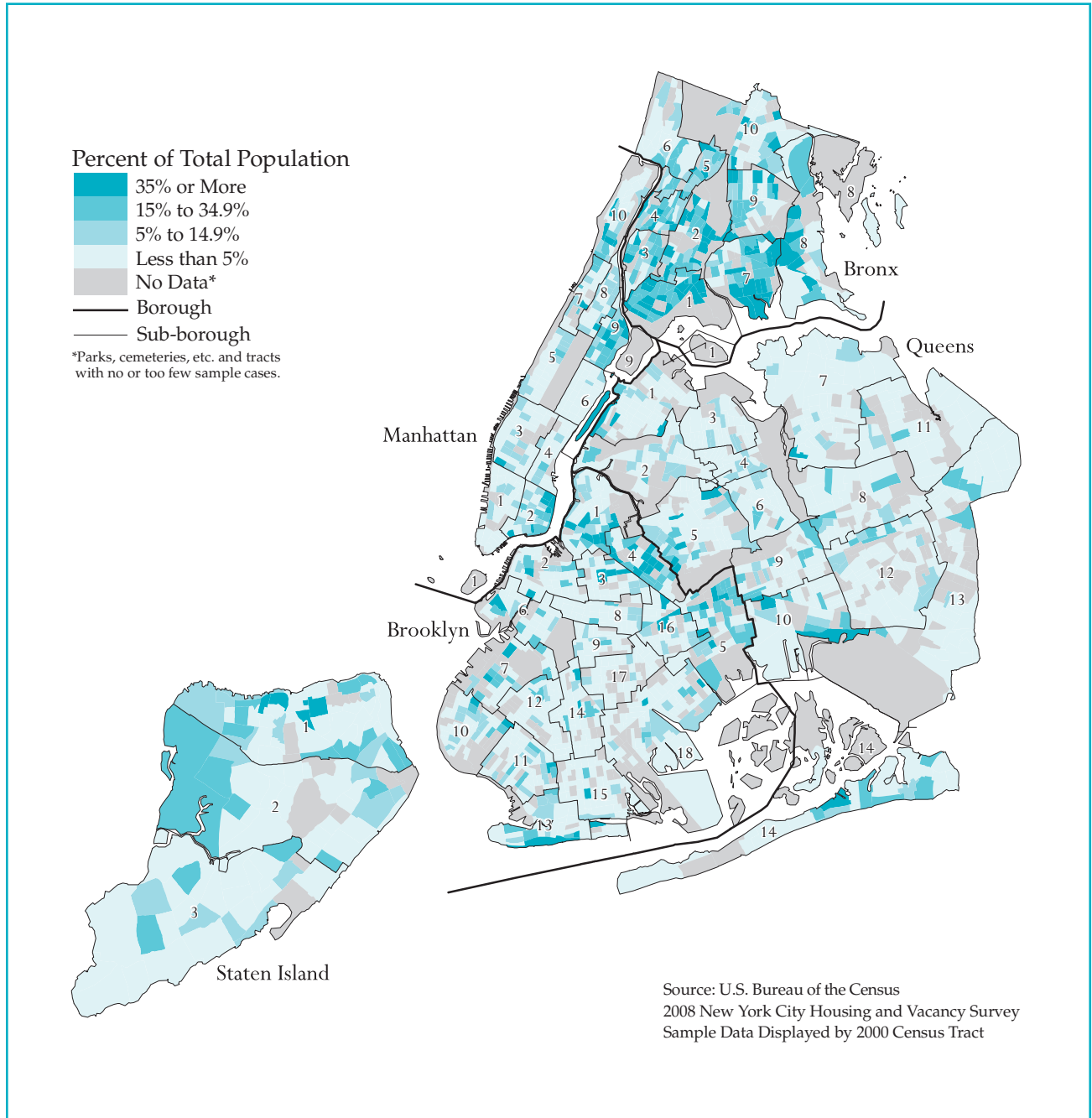
<b>Race/Ethnicity</b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All	100.0%	16.4%	30.8%	19.1%	27.8%	5.9%
White	100.0%	5.8%	31.8%	27.0%	24.6%	10.8%
Black/African American	100.0%	21.6%	43.5%	10.5%	22.1%	2.3%
Puerto Rican	100.0%	40.4%	26.2%	15.3%	13.1%	5.1%
Non-Puerto Rican Hispanic	100.0%	26.4%	19.7%	17.8%	33.7%	2.4%
Asian	100.0%	4.8%	23.6%	17.5%	50.5%	3.7%
Other	100.0%	12.1%	32.7%	17.6%	30.1%	7.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

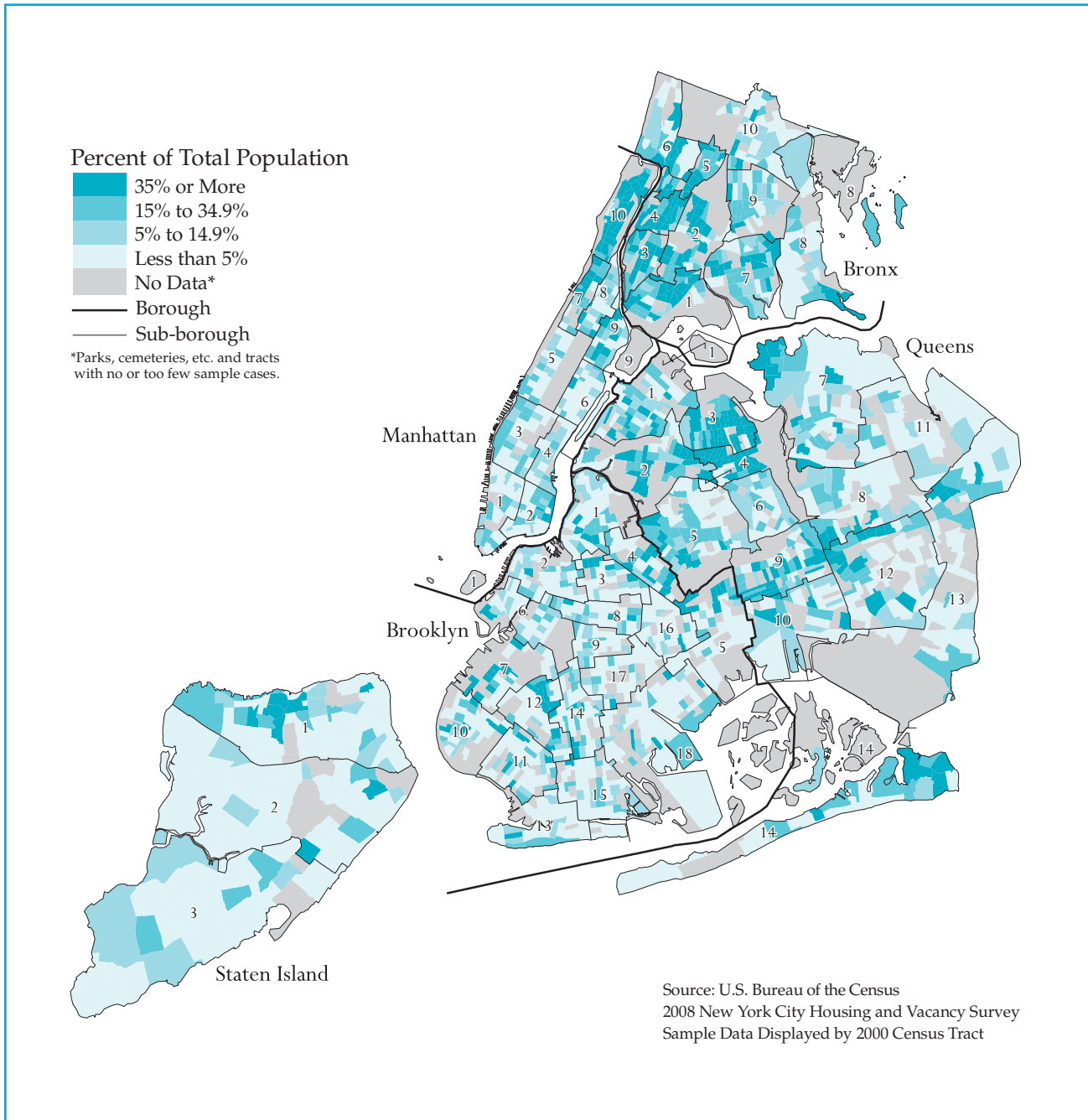
a Marble Hill in the Bronx.

**Map 2.3**  
**Puerto Rican Population Density as a Percentage of Total Population**  
**New York City 2008**

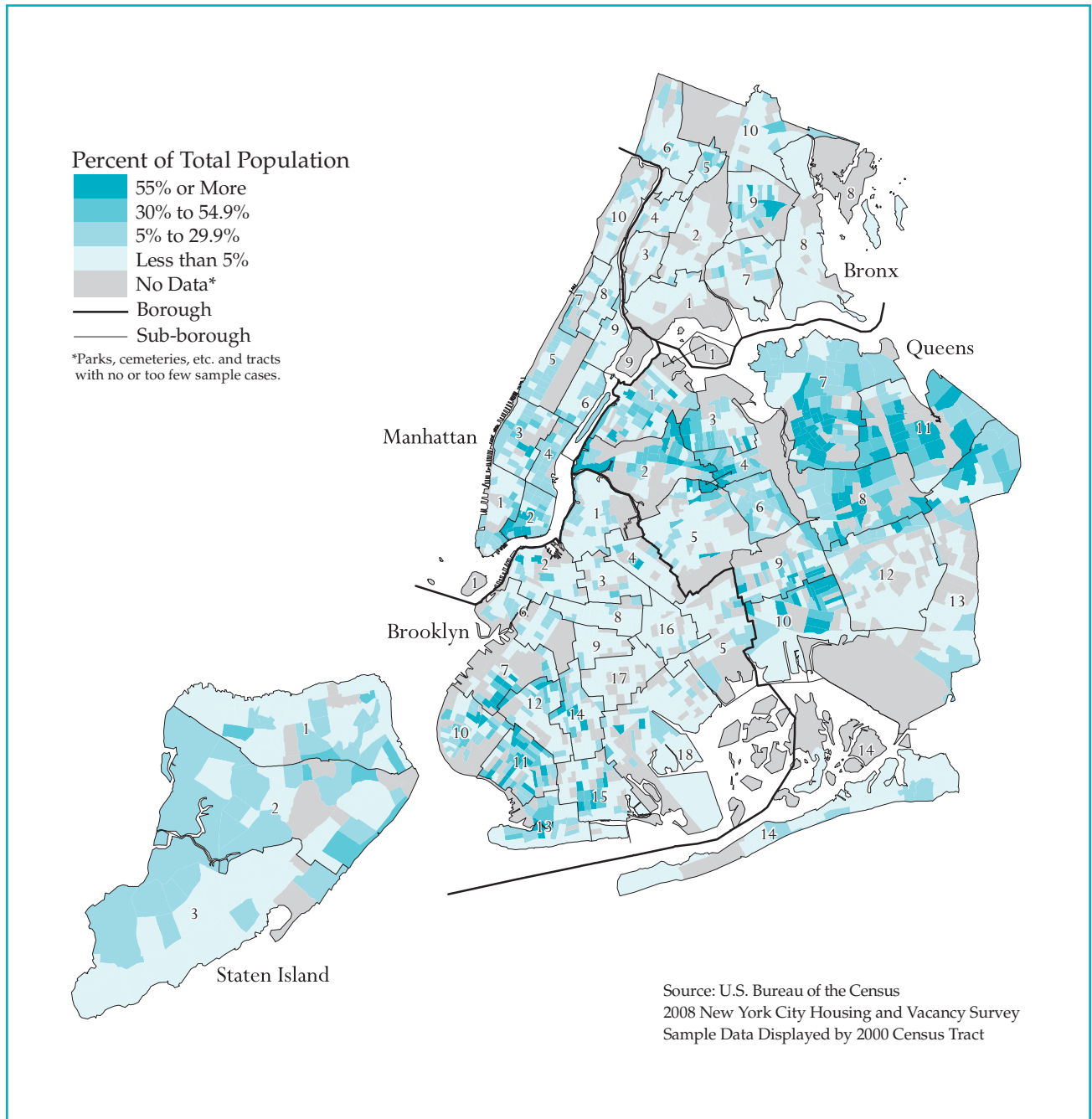




**Map 2.4**  
**Non-Puerto Rican Hispanic Population Density as a Percentage**  
**of Total Population**  
**New York City 2008**



**Map 2.5**  
**Asian, Native Hawaiian and Pacific Islander Population Density**  
**as a Percentage of Total Population**  
**New York City 2008**



and in Bellerose/Rosedale. In the Bronx, blacks were scattered throughout the borough but were most noticeably concentrated in sub-borough areas 7 (Soundview/Parkchester) and 10 (Williamsbridge/Baychester) (Table A.2, Appendix A).

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) and 9 (East 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 2008, Puerto Ricans were disproportionately over-represented in the Bronx. The borough's share of Puerto Ricans (40 percent) was about 2.5 times the borough's share of the City's population (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), 2 (Morrisania/East Tremont), and 7 (Soundview/Parkchester) (Map 2.3 and Table A.2, Appendix A). 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 less than one-half of the borough's share of the total population.

Non-Puerto Rican Hispanics were over-represented in the Bronx and Queens in 2008 (Table 2.5). The two boroughs together captured three-fifths of the non-Puerto Rican Hispanics in the City. More than a quarter lived in the Bronx, where one in six of the City's population resided. And in Queens, where a little more than a quarter of the City's population resided, a third of non-Puerto Rican Hispanics lived. In the Bronx, non-Puerto Rican Hispanics were somewhat more evenly distributed than Puerto Ricans but were more frequent in sub-borough areas 1, 2, 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, representation of non-Puerto Rican Hispanics was about the same as the City's population living in the borough: close to one in five in 2008 (Table 2.5). However, non-Puerto Rican Hispanics were overwhelmingly concentrated in sub-borough area 10 (Washington Heights/Inwood), where more than half of the population was non-Puerto Rican Hispanic (Map 2.4 and Sub-Borough Table A.2, Appendix A).

The great preponderance of Asians, about half of those in the City, were clustered in Queens, where fewer than three in ten of the City's population resided in 2008. Consequently, Asians were 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), 10 (Howard Beach/South Ozone Park) and 11 (Bayside/Little Neck) (Sub-Borough Table A.2, Appendix A, and Map 2.5). Almost a quarter of Asians in the City lived in Brooklyn, while 18 percent lived in Manhattan. The proportions of Asians in the Bronx and Staten Island were disproportionately small: 5 percent and 4 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 unique spatial concentrations of the racial and ethnic distribution 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.

**Table 2.6**  
**Distribution of Individuals by Race/Ethnicity within Borough**  
**New York City 2008**

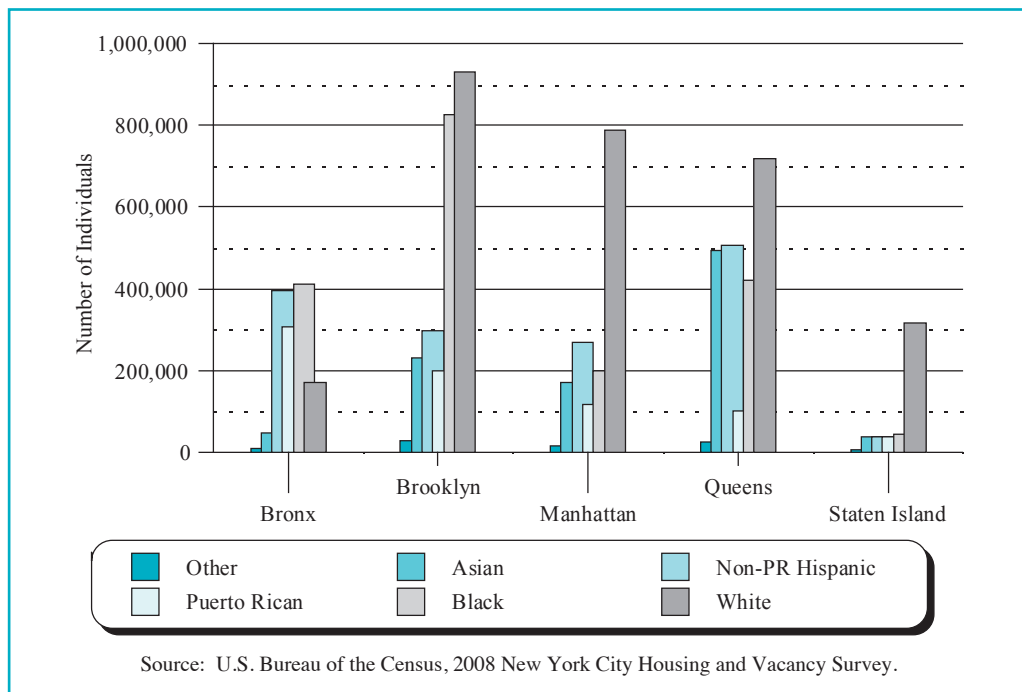
Race/Ethnicity	All	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	35.9%	12.6%	37.1%	50.7%	31.8%	66.3%
Black/African American	23.3%	30.6%	33.0%	12.8%	18.6%	9.1%
Puerto Rican	9.3%	22.9%	7.9%	7.5%	4.4%	8.1%
Non-Puerto Rican Hispanic	18.5%	29.6%	11.8%	17.2%	22.4%	7.7%
Asian	12.0%	3.5%	9.2%	11.0%	21.8%	7.5%
Other	1.0%	0.7%	1.1%	0.9%	1.1%	1.3%

Source: U.S. Bureau of the Census, 2008 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 2008**



Close to two-fifths of the people in the City, 36 percent, were whites in 2008 (Table 2.6). But in the Bronx, whites were disproportionately under-represented: one in eight 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 close to two-fifths (37 percent) of the population, while in Queens almost a third of the population (32 percent) were whites (Figure 2.4).

In 2008, blacks' share of the population in both the Bronx (about three in ten) and Brooklyn (about one in three) outnumbered their (23 percent) share of the City's population (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: less than one in five in Queens, one in eight in Manhattan, and less than one in ten in Staten Island (Figure 2.4).

In 2008, 9 percent of people in the City were Puerto Rican. However, in the Bronx, Puerto Ricans were disproportionately over-represented: close to one in four people 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: 30 percent compared to 19 percent (Tables 2.5 and 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, 8 percent and 12 percent respectively, while the proportion of non-Puerto Rican Hispanics in Manhattan was 17 percent, close to the borough's share of the City's population: 19 percent (Figure 2.4).

In 2008, 12 percent of the people in the City were Asians (Table 2.6). But the proportion of Asians in Queens was 22 percent, close to 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 only 8 percent and 4 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 cluster. 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 distribution 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 variations in the configuration of the household population by age 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 2008, the same as three years earlier (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 39, whites were the oldest among the major racial and ethnic groups in the City in 2008 (Table 2.7). Their average age has dwindled slowly from 42 in 1991, to 41 in 1999, to 40 in 2002 and 2005; their age decreased further in the next three years. Conversely, among

**Table 2.7**  
**Mean Age of Individuals by Race/Ethnicity**  
**New York City, Selected Years 1991 - 2008**

<b>Race/Ethnicity<sup>a</sup></b>	<b>1991</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	35.2	35.1	35.0	35.6	35.2	35.7	35.6
White	41.5	41.4	41.0	41.4	40.0	40.1	39.4
Black/African American	31.1	31.1	31.4	32.4	33.2	34.2	34.5
Puerto Rican	28.8	29.7	30.3	31.7	32.1	33.0	33.9
Non-Puerto Rican Hispanic	29.9	30.0	30.2	30.3	30.1	30.5	31.1
Asian	33.4	33.0	32.9	33.9	34.3	35.6	35.4
Other	30.5	30.4	32.4	38.0	32.1	30.7	27.4
Non-Report	36.9	--	--	--	--	--	--

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 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” included only American Indians, Aleuts, and Eskimos. In 2002, 2005 and 2008 “Other” includes American Indian or Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race. For 1993-2008 individuals identified as “Other race” or whose race was not reported were allocated among the race categories.

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 2008, eight years younger than whites.

The average ages of blacks and Puerto Ricans were 35 and 34, respectively. That is 4 and 5 years younger than whites in 2008, 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 35 in 2008, making them the second-oldest group. The average age of Asians has also increased noticeably since 1991, when it was 33.

As their average age suggests, whites were under-represented in the under 18 age group and over-represented in the older age groups, according to the 2008 HVS. Their share in the age group of less than 18 years was 19 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 15 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 29 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 only 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.

**Table 2.8**  
**Distribution of Individuals by Age Group and Mean Age within Race/Ethnicity Categories**  
**New York City 2008**

Race/Ethnicity	All	Age Group					Mean Age in Years
		<18	18-34	35-54	55-64	65+	
All	100.0%	24.0%	26.3%	29.4%	9.2%	11.0%	35.6
White	100.0%	19.0%	24.9%	29.4%	11.3%	15.3%	39.4
Black/African American	100.0%	26.2%	25.5%	30.0%	8.9%	9.5%	34.5
Puerto Rican	100.0%	29.0%	24.5%	26.5%	9.5%	10.5%	33.9
Non-Puerto Rican Hispanic	100.0%	28.7%	30.4%	28.0%	6.6%	6.4%	31.1
Asian	100.0%	22.5%	27.0%	33.4%	7.9%	9.3%	35.4
Other	100.0%	39.8%	27.0%	22.4%	5.7%	5.1%	27.4

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

\* Too few individuals to report.

**Table 2.9**  
**Mean Age of Individuals by Borough**  
**New York City, Selected Years 1991 - 2008**

Borough	1991	1993	1996	1999	2002	2005	2008
All	35.2	35.1	35.0	35.6	35.2	35.7	35.6
Bronx <sup>a</sup>	32.6	32.9	32.5	32.9	32.5	33.3	33.4
Brooklyn	34.1	33.9	34.1	34.3	34.1	34.8	34.5
Manhattan <sup>a</sup>	37.3	37.2	36.8	37.4	37.4	37.5	37.7
Queens	36.6	36.5	36.1	37.0	36.3	36.8	36.7
Staten Island	34.3	34.7	35.4	35.9	36.3	36.4	36.4

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

Asians' share of the economically active age group of 35-54 was 33 percent, 4 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 young age group of 18 to 34 was 25 percent, while it was 30 percent for non-Puerto Rican Hispanics. Puerto Ricans' share of the age 65 or older group was higher at 11 percent than that of non-Puerto Rican Hispanics at 6 percent, so their average age was 34 compared to 31 for non-Puerto Rican Hispanics.

As the average age of all persons in the City has barely inched up since 1991, the average age of persons in each of the individual boroughs has also been without significant change, except for Staten Island, where it increased by two years (Table 2.9). In 2008, the average age was the highest in Manhattan, 38 years, while it was the lowest in the Bronx at 33 years. The average ages in Brooklyn, Queens, and Staten Island were 35 years, 37 years, and 36 years respectively.

Many policy and planning discussions, service needs, and housing issues in the City, such as planning for schools and day care, retaining middle class families, and size of units, etc. are related to the distribution of children and the population over age 65 (Table 2.10). For example, as the mean ages suggest, the Bronx has a relatively high proportion of children and young adults under age 24 (40 percent) compared to the other boroughs. On the other hand, Manhattan's smaller percent under age 24 relates to the borough's higher average age.

**Table 2.10**  
**Population in Housing Units by Age by Borough**  
**New York City 2008**

Age (Years)	Total		Bronx <sup>a</sup>		Brooklyn		Manhattan <sup>a</sup>		Queens		Staten Island	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All	8,144,101	100.0%	1,338,071	100.0%	2,508,450	100.0%	1,556,316	100.0%	2,263,259	100.0%	478,004	100.0%
Less than 6	590,509	7.3	114,070	8.5	200,055	8.0	92,332	5.9	150,958	6.7	33,095	6.9
6 – 17	1,366,282	16.8	277,596	20.7	444,894	17.7	190,290	12.2	366,295	16.2	87,206	18.2
18 – 24	758,775	9.3	138,928	10.4	248,477	9.9	132,371	8.5	193,747	8.6	45,252	9.5
25 – 34	1,381,585	17.0	182,938	13.7	448,592	17.9	311,713	20.0	375,982	16.6	62,361	13.0
35 – 44	1,287,081	15.8	216,012	16.1	372,020	14.8	267,010	17.2	360,223	15.9	71,815	15.0
45 – 54	1,109,301	13.6	170,573	12.7	321,607	12.8	212,992	13.7	330,781	14.6	73,348	15.3
55 – 64	751,180	9.2	105,857	7.9	215,664	8.6	160,171	10.3	219,583	9.7	49,905	10.4
65 – 74	499,480	6.1	77,006	5.8	142,003	5.7	105,235	6.8	144,364	6.4	30,871	6.5
75 and over	399,909	4.9	55,091	4.1	115,137	4.6	84,203	5.4	121,325	5.4	24,152	5.1

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx

## Gender Distribution of the Population

As has been the case for previous HVSs, according to the 2008 HVS, more persons in the City, 53 percent, were female (Table 2.11). The comparable percentage for the U.S. as a whole was 49 percent, according to the 2008 American Community Survey.<sup>4</sup> However, among persons younger than 18, the proportions of females and males were about the same. Among persons aged 18 to 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: 61 percent.

<sup>4</sup> U.S. Bureau of the Census, 2008 American Community Survey.



**Table 2.11**  
**Distribution of Individuals by Gender and by Age Group**  
**New York City 2008**

Age Group	Number	Gender		
		Both	Male	Female
All	8,144,101	100.0%	47.4%	52.6%
Less Than 18 Years	1,956,791	100.0%	50.1%	49.9%
18-64 Years	5,287,922	100.0%	47.7%	52.3%
65 Years and Older	899,389	100.0%	39.5%	60.5%

Source: U.S. Bureau of the Census, 2008 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 approximately how much individuals can potentially afford for housing. Consequently, it is compelling to analyze data on educational attainment among individuals aged 18 and older in order to gauge not only current and future earning capacity, but also one of the critical housing issues in the City: affordability.

According to recent HVSs, the level of educational attainment in the City has improved remarkably. Between 2002 and 2008, the proportion of individuals who had at least graduated from high school increased from 78 percent to 82 percent (Table 2.12). This improvement was experienced by every major racial and ethnic group. Improvement for whites, blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians were exceptional.

When educational attainment is measured by the percentage of individuals who have graduated from college, again New Yorkers became better educated over the six-year period, going from 30 percent in 2002 to 35 percent in 2008 (Table 2.12).

In 2008, whites were the best educated: 93 percent had finished at least high school and 53 percent had graduated at least from college (Table 2.12). 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 83 percent and 23 percent for blacks and were 77 percent and 37 percent for Asians in 2008.

Applying both the lower and higher educational attainment measures, both Puerto Ricans' and non-Puerto Rican Hispanics' educational attainment improved substantially between 2002 and 2008 (Table 2.12). However, in 2008, 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: 68 percent each had at least graduated from high school, and only 15 percent and 18 percent respectively had at least graduated from college.

**Table 2.12**  
**Distribution of Educational Attainment among Individuals Aged 18 or Over**  
**in All Households by Race/Ethnicity**  
**New York City Selected Years 1996 – 2008**

Race/Ethnicity	Year	Educational Attainment				
		All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	2008	100.0%	18.1%	27.5%	19.4%	34.9%
	2005		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	2008	100.0%	7.4%	21.6%	17.6%	53.4%
	2005		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	2008	100.0%	17.5%	33.9%	25.5%	23.2%
	2005		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	2008	100.0%	32.3%	32.2%	20.4%	15.2%
	2005		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	2008	100.0%	32.5%	31.2%	18.1%	18.2%
	2005		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	2008	100.0%	22.9%	26.0%	14.2%	36.9%
	2005		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 <sup>a</sup>	2008	100.0%	12.7%	26.8%	27.1%	33.4%
	2005		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, 2005 and 2008 New York City Housing and Vacancy Surveys.

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

a For 1996 and 1999 "Other" included only American Indians, Aleuts, and Eskimos. For 2002, 2005 and 2008 "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.

**Table 2.13**  
**Distribution of Educational Attainment Among Individuals Aged 18 or Over**  
**in Owner Households by Race/Ethnicity**  
**New York City 2008**

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	11.5%	27.8%	20.6%	40.1%
White	100.0%	7.3%	24.9%	18.3%	49.5%
Black/African American	100.0%	10.1%	32.0%	28.9%	29.0%
Puerto Rican	100.0%	18.6%	34.5%	25.0%	22.0%
Non-Puerto Rican Hispanic	100.0%	21.9%	31.2%	20.6%	26.2%
Asian	100.0%	19.0%	26.5%	14.7%	39.7%
Other	100.0%	**	36.3%	22.6%	35.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\*\* Too few individuals to report.

The improvement in whites' educational attainment in the six-year period between 2002 and 2008, particularly higher educational attainment, was extraordinary: the proportion of whites who had received at least a college degree jumped by 6 percentage points to 53 percent in 2008.

The 2008 HVS reports that individuals in owner households had substantially higher educational attainment levels than individuals in renter households. Of individuals in owner households, 89 percent had at least finished high school and 40 percent had graduated at least from college. On the other hand, the corresponding educational attainment levels among individuals in renter households were 78 percent and 32 percent respectively (Tables 2.13 and 2.14).

In 2008, aside from whites, this differentiated educational attainment pattern by tenure holds true for all major racial and ethnic groups. For whites, there was little 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: 57 percent versus 50 percent (Figures 2.5 and 2.6).

**Table 2.14**  
**Distribution of Educational Attainment among Individuals Aged 18 or Over**  
**in Renter Households by Race/Ethnicity**  
**New York City 2008**

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	21.9%	27.4%	18.7%	32.0%
White	100.0%	7.5%	18.8%	16.9%	56.8%
Black/African American	100.0%	21.1%	34.8%	23.8%	20.3%
Puerto Rican	100.0%	35.7%	31.6%	19.2%	13.5%
Non-Puerto Rican Hispanic	100.0%	35.1%	31.2%	17.5%	16.2%
Asian	100.0%	25.8%	25.6%	13.9%	34.8%
Other	100.0%	18.4%	19.1%	30.8%	31.7%

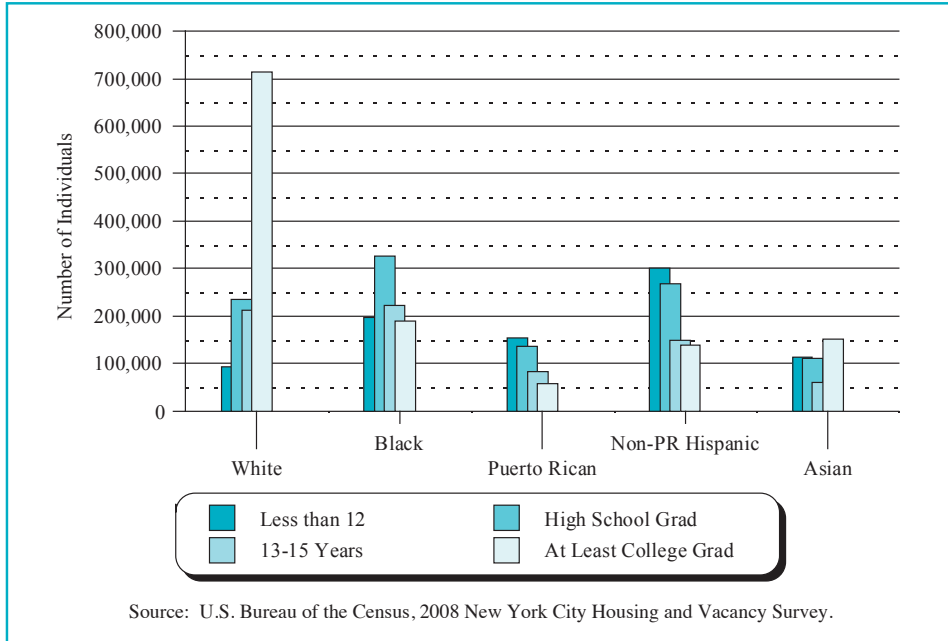
Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Among owner households, 81 percent of Puerto Ricans and 78 percent of non-Puerto Rican Hispanics had at least graduated from high school, and 22 percent and 26 percent respectively had at least graduated from college (Table 2.13). The corresponding levels of lower and higher educational attainment were 93 percent and 50 percent for whites, 90 percent and 29 percent for blacks, and 81 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 and the Labor Market.”

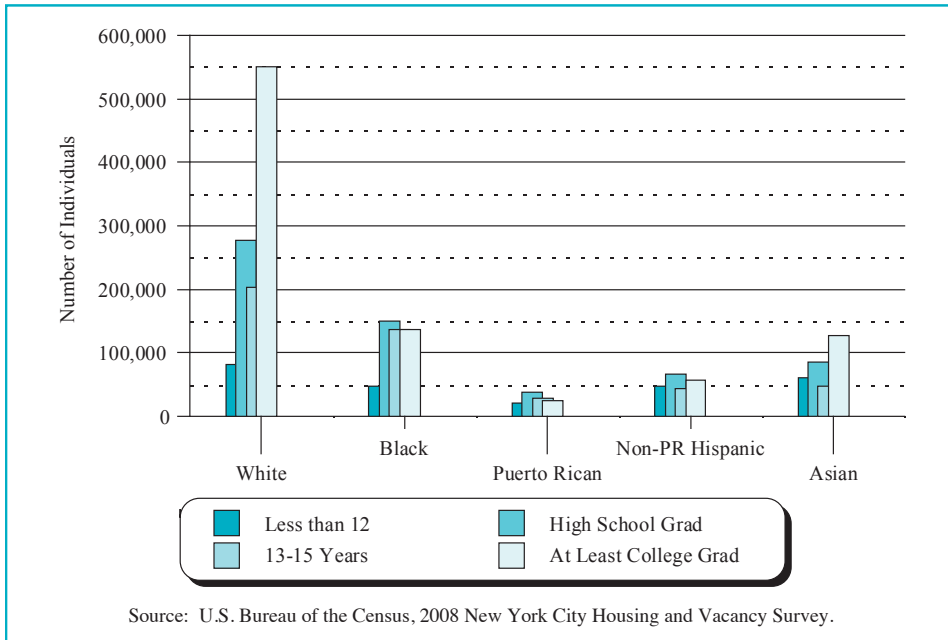
In terms of the proportion of individuals who had at least graduated from high school as a measure of educational attainment, Staten Island, where 90 percent had done so, was the highest, according to the 2008 HVS (Table 2.15). However, if the proportion of individuals who had at least graduated from college is applied to measure educational attainment, then Manhattan was highest, with 59 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: 84 percent and 32 percent respectively, followed by Brooklyn with 79 percent and 30 percent, and the lowest was the Bronx with 74 percent graduating at least from high school and just 19 percent college graduates (Figure 2.7 and Map 2.6).

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

**Figure 2.5**  
**Level of Educational Attainment by Race/Ethnicity**  
**of Individuals Aged 18 or Over in Renter Households**  
**New York City 2008**



**Figure 2.6**  
**Level of Educational Attainment by Race/Ethnicity**  
**of Individuals Aged 18 or Over in Owner Households**  
**New York City 2008**



**Table 2.15**  
**Distribution of Educational Attainment among Individuals**  
**Aged 18 or Over by Borough**  
**New York City 2008**

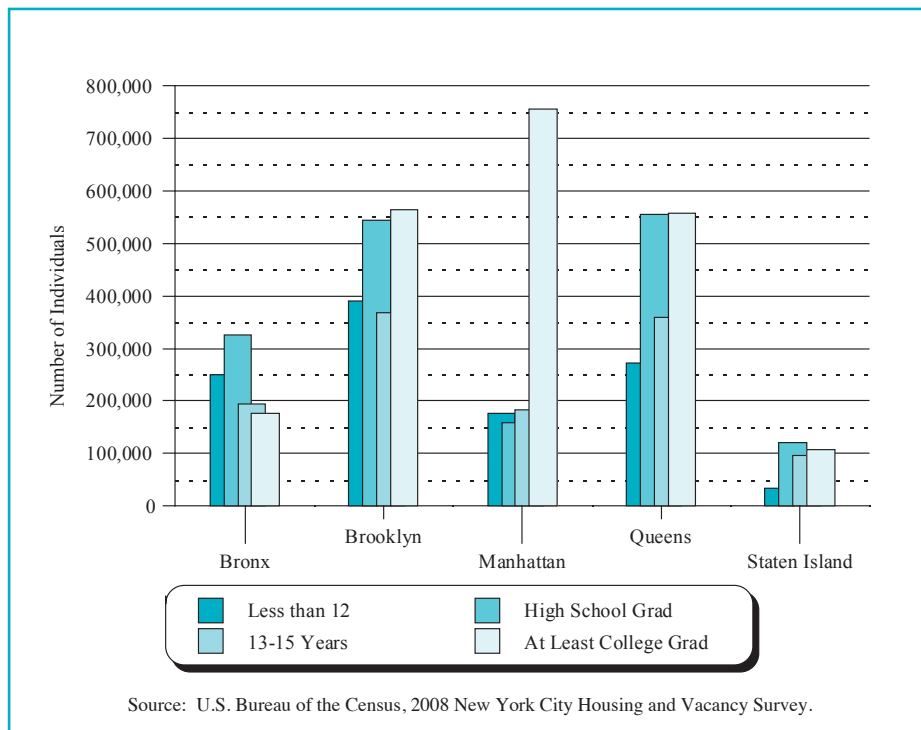
Borough	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	18.1%	27.5%	19.4%	34.9%
Bronx <sup>a</sup>	100.0%	26.4%	34.4%	20.5%	18.7%
Brooklyn	100.0%	20.9%	29.1%	19.7%	30.2%
Manhattan <sup>a</sup>	100.0%	13.8%	12.5%	14.3%	59.3%
Queens	100.0%	15.6%	31.9%	20.6%	31.9%
Staten Island	100.0%	9.7%	33.5%	26.7%	30.1%

Source: U.S. Bureau of the Census, 2008 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 2008**

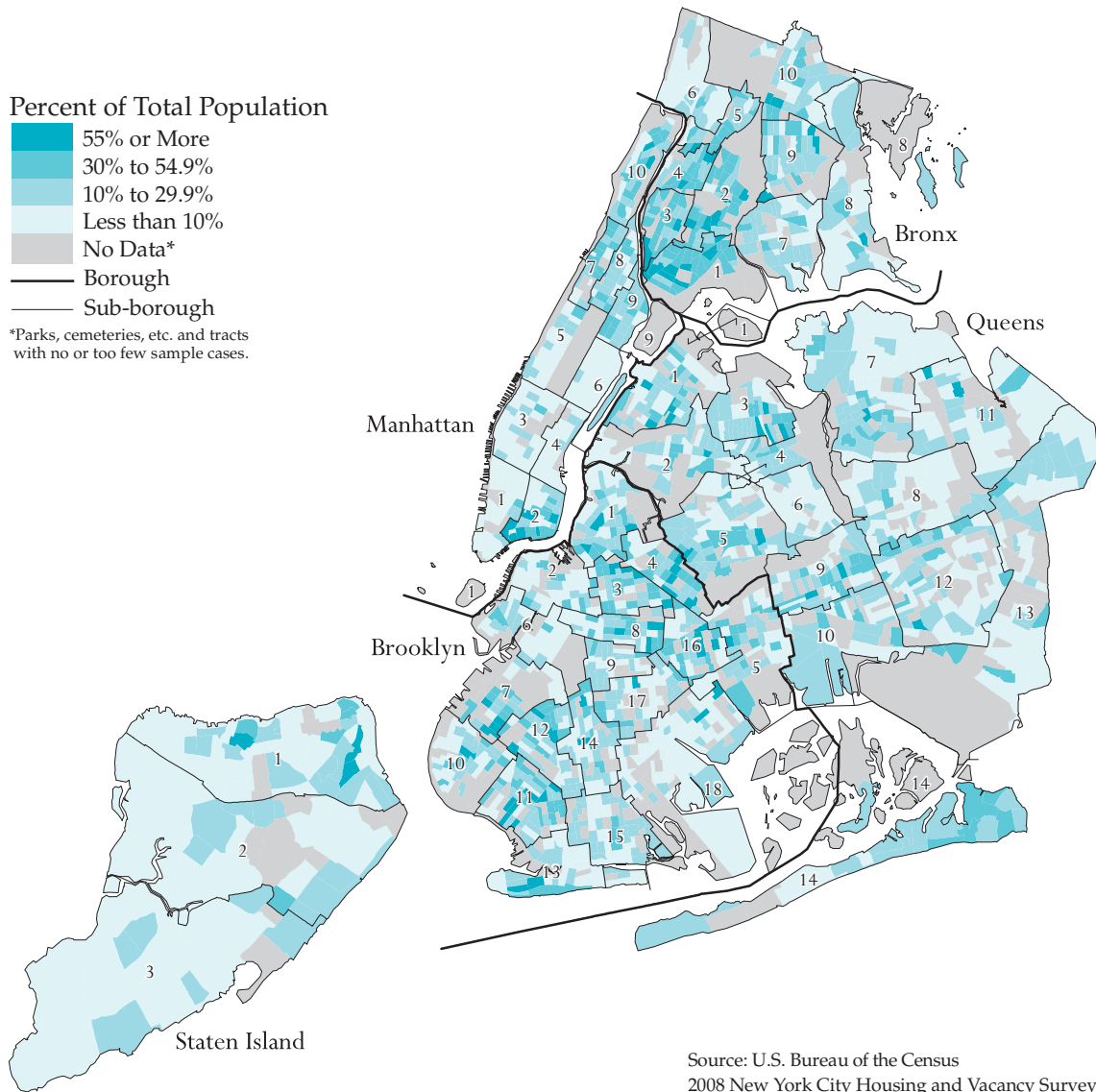


**Map 2.6**  
**Percentage of Population Age 18 and Over**  
**with Less than 12 Years of Education**  
**New York City 2008**

**Percent of Total Population**

- 55% or More
- 30% to 54.9%
- 10% to 29.9%
- Less than 10%
- No Data\*
- Borough
- Sub-borough

\*Parks, cemeteries, etc. and tracts with no or too few sample cases.



Source: U.S. Bureau of the Census  
 2008 New York City Housing and Vacancy Survey  
 Sample Data Displayed by 2000 Census Tract

## Households

### Spatial Variation of Households

Households equate to occupied housing units. According to the 2008 HVS, the number of households in the City was 3,101,000 (Table 2.16). The geographical distribution of households in the City by borough very closely resembled that of the population, except for Manhattan, where the borough's share of the number of households in the City was 25 percent, while its share of persons in the City was 19 percent in 2008 (Table 2.2). The primary reason for this is that Manhattan is a small-household borough. Half of the households in Manhattan were one-person households (Tables 2.30 and 2.31). As the population count suggests, Brooklyn was the largest borough, capturing the largest share of the City's households: 904,000 or 29 percent of all households in the City. Queens, where 791,000 households or 26 percent of all households in the City resided, was the second-largest borough. Manhattan was third, with 762,000 households or 25 percent of the City's households. In the Bronx, 480,000 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 165,000 households or 5 percent of the households in the City.

### Spatial Variation of Households by Tenure

The tenure pattern in each borough very roughly 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 approximately only half of the households in Queens and one in three households in Staten Island were renters (Table 2.16).

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 2008 (Table 2.16). 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' shares 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 25 percent of the City's households resided, only captured 18 percent of owner households. The Bronx, with 16 percent of all households in the City, had only 11 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.

### Racial and Ethnic Variation of Households

Between 2005 and 2008, each racial and ethnic group's share of all households in the City did not change enough to be statistically appreciable. In 2008, about four in ten of the City's households were whites (43 percent), while another four in ten were either blacks (22 percent) or Hispanics (23 percent), including Puerto Ricans (9 percent) and non-Puerto Rican Hispanics (15 percent). The remaining households were mostly Asians (10 percent) (Table 2.17).



**Table 2.16**  
**Number and Distribution of Households by Borough and Tenure**  
**New York City 2008**

<b>Borough</b>	<b>All</b>	<b>Tenure</b>	
		<b>Owners</b>	<b>Renters</b>
All	3,101,298	1,019,345	2,081,953
Bronx <sup>a</sup>	479,990	106,583	373,407
Brooklyn	904,189	255,938	648,251
Manhattan <sup>a</sup>	761,554	183,036	578,518
Queens	791,038	361,713	429,324
Staten Island	164,528	112,075	52,453
<b>Within Tenure</b>			
All	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	15.5	10.5	17.9
Brooklyn	29.2	25.1	31.1
Manhattan <sup>a</sup>	24.6	18.0	27.8
Queens	25.5	35.5	20.6
Staten Island	5.3	11.0	2.5
<b>Within Borough</b>			
All	100.0%	32.9	67.1
Bronx <sup>a</sup>	100.0%	22.2	77.8
Brooklyn	100.0%	28.3	71.7
Manhattan <sup>a</sup>	100.0%	24.0	76.0
Queens	100.0%	45.7	54.3
Staten Island	100.0%	68.1	31.9

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: a Marble Hill in the Bronx.

### 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. In 2008, the ownership rate in the City was 32.9 percent, inappreciably changed from 2005. In 2008, New York City was still predominantly a city of renters, as two-thirds of the households in the City were renters (Table 2.18).

**Table 2.17**  
**Distribution of All Households by Race/Ethnicity of Householder**  
**New York City 2005 and 2008**

Race/Ethnicity	2005		2008	
	Number	Percent	Number	Percent
All	3,005,318	100.0%	3,101,298	100.0%
White	1,334,138	44.4%	1,340,085	43.2%
Black/African American	717,576	23.9%	695,799	22.4%
Puerto Rican	267,973	8.9%	274,005	8.8%
Non-Puerto Rican Hispanic	403,023	13.4%	449,199	14.5%
Asian	265,392	8.8%	322,241	10.4%
Other	17,216	0.6%	19,969	0.6%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

**Table 2.18**  
**Percent of Households by Tenure**  
**New York City, Selected Years 1991-2008**

Tenure	Year						
	1991	1993	1996	1999	2002	2005	2008
All	100.0%	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%	67.1%
Percent Owner (Homeownership Rate)	29.8%	29.0%	30.0%	31.9%	32.7%	33.3%	32.9%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

### Ownership Rates by Race and Ethnicity

In 2008, about one-third of the households in the City were owner households, and two-thirds were renter households (Table 2.19). 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, 42.7 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest: a mere 15.5 percent and 17.9 percent respectively, about half the city-wide rate. Asian households had the second-highest homeownership rate, 39.5 percent. The rate for black households was 27.1 percent.

**Table 2.19**  
**Distribution of Households by Tenure within Race/Ethnic Group of Householder**  
**New York City 2008**

<b>Race/Ethnicity</b>	<b>Total</b>	<b>Renter</b>	<b>Owner</b>
All	100.0%	67.1%	32.9%
White	100.0%	57.3%	42.7%
Black/African American	100.0%	72.9%	27.1%
Puerto Rican	100.0%	84.5%	15.5%
Non-Puerto Rican Hispanic	100.0%	82.1%	17.9%
Asian	100.0%	60.5%	39.5%
Other	100.0%	60.4%	39.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 2.20**  
**Distribution of Households by Race/Ethnicity of Householder within Tenure Group**  
**New York City 2008**

<b>Race/Ethnicity</b>	<b>Total</b>	<b>Owner</b>	<b>Renter</b>
All	100.0%	100.0%	100.0%
White	43.2%	56.1%	36.9%
Black/African American	22.4%	18.5%	24.4%
Puerto Rican	8.8%	4.2%	11.1%
Non-Puerto Rican Hispanic	14.5%	7.9%	17.7%
Asian	10.4%	12.5%	9.4%
Other	0.6%	0.8%	0.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Recalling that whites' share of all households in the City was 43.2 percent, while the shares of blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians were 22.4 percent, 8.8 percent, 14.5 percent, and 10.4 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 larger share, and whites and Asians having a smaller share (Table 2.20).

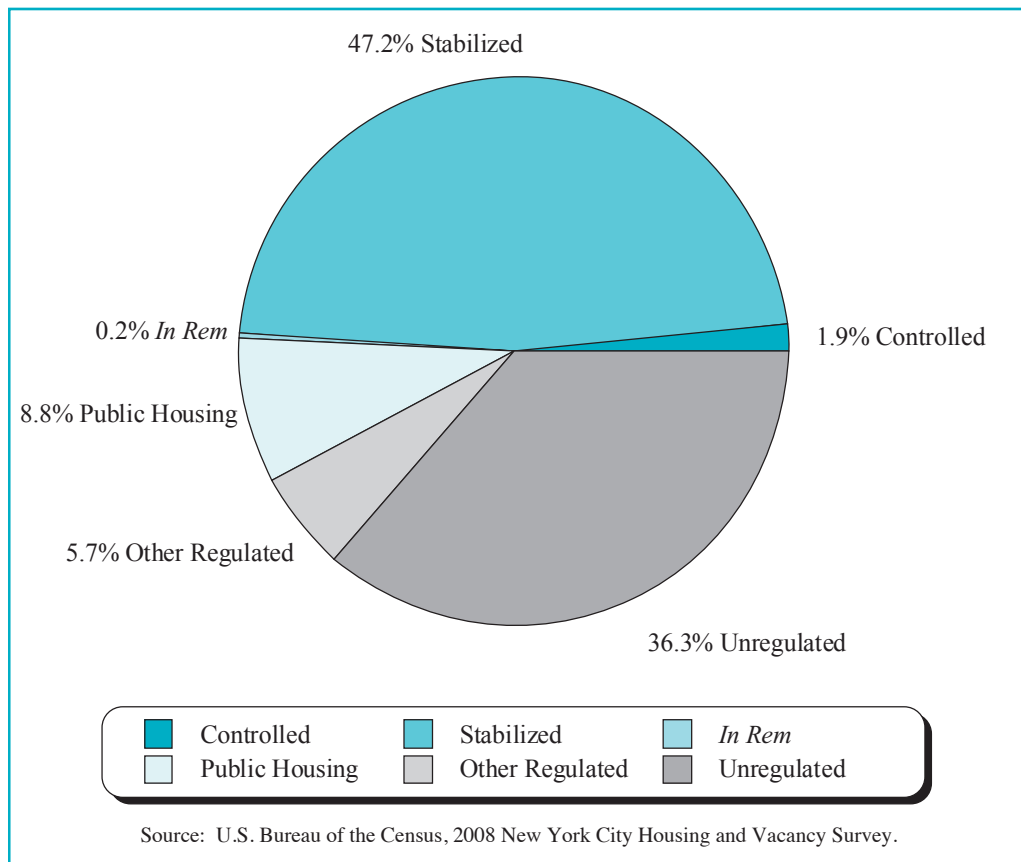
However, each racial and ethnic group's share of owner households was markedly different. Unlike all households and renter households, the majority of owner households were whites, 56.1 percent, while whites' equivalent proportions among all households and among renter households were 43.2 percent and 36.9 percent respectively (Table 2.20). Blacks' share of renter households was 24.4 percent; their share of owner households was 18.5 percent. Non-Puerto Rican Hispanics made up 17.7 percent of renter

households, while their share of owner households was noticeably small, 7.9 percent. Puerto Ricans' share of renter households was 11.1 percent, while their share of owner households was only 4.2 percent. Asians' share of renter households was 9.4 percent; their share of owner households was 12.5 percent.

### Variation of Renter 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 2008 HVS reports that, of the 2,082,000 renter households in the City, 64 percent or 1,327,000 were rent controlled or rent regulated by some form of federal, State, or City law or regulation (Table 2.21). 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.<sup>5</sup>

**Figure 2.8**  
**Distribution of Renter Households by Rent Regulation Status**  
**New York City 2008**



5 For information on the definitions of each rent regulation category and descriptions of the procedures used to categorize sample units, see Appendix C, "Definitions of Rent-Regulation Status."

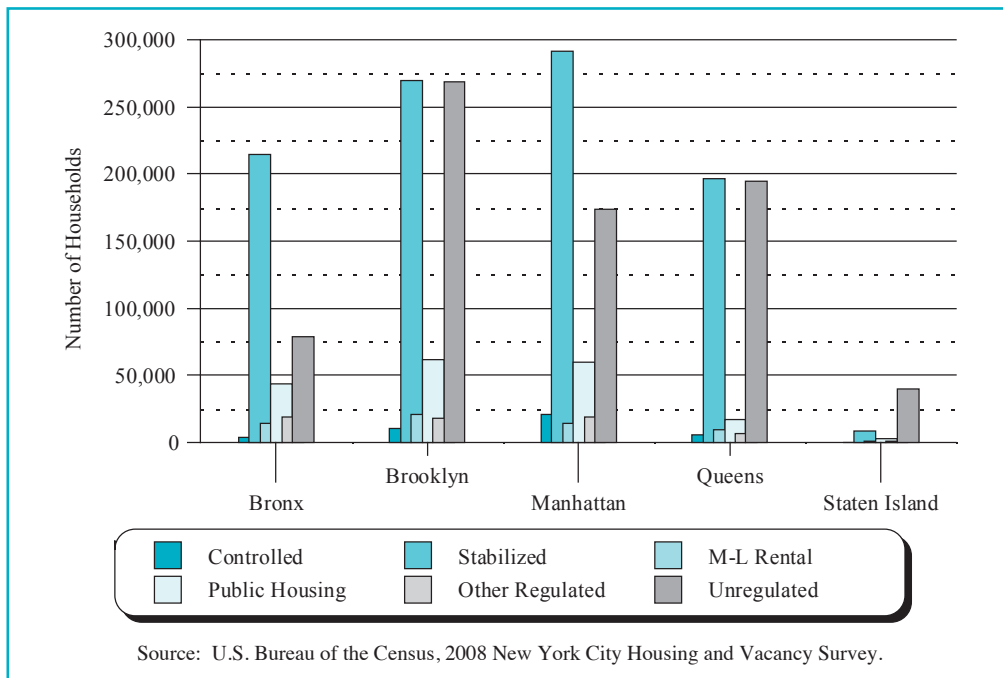
**Table 2.21**  
**Number and Distribution of Renter Households by Regulatory Status**  
**New York City 2008**

<b>Regulatory Status</b>	<b>Number</b>	<b>Percent</b>
All	2,081,953	100.0%
Controlled	39,901	1.9%
Stabilized	981,735	47.2%
Pre-1947	693,834	33.3%
Post-1947	287,901	13.8%
Mitchell-Lama Rental	58,978	2.8%
<i>In Rem</i>	3,142	0.2%
Public Housing	183,809	8.8%
Other Regulated <sup>a</sup>	58,967	2.8%
Unregulated	755,421	36.3%
In Rental Buildings	711,598	34.2%
In Coops/Condos	43,823	2.1%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: a Other regulated includes HUD, Article 4 and Loft Board regulated units.

**Figure 2.9**  
**Households by Rent Regulation Status within Borough**  
**New York City 2008**



Of all renter households, 982,000 or 47 percent were in rent-stabilized units, and 40,000 or 2 percent were in rent-controlled units (Table 2.21). Another 305,000 renter households, or 15 percent altogether, resided in Public Housing (9 percent), Mitchell-Lama (3 percent), *in rem* (0.2 percent), or “other-regulated” (3 percent) units (Figure 2.8).

On the other hand, 755,000 renter households, or 36 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 2.21).

The rental housing markets in Manhattan and the Bronx are synonymous with the regulated market. In Manhattan, an overwhelming majority of renter households, 70 percent, resided in rent-controlled, rent-stabilized, or various other rent-regulated units (Table 2.22). Fifty-four percent of the renter households in the borough resided in either rent-stabilized units (51 percent) or rent-controlled units (4 percent). Only 30 percent of the households in the borough resided in units whose rents were determined largely by housing market forces.

**Table 2.22**  
**Distribution of Renter Households by Regulatory Status within Boroughs**  
**New York City 2008**

<b>Regulatory Status</b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
Number	2,081,953	373,407	648,251	578,518	429,324	52,453
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.9%	1.0%*	1.6%	3.5%	1.2%	**
Stabilized	47.2%	57.6%	41.6%	50.5%	45.7%	16.0%
Pre-1947	33.3%	43.6%	31.5%	39.3%	22.9%	**
Post-1947	13.8%	14.0%	10.2%	11.2%	22.9%	12.3%
Mitchell-Lama Rental	2.8%	3.6%	3.2%	2.5%	2.2%	**
<i>In Rem</i>	0.2%	0.1%	**	0.4%	**	**
Public Housing	8.8%	11.6%	9.4%	10.3%	3.9%	**
Other Regulated <sup>b</sup>	2.8%	5.0%	2.7%	2.8%	1.4%	**
Unregulated	36.3%	21.0%	41.5%	30.0%	45.4%	75.4%
In Rental Buildings	34.2%	19.7%	40.5%	26.7%	42.5%	73.4%
In Coops/Condos	2.1%	1.3%	1.0%	3.3%	2.9%	**

Source: U.S. Bureau of the Census, 2008 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.

An overwhelming majority of housing units in the Bronx, four-fifths, were rent-controlled and rent-regulated units. In the borough, as in Manhattan, a disproportionately large number of renter households, about three-fifths, resided in rent-stabilized units (58 percent) or rent-controlled units (1 percent) (Table 2.22). About one-fifth of the renter households in the borough resided in the following other types of rent-regulated units: Public Housing (12 percent), Mitchell-Lama (4 percent), and “other-regulated” (5 percent) units (Figure 2.9). This left the Bronx with the smallest proportion of rent-unregulated units of any borough, just one in five rental units.

Compared to the city-wide distribution of households in rent-stabilized and rent-controlled units, in Brooklyn the proportion of renter households in such units was smaller and the consequent proportion in unregulated units was larger: 43 percent and 42 percent respectively (Table 2.22). The borough’s distribution for other types of rent-regulated units mirrored the city-wide distribution. In Queens, 45 percent of renter households resided in market-rate units, while 47 percent were in rent-stabilized and rent-controlled units. In Staten Island, which was developed later than the other boroughs, three-quarters of renter households were in market-rate units. Most of the other renter households in the borough lived in rent-stabilized units (16 percent).

**Table 2.23**  
**Distribution of Renter Households by Rent Regulation Status**  
**within Race/Ethnicity of Householder**  
**New York City 2008**

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	1.9%	3.0%	1.1%	1.6%*	1.4%	**	**
Stabilized	47.2%	46.0%	43.6%	44.0%	58.7%	43.5%	41.8%
Pre-1947	33.3%	30.3%	31.1%	34.0%	44.5%	29.2%	28.9%*
Post-1947	13.8%	15.6%	12.5%	9.9%	14.2%	14.2%	**
Mitchell Lama Rental	2.8%	2.5%	4.7%	2.8%	1.3%	2.3%	**
<i>In Rem</i>	0.2%	**	0.3%	0.2%	0.3%	**	**
Public Housing	8.8%	1.8%	17.1%	22.1%	7.1%	2.8%	**
Other Regulated	2.8%	1.5%	2.8%	7.1%	3.0%	3.0%	**
Unregulated	36.3%	45.2%	30.5%	22.1%	28.3%	47.3%	48.7%
In Rental Buildings	34.2%	42.0%	29.5%	20.9%	27.2%	44.1%	44.7%
In Coops/Condos	2.1%	3.3%	1.0%	**	1.1%	3.3%	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

## Racial and Ethnic Variation of Households by Rent-Regulation Status

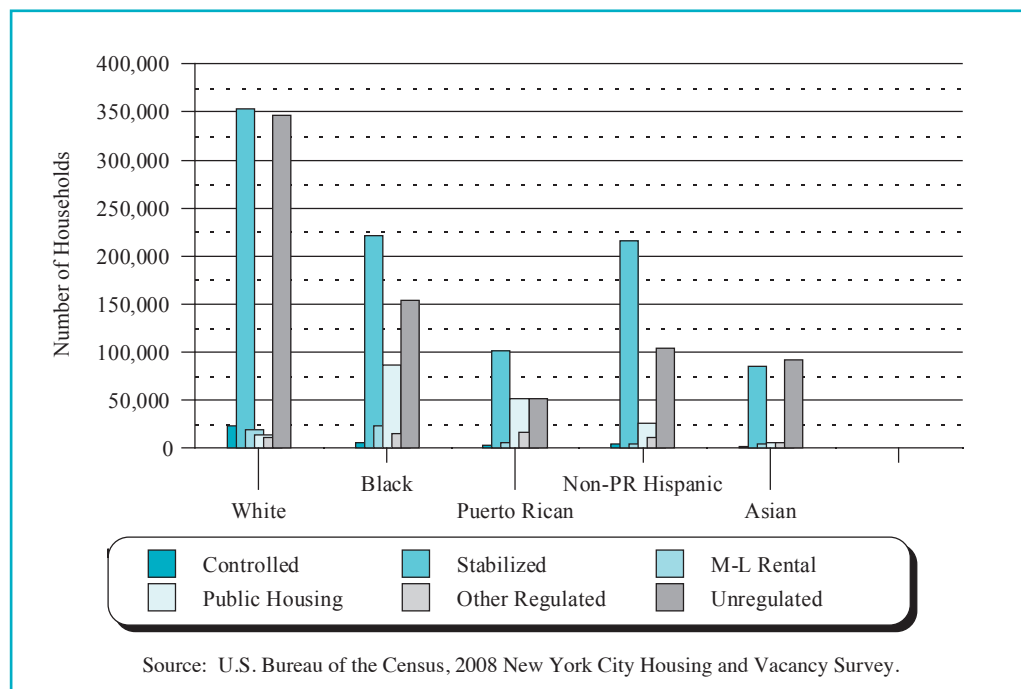
In 2008, 64 percent of the renter households in the City lived in units regulated by federal, State, or City laws and regulations, while 36 percent lived in units whose rents were unregulated, as discussed above. However, when the distribution of households by rent-regulation status within each racial 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 substantially smaller in Public Housing units and very much larger in unregulated units and rent-controlled units (Table 2.23).

For Puerto Rican households, almost 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 in 2008 (Table 2.23). About one-fifth of Puerto Rican households lived in Public Housing units, the highest proportion among all major racial and ethnic groups and two and a half times the proportion of all households that lived in this rental category. Black households' distribution by rent-regulation status was similar to that of Puerto Ricans, except that a considerably higher proportion of black households lived in unregulated units, while a somewhat smaller proportion lived in Public Housing units (Figure 2.10).

A disproportionately large proportion of non-Puerto Rican Hispanic households, three-fifths, lived in rent-stabilized and rent-controlled units, while a much smaller proportion lived in other types of regulated units, such as Public Housing units, and in unregulated units (Table 2.23 and Figure 2.10).

In 2008, about nine in ten Asian households in the City lived either in rent-stabilized units (44 percent) or unregulated units (47 percent), the highest proportion living in unregulated housing of any group (Table 2.23).

**Figure 2.10**  
Households by Rent Regulation Status by Race/Ethnicity  
New York City 2008





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. Almost three-fifths of the householders in the 40,000 rent-controlled units in the City in 2008 were white, while about one in seven were black (Table 2.24). The median age of householders in rent-controlled units was 68, with three-fifths being 65 years old or older, and three-fifths being single-person households (Table 2.25). In short, most householders in rent-controlled units were white, single, and elderly.

At the same time, 36 percent of households in the 982,000 rent-stabilized units were white, while another 44 percent were evenly divided into either black or non-Puerto Rican Hispanic households (Tables 2.21 and 2.24). The pattern of racial and ethnic distribution for the 694,000 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 288,000 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, and just 26 percent of this category were Puerto Rican or non-Puerto Rican Hispanic households, compared to 32 percent of all stabilized households.

**Table 2.24**  
**Distribution of Renter Households by Race/Ethnicity of Householder**  
**within Rent Regulation Categories**  
**New York City 2008**

Regulatory Status	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	36.9%	24.4%	11.1%	17.7%	9.4%	0.6%
Controlled	100.0%	57.7%	14.4%	9.5%*	12.5%	**	**
Stabilized	100.0%	35.9%	22.5%	10.4%	22.0%	8.6%	0.5%
Pre-1947	100.0%	33.6%	22.7%	11.4%	23.6%	8.2%	0.5%*
Post-1947	100.0%	41.7%	22.0%	8.0%	18.2%	9.6%	**
Mitchell-Lama Rental	100.0%	32.6%	40.0%	11.2%	8.2%	7.6%	**
<i>In Rem</i>	100.0%	6.7%	48.5%	12.7%	31.2%	**	**
Public Housing	100.0%	7.5%	47.1%	27.9%	14.1%	3.0%	**
Other Regulated	100.0%	19.7%	24.1%	27.9%	18.5%	9.8%	**
Unregulated	100.0%	45.9%	20.4%	6.8%	13.8%	12.2%	0.8%
In Rental Buildings	100.0%	45.3%	21.0%	6.8%	14.1%	12.1%	0.8%
In Coops/Condos	100.0%	57.0%	11.5%	**	9.3%	14.5%	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

**Table 2.25**  
**Characteristics of Householders in Rent Controlled Units**  
**New York City 2008**

Characteristics	Number or Percent
Number	39,901
Male	19,298 (48.4%)
Female	20,603 (51.6%)
Age Distribution	100.0%
Under 45	17.8%
45 – 54	9.2%*
55 – 64	13.6%
65 – 74	24.3%
75 +	35.2%
Median Age	68
Race/Ethnicity	100.0%
White	57.7%
Black/African-American	14.4%
Puerto Rican	9.5%*
Non-Puerto Rican Hispanic	12.5%
Asian	**
Number of Persons in Household (Mean)	1.76
One	59.6%
Two	26.0%
Three +	14.4%
Median Income (2007 dollars)	\$24,000

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

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

\*\* Too few householders to report.

The 3,000 *in rem*, 184,000 Public Housing, and 59,000 Mitchell-Lama units in the City predominantly served black households in 2008. Almost half of the households in *in rem* units and in Public Housing units and two-fifths of the households in Mitchell-Lama units were black (Tables 2.21 and 2.24). Public Housing units also served a great number of Hispanic households: more than two-fifths of the households in such units were Hispanic: Puerto Rican (28 percent) and non-Puerto Rican Hispanic (14 percent). Mitchell-Lama units also served other racial and ethnic groups: whites (33 percent), Puerto Ricans (11 percent), non-Puerto Rican Hispanics (8 percent), and Asians (8 percent). “Other-regulated” units served all major racial and ethnic groups. Nine-tenths of the households in “other-regulated” units were either black (24 percent), Puerto Rican (28 percent), non-Puerto Rican Hispanic (19 percent), or white (20 percent).

Two-thirds of the households in the 755,000 unregulated units were either white (46 percent) or black (20 percent). The remaining households were largely either non-Puerto Rican Hispanic (14 percent) or Asian (12 percent) (Tables 2.21 and 2.24). 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 predominance of white households in this rental category: 57 percent of the households in such units were white. The proportion of whites in this category was 20 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.<sup>6</sup> However, New York City's rate has been growing 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 2008 HVS, of the 1,019,000 owner households in the City, 625,000 or 61 percent, resided in conventional owner units, which include mostly traditional one- or two-family housing units (Table 2.26). The remaining owner households resided in 270,000 private cooperative units (27 percent), 90,000 condominium units (9 percent), or 35,000 Mitchell-Lama cooperative units (3 percent).

In Brooklyn, which housed 256,000 or a quarter of the City's owner households, three-quarters of such households lived in conventional units, while most of the remainder lived in private cooperative units (17 percent). In Queens, where 362,000 owner households or 35 percent of the City's owner households resided, 73 percent lived in conventional units, while most of the remainder lived in private cooperative units (22 percent) (Tables 2.16 and 2.27, Figure 2.11).

In Manhattan, which housed 183,000 or 18 percent of the owner households in the City, more than nine in ten of such households resided in either private cooperative (69 percent) or condominium (24 percent) units, while most of the remainder lived in Mitchell-Lama cooperative units (5 percent) (Tables 2.16 and 2.27).

In Staten Island, where 112,000 or 11 percent of the owner households in the City resided, nine in ten of such households resided in conventional units; the remainder resided mostly in condominium units (Tables 2.16 and 2.27 and Figure 2.11).

**Table 2.26**  
**Number and Distribution of Owner Households by Form of Ownership**  
**New York City 2008**

<b>Form of Ownership</b>	<b>Number</b>	<b>Percent</b>
All	1,019,345	100.0%
Conventional	624,759	61.3%
Cooperative	270,262	26.5%
Condominium	89,622	8.8%
Mitchell-Lama Coop	34,702	3.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

<sup>6</sup> According to the 2008 American Community Survey, homeownership rates for Los Angeles, Chicago, Boston, Philadelphia and Houston are 38.6, 48.0, 36.8, 56.2 and 46.7 percent respectively.

**Table 2.27**  
**Distribution of Owner Households by Form of Ownership by Borough**  
**New York City 2008**

<b>Form of Ownership</b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
Number	1,019,345	106,583	255,938	183,036	361,713	112,075
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	61.3%	59.8%	74.5%	2.8%	73.0%	90.4%
Cooperative	26.5%	18.7%	17.2%	69.1%	21.5%	**
Condominium	8.8%	6.8%	6.2%	23.6%	4.2%	7.6%
Mitchell-Lama Coop	3.4%	14.7%	2.2%	4.5%	1.4%	**

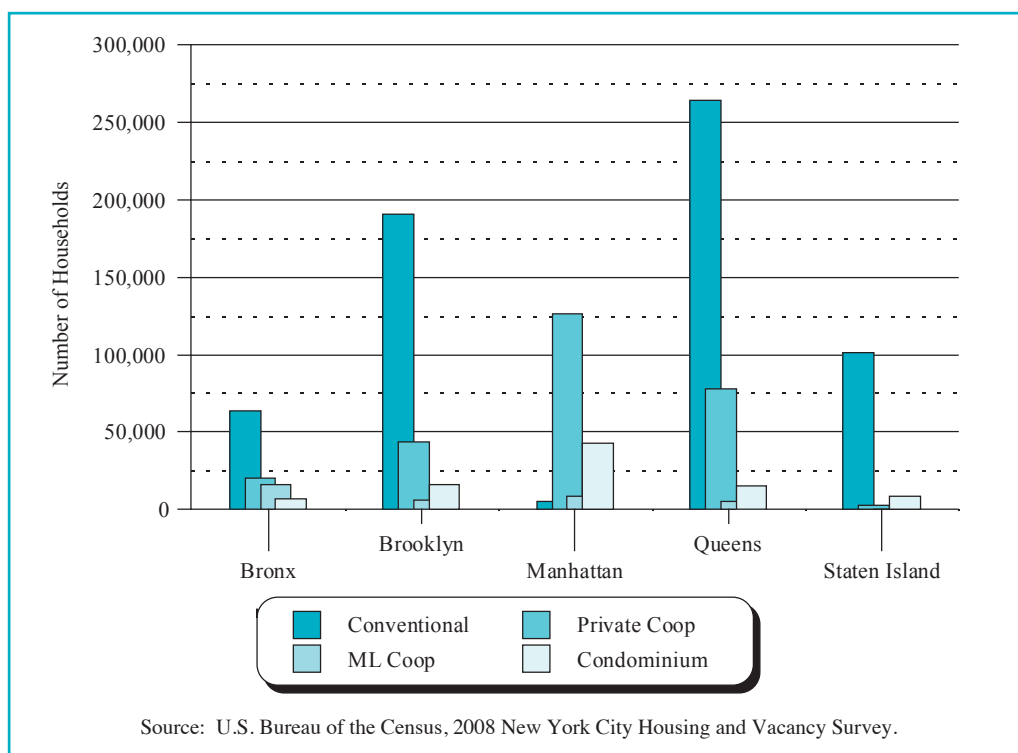
Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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 2008**



## Racial and Ethnic Variation of Households by Type of Ownership

The 2008 HVS reports that different racial and ethnic groups own somewhat unique combinations of the various types of owner units. Of white owner households, 53 percent owned conventional units, while 34 percent owned private cooperative units (Table 2.28). On the other hand, 76 percent of black owner households owned conventional units, while 18 percent owned either private cooperative units (13 percent) or condominium units (5 percent) (Figure 2.12).

Among Puerto Rican owner households, 67 percent owned conventional units, while a quarter owned either private cooperative units (14 percent) or Mitchell-Lama cooperative units (12 percent) (Table 2.28). For non-Puerto Rican Hispanic households and Asian households, the patterns of their shares of each type of ownership were similar. Of non-Puerto Rican Hispanic owner households, 69 percent owned conventional units and 21 percent owned private cooperative units. Of Asian owner households, 68 percent owned conventional units, while about three in ten owned either private cooperative units (21 percent) or condominiums (10 percent).

**Table 2.28**  
**Distribution of Owner Households by Type of Ownership within Race/Ethnicity**  
**New York City 2008**

Race/Ethnicity	All	Conventional	Cooperative	Condominium	Mitchell-Lama Coop
All	100.0%	61.3%	26.5%	8.8%	3.4%
White	100.0%	53.3%	34.2%	10.2%	2.3%
Black/African American	100.0%	76.0%	12.6%	5.0%	6.5%
Puerto Rican	100.0%	66.5%	14.0%	7.9%*	11.6%
Non-Puerto Rican Hispanic	100.0%	69.1%	20.8%	6.5%	**
Asian	100.0%	67.9%	21.2%	10.1%	**
Other	100.0%	75.3%	**	**	**

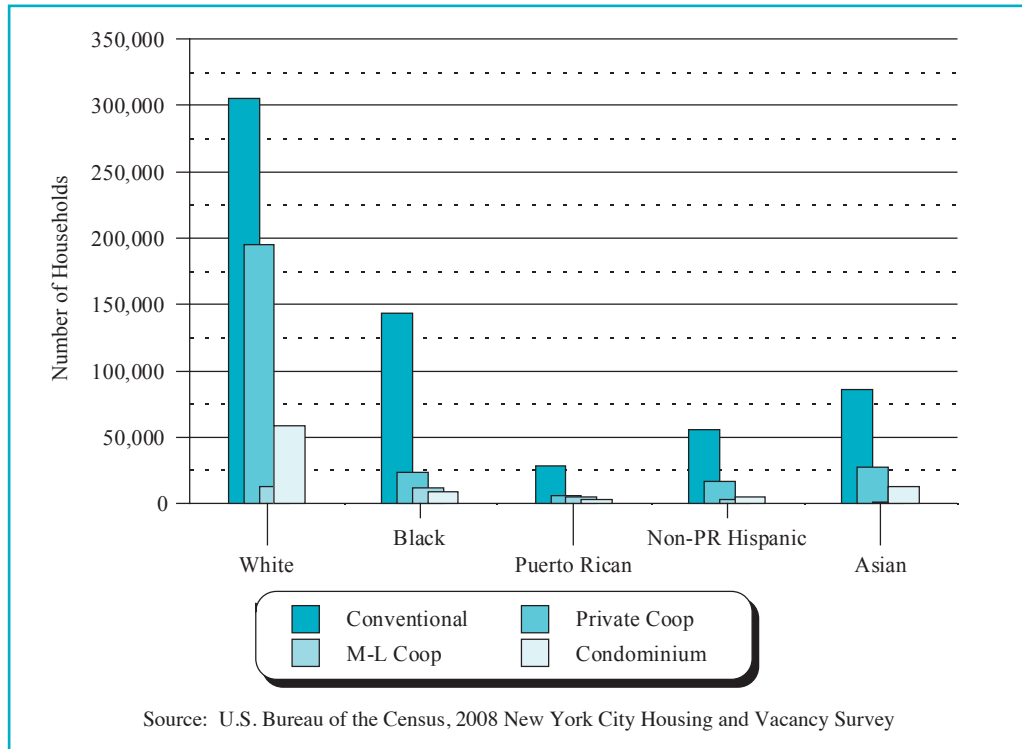
Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

**Figure 2.12**  
**Households by Form of Ownership by Race/Ethnicity**  
**New York City 2008**



### 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 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 2008 HVS reports that the mean household size for all households in the City—that is, the average number of persons per household—was 2.63 in 2008. It was 2.64 in 2005 (Table 2.29).

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 2.29). However, the following two patterns taking place over the years in the City are notable: In 2008, 34 percent of all households (37 percent of renter households and 27 percent of owner households) were one-person households. Conversely, 21 percent of all households (18 percent of renter households and 26 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 per Household and Mean Household Size by Tenure**  
**New York City, Selected Years 1996 - 2008**

<b>All Households</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%
1	33.2%	33.2%	33.0%	33.6%	34.0%
2	27.7%	27.9%	28.3%	28.5%	29.1%
3	16.8%	16.2%	16.0%	15.9%	16.2%
4 or more	22.3%	22.7%	22.7%	22.0%	20.7%
<b>Mean Household Size<sup>a</sup></b>	<b>2.60</b>	<b>2.53</b>	<b>2.64</b>	<b>2.64</b>	<b>2.63</b>
<b>Renter Households</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%
1	35.8%	35.9%	35.9%	36.3%	37.2%
2	26.6%	26.7%	27.6%	27.8%	28.5%
3	16.9%	16.2%	15.8%	15.9%	16.3%
4 or more	20.6%	21.2%	20.7%	20.0%	18.0%
<b>Mean Household Size<sup>a</sup></b>	<b>2.54</b>	<b>2.48</b>	<b>2.56</b>	<b>2.56</b>	<b>2.53</b>
<b>Owner Households</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%
1	27.0%	27.4%	26.9%	28.2%	27.4%
2	30.3%	30.7%	29.9%	29.9%	30.3%
3	16.3%	16.2%	16.5%	15.9%	16.2%
4 or more	26.4%	25.7%	26.7%	26.0%	26.0%
<b>Mean Household Size<sup>a</sup></b>	<b>2.75</b>	<b>2.63</b>	<b>2.82</b>	<b>2.80</b>	<b>2.82</b>

Sources: U.S. Bureau of the Census, 1996, 1999, 2002, 2005 and 2008 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.

### 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, 28 percent of all households, renter and owner together, were large households with four or more persons in 2008. The proportion of such large households among owner households in the borough was 30 percent (Tables 2.16 and 2.30).

The pattern of size of all households and owner households in Queens approximated that in Staten Island, with a similar proportion of large households (27 percent) and even more so among owners (32 percent). However, the distribution of renter households in Queens is very diverse; it is a borough of all sizes of households (Table 2.30).

In 2008, 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

**Table 2.30**  
**Distribution of the Number of Persons in Household by Tenure by Borough**  
**New York City 2008**

<b>All Households</b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	34.0%	32.5%	30.4%	50.0%	25.4%	25.0%
2	29.1%	27.6%	30.1%	30.1%	28.4%	26.9%
3	16.2%	17.5%	16.7%	11.0%	19.1%	20.4%
4 or more	20.7%	22.3%	22.8%	8.9%	27.1%	27.6%
<b>Renter Households</b>						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	37.2%	32.3%	33.1%	51.2%	28.3%	40.3%
2	28.5%	26.6%	30.4%	29.0%	27.7%	20.3%
3	16.3%	18.6%	16.7%	11.0%	20.6%	17.5%
4 or more	18.0%	22.4%	19.8%	8.9%	23.4%	21.8%
<b>Owner Households</b>						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	27.4%	33.2%	23.7%	46.1%	21.9%	17.9%
2	30.3%	31.3%	29.3%	33.9%	29.1%	30.0%
3	16.2%	13.6%	16.7%	11.2%	17.5%	21.8%
4 or more	26.0%	22.0%	30.3%	8.8%	31.5%	30.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: a Marble Hill in the Bronx.

one-person households was smaller. In Brooklyn, the proportion of one-person households was smaller, while the proportion of larger households was larger than the City as a whole (Table 2.30).

Manhattan is a small-household borough. In the borough, 50 percent of the households were one-person households. Even among owner households, 46 percent were one-person households. Only 9 percent of all households in the borough were large households with four or more persons (Table 2.30).

### **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 2008, in the Bronx the average size of owner households was 2.64, smaller than that of owner households in the City. However, the size of renter households in the borough, where almost four-fifths of the households were renters, was 2.83, substantially higher than that for all renter households in the City, which was 2.53. As a result, the size of all households in the borough was larger than that of all households in the City: 2.79 versus 2.63 (Tables 2.16 and 2.31).



**Table 2.31**  
**Mean Household Size<sup>a</sup> by Tenure by Borough**  
**New York City 2008**

<b>Borough</b>	<b>All</b>	<b>Renter</b>	<b>Owner</b>
All	2.63	2.53	2.82
Bronx <sup>b</sup>	2.79	2.83	2.64
Brooklyn	2.77	2.66	3.05
Manhattan <sup>b</sup>	2.04	2.06	2.00
Queens	2.86	2.71	3.04
Staten Island	2.91	2.50	3.09

Source: U.S. Bureau of the Census, 2008 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.

In Brooklyn, the size of owner households was 3.05, appreciably higher than that for all households in the City, while the size of renter households was 2.66. Thus, the average size of all households in Brooklyn was 2.77 (Table 2.31).

The average household size of all households in Manhattan was the smallest in all the five boroughs. The size of owner households in Manhattan was smaller than the size of all households in the borough. Even the size of owner households in the borough was considerably smaller than the size of renter households in other boroughs. It was 2.04 for all households, 2.06 for renter households, and 2.00 for owner households in 2008 (Table 2.31).

In Queens, the average sizes of renter households and owner households were larger than those of all renter and owner households in the City: 2.71 versus 2.53 and 3.04 versus 2.82 respectively (Table 2.31). Consequently, the size of all households in the borough, 2.86, was noticeably larger than that of all households in the City in 2008 (Table 2.31).

The average owner household size in Staten Island, where more than two-thirds of the households were owners, was 3.09, while it was 2.82 for all owner households in the City. On the other hand, the size of renter households in the borough was 2.50, not much different from that of all renter households in the City (Tables 2.16 and 2.31). As a result, the average size of all households in Staten Island, 2.91, 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 2008, the average sizes of non-Puerto Rican Hispanic households and Asian households were 3.32 and 3.01 respectively, substantially larger than the average size of all households, which was 2.63, and the household sizes of other racial and ethnic groups (Table 2.32). The continuous growth of non-Puerto Rican Hispanic and Asian households with larger household sizes generates increasing pressure on the needs and demands

**Table 2.32**  
**Number and Distribution of Individuals and Households**  
**and Mean Household Size by Race/Ethnicity of the Householder**  
**New York City 2008**

Race/Ethnicity Of Householder	Individuals <sup>a</sup>		Households		Mean Household Size <sup>b</sup>
	Number	Percent	Number	Percent	
All	8,144,101	100.0%	3,101,298	100.0%	2.63
White	2,949,828	36.2%	1,340,085	43.2%	2.20
Black/African American	1,910,123	23.5%	695,799	22.4%	2.75
Puerto Rican	758,758	9.3%	274,005	8.8%	2.77
Non-Puerto Rican Hispanic	1,489,381	18.3%	449,199	14.5%	3.32
Asian	971,062	11.9%	322,241	10.4%	3.01
Other	64,950	0.8%	19,969	0.6%	3.25

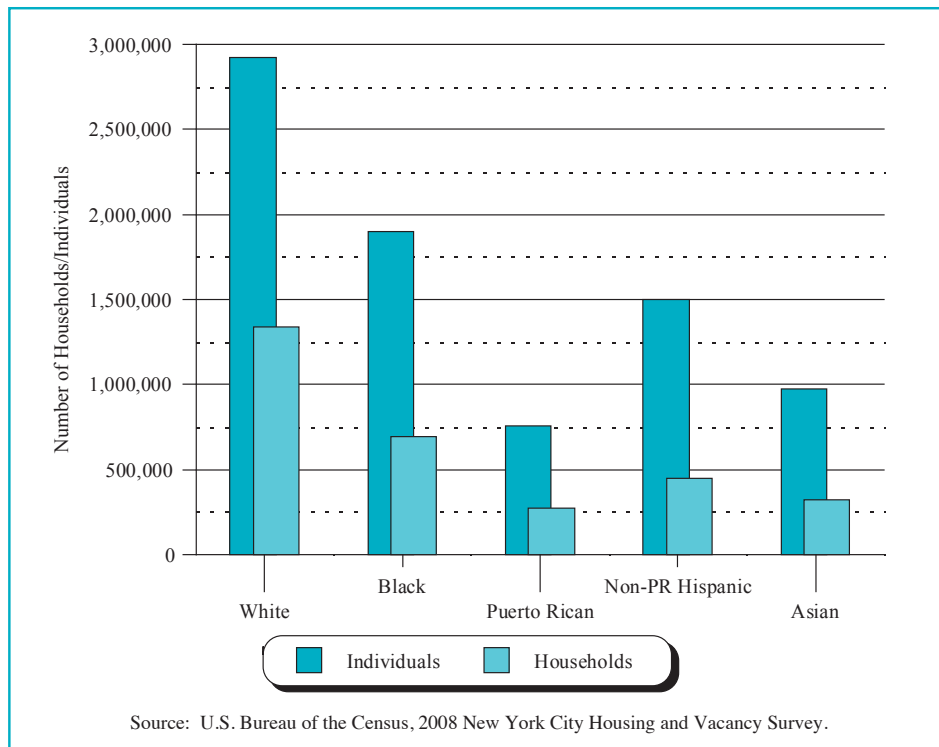
Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

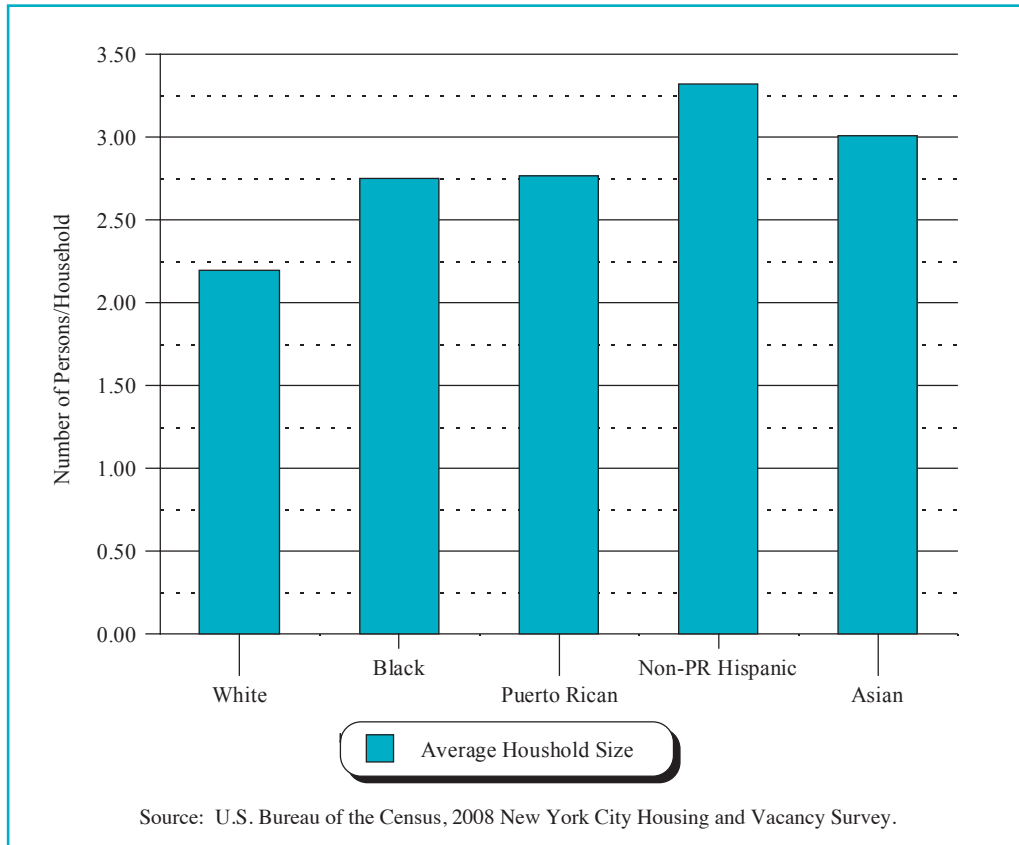
a For this table, race/ethnicity of all individuals in a household is assumed to be that of the householder.

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 2008**



**Figure 2.14**  
**Average Household Size by Race/Ethnicity**  
**New York City 2008**



for larger units in the boroughs and neighborhoods where these two racial and ethnic households tend to cluster (Figure 2.13).

On the other hand, the average household size of white households, 2.20, was the smallest among all racial and ethnic groups. The average household sizes of black and Puerto Rican households were 2.75 and 2.77 respectively, appreciably larger than that of all households (Table 2.32 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 2.53 in 2008 (Table 2.33). Of all households residing in the various categories of rental units, households in unregulated units in rental buildings were the largest: 2.73. Households in *in rem* units averaged 2.69 persons. Renter households in unregulated units in cooperative and condominium buildings were very small, only 2.29 (Table 2.33).

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 2.33). The size of households in “other-regulated” units was 2.11, also much smaller than the city-wide average renter household size.

**Table 2.33**  
**Number of Renter Households, Individuals**  
**and Mean Household Size by Regulatory Status**  
**New York City 2008**

Regulatory Status	Households	Individuals	Mean Household Size <sup>a</sup>
All Renters	2,081,953	5,269,128	2.53
Controlled	39,901	70,304	1.76
Stabilized	981,735	2,399,761	2.44
Pre-1947	693,834	1,746,648	2.52
Post-1947	287,901	653,113	2.27
Mitchell Lama Rental	58,978	139,357	2.36
Public Housing	183,809	486,413	2.65
<i>In Rem</i>	3,142	8,456	2.69
Other Regulated	58,967	124,530	2.11
Unregulated	755,421	2,040,308	2.70
In Rental Buildings	711,598	1,939,743	2.73
In Coops/Condos	43,823	100,566	2.29

Source: U.S. Bureau of the Census, 2008 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.

The size of households in rent-stabilized units built after 1947 was also small, 2.27 (Table 2.33). 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. About three-fifths of post-1947 rent-stabilized units were either studios or one-bedroom units in 2008 (Table 4.30).

The size of owner households in the City, 2.82, was slightly larger than in the United States as a whole, 2.70.<sup>7</sup> In the City, the average size of households in conventional units was 3.28, the largest size among all types of owner units in the City (Table 2.34). 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, 2.06, 2.26, and 1.96 respectively, smaller than the average size of households in all types of rental units, except for rent-controlled units, other-regulated units, and post-1947 rent-stabilized units.

<sup>7</sup> U.S. Bureau of the Census, 2008 American Community Survey.

**Table 2.34**  
**Number of Owner Households, Individuals**  
**and Mean Household Size by Form of Ownership**  
**New York City 2008**

Form of Ownership	Households	Individuals	Mean Household Size <sup>a</sup>
All	1,019,345	2,874,973	2.82
Conventional	624,759	2,049,429	3.28
Cooperative	270,262	555,505	2.06
Condominium	89,622	202,190	2.26
Mitchell Lama Coop	34,702	67,848	1.96

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

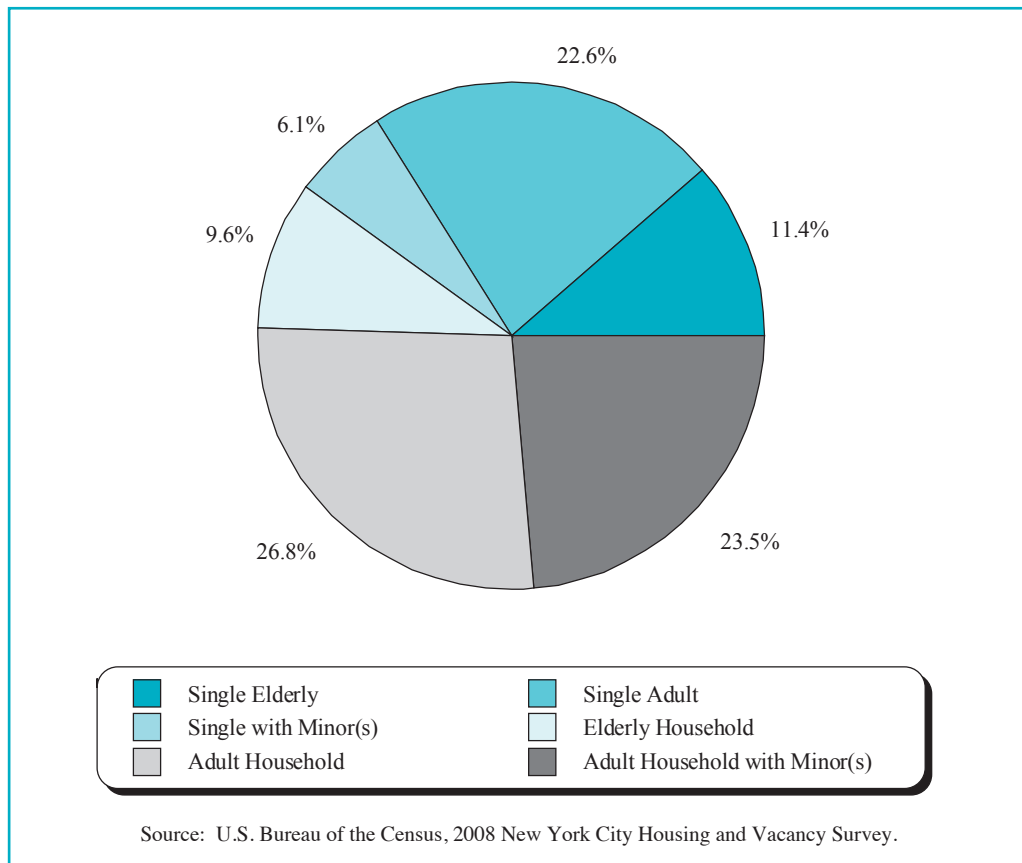
a Mean household size (number of persons) was computed by dividing the total number of individuals in a group by the total number of households in the same group.

### **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 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.

**Figure 2.15**  
**Distribution of All Households by Household Type**  
**New York City 2008**



(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.)

According to the 2008 HVS, of all households in the City, about three-quarters were either single adult households, adult households, or adult households with children. The remainder consisted of single elderly households, elderly households, and single adult households with children (Figure 2.15). Single adult households' share and adult households' share of the City's households increased over the twelve-year period between 1996 and 2008: single adult households' share increased from 21 percent to 23 percent, while adult households' share increased from 24 percent to 27 percent (Table 2.35). 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 and the proportion of single parent households decreased noticeably.

**Table 2.35**  
**Distribution of Households by Household Type by Tenure**  
**New York City, Selected Years 1996– 2008**

Household Type <sup>a</sup>	1996	1999	2002	2005	2008	Change in Percentage Points 1996-2008
<b>All Households</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	12.5%	12.6%	11.6%	11.4%	11.4%	-1.1%
Single Adult	20.7%	20.6%	21.4%	22.2%	22.6%	+1.9%
Single with Minor Child(ren)	8.5%	7.9%	7.0%	6.8%	6.1%	-2.4%
Elderly Household	9.9%	9.8%	9.9%	9.5%	9.6%	-0.3%
Adult Household	24.0%	23.3%	25.5%	25.5%	26.8%	+2.8%
Adult Household with Minor Child(ren)	24.4%	25.8%	24.6%	24.5%	23.5%	-0.9%
<b>Renters</b>						
Household Type	1996	1999	2002	2005	2008	
All	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	12.2%	12.2%	11.0%	10.8%	11.1%	-1.1%
Single Adult	23.6%	23.7%	24.9%	25.5%	26.1%	+2.5%
Single with Minor Child(ren)	11.1%	10.2%	9.0%	9.0%	8.1%	-3.0%
Elderly Household	6.5%	6.5%	6.5%	6.1%	6.3%	-0.2%
Adult Household	23.3%	22.8%	25.4%	25.4%	26.9%	+3.6%
Adult Household with Minor Child(ren)	23.2%	24.6%	23.1%	23.2%	21.5%	-1.7%
<b>Owners</b>						
Household Type	1996	1999	2002	2005	2008	
All	100.0%	100.0%	100.0%	100.0%	100.0%	
Single Elderly	13.2%	13.5%	12.7%	12.5%	11.8%	-1.4%
Single Adult	13.8%	14.0%	14.1%	15.7%	15.6%	+1.8%
Single with Minor Child(ren)	2.3%	3.0%	2.7%	2.4%	2.1%	-0.2%
Elderly Household	17.9%	16.7%	16.8%	16.3%	16.3%	-1.6%
Adult Household	25.5%	24.5%	25.8%	25.8%	26.5%	+1.0%
Adult Household with Minor Child(ren)	27.3%	28.3%	27.7%	27.2%	27.6%	+0.3%

Sources: U.S. Bureau of the Census, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Household types are defined in the text and in Table 2.36.

**Table 2.36**  
**Distribution of All Households by Race/Ethnicity by Household Type**  
**New York City 2008**

Household Type <sup>a</sup>	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	43.2%	22.4%	8.8%	14.5%	10.4%	0.6%
Single Elderly	100.0%	55.7%	21.3%	10.2%	8.6%	3.6%	**
Single Adult	100.0%	51.4%	23.3%	8.6%	9.7%	6.5%	0.5%*
Single with Minor Child(ren)	100.0%	14.2%	41.5%	16.2%	22.9%	4.6%	**
Elderly Household	100.0%	54.3%	17.5%	8.4%	9.6%	9.9%	**
Adult Household	100.0%	45.2%	18.4%	6.8%	15.3%	13.4%	0.9%
Adult Household with Minor Child(ren)	100.0%	30.0%	23.8%	9.0%	20.9%	15.6%	0.7%

Source: U.S. Bureau of the Census, 2008 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.

Conversely, the shares of single elderly decreased from 13 percent to 11 percent and single adult with children households decreased from 9 percent to 6 percent, from 1996 to 2008 (Table 2.35). The decrease in these households' shares also occurred among renter households. However, among owner households, the shares of elderly and single elderly households decreased considerably.

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 15 percent of whites in the City were 65 years old or older in 2008 (Table 2.8). The racial and ethnic distribution within each type of household shows that the majority of people in the two elderly household types—single elderly households (56 percent) and elderly households (54 percent)—were white (Table 2.36). Approximately a fifth each of these households were black. Similarly, a little more than half of single adult households were also white and 23 percent were black.



The composition of adult households approximately mirrored that of all households: 45 percent were white and 18 percent were black. More than a fifth were either non-Puerto Rican Hispanic (15 percent) or Puerto Rican (7 percent) and 13 percent were Asian (Table 2.36).

Contrary to the pattern of the four household groups reviewed above, adult households with 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 (21 percent) (Table 2.36). The remaining quarter were either Asian (16 percent) or Puerto Rican (9 percent). Disproportionately more adult households with children were non-Puerto Rican Hispanic or Asian than their share of all households.

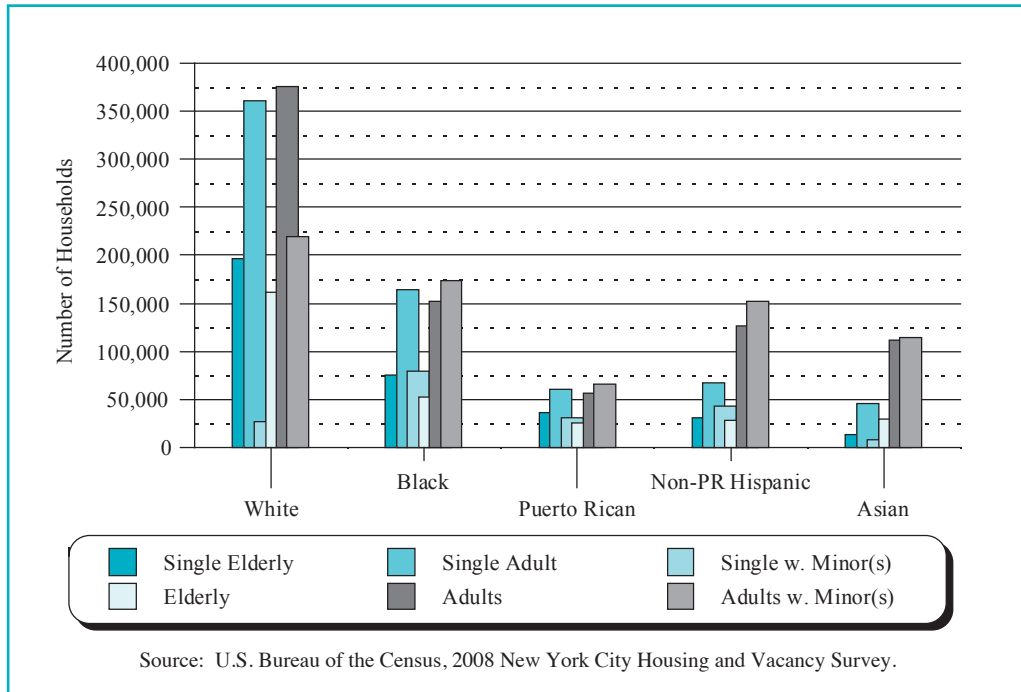
The racial and ethnic pattern of single adult households with children was profoundly different from that of the other household groups and that of all households in the City. More than two-fifths of these households were black. Most of the remainder were either non-Puerto Rican Hispanic (23 percent), Puerto Rican (16 percent), or white (14 percent) (Table 2.36).

### **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. Compared to the distribution of all households in the City, white households had higher proportions of single elderly households, elderly households, single adult households and adult households along with a notably smaller proportion of adult households with children and single adult households with children (Table 2.37). Black households' distribution roughly resembled that of all households except for the higher proportion of single with children households and a smaller proportion of adult households. The distribution for Puerto Rican households also approximated that of all households, except that more of them were single adult households with 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 children: 34 percent and 35 percent respectively, versus 24 percent for all households and just 16 percent for white households (Table 2.37). 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: 15 percent and 14 percent respectively, versus 23 percent. The proportion of adult households among Asian households was substantially larger than that of all households: 35 percent versus 27 percent (Figure 2.16).

**Figure 2.16**  
**Household Type by Race/Ethnicity**  
**New York City 2008**



### Household Type Distribution within Rent-Regulatory Status

The distribution of household types within each rent-regulation category reveals that each category serves distinctly different combinations of household types. In 2008, of households residing in rent-controlled units in the City, more than three-fifths were either single elderly households (43 percent) or elderly households (20 percent), while the remainder were mostly either single adult households (17 percent) or adult households (11 percent) (Table 2.38).

On the other hand, three-quarters of the households that rent-stabilized units served were the three adult household groups: single adult households (28 percent), adult households (27 percent), and adult households with children (21 percent) (Table 2.38). 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 than pre 1947 (Figure 2.17).

**Table 2.37**  
**Distribution of All Households by Household Type by Race/Ethnicity**  
**New York City 2008**

Household Type <sup>a</sup>	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.4%	14.6%	10.8%	13.1%	6.8%	4.0%	**
Single Adult	22.6%	26.9%	23.5%	22.0%	15.1%	14.2%	17.6%*
Single with Minor Child(ren)	6.1%	2.0%	11.3%	11.2%	9.6%	2.7%	**
Elderly Household	9.6%	12.1%	7.5%	9.2%	6.4%	9.2%	**
Adult Household	26.8%	28.0%	21.9%	20.6%	28.2%	34.5%	37.4%
Adult Household with Minor Child(ren)	23.5%	16.4%	25.0%	24.0%	33.9%	35.4%	24.4%

Source: U.S. Bureau of the Census, 2008 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.

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. More than half of the households in Mitchell-Lama units were the three adult household types: single adult households (25 percent), adult households (13 percent), and adult households with children (16 percent) (Table 2.38). Mitchell-Lama units also served proportionately more elderly households (12 percent) and single elderly households (23 percent), as well as single adult households with children (11 percent), than their general occurrence.

Of the households that Public Housing units served, almost two-fifths were the two household types with minor children: single adult households with minor children (18 percent) and adult households with minor children (19 percent) (Table 2.38). Another two-fifths of the households in such units were the two single household types: single elderly households (18 percent) and single adult households (22 percent). The remaining households were elderly households (9 percent) and adult households (15 percent).

**Table 2.38**  
**Distribution of Renter Households by Household Type by Regulatory Status**  
**New York City 2008**

Regulatory Status	Household Type <sup>a</sup>						
	All	Single Elderly	Single Adult	Single with Child(ren)	Elderly	Adults	Adults with Child(ren)
All	100.0%	11.1%	26.1%	8.1%	6.3%	26.9%	21.5%
Controlled	100.0%	42.9%	16.7%	**	19.7%	10.6%	7.7%*
Stabilized	100.0%	11.3%	28.2%	7.3%	6.1%	26.5%	20.5%
Pre-1947	100.0%	9.4%	29.2%	7.9%	5.3%	27.2%	21.0%
Post-1947	100.0%	16.0%	25.7%	6.0%	8.0%	24.9%	19.3%
Mitchell-Lama Rental	100.0%	22.7%	25.1%	11.1%	12.3%	12.8%	16.1%
<i>In Rem</i> <sup>b</sup>	100.0%	19.9%	22.4%	9.9%	7.7%	19.5%	20.6%
Public Housing	100.0%	17.5%	21.7%	18.1%	8.7%	14.5%	19.4%
Other Regulated	100.0%	37.0%	17.8%	8.6%	10.2%	13.7%	12.6%
Unregulated	100.0%	4.7%	25.6%	6.5%	4.5%	33.4%	25.3%
In Rental Buildings	100.0%	4.6%	25.2%	6.5%	4.5%	33.5%	25.6%
In Coops/Condos	100.0%	**	32.3%	**	**	30.6%	20.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Household types are defined in the text and in Table 2.37.

b Among *in rem* households, 27.6% are elderly or single elderly; 32.3% are headed by single adults (with or without children); 40.1% are headed by a couple (with or without children).

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

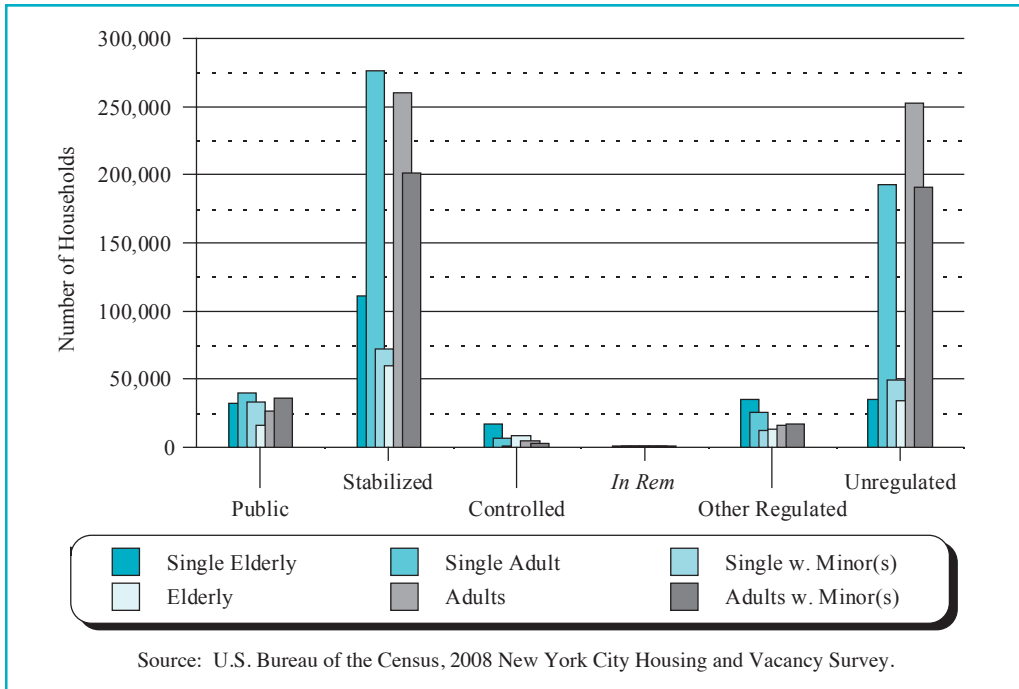
\*\* Too few households to report.

Two-thirds of the households in “other-regulated” units were either single elderly households (37 percent), single adult households (18 percent), or adult households (14 percent) (Table 2.38). The remaining households in such units were divided into adult households with children (13 percent), elderly households (10 percent), and single adult households with children (9 percent).

Over four-fifths of the households unregulated units served were the three adult household types: adult households (33 percent), adult households with children (25 percent), and single adult households (26 percent) (Table 2.38).

Four-fifths of the households in *in rem* units were the following four types: single adult households (22 percent), adult households with children (21 percent), single elderly households (20 percent) and adult households (20 percent) (Table 2.38).

**Figure 2.17**  
**Renter Households by Household Type within Rent Regulation Status**  
**New York City 2008**



### Rent-Regulation Distribution within Household Type

A review of data on the distribution of rent-regulation status within household types reveals that households in each household type tend to live in different combinations of rent-regulation categories. In 2008, of all renter households in the City, almost one in every two lived in rent-stabilized units: 33 percent in pre-1947 stabilized units and 14 percent in post-1947 rent-stabilized units (Table 2.39). In addition, 36 percent of all renter households lived in unregulated units, almost all of them in rental buildings (34 percent). Still, 9 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 15 percent, lived in unregulated units. On the other hand, a considerably larger proportion of single elderly households lived in rent-controlled units (7 percent), Public Housing units (14 percent) and “other-regulated” units (9 percent).

Single adult households’ selection of rent-regulation categories as their residential choice was similar to all renter households’ selection, except that slightly more single adult households selected rent-stabilized units, particularly such units built before 1947 (Table 2.39).

**Table 2.39**  
**Distribution of Renter Households by Regulatory Status within Household Type**  
**New York City 2008**

Regulatory Status	Household Type <sup>a</sup>						
	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	1.9%	7.4%	1.2%	**	6.0%	0.8%	0.7%*
Stabilized	47.2%	48.0%	51.0%	43.0%	45.6%	46.5%	44.9%
Pre-1947	33.3%	28.1%	37.4%	32.7%	28.0%	33.7%	32.4%
Post-1947	13.8%	19.9%	13.6%	10.3%	17.5%	12.8%	12.4%
All Other Regulated	5.7%	15.2%	4.7%	6.9%	10.1%	2.8%	3.8%
Mitchell-Lama Rental	2.8%	5.8%	2.7%	3.9%	5.5%	1.3%	2.1%
Other Regulated	2.8%	9.4%	1.9%	3.0%	4.6%	1.4%	1.7%
<i>In Rem</i>	0.2%	0.3%	0.1%	0.2%	0.2%	0.1%	0.1%
Public Housing	8.8%	13.9%	7.4%	19.8%	12.2%	4.8%	8.0%
Unregulated	36.3%	15.3%	35.6%	29.5%	26.0%	45.0%	42.6%
In Rental Buildings	34.2%	14.2%	33.0%	27.7%	24.6%	42.6%	40.6%
In Coops/Condos	2.1%	**	2.6%	**	**	2.4%	2.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Household types are defined in the text and in Table 2.37.

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

\*\* Too few households to report.

The selection of rent-regulation categories by single adult households with children also approximated that of all renter households, except that, compared to all renter households, considerably fewer single adult households with children selected unregulated units (30 percent), while substantially more selected Public Housing units (20 percent) (Table 2.39).

The major rent-regulation categories that elderly households chose were different from the choices made by all renter households in 2008. Compared to all renter households, markedly fewer elderly households lived in unregulated units in rental buildings (25 percent), while comparatively more lived in Public Housing units (12 percent), “other-regulated” units (5 percent), and Mitchell-Lama units (6 percent) in 2008 (Table 2.39).

Compared to all renter households, substantially more adult households (45 percent) lived in unregulated units, while 47 percent of adult households lived in rent-stabilized units in 2008. Therefore, fewer of such households lived in Public Housing units, “other-regulated” units, and Mitchell-Lama units (Table 2.39). The selection adult households with minor children made as their residential choice was very similar to that of adult households, except that fewer adult households with children lived in unregulated units, while more of them lived in Public Housing units.

## Forms of Ownership by Household Type

Of all households in the City, 32.9 percent were homeowners (the homeownership rate) in 2008. The equivalent rate for elderly households was 55.9 percent, 23.0 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 children were 34.2 percent and 38.6 percent respectively, also higher than the city-wide rate. The rate for adult households was 32.5 percent (Table 2.40).

**Table 2.40**  
**Number and Percent Distribution of Households by Tenure**  
**(Homeownership Rate) by Household Type**  
**New York City 2008**

Household Type <sup>a</sup>	Number	All	Owners	Renters
All	3,101,298	100.0%	32.9%	67.1%
Single Elderly	352,028	100.0%	34.2%	65.8%
Single Adult	701,810	100.0%	22.7%	77.3%
Single with Minor Child(ren)	189,573	100.0%	11.5%	88.5%
Elderly Household	297,979	100.0%	55.9%	44.1%
Adult Household	829,685	100.0%	32.5%	67.5%
Adult Household with Minor Child(ren)	730,223	100.0%	38.6%	61.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Household types are defined in the text and in Table 2.37.

Conversely, the rate for single adult households with children was extremely low, just 11.5 percent, or 21.4 percentage points lower than the city-wide rate and the lowest among all household types (Table 2.40). With such an unparalleled low homeownership rate, almost nine in ten single adult households with children were renters in 2008. The rate for single adult households was also low: 22.7 percent, 10.2 percentage points lower than the city-wide rate and the second-lowest among all household types in 2008.

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 children (34 percent) or adult households (27 percent) (Table 2.41). Most of the remainder were the two elderly households types: elderly households (19 percent) and single elderly households (10 percent).

Almost three-fifths of the households in private cooperative units were either single adult households (28 percent), the largest group of cooperative owners, or adult households (26 percent). The remaining two-fifths were mostly either single elderly households (16 percent), adult households with children (17 percent), or elderly households (12 percent) (Table 2.41). Condominium units housed a combination of household types similar to that of private cooperative units, except that condominium units housed more adult households with children (21 percent) and single adult households (30 percent) and fewer single elderly households (10 percent) than private cooperative units did.

Mitchell-Lama cooperative units served all household types, except for single adult households with children. Two-thirds of the households in such units were either single elderly households (24 percent), twice their overall proportion, single adult households (22 percent), or adult households (22 percent). The remainder were either adult households with children (10 percent) or elderly households (19 percent).

**Table 2.41**  
**Distribution of Owner Households by Household Type by Form of Ownership**  
**New York City 2008**

Household Type <sup>a</sup>	Form of Ownership				
	All	Conventional	Cooperative	Condominium	Mitchell-Lama Cooperative
All	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.8%	9.7%	15.7%	10.2%	23.9%
Single Adult	15.6%	8.0%	27.5%	30.2%	22.0%
Single with Minor Child(ren)	2.1%	2.2%	2.2%	**	**
Elderly Household	16.3%	19.1%	11.6%	10.1%	18.9%
Adult Household	26.5%	26.8%	26.0%	26.8%	22.3%
Adult Household with Minor Child(ren)	27.6%	34.1%	17.0%	21.0%	10.4%*

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Household types are defined in the text and in Table 2.37.

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

\*\* Too few households to report.

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

The 2008 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.

New York City is a city of foreign-born households. The 2008 HVS reports that the proportion of householders in the City who reported they were born outside the United States (including householders born in Puerto Rico) was 48 percent or 1,015,000 households (Figure 2.18). In other words, almost one in every two householders in the City was born outside the United States or in Puerto Rico. This number is an undercount since, of the total number of 3,101,000 households in the City, 967,000 households, or 31 percent, did not answer the birthplace question. For this reason, the presentation and discussion of data on foreign-born households and immigrant households will be undertaken in a statistically very disciplined manner (Tables 2.42 and 2.43).



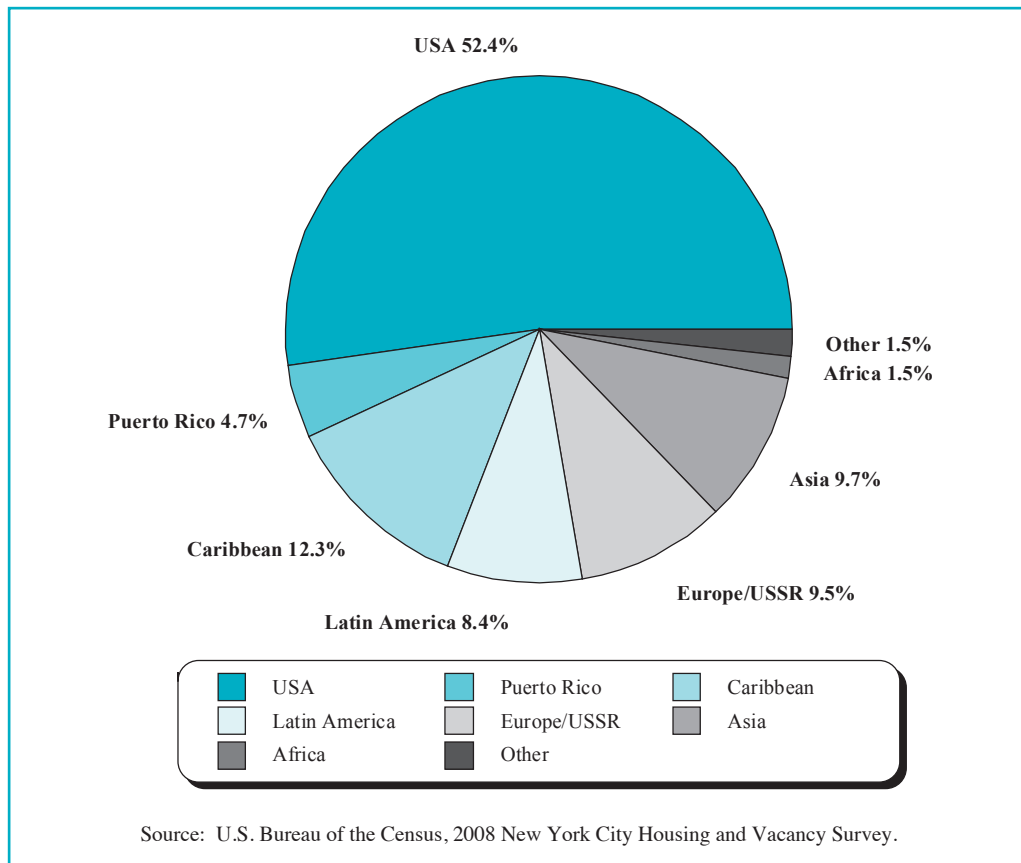
**Table 2.42**  
**Number and Rate of Households Responding**  
**to Questions Regarding Birthplace of Householder and Immigration by Tenure**  
**New York City 2008**

<b>Response to Birthplace of Householder</b>			
	<b>Total</b>	<b>Owner Households</b>	<b>Renter Households</b>
All Households	3,101,298	1,019,345	2,081,953
Responded	2,133,964	695,778	1,438,186
No Response	967,334	323,567	643,767
All Households	100.0%	100.0%	100.0%
Responded	68.8	68.3	69.1
No Response	31.2	31.7	30.9
All Households	100.0%	32.9	67.1
Responded	100.0%	32.6	67.4
No Response	100.0%	33.4	66.6
<b>Response to Immigration Question</b>			
	<b>Total</b>	<b>Owner Households</b>	<b>Renter Households</b>
Householders Born Abroad <sup>a</sup>	914,983	286,159	628,824
Responded to Immigration Question			
Immigrant	772,430	251,979	520,452
Not immigrant	92,127	16,925	75,202
No Response	50,426	17,256	33,170
Born Abroad <sup>a</sup>	100.0%	100.0%	100.0%
Responded			
Immigrant	84.4%	88.1%	82.8%
Not Immigrant	10.1%	5.9%	12.0%
No Response	5.5%	6.0%	5.3%
Born Abroad <sup>a</sup>	100.0%	31.3%	68.7%
Responded			
Immigrant	100.0%	32.6%	67.4%
Not Immigrant	100.0%	18.4%	81.6%
No Response	100.0%	34.2%	65.8%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: <sup>a</sup> Not including 100,340 householders born in Puerto Rico, who are already U.S. citizens, thus not considered immigrants.

**Figure 2.18**  
**Distribution of All Households by Birth Region of Householder**  
**New York City 2008**



The proportion of householders born in Puerto Rico has progressively decreased from 1993 to 2008, while the proportions of foreign-born householders from other areas—particularly Latin America, Asia, and Africa—have all grown considerably and have more than compensated for the decrease in Puerto Rican householders during the fifteen-year period (Table 2.43).

While 50 percent of renter householders were born abroad, 43 percent of owner householders were foreign born (Table 2.44).

There is considerable variation in tenure by the birth region of the householder. The great majority of householders born in Puerto Rico, the Caribbean, Latin America and Africa were renters, while comparatively larger portions of those born in Europe, the former Soviet states or Asia were homeowners in 2008 (Table 2.44).

**Table 2.43**  
**Distribution of Households by Birth Region of Householder by Tenure**  
**New York City, Selected Years 1993-2008**

<b>All Households</b>						
<b>Birth Region</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	57.5%	54.8%	54.3%	51.5%	51.0%	52.4%
Abroad	42.5%	45.2%	45.7%	48.5%	49.0%	47.6%
Puerto Rico	6.8%	6.9%	5.8%	5.5%	5.2%	4.7%
Caribbean	11.0%	12.5%	12.5%	13.5%	13.4%	12.3%
Latin America	6.2%	6.0%	7.3%	7.6%	8.5%	8.4%
Europe <sup>a</sup>	10.1%	10.3%	10.0%	10.3%	10.2%	9.5%
Asia	5.8%	6.5%	7.1%	8.5%	8.5%	9.7%
Africa	0.8%	1.0%	1.1%	1.4%	1.5%	1.5%
Other	1.7%	2.0%	1.9%	1.6%	1.7%	1.5%

<b>Renters</b>						
<b>Birth Region</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	54.4%	51.4%	50.6%	48.9%	48.0%	50.2%
Abroad	45.6%	48.6%	49.4%	51.1%	52.0%	49.8%
Puerto Rico	8.4%	8.6%	7.2%	6.9%	6.7%	6.1%
Caribbean	12.5%	14.1%	14.2%	14.8%	15.2%	13.6%
Latin America	7.3%	7.0%	8.4%	8.7%	9.6%	9.5%
Europe <sup>a</sup>	9.1%	9.7%	9.3%	9.1%	9.0%	8.0%
Asia	5.7%	6.4%	7.0%	8.2%	8.0%	9.2%
Africa	0.9%	1.2%	1.4%	1.7%	1.8%	1.8%
Other	1.7%	1.7%	1.9%	1.7%	1.7%	1.6%

<b>Owners</b>						
<b>Birth Region</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A.	65.4%	63.0%	62.0%	57.2%	56.9%	57.1%
Abroad	34.6%	37.0%	38.0%	42.8%	43.1%	42.9%
Puerto Rico	2.9%	2.7%	2.8%	2.6%	2.3%	1.8%
Caribbean	7.3%	8.5%	8.9%	10.8%	9.7%	9.6%
Latin America	3.6%	3.8%	5.0%	5.2%	6.2%	6.2%
Europe <sup>a</sup>	12.6%	11.9%	11.3%	12.8%	12.7%	12.4%
Asia	6.0%	6.8%	7.4%	9.0%	9.4%	10.7%
Africa	0.4%*	0.6%	0.7%	0.9%	1.0%	0.9%
Other	1.8%	2.6%	1.8%	1.6%	1.7%	1.2%

Sources: U.S. Bureau of the Census, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

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

<sup>a</sup> Includes Russia and former Soviet states.

**Table 2.44**  
**Distribution of Households by Birth Region of Householder by Tenure**  
**New York City 2008**

<b>Within Tenure</b>				
<b>Birth Region</b>	<b>Tenure</b>			
	<b>Both</b>	<b>Renter</b>	<b>Owner</b>	
Number <sup>a</sup>	3,101,298	2,081,953	1,019,345	
All	100.0%	100.0%	100.0%	
U.S.A.	52.4%	50.2%	57.1%	
Abroad	47.6%	49.8%	42.9%	
Puerto Rico	4.7%	6.1%	1.8%	
Caribbean	12.3%	13.6%	9.6%	
Latin America	8.4%	9.5%	6.2%	
Europe/former Soviet states	9.5%	8.0%	12.4%	
Asia	9.7%	9.2%	10.7%	
Africa	1.5%	1.8%	0.9%	
Other	1.5%	1.6%	1.2%	

<b>Within Birth Region</b>				
<b>Birth Region</b>	<b>Number</b>	<b>Tenure</b>		
		<b>Both</b>	<b>Renter</b>	<b>Owner</b>
All <sup>a</sup>	3,101,298	100.0%	67.1%	32.9%
U.S.A.	1,118,640	100.0%	64.5%	35.5%
Abroad	1,015,323	100.0%	70.6%	29.4%
Puerto Rico	100,340	100.0%	87.8%	12.2%
Caribbean	262,407	100.0%	74.4%	25.6%
Latin America	179,215	100.0%	75.9%	24.1%
Europe/former Soviet states	201,852	100.0%	57.2%	42.8%
Asia	207,583	100.0%	64.1%	35.9%
Africa	32,228	100.0%	80.0%	20.0%
Other	31,699	100.0%	73.3%	26.7%
Not Reported	967,334	100.0%	66.6%	33.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Includes those not reporting birth region.

## Spatial Variation of Foreign-Born Households

In 2008, about three-fifths of foreign-born householders in the City lived in either Brooklyn (31 percent) or Queens (33 percent) (Table 2.45). Most of the remainder lived in either the Bronx (16 percent) or Manhattan (16 percent) (Map 2.7).

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 (23 percent), or Manhattan (21 percent) (Table 2.45). The vast majority of householders born in the Caribbean region, more than four-fifths, were dispersed among Brooklyn (37 percent), the Bronx (25 percent), and Queens (23 percent). One-half of householders from Latin America were concentrated in Queens; the remainder lived mostly in either Brooklyn (23 percent) or the Bronx (14 percent).

About seven in ten householders born in Europe (including former Soviet states) lived in either Brooklyn (43 percent) or Queens (28 percent), while one in six lived in Manhattan (Table 2.45). As with householders born in Latin America, about half of the householders born in Asia selected Queens (49 percent) as their residential location; another more than two-fifths selected either Brooklyn (24 percent) or Manhattan (20 percent). Householders born in Africa lived mainly in the Bronx (31 percent), Queens (19 percent), Manhattan (18 percent), and Brooklyn (22 percent).

**Table 2.45**  
**Distribution of All Households by Borough by Birth Region of Householder**  
**New York City 2008**

Birth Region	Borough					
	All	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
All	100.0%	15.5%	29.2%	24.6%	25.5%	5.3%
U.S.A	100.0%	13.0%	29.2%	27.8%	20.8%	9.2%
Abroad	100.0%	16.1%	31.0%	16.4%	33.0%	3.6%
Puerto Rico	100.0%	43.1%	23.3%	20.9%	10.3%	**
Caribbean	100.0%	24.6%	36.8%	14.5%	22.9%	1.2%*
Latin America	100.0%	13.6%	23.1%	9.4%	50.6%	3.4%
Europe/former Soviet states	100.0%	5.4%	43.4%	16.5%	27.9%	6.9%
Asia	100.0%	3.7%	23.6%	20.1%	49.2%	3.3%
Africa	100.0%	30.9%	21.6%	18.2%	19.2%	10.1%*
Other	100.0%	9.8%*	29.8%	29.7%	28.3%	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

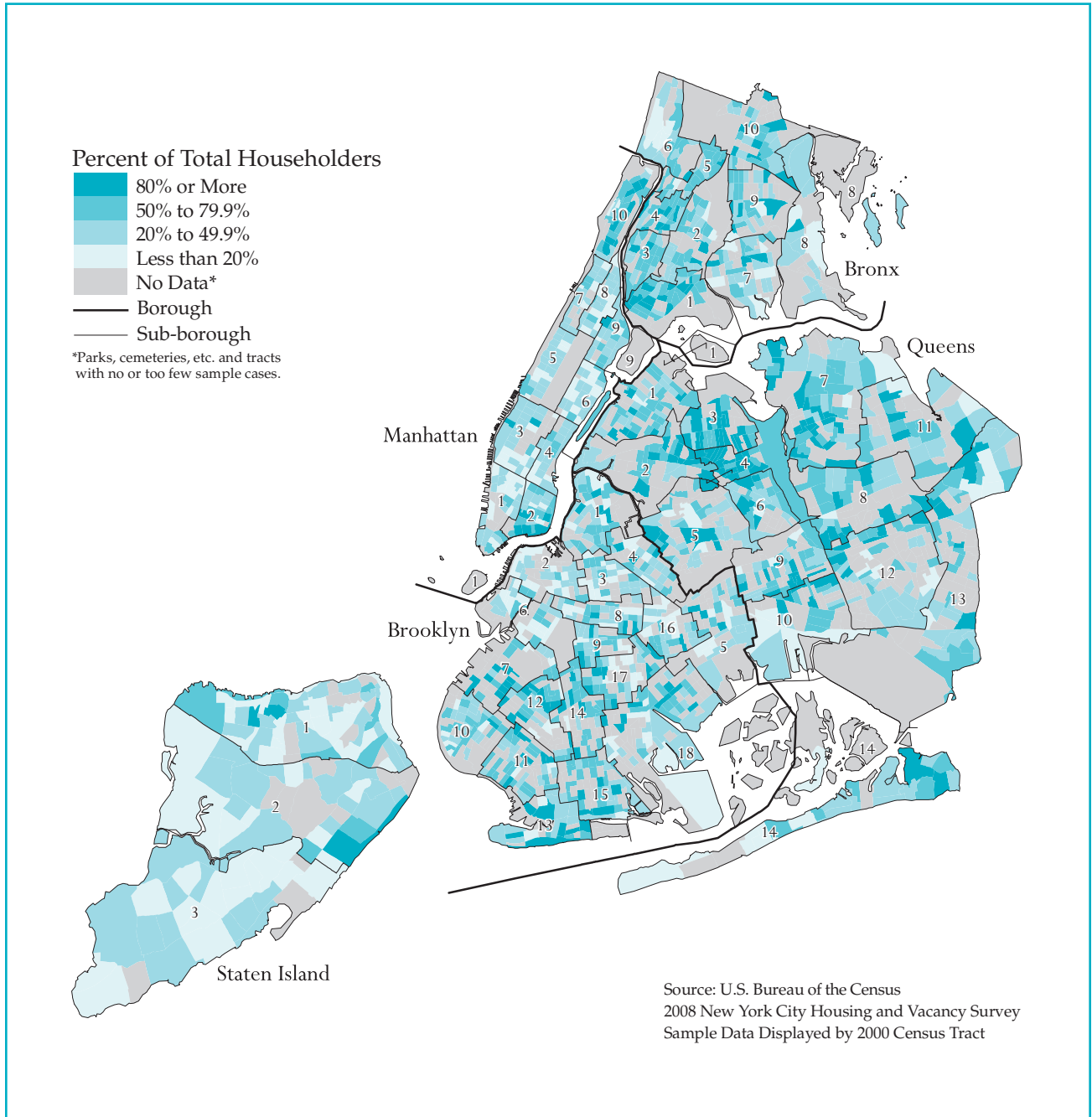
Notes:

a Marble Hill in the Bronx.

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

\*\* Too few households to report.

**Map 2.7**  
**Percentage of Householders Born in Puerto Rico**  
**or Outside the United States**  
**New York City 2008**



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 these boroughs, one in two or more householders were foreign-born: 59 percent in Queens, 49 percent in Brooklyn, and 53 percent in the Bronx (Table 2.46). Conversely, in Manhattan and particularly in Staten Island, the proportions of foreign-born householders were substantially smaller: 35 percent and 26 percent respectively (Figure 2.19).

In the Bronx, about a third of householders were born in either Puerto Rico (14 percent) or countries in the Caribbean (21 percent) (Table 2.46). In Brooklyn, almost three in ten of the householders were born in countries in either the Caribbean (15 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 (11 percent), Latin America (16 percent), Europe (10 percent), and Asia (18 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), except that in Staten Island, householders born in Puerto Rico were few.

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 1 (Mott Haven/Hunt's Point), 3 (Highbridge/South Concourse), 4 (University Heights/Fordham) and 10 (Williamsbridge/Baychester); in Brooklyn, sub-borough areas 7 (Sunset Park), 11 (Bensonhurst), 14 (Flatbush) and 15 (Sheepshead Bay/Gravesend). In Queens, such householders were

**Table 2.46**  
**Distribution of All Households by Birth Region of Householder by Borough**  
**New York City 2008**

Birth Region	Borough					
	All	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A	52.4%	47.0%	51.0%	65.2%	41.0%	73.9%
Abroad	47.6%	53.0%	49.0%	34.8%	59.0%	26.1%
Puerto Rico	4.7%	14.0%	3.6%	4.4%	1.8%	**
Caribbean	12.3%	20.9%	15.1%	8.0%	10.6%	2.2%*
Latin America	8.4%	7.9%	6.4%	3.5%	16.0%	4.3%
Europe/former Soviet states	9.5%	3.5%	13.7%	7.0%	9.9%	9.9%
Asia	9.7%	2.5%	7.6%	8.7%	18.0%	4.9%
Africa	1.5%	3.2%	1.1%	1.2%	1.1%	2.3%*
Other	1.5%	1.0%*	1.5%	2.0%	1.6%	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

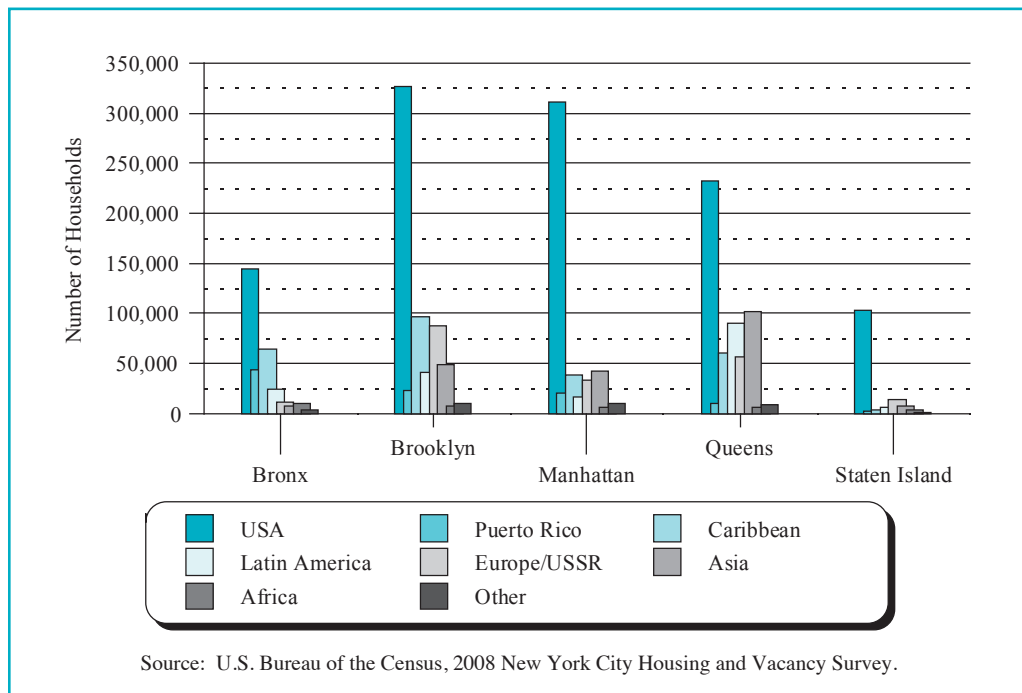
<sup>a</sup> Marble Hill in the Bronx.

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

\*\* Too few households to report.

concentrated in sub-borough areas 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 Elmhurst/Corona, almost nine in ten householders were born abroad. In fact, Elmhurst/Corona showed the highest proportion of householders born abroad (88 percent) of any sub-borough area in the City. In Manhattan, one sub-borough with a high proportion of foreign-born householders was Washington Heights/Inwood.<sup>8</sup>

**Figure 2.19**  
**Birth Region of Householder within Borough**  
**New York City 2008**



### 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 (30 percent) and “other-regulated” units (11 percent), while fewer lived in rent-stabilized units (38 percent) and unregulated units (15 percent), compared to the proportions of all renter householders and all foreign-born renter householders (Table 2.47).

Of householders born in countries in the Caribbean, Latin America, Europe, and Africa, more than half lived in rent-stabilized units (Table 2.47). Consequently, of householders born in these four birth regions, less than two-fifths lived in unregulated units.

Of householders born in countries in Asia, about nine in ten lived in either rent-stabilized units (45 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 2.48).

8 Appendix A, 2008 HVS Data for Sub-Borough Areas, Table A.8



## Homeownership Rates of Foreign-Born Households

In 2008, the homeownership rate in the City as a whole was 32.9 percent, as discussed earlier (Table 2.44). The homeownership rate for householders born in this country was 35.5 percent, while the rate for foreign-born householders was just 29.4 percent, considerably 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 a mere 12.2 percent. The rates for householders born in countries in the Caribbean, Latin America, and Africa were also very low: 25.6 percent, 24.1 percent, and 20.0 percent respectively (Table 2.44). In contrast, the rate for householders born in Europe or the former Soviet states was 42.8 percent, substantially higher than the city-wide rate and the highest of householders born in any region.

**Table 2.47**  
**Distribution of Renter Households**  
**by Rent Regulation Status by Birth Region of Householder**  
**New York City 2008**

Regulatory Status	Birth Region									
	All	U.S.A.	All Abroad <sup>b</sup>	Puerto Rico	Caribbean	Latin America	Europe <sup>a</sup>	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	1.9%	2.7%	1.4%	**	**	**	**	**	**	**
Stabilized	47.2%	42.4%	50.2%	37.8%	58.4%	51.3%	51.6%	44.7%	54.6%	42.3%
Pre-1947	33.3%	29.6%	36.7%	29.8%	46.5%	36.0%	33.5%	30.9%	41.0%	27.2%
Post-1947	13.8%	12.8%	13.6%	8.0%	11.9%	15.2%	18.1%	13.8%	13.6%*	15.1%*
Mitchell-Lama Rental	2.8%	2.9%	2.9%	3.9%*	2.0%*	**	5.2%	**	**	**
<i>In Rem</i>	0.2%	0.2%	0.1%	0.2%	0.3%	0.1%	**	**	**	**
Public Housing	8.8%	11.2%	7.8%	29.5%	8.1%	3.9%	**	3.7%	**	**
Other Regulated	2.8%	2.4%	4.2%	11.4%	2.7%	2.8%*	4.2%	3.8%	**	**
Unregulated	36.3%	38.3%	33.3%	14.9%	27.8%	39.8%	34.8%	44.3%	30.1%	45.6%
In Rental Building	34.2%	35.8%	31.2%	14.0%	26.9%	38.0%	30.7%	40.4%	29.3%	44.1%
In Coops/Condos	2.1%	2.4%	2.2%	**	**	**	4.1%	3.9%	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

<sup>a</sup> Includes Russia and former Soviet states.

<sup>b</sup> Includes Puerto Rico

**Table 2.48**  
**Distribution of Renter Households by Birth Region of Householder**  
**by Rent Regulation Status**  
**New York City 2008**

Regulatory Status	Birth Region									
	All	U.S.A.	All Abroad <sup>b</sup>	Puerto Rico	Caribbean	Latin America	Europe <sup>a</sup>	Asia	Africa	Other
All	100.0%	50.2%	49.8%	6.1%	13.6%	9.5%	8.0%	9.2%	1.8%	1.6%
Controlled	100.0%	65.7%	34.3%	**	**	**	**	**	**	**
Stabilized	100.0%	45.9%	54.1%	5.0%	17.1%	10.5%	9.0%	8.9%	2.1%	1.5%
Pre-1947	100.0%	44.8%	55.2%	5.5%	19.1%	10.3%	8.1%	8.6%	2.2%	1.3%
Post-1947	100.0%	48.7%	51.3%	3.7%	12.2%	10.9%	11.0%	9.7%	1.8%*	1.8%*
Mitchell-Lama Rental	100.0%	50.2%	49.8%	8.5%*	9.4%*	**	14.7%	**	**	**
<i>In Rem</i>	100.0%	59.9%	40.1%	7.3%	23.5%	7.1%	**	**	**	**
Public Housing	100.0%	59.0%	41.0%	18.9%	11.5%	3.9%	**	3.6%	**	**
Other Regulated	100.0%	36.2%	63.8%	21.2%	11.0%	8.1%*	10.3%	10.6%	**	**
Unregulated	100.0%	53.6%	46.4%	2.6%	10.5%	10.5%	7.8%	11.4%	1.5%	2.1%
In Rental Building	100.0%	53.7%	46.3%	2.6%	10.9%	10.7%	7.4%	11.1%	1.6%	2.1%
In Coops/Condos	100.0%	53.0%	47.0%	**	**	**	14.3%	15.7%	**	**

Source: U.S. Bureau of the Census, 2008 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.

b Includes Puerto Rico

**Table 2.49**  
**Distribution of Owner Households by Form of Ownership by Birth Region**  
**New York City 2008**

Birth Region	Form of Ownership				
	All	Conventional	Cooperative	Condominium	Mitchell-Lama Cooperative
All	100.0%	61.3%	26.5%	8.8%	3.4%
U.S.A.	100.0%	58.7%	29.6%	8.1%	3.6%
Abroad	100.0%	72.7%	19.0%	6.0%	2.3%
Puerto Rico	100.0%	72.6%	**	**	**
Caribbean	100.0%	86.6%	9.2%	**	**
Latin America	100.0%	77.1%	17.5%	**	**
Europe <sup>a</sup>	100.0%	64.1%	24.6%	7.5%	3.7%*
Asia	100.0%	68.8%	22.1%	8.9%	**
Africa	100.0%	78.7%	**	**	**
Other	100.0%	57.9%	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Includes Russia and former Soviet states.

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

\*\* Too few households to report.

### 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 owner householders born in certain regions outside the United States displays a unique variation. Overall, of all owner households in the City, three-fifths (61 percent) lived in conventional units, while 27 percent lived in private cooperative units (Table 2.49). The remaining one in eight were divided into the two remaining types of owner units: condominiums (9 percent) and Mitchell-Lama cooperatives (3 percent). On the other hand, close to three-quarters of foreign-born owner householders lived in conventional owner housing units (73 percent), while about one-fifth lived in private cooperative units (19 percent). The remainder lived in either condominium units (6 percent) or Mitchell-Lama cooperative units (2 percent).

Close to 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 (77 percent) lived in conventional units (Table 2.49). Of householders born in Puerto Rico, close to three-quarters lived in conventional units (73 percent). The patterns for owner householders born in countries in Europe and Asia resembled the pattern for all owner householders. Approximately two-thirds each of the householders born in these two regions lived in conventional units (64 percent and 69 percent), while a quarter of Europeans and a little more than a fifth of Asians lived in private cooperatives.

## 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 cluster, have been of great concern to policy-makers and planners in the City.<sup>9</sup>

**According to the 2008 HVS, 772,000 households reported that they were immigrant households (Table 2.42). However, 967,000 households, or 31 percent of all households, did not answer the birthplace question; and, of the households that did respond to the birthplace question, another 50,000 households, or 6 percent, did not provide answers to the immigrant questions covered in the 2008 HVS. Thus, the number of 772,000 immigrant households that the 2008 HVS reports is likely to be a considerable underestimate.**

The number of immigrant households in the City was 983,000 in 2002 and 934,000 in 2005. However, based on data on immigrant households from the 2002, 2005, and 2008 HVSs, we cannot say that the number of immigrant households in the City declined in 2008, since the number of households that did not answer the birthplace question (967,000) and immigration questions (50,000) in 2008 was 1,018,000 (967,000 + 50,000), substantially larger than comparable numbers of households not answering the birthplace question and immigration question in 2002 and 2005 (413,000 and 597,000).<sup>10</sup> Thus, findings of the analyses of the following immigration issues should be interpreted with caution.

### Spatial Variation of Immigrant Households

Similar to foreign-born householders, the overwhelming majority of immigrant householders selected Brooklyn or Queens as their residential location. Seven in ten of the 772,000 reported immigrant households in the City lived in either Brooklyn (254,000 households or 33 percent of all immigrant households) or Queens (292,000 households or 38 percent) (Table 2.50 and Figure 2.20). The remaining 227,000 immigrant households were scattered among Manhattan (102,000 households or 13 percent), the Bronx (95,000 households or 12 percent), and Staten Island (30,000 households or 4 percent).

Queens is the immigrant borough in the City. The 2008 HVS reports that in Queens, 53 percent of the households were immigrant households (Table 2.50). More than half of the households were immigrant households in each of the following six Queens sub-borough areas: 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), 8 (Hillcrest/Fresh Meadows), and 9 (Kew Gardens/Woodhaven). Particularly, more than seven in ten households in the sub-borough areas of Elmhurst/Corona and Jackson Heights were immigrant households.

In Brooklyn, 41 percent of the households were immigrant households. More than half of households were immigrant households in the following six sub-borough areas: 7 (Sunset Park), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), 14 (Flatbush) and 15 (Sheepshead/Gravesend).<sup>11</sup>

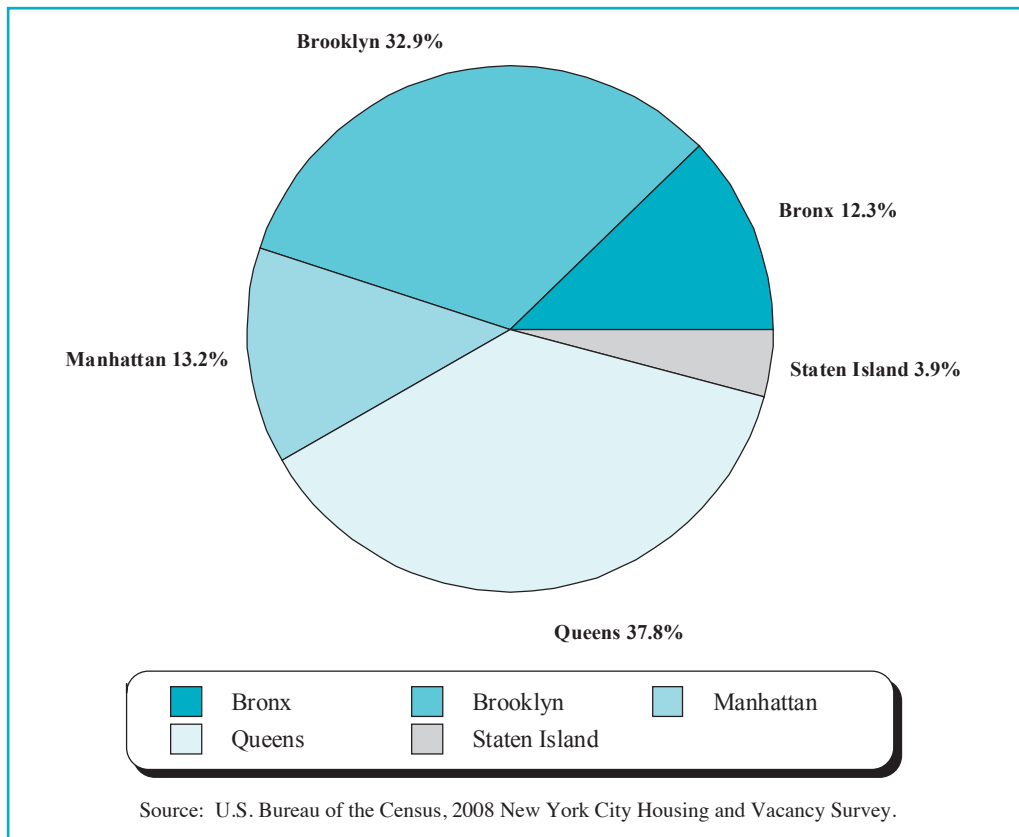
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9 Immigrant householders are distinguished from “foreign-born” or householders born abroad in that they exclude those born in Puerto Rico, and they responded ‘yes’ to the question, “Did you move to the U.S. as an immigrant?”

10 Moon Wha Lee, *Housing New York City 2005*, page 136.

11 Appendix A: 2008 HVS Data for Sub-Borough Areas, Table A.9.

**Figure 2.20**  
**Distribution of Immigrant Households by Borough**  
**New York City 2008**



### 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.

The 772,000 immigrant households in the City were divided into the following four major racial and ethnic groups (excluding Puerto Ricans)<sup>12</sup>: non-Puerto Rican Hispanic (30 percent), white (26 percent), black (19 percent), and Asian (24 percent) (Table 2.51 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 (36 percent) and fewer were whites (23 percent) and Asians (21 percent) (Table 2.51). 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 17 percent. Conversely, more than eight in ten immigrant owner households were either white (34 percent), black (19 percent), or Asian (30 percent) (Table 2.51).

<sup>12</sup> Householders born in Puerto Rico are not treated as immigrants, since they are United States citizens.

**Table 2.50**  
**Distribution of Immigrant Households within New York City**  
**by Borough and within Borough by Tenure**  
**New York City 2008**

Borough	Percent by Borough	Number by Tenure		
		All Immigrant Households <sup>b</sup>	Renters	Owners
All	100.0%	772,430	520,452	251,979
Bronx <sup>a</sup>	12.3%	94,648	76,470	18,178
Brooklyn	32.9%	254,064	186,304	67,760
Manhattan <sup>a</sup>	13.2%	101,592	86,982	14,610
Queens	37.8%	291,850	160,713	131,137
Staten Island	3.9%	30,277	9,983	20,294

Borough	Percent Immigrants <sup>b</sup>	Percent by Tenure		
		All Immigrant Households <sup>b</sup>	Renters	Owners
All	37.1%	100.0%	67.4%	32.6%
Bronx <sup>a</sup>	31.6%	100.0%	80.8%	19.2%
Brooklyn	40.6%	100.0%	73.3%	26.7%
Manhattan <sup>a</sup>	21.8%	100.0%	85.6%	14.4%
Queens	52.7%	100.0%	55.1%	44.9%
Staten Island	22.1%	100.0%	33.0%	67.0%

Source: U.S. Bureau of the Census, 2008 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.

### Immigrant Renter Households by Rent-Regulation Status in Each Borough

The distribution of immigrant renter households by rent-regulation categories very much 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, more than four-fifths of immigrant renter households lived in units whose rents were controlled or regulated. More than three-fifths of immigrant renter households in the borough lived in either rent-stabilized (57 percent) or rent-controlled (4 percent) units. Consequently, only close to a fifth lived in unregulated units (19 percent) (Table 2.52). The distribution in the Bronx roughly mirrored that in Manhattan, except that there were fewer immigrant households in rent-controlled and Public Housing units in the Bronx, and more in Mitchell-Lama rental units and rent-stabilized units than in Manhattan.

**Table 2.51**  
**Percent Distribution of Immigrant Households**  
**by Race/Ethnicity of Householder by Tenure**  
**New York City 2008**

Race/Ethnicity	All	Renters	Owners
Total	772,430	520,452	251,979
All	100.0%	100.0%	100.0%
White	26.3%	22.7%	33.8%
Black/African American	18.5%	18.4%	18.5%
Puerto Rican <sup>a</sup>	**	**	**
Non-Puerto Rican Hispanic	29.9%	36.4%	16.5%
Asian	24.0%	21.3%	29.7%
Other	0.8%	0.7%*	**

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 are not considered immigrants.

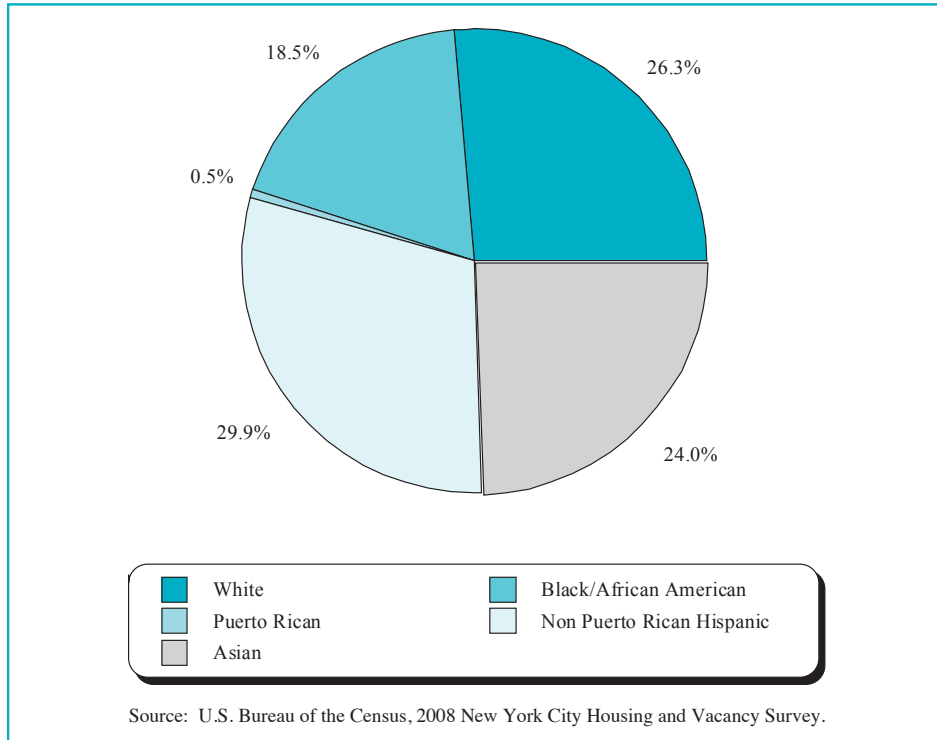
On the other hand, only three-fifths of immigrant renter households in Brooklyn lived in rent-controlled or rent-regulated units (Table 2.52). Only one in two of such households in the borough lived in rent-stabilized units. As a result, almost two-fifths of immigrant renter households in the borough lived in unregulated units (39 percent). In Queens, more than half of such households lived in rent-controlled or rent-regulated units, while more than two-fifths lived in unregulated units (45 percent). In the borough, the proportions of 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, more than four-fifths of the immigrant renter households in Staten Island lived in unregulated units (Table 2.52). The remaining such households in the borough were dispersed among various rent-regulated units in inappreciably small portions.

### Homeownership of Immigrant Households

Of the 772,000 immigrant households in the City in 2008, 252,000 were owner households. Thus, the homeownership rate for immigrant households was 32.6 percent, not appreciably different from the rate of 32.9 percent for all households in the City (Tables 2.50 and 2.53), but higher than the rate of 29.4 percent for foreign-born householders—that is, immigrant and non-immigrant foreign-born householders together (Table 2.44). 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: 67.0 percent and 44.9 percent respectively (Tables 2.16 and 2.50). Conversely, in the Bronx and Manhattan, the rates were very much lower than the city-wide rate: 19.2 percent and 14.4 percent respectively. These rates were even lower than the rates for all households in those two boroughs, 22.2 percent and 24.0 percent respectively. The rate for immigrant households in Brooklyn was 26.7 percent, also substantially lower than the city-wide rate for such households.

**Figure 2.21**  
**Distribution of Immigrant Households by Race/Ethnicity of Householder**  
**New York City 2008**



### **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 2.53). The rates for white and Asian immigrant households were substantially higher than the rate for all immigrant households: 41.9 percent and 40.3 percent respectively. On the other hand, the rate for non-Puerto Rican Hispanic immigrant households was a mere 18.0 percent, a 14.6-percentage-point variation from the 32.6 percent rate for all immigrant households.

### **Distribution of Immigrant Owner Households by Type of Owner Unit in Each Borough**

In 2008, the pattern of types of owner units immigrant households lived in was very similar to that of foreign-born households. Close to three-quarters of the immigrant owner households in the City lived in conventional units, while most of the remainder lived in private cooperative (19 percent) or condominium (6 percent) units. In Manhattan, seven of eight of immigrant owner households lived in private cooperative (65 percent) or condominium (22 percent) units (Table 2.54). On the other hand, in Staten Island, conventional units housed almost all of the immigrant owner households.



**Table 2.52**  
**Percent Distribution of All Renter Households and Immigrant Renter Households by Rent Regulation Status within New York City and within Boroughs**  
**New York City 2008**

Regulatory Status	All Renter Households	Immigrant Renter Households <sup>b</sup>					Staten Island
		All	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	
Total	2,081,953	520,452	76,470	186,304	86,982	160,713	9,983
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.9%	1.3%	**	**	4.0%*	**	**
Stabilized	47.2%	52.1%	64.6%	49.5%	56.7%	49.1%	**
Pre-1947	33.3%	37.2%	50.7%	38.1%	46.9%	26.3%	**
Post-1947	13.8%	14.9%	14.0%	11.4%	9.8%	22.8%	**
Mitchell-Lama Rental	2.8%	2.8%	4.4%*	3.6%	**	**	**
<i>In Rem</i>	0.2%	0.1%	**	**	0.5%	**	**
Public Housing	8.8%	4.8%	6.5%	4.0%	10.9%	**	**
Other Regulated	2.8%	3.5%	4.8%*	3.2%	6.5%	**	**
Unregulated	36.3%	35.4%	19.2%	39.0%	19.0%	45.0%	82.3%
In Rental Buildings	34.2%	33.4%	18.4%	38.0%	16.9%	41.4%	78.7%
In Coops/Condos	2.1%	2.0%	**	**	**	3.6%	**

Source: U.S. Bureau of the Census, 2008 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.

### Educational Attainment of Immigrant Households

Immigrant householders, particularly those that had moved into their current residence in the City over five years previously (before 2003), were substantially less educated than all householders in the City in 2008. Of all householders, 83 percent had finished at least high school, while 39 percent had graduated at least from college (Table 2.55). Of immigrant householders who had moved into their current units in the City before 2003, 74 percent had finished at least high school and 29 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (between 2003 and 2008) were noticeably better educated than those that had moved in before 2003. These recent immigrants' comparable educational attainment levels were 79 percent and 36 percent respectively.

**Table 2.53**  
**Percent Distribution of Immigrant Households**  
**by Tenure by Race/Ethnicity**  
**New York City 2008**

<b>Race/Ethnicity</b>	<b>All</b>	<b>Renters</b>	<b>Owners</b>
All	100.0%	67.4%	32.6%
White	100.0%	58.1%	41.9%
Black/African American	100.0%	67.3%	32.7%
Puerto Rican <sup>a</sup>	**	**	**
Non-Puerto Rican Hispanic	100.0%	82.0%	18.0%
Asian	100.0%	59.7%	40.3%
Other	100.0%	55.3%*	**

Source: U.S. Bureau of the Census, 2008 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 are already U.S. citizens; thus not considered immigrants.

**Table 2.54**  
**Percent Distribution of Immigrant Owner Households by Type of Ownership**  
**within New York City and within Borough**  
**New York City 2008**

<b>Type of Ownership of Immigrant Owner Households<sup>b</sup></b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
Total	251,979	18,178	67,760	14,610	131,137	20,294
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	74.1%	72.8%	79.7%	**	75.0%	96.4%
Coop	18.6%	**	13.8%	64.7%	19.8%	**
Condominium	5.5%	**	4.7%*	21.5%*	4.6%	**
Mitchell-Lama Coop	1.8%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2008 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.

**Table 2.55**  
**Distribution of All Householders and Immigrant Householders by Educational Attainment**  
**by Time Since Moved into Current Unit**  
**New York City 2008**

Educational Attainment	All Householders	Immigrant Householders <sup>a</sup>		
		All Immigrant Householders	Moved within Last 5 Years	Moved Over 5 Years Ago
All	100.0%	100.0%	100.0%	100.0%
Less Than 12 Years	16.8	24.3	21.1	26.1
High School Graduate	25.6	28.4	26.9	29.3
13-15 Years	18.4	15.6	15.9	15.4
College Degree or more	39.2	31.7	36.1	29.1

Source: U.S. Bureau of the Census, 2008 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 and rents were about the same. Consequently, the rent/income ratio, the proportion of immigrant households’ income that went to housing costs, was commensurately higher than that of non-immigrant households. In 2007, the median income of immigrant renter households was \$35,000, or 91 percent of the median income of non-immigrant renter households (Tables 2.56 and 2.57). At the same time, their median contract rent was \$935 or 98 percent of the \$950 contract rent paid by non-immigrant households. Their median contract rent/income ratio was 30.0 percent, while it was 27.2 percent for non-immigrant households (Table 2.57).

### 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 21 percent were four-or-more-person households in 2008 (Table 2.58). Compared to this city-wide pattern, the pattern for immigrant household size was reversed: only 21 percent were one-person households, while 33 percent were four-or-more-person households. Consequently, the average size of immigrant households was considerably larger than that of all households: 3.19 versus 2.63 persons in 2008. A parallel pattern is shown among renters, where immigrant renter households averaged 3.08 persons, compared to 2.53 persons for all renter households. In short, immigrant households were larger households and experienced the consequential housing problems typical of larger households, particularly crowding, as discussed later in this chapter.

**Table 2.56**  
**Household and Housing Characteristics of All Immigrant and**  
**Non-Immigrant Households**  
**New York City 2008**

Household Characteristics	All Households	Immigrant Households <sup>a</sup>	Non-Immigrant Households
Number	3,101,298	772,430	1,311,107
Race/Ethnicity of Householder	100.0%	100.0%	100.0%
White	43.2%	26.3%	50.5%
Black	22.4%	18.5%	23.8%
Puerto Rican	8.8%	** <sup>a</sup>	15.6%
Non-Puerto Rican Hispanic	14.5%	29.9%	5.9%
Asian	10.4%	24.0%	3.4%
Other	0.6%	0.8%	0.7%
Median Household Income	\$45,000	\$44,000	\$50,000
Median Contract Rent	\$950	\$935	\$950
Median Gross Rent	\$1,057	\$1,025	\$1,040
Median Gross Rent-Income Ratio	31.5%	33.2%	29.3%
Percent of Occupied Units in Dilapidated Buildings	0.5%	0.4%*	0.5%
Occupied Units in Buildings with One or More Building Defect Types	7.8%	9.4%	7.4%
Occupied Units with Five or More Maintenance Deficiencies	3.0%	3.0%	3.2%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	4.5%	4.6%	4.3%
Household Opinion of Good/Excellent Neighborhood Quality	77.8%	75.9%	78.0%
Percent Containing:			
Primary Family/Individual	91.3%	89.3%	91.0%
Subfamily	3.6%	5.9%	3.2%
Secondary Individual	5.1%	4.8%	5.8%
Crowded Households (more than 1 person per room)	8.0%	15.1%	6.0%
Severely Crowded Households (more than 1.5 persons per room)	2.9%	5.3%	2.3%

Source: U.S. Bureau of the Census, 2008 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 2.57**  
**Household and Housing Characteristics of Immigrant and**  
**Non-Immigrant Renter Households**  
**New York City 2008**

Household Characteristics	All Renter Households	Immigrant Renter Households <sup>a</sup>	Non-Immigrant Renter Households
Number	2,081,953	520,452	884,563
Race/Ethnicity of Householder			
White	36.9%	22.7%	42.0%
Black	24.4%	18.4%	27.2%
Puerto Rican	11.1%	** <sup>a</sup>	19.7%
Non-Puerto Rican Hispanic	17.7%	36.4%	7.2%
Asian	9.4%	21.3%	3.2%
Other	0.6%	0.7%*	0.6%
Median Household Income	\$36,200	\$35,000	\$38,274
Median Contract Rent	\$950	\$935	\$950
Median Contract Rent-Income Ratio	28.8%	30.0%	27.2%
Median Gross Rent	\$1,057	\$1,025	\$1,040
Median Gross Rent-Income Ratio	31.5%	33.2%	29.3%
Percent of Occupied Units in Dilapidated Buildings	0.6%	**	0.6%
Occupied Units in Buildings with One or More Building Defect Types	10.0%	11.9%	9.4%
Occupied Units with Five or More Maintenance Deficiencies	4.4%	4.3%	4.6%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	5.1%	4.9%	5.3%
Household Opinion of Good/Excellent Neighborhood Quality	71.8%	70.3%	71.7%
Percent Containing:			
Primary Family/Individual	90.2%	88.7%	89.5%
Subfamily	3.3%	5.3%	3.0%
Secondary Individual	6.5%	6.0%	7.6%
Crowded Households (more than 1 person per room)	10.1%	18.8%	7.8%
Severely Crowded Households (more than 1.5 persons per room)	3.9%	7.1%	3.2%

Source: U.S. Bureau of the Census, 2008 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 2.58**  
**Percent Distribution of All Households and Immigrant Households**  
**by Number of Persons in the Household and Mean Household Size**  
**New York City 2008**

Number of Persons in Household	All Households	Immigrant Households <sup>a</sup>	All Renter Households	Immigrant Renter Households
All	100.0%	100.0%	100.0%	100.0%
1	34.0%	21.2%	37.2%	23.6%
2	29.1%	26.8%	28.5%	27.4%
3	16.2%	19.2%	16.3%	20.1%
4 or more	20.7%	32.7%	18.0%	28.9%
<b>Mean Household Size</b>	2.63	3.19	2.53	3.08

Source: U.S. Bureau of the Census, 2008 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**

Building conditions for immigrant renter households were slightly poorer than they were for non-immigrant renter households and their rating of their neighborhood conditions was lower than the rating given by non-immigrant households (Table 2.57). Of rental units occupied by immigrant households, 11.9 percent were in buildings with one or more building defects, compared to 9.4 percent for renter units occupied by non-immigrant households. Also, 70.3 percent of immigrant renter households rated the physical condition of their neighborhood's residential structures as "good" or "excellent," while 71.7 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: 18.8 percent of immigrant renter households were crowded and 7.1 percent were severely crowded, compared to 10.1 percent and 3.9 percent respectively for renter households as a whole (Table 2.57). The equivalent crowding rates for non-immigrant renter households were 7.8 percent and 3.2 percent. Immigrant renter households' higher crowding rate was mostly a consequence of immigrant households' larger household size (Table 2.58), since crowding is a phenomenon typical of larger households.

Of immigrant renter households, 5.3 percent were doubled up with sub-families and 6.0 percent were doubled up with secondary individuals (Table 2.57). Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 3.3 percent and 6.5 percent respectively (Table 2.57).<sup>13</sup> In summary, more immigrant renter households were crowded and doubled up with sub-families.

<sup>13</sup> 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 2008 HVS reports that the City's total inventory of residential units was 3,328,000, the largest housing stock in the 43-year period since the first HVS was conducted in 1965; and all five boroughs saw an increase in housing units (Table 4.3). The 2008 HVS also reports that housing conditions, particularly neighborhood conditions and overall building conditions, reached their highest levels ever since they were measured, 30 years ago and 43 years ago respectively, as discussed in Chapter 7, "Housing and Neighborhood Conditions."

However, the City still faces the problems of a serious affordable housing shortage because the City has attracted additional households, particularly foreign-born households, at a faster rate than the affordable housing supply has grown in recent years. Under these market circumstances, characteristics that have an overriding influence on the residential requirements of households that have recently moved into the City 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 2008 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 2002 or earlier—closely resembled those of all householders in the City, since they were the overwhelming majority of households in 2008 (Table 2.59).

However, the major characteristics of householders that moved into their current residence in the City within the five years between 2003 and 2008, particularly those recent-movers from other parts of the United States outside New York City and recent movers from outside the USA, differed substantially from those of all householders and those of householders who moved into their current residence in the City in 2002 or before. About 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 2008 (Table 2.59). On the other hand recent movers from outside the USA were much more likely to be non-Puerto Rican Hispanic (25 percent) or Asian (30 percent).

### Race and Ethnicity of Recent-Movers

Most recent-movers in the City moved from other places in the City (74 percent) (Table 2.59). Of recently-moved black and Puerto Rican householders, 88 percent and 91 percent respectively had moved from other places within the City. On the other hand, of whites and Asians, 65 percent and 66 percent respectively had moved into their current residences from within the City. The comparable proportion of non-Puerto Rican Hispanics was 80 percent.

**Table 2.59**  
**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 2008**

Race/Ethnicity	All <sup>a</sup> Households	Moved into Current Residence Within Last 5 Years			Moved into Current Residence Over 5 Years Ago
		From Outside USA <sup>b</sup>	From USA Excluding NYC	Within NYC	
Number	3,101,298	68,170	134,213	587,236	1,938,649
All	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.2%	28.7%	68.5%	35.3%	43.8%
Black/African American	22.4%	11.7%	8.1%	22.7%	24.0%
Puerto Rican	8.8%	**	3.1%	10.3%	9.4%
Non-Puerto Rican Hispanic	14.5%	25.0%	8.4%	19.2%	13.2%
Asian	10.4%	30.4%	10.9%	11.8%	9.0%
Other	0.6%	**	**	0.7%*	0.6%

Race/Ethnicity	All Households	Moved into Current Residence Within Last 5 Years				
		Number <sup>a</sup>	All	From Outside USA <sup>b</sup>	From USA Excluding NYC	Within New York City
All	3,101,298	1,162,648	100.0%	8.6%	17.0%	74.4%
White	1,340,085	491,816	100.0%	6.1%	28.8%	65.0%
Black/African American	695,799	230,650	100.0%	5.3%	7.1%	87.6%
Puerto Rican	274,005	91,354	100.0%	**	6.3%	91.2%
Non-Puerto Rican Hispanic	449,199	193,296	100.0%	12.1%	8.0%	79.9%
Asian	322,241	147,470	100.0%	19.8%	14.0%	66.2%
Other	19,969	8,062	100.0%	**	**	60.5%*

Source: U.S. Bureau of the Census, 2008 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.



**Table 2.60**  
**Reasons for Moving of Households Who Moved into Residence**  
**within the Last 5 Years by Origin of Move**  
**New York City 2008**

Moved into Current Residence Within Last 5 Years				
Reason for Moving	All	From Outside USA <sup>a</sup>	From USA Excluding NYC	Within NYC
<b>Total</b>	1,162,648	68,170	134,213	587,236
	100.0%	100.0%	100.0%	100.0%
Job	20.1%	37.8%	50.4%	9.3%
Family	28.4%	26.7%	18.1%	31.7%
Neighborhood	12.5%	7.8%	9.4%	13.7%
Housing	33.7%	18.5%	16.2%	40.6%
Other	5.3%	9.3%	6.0%	4.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Includes Puerto Rico.

### 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-related (38 percent) or family-related (27 percent) reasons, while more than a quarter said they had moved for housing- (19 percent) or neighborhood-related (8 percent) reasons (Table 2.60).

On the other hand, half of recent-movers from within the United States (excluding New York City) reported that they had moved for job-related reasons, while a quarter cited housing (16 percent) or neighborhood (9 percent) as the reason for their moves (Table 2.60).

However, of recent-movers from within the City, more than half said they had moved for housing- (41 percent) or neighborhood-related (14 percent) reasons, while almost a third said they had moved for family-related reasons (32 percent) (Table 2.60).

### Spatial Variations of Recent-Movers

The residential location of recent-movers from outside the United States very much resembled that of all households in the City. Eighty-six percent of recent-movers *from outside the United States* moved into either Brooklyn (30 percent), Queens (33 percent), or Manhattan (22 percent), while most of the remainder moved into the Bronx (13 percent) (Table 2.61). Somewhat more of these recent-movers went to southwestern Brooklyn and northwestern Queens.<sup>14</sup>

<sup>14</sup> U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 2.61**  
**Characteristics of All Households and of Households Who Moved into Residence**  
**within the Last 5 Years by Origin of Move**  
**New York City 2008**

Household Characteristics	All Households	Moved into Current Residence Within Last 5 Years			
		All Who Moved	From Outside USA <sup>a</sup>	From USA Excluding NYC	Within NYC
<b>Number</b>	3,101,298	1,162,648	68,170	134,213	587,236
Renters	67.1%	79.6%	91.8%	86.3%	76.5%
Owners (Homeownership Rate)	32.9%	20.4%	8.2%	13.7%	23.5%
<b>Borough</b>	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.5%	14.8%	12.6%	7.5%	15.2%
Brooklyn	29.2%	28.9%	30.4%	22.2%	31.2%
Manhattan	24.6%	25.9%	22.0%	47.2%	18.2%
Queens	25.5%	25.1%	33.2%	20.8%	27.0%
Staten Island	5.3%	5.4%	**	2.3%*	8.4%
<b>Median Household Income</b>	\$45,000	\$50,000	\$50,000	\$71,000	\$50,000
Renters	\$36,200	\$44,800	\$46,800	\$66,240	\$40,000
Owners	\$70,000	\$80,200	\$75,000	\$96,884	\$87,000
<b>Income Distribution</b>	100.0%	100.0%	100.0%	100.0%	100.0%
0 – \$24,999	30.7%	25.0%	26.8%	17.1%	24.3%
\$25,000 – \$49,999	22.2%	23.8%	22.9%	17.8%	25.7%
\$50,000 – \$79,999	18.8%	20.6%	22.5%	19.9%	21.0%
\$80,000 - \$ 99,999	7.8%	8.7%	8.9%	11.9%	8.6%
\$100,000+	20.5%	22.0%	18.9%	33.2%	20.5%
<b>Median Contract Rent</b>	\$950	\$1,150	\$1,100	\$1,650	\$1,072
<b>Median Gross Rent/Income Ratio</b>	31.5	31.6	30.8	30.0	30.6
<b>Educational Attainment</b>					
Less than High School	16.8%	14.0%	18.0%	5.6%	16.5%
High School Graduate	25.6%	21.4%	19.3%	9.4%	24.1%
Greater than High School	57.7%	64.6%	62.7%	85.0%	59.4%
<b>Householder Employment</b>					
Unemployment Rate	3.3%	3.5%	8.6%	6.0%	4.5%
Not In Labor Force	29.1%	15.8%	23.5%	13.6%	19.5%
<b>Household Types</b>	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.4%	3.3%	**	**	4.7%
Single Adult	22.6%	29.1%	19.0%	31.9%	23.9%
Single w/ Child(ren)	6.1%	7.7%	**	3.8%	10.1%
Elderly Household	9.6%	2.7%	**	**	3.3%
Adult Household	26.8%	32.0%	43.3%	47.6%	27.3%
Adults with Child(ren)	23.5%	25.2%	32.6%	13.3%	30.8%
<b>Crowded Renter Households</b> (more than 1 person per room)	10.1%	10.7%	18.7%	6.9%	13.3%

Source: U.S. Bureau of the Census, 2008 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.

However, the pattern of recent-movers *from other places in the country* (excluding New York City) was disparate: close to one in two of such recent-movers moved to Manhattan (47 percent), while about two-fifths moved to either Brooklyn (22 percent) or Queens (21 percent) (Table 2.61). These recent-movers were heavily concentrated in the lower and middle parts of Manhattan.<sup>15</sup> 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.

About half of the households in Manhattan sub-borough areas 1 (Financial District/Greenwich Village) and 3 (Chelsea/Clinton/Midtown), Bronx sub-borough area 2 (Morrisania/East Tremont), Brooklyn sub-borough areas 2 (Brooklyn Heights/Fort Greene), 4 (Bushwick), and 8 (North Crown Heights/Prospect Heights), and Queens sub-borough 9 (Kew Gardens/Woodhaven) were households new to the neighborhood in the last five years. This suggests that these are very dynamic neighborhoods with a fair amount of turnover activity.

### **Homeownership of Recent-Movers**

In 2008, two-thirds of the households in the City were renters and one-third were owners (Table 2.61). Contrary to this occupancy pattern by tenure for all households, the overwhelming preponderance of recent-movers were renters: 92 percent of recent-movers from outside the United States, 86 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 32.9 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 8.2 percent, 13.7 percent, and 23.5 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: 71 percent had graduated at least from college (Table 2.62). 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 39 percent had graduated from college. Of those who had not moved in within the last five years, just 35 percent had graduated 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 2007 median income was \$71,000—that is, \$26,000 more than the median income of all households in the City (Table 2.61). Also, among recently-moved owner groups, those from other parts of the country had the highest income: \$97,000.

The labor-force-participation rate for all recent-mover householders as a whole was very high compared to all householders in the City. In 2008, 84.2 percent of recently-moved householders participated in the labor force, compared to the city-wide overall rate of 70.9 percent (Table 2.61). Particularly, for those who

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15 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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 very high: 86.4 percent, or 15.5 percentage points higher than the city-wide rate.

In 2008, the unemployment rate for all householders in the City was 3.3 percent, while the rate for recent-movers was 3.5 percent (Table 2.61).<sup>16</sup>

### Recent-Movers by Household Types

A review of recent-movers by household types reveals the uniquely varied household composition of each group of recently-moved households. Close to three-quarters of all households in the City were distributed among the following three adult household types: adult households (27 percent), adult households with children (24 percent), and single adult households (23 percent). The remaining households were divided into single elderly households (11 percent), elderly households (10 percent), and single adult households with children (6 percent). Compared to the pattern of households overall, the dominant proportion of households that had recently moved into the City from outside the United States was primarily one of the following two adult household types: adult households (43 percent) and adult households with children (33 percent). On the other hand, four-fifths of recent-movers from other places in the United States were either single adult households (32 percent) or adult households (48 percent) (Table 2.61).

**Table 2.62**  
**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 2008**

Educational Attainment	All Households	Moved into Current Residence Within Last 5 Years			Moved into Current Residence Over 5 Years Ago
		From Outside USA <sup>a</sup>	From USA Excluding NYC	Within NYC	
All	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 12 Years	16.8%	18.0%	5.6%	16.5%	18.4%
High School Graduate	25.6%	19.3%	9.4%	24.1%	28.1%
13-15 Years	18.4%	13.7%	14.0%	20.1%	18.7%
At Least College Graduate	39.2%	49.0%	71.0%	39.2%	34.8%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Including Puerto Rico.

<sup>16</sup> Data on employment from the 2008 New York City Housing and Vacancy Survey were collected between February and June 2008.

## **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 has been very high, although it declined between 2002 and 2005 and changed little in the following three years.

With a crowding rate of 10.1 percent for renter-occupied units in 2008, it is pertinent to estimate the number of doubled-up households in the City 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 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 2008 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 2008 HVS reports that 111,000 households, or 3.6 percent of all households in the City, contained at least one sub-family (Table 2.63). The equivalent number and proportion in 2005 were 114,000 and 3.7 percent. In addition, 158,000 households, or 5.1 percent of all households, contained a secondary individual in 2008. The number and proportion in 2005 were 142,000 and 4.7 percent. Together, there were 269,000 doubled-up households in the City in 2008, 14,000 more than the 255,000 such households in 2005.<sup>17</sup>

In 2008, close to three-quarters of the heads of doubled-up households containing sub-families were either black (29 percent), non-Puerto Rican Hispanic (26 percent), or Asian (18 percent) (Table 2.63). The remaining quarter were either white (15 percent) or Puerto Rican (10 percent).

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<sup>17</sup> Moon Wha Lee, *Housing New York City 2005*, pages 154 to 157.

**Table 2.63**  
**Selected Characteristics of Doubled-up Households Containing Sub-Families or**  
**Secondary Individuals by Tenure of the Householder**  
**New York City 2008**

Characteristic	Tenure of the Householder		
	All	Renter	Owner
Total Households	3,101,298	2,081,953	1,019,345
Total Doubled-up Households	268,841	203,815	65,026
Doubled-up households containing at least one <b>Sub-Family</b> (percent) <sup>a</sup>	110,849 (3.6%)	68,333 (3.3%)	42,516 (4.2%)
Median Income (in 2007)	\$60,000	\$46,800	\$90,860
Crowded <sup>(b)</sup>	35,567 (32.1%)	28,736 (42.1%)	6,830 (16.1%)
Severely Crowded <sup>(b)</sup>	11,368 (10.3%)	9,814 (14.4%)	**
Immigrant householder	45,395 (52.1%)	27,448 (51.2%)	17,947 (53.5%)
Race/Ethnicity of householder			
White	16,660 (15.0%)	6,780 (9.9%)	9,880 (23.2%)
Black	32,016 (28.9%)	18,503 (27.1%)	13,513 (31.8%)
Puerto Rican	11,255 (10.2%)	8,993 (13.2%)	**
Non-Puerto Rican Hispanic	29,093 (26.2%)	22,916 (33.5%)	6,177 (14.5%)
Asian	19,591 (17.7%)	10,389 (15.2%)	9,202 (21.6%)
Other	**	**	**
Doubled-up households containing <b>Secondary Individual</b> (percent)	157,992 (5.1%)	135,482 (6.5%)	22,510 (2.2%)
Median income (in 2007)	\$80,000	\$77,187	\$103,000
Crowded <sup>(b)</sup>	15,822 (10.0%)	14,501 (10.7%)	**
Severely Crowded <sup>(b)</sup>	7,269 (4.6%)	6,797 (5.0%)	**
Immigrant householder	37,117 (32.8%)	31,119 (31.8%)	5,998 (39.4%)
Race/Ethnicity of householder			
White	82,445 (52.2%)	72,464 (53.5%)	9,980 (44.3%)
Black	20,006 (12.7%)	14,617 (10.8%)	5,389 (23.9%)
Puerto Rican	7,627 (4.8%)	5,771 (4.3%)	**
Non-Puerto Rican Hispanic	25,492 (16.1%)	23,511 (17.4%)	**
Asian	21,379 (13.5%)	18,076 (13.3%)	** (14.7%*)
Other	**	**	**

Source: U.S. Bureau of the Census, 2008 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

The racial and ethnic pattern of heads of households containing secondary individuals was profoundly different from that of households containing sub-families. More than half of the heads of households containing secondary individuals were white (52 percent), while almost all of the remainder were either non-Puerto Rican Hispanic (16 percent), black (13 percent), or Asian (14 percent) (Table 2.63).

Of the 111,000 doubled-up households containing sub-families, 68,000 households or 62 percent were renters (Table 2.63). With a crowding rate (more than one person per room) of 42.1 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 4.2 times the overall crowding rate of 10.1 percent for all renter households in the City. Of these doubled-up renter households, 14.4 percent were severely crowded (more than 1.5 persons per room). This was 3.7 times the comparable proportion for all renter households.

Of the 158,000 doubled-up households containing secondary individuals, 135,000 households or 86 percent were renters (Table 2.63).

Of households containing sub-families, 52 percent had immigrant heads, while, of households containing secondary individuals, 33 percent had immigrant heads (Table 2.63). 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. More than half of renter households containing sub-families were immigrant households (51 percent), while 32 percent of renter households containing secondary individuals were headed by an immigrant householder. Again, sub-families and secondary individuals are a phenomenon typical of immigrant households.

**Table 2.64**  
**Selected Characteristics of Sub-Families and Secondary Individuals**  
**by Tenure of the Householder**  
**New York City 2008**

Characteristic	Tenure of Householder		
	All	Renter	Owner
<b>Sub-families<sup>a</sup></b>	166,227	104,174	62,053
Median income (2007)	\$21,516	\$16,250	\$35,000
Incomes below \$23,000	86,513 (52.0%)	63,585 (61.0%)	22,928 (36.9%)
Crowded <sup>(b)</sup>	56,793 (34.2%)	46,189 (44.3%)	10,604 (17.1%)
Incomes below \$23,000	32,974	29,588	**
Severely crowded <sup>(b)</sup>	18,701 (11.3%)	16,441 (15.8%)	**
Incomes below \$23,000	13,095	12,336	**
Immigrant householder	66,973 (51.0%)	40,933 (49.9%)	26,041 (52.8%)
Race/Ethnicity			
White	24,389 (14.7%)	8,691 (8.3%)	15,698 (25.3%)
Black	50,997 (30.7%)	26,881 (28.7%)	21,116 (34.0%)
Puerto Rican	16,976 (10.2%)	14,088 (13.5%)	**
Non-Puerto Rican Hispanic	46,509 (28.0%)	38,679 (37.1%)	7,829 (12.6%)
Asian	24,254 (14.6%)	11,911 (11.4%)	12,343 (19.9%)
Other	** (1.9%)*	**	**
<b>Secondary Individuals<sup>a</sup></b>	288,829	254,667	34,162
Median income (2007)	\$27,000	\$26,000	\$30,000
Incomes less than \$23,000	127,308 (44.1%)	112,164 (44.0%)	15,144 (44.3%)
Crowded <sup>(b)</sup>	43,094 (14.9%)	40,283 (15.8%)	**
Incomes below \$23,000	25,256	23,396	**
Severely crowded <sup>(b)</sup>	16,874 (5.8%)	15,682 (6.2%)	**
Incomes below \$23,000	10,146	9,244	**
Immigrant householder	71,420 (35.3%)	61,990 (34.5%)	9,430 (41.7%)
Race/Ethnicity			
White	127,822 (44.3%)	114,180 (44.8%)	13,642 (39.9%)
Black	42,177 (14.6%)	32,462 (12.7%)	9,715 (28.4%)
Puerto Rican	16,223 (5.6%)	13,330 (5.2%)	**
Non-Puerto Rican Hispanic	57,948 (20.1%)	54,164 (21.3%)	** (11.1%)*
Asian	41,098 (14.2%)	36,970 (14.5%)	4,128* (12.1%)
Other	** (1.2%)*	** (1.4%)*	**

Source: U.S. Bureau of the Census, 2008 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.



## Number and Characteristics of Sub-Families and Secondary Individuals

In 2008, altogether there were 455,000 hidden households in the City: 166,000 sub-families and 289,000 secondary individuals (Table 2.64). Of these, 85 percent were in either Manhattan (105,000), Brooklyn (149,000), or Queens (134,000). In Manhattan—in sub-borough areas 2 (Lower East Side/Chinatown), 4 (Stuyvesant Town/Turtle Bay), 6 (Upper East Side), 7 (Morningside Heights/Hamilton Heights), and 10 (Washington Heights/Inwood)—there were more than 10,000 sub-families and secondary individuals. In Brooklyn—in sub-borough areas 1 (Williamsburg/Greenpoint), 2 (Brooklyn Heights/Fort Greene), 4 (Bushwick), 6 (Park Slope/Carroll Gardens), 7 (Sunset Park), 11 (Bensonhurst), and 17 (East Flatbush)—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), 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), and 12 (Jamaica).<sup>18</sup>

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 2.64).

Of the 166,000 sub-families in 2008, 104,000 or 63 percent were in renter households. The median income of these sub-families in renter households was only \$16,250, which was just 45 percent of the \$36,200 median income of all renter households in the City in 2007 (Tables 3.1 and 2.64). Of renter sub-families, 64,000 or 61 percent had incomes below \$23,000 in 2007.

Crowding was an extremely serious housing problem for renter sub-families: almost half of the 104,000 renter sub-families (44.3 percent or 46,000) were crowded. Crowded renter sub-families were also very poor. Of such crowded sub-families, 30,000 or 64 percent had incomes below \$23,000 in 2007 (Table 2.64). Of renter sub-families, 16,000 or 15.8 percent were severely crowded.

About 88 percent of the 289,000 secondary individuals, or 255,000 secondary individuals, lived in renter households in 2008 (Table 2.64). The median income of these secondary individuals in renter households was \$26,000, or 72 percent of the median income of all renter households in the City. Of these secondary individuals in renter households, 112,000 or 44 percent had incomes below \$23,000.

Of all 255,000 secondary individuals in renter households, 15.8 percent were crowded, while 6.2 percent were severely crowded (Table 2.64). Secondary individuals in crowded renter households were poor: 58 percent had incomes less than \$23,000 in 2007.

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<sup>18</sup> Appendix A, 2008 HVS Data for Sub-Borough Areas, Table A.10.

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

According to the 2008 HVS, 30,000 sub-families in renter households had incomes below \$23,000 in 2007 and were crowded (Table 2.65). The median income of these poor sub-families was a mere \$6,500, an extremely low 18 percent of the median income of \$36,200 for all renter households in the City in 2007. Of these 30,000 sub-families, an overwhelming 38 percent were not in the labor force. The principal reason given for not being in the labor force was family/childcare (37 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 6.2. Of these poor sub-families in crowded renter households, 54 percent were single-female-parent sub-families, and 44 percent of the heads of these sub-families had not finished high school.

At the same time, the 2008 HVS reports that there were 23,000 secondary individuals with incomes of less than \$23,000 in 2007 living in crowded renter households (Table 2.66). Fifty-four percent of these had not finished high school. The median income of these single individuals was an extremely low \$11,000, 30 percent of the median income of all renter households, in 2007. Their median share of the hosting household's income was only 9 percent, and the average size of the household was 5.4 persons. Although these individuals' incomes and their shares of the hosting households' incomes were low, other individuals may also have contributed to the households' incomes, as the average household size suggests. For this reason, the median contract rent/income ratio of the hosting households was a relatively low 19.7 percent, while the gross rent/income ratio was 23.5.

Of the 30,000 poor sub-families in crowded renter households discussed above, 27 percent (Table 2.67) were hidden in very poor and crowded renter households with very high rent burdens, paying more than 50 percent of their incomes for gross rent. The median income of these sub-families was a negligibly low \$300, and the contract rent/income ratio of the doubled-up households containing these sub-families was 65.8 percent (Table 2.67). The gross rent/income ratio was 73.9. 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 great risk of homelessness if any situation forces them to become separated.

**Table 2.65**  
**Selected Characteristics of Sub-families with Incomes Less than \$23,000**  
**in Crowded Renter Households**  
**New York City 2008**

Characteristics	Number or Percent <sup>a</sup>
Number	29,588
Family composition	
Single parent	19,013 (64.3%)
Female single parent	16,051 (54.2%)
Couple (with or without children)	10,575 (35.7%)
Relationship to householder	
Child	54.5%
Other relative	38.5%
Non-relative	**
Median Income (2007 dollars)	\$6,500
Median income by source	
None	\$0
Earnings	\$14,000
Public assistance	*
Primary income source	29,588 (100.0%)
No income	10,866 (36.7%)
Earnings	15,677 (53.0%)
Public assistance	**
Percent receiving Public Assistance	12.4%*
Worked last week (family head)	14,892 (50.3%)
Not in labor force (family head) <sup>b</sup>	11,211 (37.9%)
Main reason not in labor force	
Family/Child care	37.0%
Median gross rent-income ratio of household	32.5%
Median contract rent-income ratio of household	27.5%
Median share of household income (by primary income source)	16%
None	0%
Earnings	32%
Public assistance	**
Receive less than 20% of household income	16,070 (54.3%)
Receive 40% or more of household income	5,495 (18.6%)
Mean number of children under 18	1.23
Mean number of persons in household	6.18
Median age of sub-family head	30 years
Female single parent	27 years
Education of sub-family head	
Less than high school	44.3%
High school diploma or more	55.7%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Percents based on sub-families with incomes less than \$23,000 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 2.66**  
**Selected Characteristics of Secondary Individuals with Incomes Less than \$23,000**  
**in Crowded Renter Households**  
**New York City 2008**

Characteristics	Number or Percent <sup>a</sup>
Number	23,396
Males	15,872 (67.8%)
Females	7,523 (32.2%)
Median Age	
Males	29
Females	28
Median income (2007 dollars)	\$11,000
Males	\$12,000
Females	\$0
Receiving less than 20% of household income	18,787 (80.3%)
Median share of household's income	9.0%
Primary income source	
None	34.2%
Earnings	65.8%
Percent receiving public assistance	*
Not in labor force <sup>b</sup>	20.3%
Worked last week	76.8%
Unemployment rate	*
Education	
Less than high school	53.9%
High school diploma or more	46.1%
Median gross rent/income ratio of household	23.5%
Median contract rent/income ratio of household	19.7%
Mean size of household	5.43 persons

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Percents based on secondary individuals with incomes less than \$23,000 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 2.67**  
**Selected Characteristics of Sub-Families with Incomes Less than \$23,000**  
**in Crowded Renter Households with Very High Gross Rent Burden**  
**New York City 2008**

Characteristics	Number or Percent <sup>a</sup>
Number	7,889
Single female-headed	49.8%*
Couple-headed	48.9%*
Median income (2007 dollars)	\$300
Median income by source	
None	0
Earnings	\$15,600*
Public Assistance	**
Primary income source:	
No income	48.9%*
Earnings	43.5%*
Public assistance	**
Worked last week (family head)	47.2%*
Not in labor force <sup>b</sup> (family head)	48.1%*
Receive less than 20% of household income	52.3%
Receive 40% or more of household income	38.4%*
Median share of household income	1.0%
Family composition:	
Single parent	51.1%
Female single parent	49.8%*
Couple	48.9%*
Median age of female, single parent sub-family head	24*
Education of sub-family head	
Less than high school	60.0%
High school diploma or more	40.0%*
Median gross rent/income ratio of household	73.9%
Median contract rent/income ratio of household	65.8%
Median total household income	\$20,000

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a Percents based on sub-families with incomes less than \$23,000 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 2008 HVS, 57,000 people in 18,000 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 2.68 and 2.69). The median age of these individuals was 22, reflecting the fact that 45 percent of these re-housed persons were under age 18. Almost nine in ten of these people were either Black (51 percent), Puerto Rican (21 percent), or non-Puerto Rican Hispanic (14 percent). And nine in ten of them were primary families or individuals. 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 \$8,900, only 20 percent of the median income of \$45,000 for all households in 2007 (Table 2.68). Only 57 percent had finished high school and 17 percent of them were unemployed, while 82 percent of the individuals in the City as a whole had that level of educational attainment and only 4.0 percent were unemployed in 2008 (Tables 2.12 and 3.62).

Even with such a low income, 65 percent contributed 40 percent or more of their incomes to the incomes of their households (Table 2.68). However, even with such contributions, the households' median income was just \$13,000, only 29 percent of the median income of all households in the City in 2007 (Table 2.69). Almost all of such households were renters, and these renters paid 58.8 percent of their incomes for gross rent, or 54.5 percent for contract rent, compared to 28.8 percent for all renter households in the City in 2008 (Table 6.30). More than half of these households received some type of rent subsidy.<sup>19</sup> Fifty-eight percent were re-housed in rent stabilized units.

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 renter households, 35 percent lived in physically poor housing units, compared to 9 percent of all renter households (Table 2.70). Moreover, only 50 percent of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while 72 percent of all renter households gave their neighborhood conditions such ratings.

In short, most previously homeless individuals were extremely 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 likelihood making them homeless again.

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19 For further information on specific rent subsidy programs, see Chapter 6, "Variations in Rent Expenditure."

**Table 2.68**  
**Selected Characteristics of Individuals who Came from Homeless Situation**  
**who were Homeless Because Could Not Afford Own Housing**  
**New York City 2008**

Characteristics	Number or Percent
Number	56,567
Male	24,783 (43.8%)
Female	31,784 (56.2%)
Median age	22
Under 18	45.1%
18 – 24	9.8%
25 – 34	16.9%
35 – 44	11.8%
45 – 54	9.6%
55+	6.8%*
Race/Ethnicity	100.0%
White	12.0%
Black/African-American	50.5%
Puerto Rican	20.5%
Non-Puerto Rican Hispanic	14.3%
Family Type	100.0%
Primary family/ individual	91.2%
Secondary individual or sub-family	8.8%
Median Income (2007 dollars)	\$8,868
Males	\$12,400
Females	\$7,920
Income Distribution (age 18+)	100.0%
Less than \$5,000/Loss/None	31.6%
\$5,000 – 9,999	21.1%
\$10,000 – 19,999	25.6%
\$20,000 – 29,999	10.0%*
\$30,000+	11.7%*
Primary income source (age 18+)	100.0%
None	19.6%
Earnings	46.3%
Public assistance	22.6%
Share of Household's Income (age 18+)	100.0%
0 – 19%	23.2%
20 – 39%	11.7%*
40%+	65.1%
Unemployment Rate (age 18+)	16.6%
Not in Labor Force <sup>a</sup>	48.7%
Education	100.0%
Less than high school	42.7%
High school diploma or more	57.3%

Source: U.S. Bureau of the Census, 2008 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.

**Table 2.69**  
**Selected Characteristics of Households Containing Individuals who Came**  
**from Homeless Situation who were Homeless Because Could Not Afford Housing**  
**New York City 2008**

Characteristics	Number or Percent
Number of Households	17,912
Renter	17,468 (97.5%)
Owner	**
Type of Household	
Single adult (with or without child)	78.2%
Adult couple (with or without children)	21.8%*
Median age of householder	36.0
Percent male	35.2%
Percent female	64.8%
Race/Ethnicity of householder	
White	**
Black/African-American	49.3%
Puerto Rican	21.8%*
Non-Puerto Rican Hispanic	**
Rent regulatory status (renters)	
Stabilized	57.6%
Unregulated	20.9%*
Public Housing	**
Receives Rent Subsidy	53.0%
Section 8	26.4%
Receives Public Assistance	63.5%
Formerly homeless person is related to householder as:	
Householder or spouse	38.6%
Child of householder	47.6%
Other relative of householder	8.5%
Non-relative	5.4%*
Median Household Income	\$13,260
Median Gross Rent	\$988
Median Gross Rent/Income Ratio	58.8
Median Contract Rent/Income Ratio	54.5
Education of Householder	
Less than high school	44.4%
High school graduate	27.3%
More than high school	28.3%
Unemployment Rate (householder)	23.0%
Not in the Labor Force <sup>a</sup>	48.8%
Mean size of household	3.16 persons
Percent Crowded	**

Source: U.S. Bureau of the Census, 2008 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 2.70**  
**Housing and Neighborhood Characteristics of Renter Households Containing Individuals**  
**Who Came from Homeless Situation and of All Renter Households**  
**New York City 2008**

<b>Characteristics</b>	<b>Renter Households Containing Formerly Homeless<sup>a</sup></b>	<b>All Renter Households</b>
Number	17,468	2,081,953
Physically Poor	34.6%	8.5%
With Five or More Maintenance Deficiencies	**	4.4%
Crowded	**	10.1%
With One or More Housing Defect Types	22.8%*	10.0%
Building with Broken/Boarded Up Windows on Street	**	5.1%
Rating Neighborhood Residential Structures Good/Excellent	50.2%	71.8%

Source: U.S. Bureau of the Census, 2008 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 and the Labor Market

## Introduction

In this chapter, all major issues that are relevant to estimating the capabilities of households to pay for housing in New York City are discussed, using data from the 2008 and previous HVSs.

Housing needs are best determined by the number and characteristics of households. The number of households indicates the number of housing units the City needs. Household size and composition are the best parameters defining housing needs, in terms of the size of the unit (number of rooms) required. In addition, the number of sub-families and secondary individuals also influences housing need and preference. To provide this context of housing requirements, the number and characteristics of persons and households were discussed in the previous chapter, “Residential Population and Households.”

Of households’ characteristics that have the most bearing on housing demand, a household’s current cost-paying capability, the amount of income available to the household, is the most important. Other household characteristics, as suggested in the previous chapter, also serve as modifiers to household income as the housing demand indicator. Thus, household income is separated from other household characteristics and is covered by itself in the first part of this chapter.

The amount of household income that can be allotted to housing costs generally determines the specific segment of the housing inventory—in terms of tenure and type, size, condition, and neighborhoods—where appropriate housing units can be chosen by households. In other words, most households with higher incomes live in relatively larger and/or higher-quality housing units within preferred tenures and rent regulation categories and in more desirable neighborhoods with better, preferable private and public neighborhood services than lower-income households do.

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 at the federal, state, and City levels, including the federal Section 8 and the City’s J-51 and 421A tax exemptions and abatements—all intervene in how demand is formed and functions and in the dynamic intersection of demand and supply. Thus, income data and issues in this chapter are presented and analyzed by rent-regulation status, income classifications of the City’s New Housing Market Plan and the U.S. Department of Housing and Urban Development (HUD), and type of ownership.

Also, as in large housing markets, residential racial segregation or discrimination in the 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 and neighborhood concentrations.

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 current income does not provide any indication of how a household might possibly increase its current income, its housing-cost-paying capability, in the near future by utilizing the unused potential of household members. In other words, household income data alone do not reveal what contributes to changes in income. For the predominant majority of households in New York City, earnings are the primary source of their income. The formation of household income and changes in household income are closely related to employability and education. Consequently, changes in the City’s labor market and the educational attainment of New Yorkers have both short- and long-term implications for the City’s housing market, particularly the demand for housing. Thus, the chapter also analyzes employment characteristics of individuals, such as labor-force participation, unemployment, and occupational and industrial patterns in the context of the relationship between the City’s labor market and housing market.

For presenting and discussing income and other income-related characteristics, efforts have been made to organize this chapter conceptually and operationally to reflect that some market and non-market parameters modulate income as an enabling determinant of housing demand. Moreover, these distinct aspects of income and housing market condition will be consistently reflected in the discussion of demand, supply, and the dynamics of the City’s housing market throughout this report.

The 2008 HVS, which was administered between January and May 2008, collected information on household income for calendar year 2007. The comparisons of household income between the 2005 and 2008 HVSs are, therefore, comparisons between annual income in calendar year 2004 and annual income in calendar year 2007.

## **Household Incomes**

This section opens with a discussion of changes in median household incomes between 2004 and 2007. Next, changes in real household incomes are analyzed in the context of the long-term trend. Changes in household incomes affect all aspects of the City’s rental and owner housing markets. Increases in household incomes have spurring effects on the demand for housing, on rent levels, and on the sale prices of owner units. These effects will, in turn, often lead to the enhanced willingness of private owners to invest in housing supply and improve their existing housing units. The changing distribution of income in the City over the last three years between 2004 and 2007 are also discussed. In addition, the trend of discontinuity between incomes of the affluent and incomes of the poor, which had widened throughout the growth years that started in the mid-1990s and continued through 2007 is reviewed. The increasing inequality in the distribution of household incomes will also tend to create a growing affordability hardship for the most vulnerable. The consequences of these changes are examined for different forms of tenure, different racial and ethnic groups, different household types, and different parts of the City.

The median income for all households (renters and owners combined) in current dollars grew by 12.5 percent, from \$40,000 to \$45,000, between 2004 and 2007 (Table 3.1). However, during the three-year period, the annual average Consumer Price Index (CPI) also grew considerably by 10.8 percent. Consequently, the real income (inflation-adjusted by changing 2004 dollars to 2007 dollars) for all households barely ticked up in

the three years. By an annual compound rate, the real income for all households increased marginally by only 0.5 percent in the three-year period.

**Table 3.1**  
**Median Household Income in Constant and Current Dollars by Tenure**  
**New York City 2004 and 2007**

Tenure			Percent Change	Average Annual Compound Rate of Change
	2004	2007	2004-2007	2004-2007
<b>Constant (2007) Dollars<sup>a</sup></b>				
Both	\$44,316	\$45,000	+1.5%	+0.51%
Owner	\$72,014	\$70,000	-2.8%	-0.94%
Renter	\$35,453	\$36,200	+2.1%	+0.70%
<b>Current Dollars</b>				
Both	\$40,000	\$45,000	+12.5%	+4.00%
Owner	\$65,000	\$70,000	+7.7%	+2.50%
Renter	\$32,000	\$36,200	+13.1%	+4.20%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a In the Income chapter, current 2004 dollars are multiplied by the following fraction to produce constant 2007 dollars: Consumer Price Index for all Urban Consumers (CPI-U) for New York-Northern N.J.-Long Island, All Items, average value in 2007 divided by the average value in 2004 (226.94/204.8). Income data include imputed values where they were not reported.

### Changes in Median Household Incomes by Tenure

New York City renters' median income was \$36,200 in 2007, up by 13.1 percent from \$32,000 in 2004, while owners' median income in 2007 was \$70,000, up by 7.7 percent from \$65,000 in 2004 (Table 3.1). The growth of median income for renters exceeded the inflation rate during the three-year period, while that of owners did not. Therefore, in constant dollars—that is, income after adjusting for inflation—renters' incomes increased slightly by 2.1 percent, or by an annual compound rate of 0.7 percent. But after adjusting for inflation, owner income decreased by 2.8 percent, or by an annual compound rate of -0.9 percent in the three-year period.

An important cause of the marginal change in real household income between 2004 and 2007 was the very large increase in the inflation rate of 10.8 percent for the three years, during which the household income for the City grew at a significantly higher rate than the national rate.<sup>1</sup> The CPI growth in the 2004-2007 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; 9.5 percent for the 2001-2004 period; and 10.8 percent for the 2004-2007 period.

1 According to the 2005 and 2008 American Community Surveys (ACSs), the median household incomes for the United States as a whole increased by 12.5 percent, while the income for the City increased by 17.7 percent. Unlike the HVS, ACS data on median household income are for the past 12 months.

As a result of high inflation rates in recent years, particularly those for the 2001-2004 and 2004-2007 periods, real household income grew at a moderate rate in the nine years between 1998 and 2007: by an annual compound rate of 0.47 percent for all households, 0.70 percent for renter households, and 0.12 percent for owner households (Table 3.2).

**Table 3.2**  
**Median Household Income in Constant and Current Dollars by Tenure**  
**New York City, Selected Years 1998-2007**

Tenure					Average Annual Compound Rate of Change
	1998	2001	2004	2007	1998-2007
<b>Constant (2007) Dollars</b>					
Both	\$43,132	\$47,296	\$44,316	\$45,000	0.47
Owner	\$69,272	\$72,763	\$72,014	\$70,000	0.12
Renter	\$33,983	\$37,594	\$35,453	\$36,200	0.70
<b>Current Dollars</b>					
Both	\$33,000	\$39,000	\$40,000	\$45,000	3.51
Owner	\$53,000	\$60,000	\$65,000	\$70,000	3.14
Renter	\$26,000	\$31,000	\$32,000	\$36,200	3.75

Sources: U.S. Bureau of the Census, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

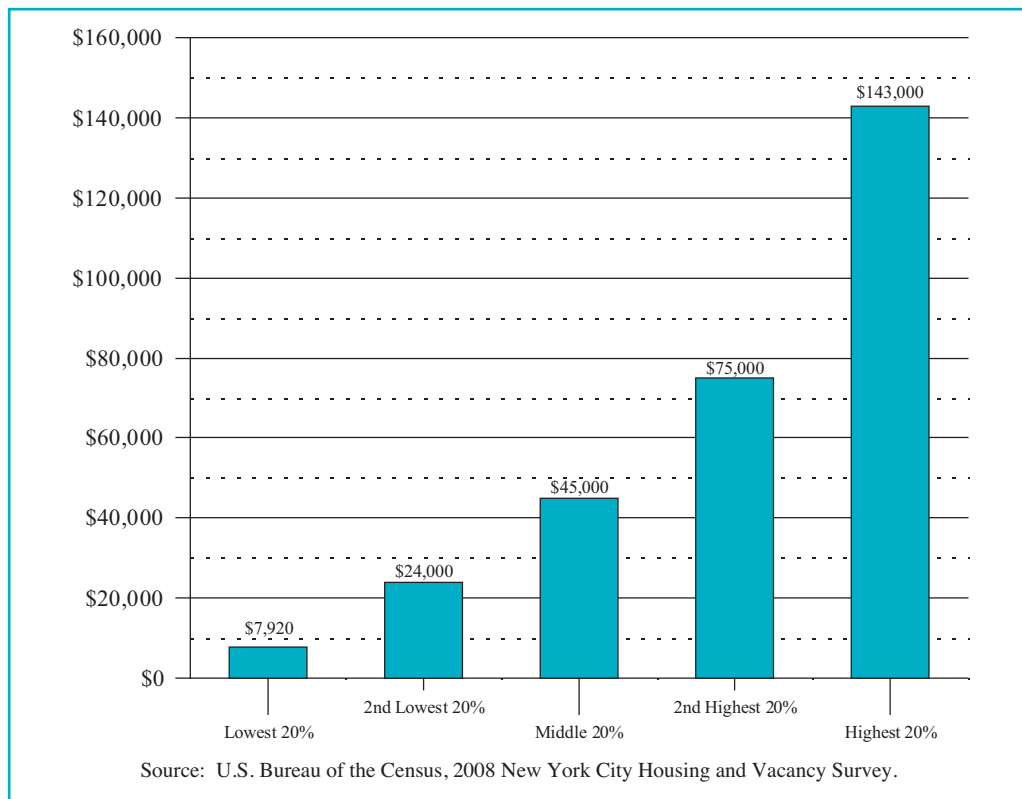
### Changes in Median Household Incomes by Quintile

The aggregate data on city-wide median income disguise very substantial internal variations in different income levels. Specifically, the income gap between the poor and the rich is hidden beneath the overall median, since the number of rich households counterbalances the number of poor ones in the city-wide median income. Judging from data on median household income disaggregated by income quintile (in each quintile, there are approximately 600,000 households), using 2007 dollars, it is apparent that New Yorkers' income changed distinctively differently for different income groups, particularly for the rich (households in the highest income quintile) and poor (households in the lowest income quintile). The rate of change in median income, after inflation, for households in the middle income quintile (whose median income was \$45,000 in 2007, a little uptick from 2004 when it was \$44,316) was exactly the same as the rate of change of all households in the City between 2004 and 2007 (Table 3.3).

However, the income change for households in the lowest income quintile, whose median income was just \$7,920, was an extremely large decline, -10.5 percent, compared to the uptick of a mere 1.5 percent for all households in the City between 2004 and 2007 (Table 3.3). Contrarily, the rate of income change for households in the highest income quintile was +3.3 percent, more than twice the rate of income change for all households. In other words, in the three years between 2004 and 2007, rich households became richer and poor households became considerably poorer. Thus, the disparity in household income between rich and poor New Yorkers increased, as the following analysis further illuminates.

A graphic analysis of the data on households by income quintile displays vividly that the disparity in household income between the rich and the poor in the City is enormous (Figure 3.1). In 2007, the median income of the 620,000 households in the lowest income quintile was only \$7,920, or a mere 6 percent of the median income of \$143,000 for the 637,000 households in the highest income quintile and 18 percent of the median income of all households (Table 3.3). The paucity of absolute dollars available to these 620,000 extremely poor households, about a fifth of all the households in the City, and the concomitant impact on their ability to afford decent housing unequivocally demonstrate the magnitude of their critically serious housing poverty situations and their urgent need for various forms of housing assistance in the increasingly inflationary housing market in the City that continued until late 2007, when the economic recession started. Fortunately, many of these housing-needy households were protected by public policies and programs.

**Figure 3.1**  
**Median Household Income by Quintile**  
**New York City 2007**



In 2008, of these extremely poor households in the lowest income quintile, 81 percent, or 501,000 households, were renters. A third of these extremely poor renters lived in heavily rent-subsidized [public housing, *in rem*, Mitchell-Lama, and other-regulated (such as HUD-regulated) or rent-controlled units]; 46 percent lived in rent-stabilized units and 21 percent lived in rent-unregulated units. Overall, 77 percent of these lowest-income renters paid more than 50 percent of their income for rent, but of rent-stabilized and rent-unregulated tenants in this quintile, more than nine in ten paid 50 percent or more of their income for rent. In other words, almost all of the poor renter households in this lowest income quintile, who lived in housing units in the private housing market, faced critically serious affordability limitations.<sup>2</sup>

<sup>2</sup> U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Overall, 22 percent of the extremely poor renter households in this lowest-income quintile received rent subsidies. Some form of rent subsidy went to 24 percent of such households in rent-stabilized units, but even after the rent subsidy, 41 percent of poor rent-stabilized households still paid out-of-pocket more than 50 percent of their income for rent.<sup>3</sup> Of the lowest quintile renters in unregulated units, 16 percent received a subsidy.

Of the extremely poor households in the lowest income quintile, 19 percent, or 119,000, were owner households. Of these lowest-income owners, 60 percent lived in conventional owner units and one-third lived in private cooperative or condominium units. The remaining 7 percent lived in Mitchell-Lama cooperatives. Of the extremely poor owner households in conventional units, 55 percent said they had paid off their mortgages, while 52 percent of cooperative/condominium owners had paid off their housing debt.<sup>4</sup>

Of all extremely poor households in the lowest income quintile, 43 percent were single elderly households (31 percent) or single households with children (12 percent). An additional 26 percent were single adults. Single elderly, single with children and single adults are the poorest household types in this quintile. Their median 2007 incomes were just \$8,688, \$5,000 and \$5,000 respectively.<sup>5</sup>

The median income of the 613,000 households in the second-lowest quintile was \$24,000, which was still a mere 17 percent of the median household income of households in the highest quintile, \$143,000, and 53 percent of the median income of all households in the City, which was \$45,000 (Table 3.3).

The median income of the 610,000 households in the second-highest quintile was \$75,000, almost ten times the median household income of the lowest quintile and 1.7 times the median income of all households. 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).

**Table 3.3**  
**Median Household Income by Household Income Quintile in 2007 Dollars**  
**New York City 2004 and 2007**

Household Income Quintile	2004	2007	Percent Change 2004-2007
Highest 20%	\$138,489	\$143,000	+3.3%
2nd Highest 20%	\$74,230	\$75,000	+1.0%
Middle 20%	\$44,316	\$45,000	+1.5%
2nd Lowest 20%	\$23,266	\$24,000	+3.2%
Lowest 20%	\$8,854	\$7,920	-10.5%
All Households	\$44,316	\$45,000	+1.5%

Sources: U.S. Bureau of the Census, 2005 and 2007 New York City Housing and Vacancy Surveys.

Note: In 2007 the upper range of each quintile was: first- \$14,892; second- \$33,990; third- \$58,980; fourth- \$99,900; fifth- \$3,782,598.

3 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

4 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

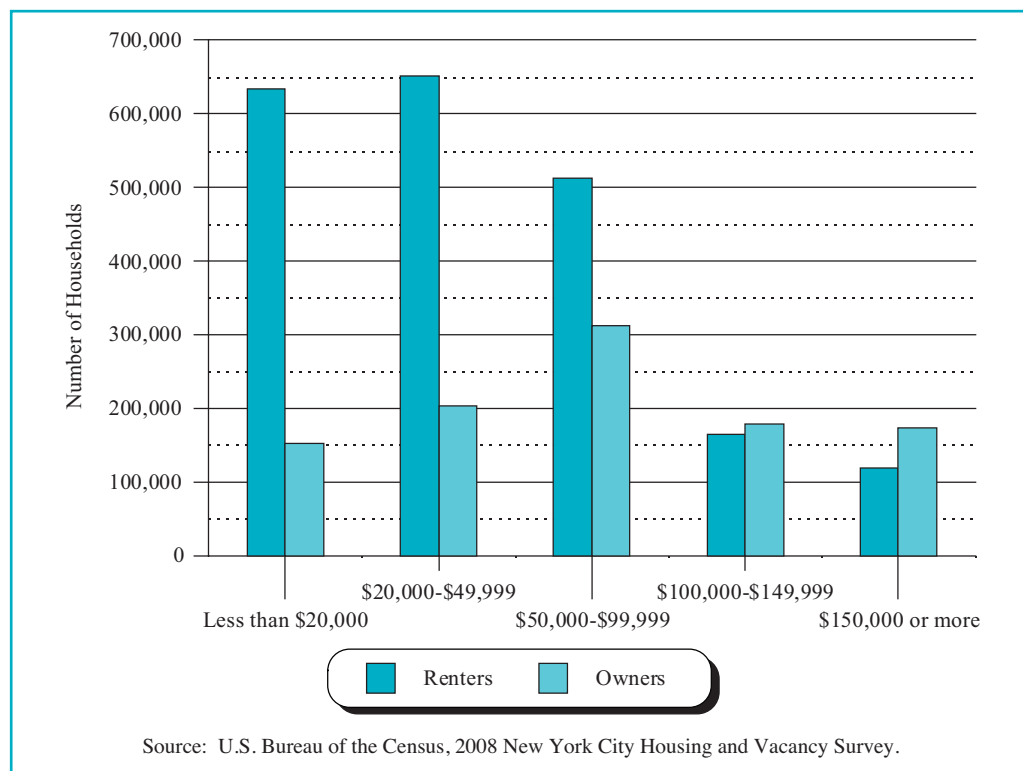
5 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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, worsened between 2004 and 2007. A persistent inequality in the distribution of household incomes in recent years has created an increased affordability hardship for the economically most vulnerable New Yorkers, since the availability of low-cost housing units is still severely scarce in the City’s housing market, where housing is not only a necessity, but also a commodity for investment. The number of vacant rental units available for monthly asking rents of less than \$500 was too few to report, despite the fact that the City’s overall housing inventory increased by 68,000 between 2005 and 2008, the largest increase in a comparable three-year period in the history of the HVS.

### Causes of Household Income Differences

Previous HVSs found that earnings were the principal source of household income and that the more workers in a household, the higher the household income. The 2008 HVS confirms the same pattern. The disaggregated data on households by the number of workers in the household in each quintile reveals that, in 2007, three-quarters of the 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 seven in ten of the households in the top quintile had two or more workers, while only one in fifty of the households in the lowest group had that many workers as in 2004 (Table 3.5). The sources and determinants of income will be further discussed later in this chapter, when detailed data on employment and education are combined with data on income, particularly data on earnings.

**Figure 3.2**  
**Renter and Owner Households by Income Group**  
**New York City 2007**





**Table 3.4**  
**All Households Distributed into Income Quintiles**  
**by Number of Workers in the Household**  
**New York City 2007**

<b>Number of Workers</b>	<b>All</b>	<b>Lowest</b>	<b>Second Lowest</b>	<b>Middle</b>	<b>Second Highest</b>	<b>Highest</b>
All Households	3,101,298	619,889	612,871	622,249	609,638	636,651
None	707,880	469,809	169,704	39,514	15,271	13,581
One	1,339,078	136,175	360,863	379,570	274,091	188,377
Two	850,886	12,253	74,506	174,922	258,018	331,186
Three or More	203,455	*	7,798	28,241	62,258	103,507

<b>Distribution within Quintile</b>						
<b>Number of Workers</b>	<b>All</b>	<b>Lowest</b>	<b>Second Lowest</b>	<b>Middle</b>	<b>Second Highest</b>	<b>Highest</b>
All Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	22.8%	75.8%	27.7%	6.4%	2.5%	2.1%
One	43.2%	22.0%	58.9%	61.0%	45.0%	29.6%
Two	27.4%	2.0%	12.2%	28.1%	42.3%	52.0%
Three or More	6.6%	*	1.3%	4.5%	10.2%	16.3%

<b>Distribution within Number of Workers</b>						
<b>Number of Workers</b>	<b>All</b>	<b>Lowest</b>	<b>Second Lowest</b>	<b>Middle</b>	<b>Second Highest</b>	<b>Highest</b>
All Households	100.0%	20.0%	19.8%	20.1%	19.7%	20.5%
None	100.0%	66.4%	24.0%	5.6%	2.2%	1.9%
One	100.0%	10.2%	26.9%	28.3%	20.5%	14.1%
Two	100.0%	1.4%	8.8%	20.6%	30.3%	38.9%
Three or More	100.0%	*	3.8%	13.9%	30.6%	50.9%

Source: U.S. Bureau of the Census, 2007 New York City Housing and Vacancy Survey.

Notes:

\* Too few households to report.

### **Distribution of Household Income**

Median income data for quintiles do not magnify internal variations in detailed income groups, although they encapsulate a broad band of income information for each of the five income groups. Thus, in the following, much narrower income intervals will be examined to unearth any unique income patterns the income quintile analyses hinted at.

The analysis of income distribution confirms the findings of the previous income quintile analysis: on the one hand, a very large number of households in the City were very poor, while, on the other, a relatively

**Table 3.5**  
**All Households Distributed into Income Quintiles**  
**by Number of Workers in the Household**  
**New York City 2004**

<b>Number of Workers</b>	<b>All</b>	<b>Lowest</b>	<b>Second Lowest</b>	<b>Middle</b>	<b>Second Highest</b>	<b>Highest</b>
All Households	3,037,996	604,111	560,743	657,924	607,453	607,765
None	677,391	435,121	163,101	50,046	16,862	12,261
One	1,289,863	154,567	307,090	407,247	257,863	163,097
Two	853,519	12,957	81,718	170,202	264,991	323,652
Three or More	217,223	*	8,834	30,429	67,736	108,756

<b>Distribution within Quintile</b>						
<b>Number of Workers</b>	<b>All</b>	<b>Lowest</b>	<b>Second Lowest</b>	<b>Middle</b>	<b>Second Highest</b>	<b>Highest</b>
All Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	22.3%	72.0%	29.1%	7.6%	2.8%	2.0%
One	42.5%	25.6%	54.8%	61.9%	42.4%	26.8%
Two	28.1%	2.1%	14.6%	25.9%	43.6%	53.3%
Three or More	7.2%	*	1.6%	4.6%	11.2%	17.9%

<b>Distribution within Number of Workers</b>						
<b>Number of Workers</b>	<b>All</b>	<b>Lowest</b>	<b>Second Lowest</b>	<b>Middle</b>	<b>Second Highest</b>	<b>Highest</b>
All Households	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%	1.5%	9.6%	19.9%	31.0%	37.9%
Three or More	100.0%	*	4.1%	14.0%	31.2%	50.1%

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

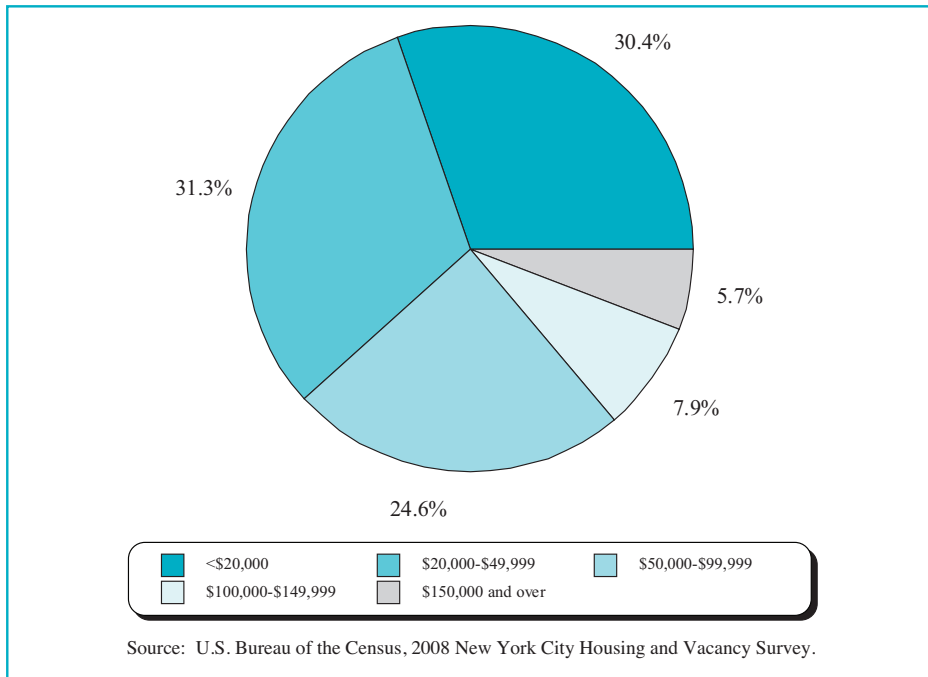
Note:

\* Too few households to report.

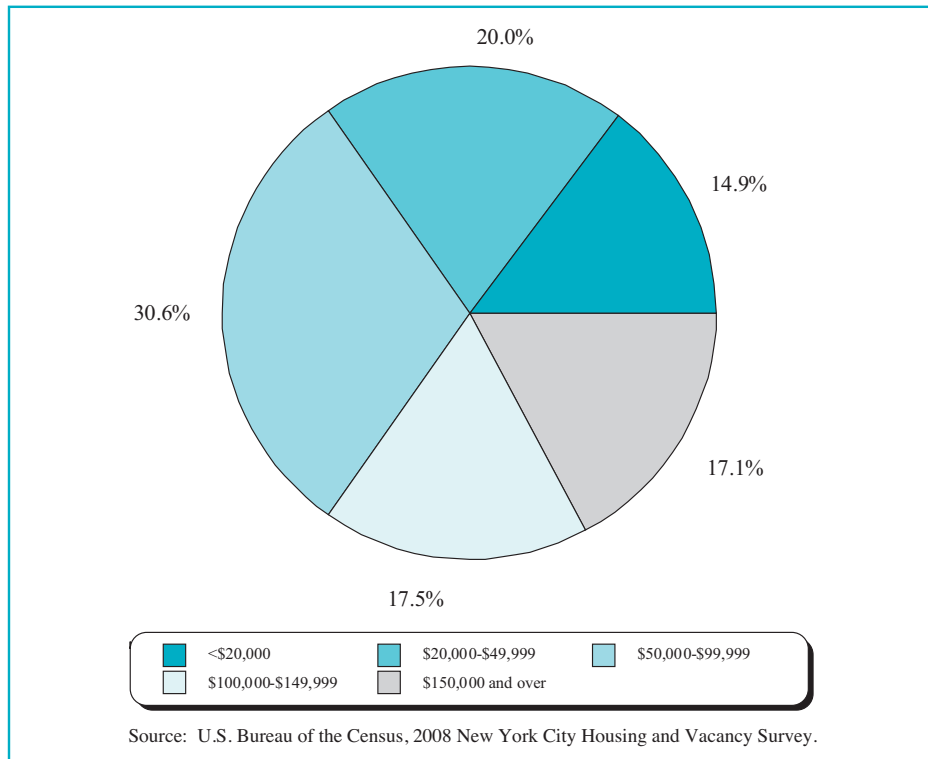
smaller but growing number were rich. Specifically, 784,000 households, or 25 percent of all households in the City, were very poor, with incomes below \$20,000 in 2007, while 293,000 households, or 9 percent of all households in the City, were very well-to-do, with incomes of \$150,000 or more (Table 3.6).

The patterns for renters and for owners were not consistent with that for all households: the pattern in each tenure was unique (Figure 3.2). In the distribution for renters, three in ten, or 633,000 households, were very poor with incomes below \$20,000, while 6 percent, or 119,000 households, were rich with incomes of \$150,000 or more (Table 3.6 and Figure 3.3). Among owners, the number and proportion of rich households counterbalances the number and proportion of poor ones: 15 percent, or 152,000 households were very poor households, while 17 percent or 174,000 households, were rich (Figure 3.4).

**Figure 3.3**  
**Distribution of Renter Households by Income Level**  
**New York City 2007**



**Figure 3.4**  
**Distribution of Owner Households by Income Level**  
**New York City 2007**



**Table 3.6**  
**Distribution of Household Income in 2007 Dollars by Tenure**  
**New York City 2004 and 2007**

Household Income	Both				Renters				Owners			
	2004		2007		2004		2007		2004		2007	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All Households	3,037,996	100.0%	3,101,298	100.0%	2,027,626	100.0%	2,081,953	100.0%	1,010,370	100.0%	1,019,345	100.0%
<\$5,000	153,957	5.1%	227,732	7.3%	128,781	6.4%	172,254	8.3%	25,176	2.5%	55,478	5.4%
\$5,000 - \$9,999	226,336	7.5%	206,017	6.6%	197,575	9.7%	183,710	8.8%	28,761	2.8%	22,307	2.2%
\$10,000 - \$14,999	197,660	6.5%	187,629	6.1%	156,313	7.7%	146,077	7.0%	41,348	4.1%	41,552	4.1%
\$15,000 - \$19,999	191,161	6.3%	163,110	5.3%	153,292	7.6%	130,889	6.3%	37,869	3.7%	32,220	3.2%
\$20,000 - \$29,999	321,157	10.6%	321,136	10.4%	244,481	12.1%	244,853	11.8%	76,675	7.6%	76,283	7.5%
\$30,000 - \$39,999	303,771	10.0%	279,851	9.0%	233,271	11.5%	214,506	10.3%	70,500	7.0%	65,345	6.4%
\$40,000 - \$49,999	271,019	8.9%	254,711	8.2%	195,563	9.6%	192,502	9.2%	75,456	7.5%	62,209	6.1%
\$50,000 - \$59,999	401,195	13.2%	422,836	13.6%	261,955	12.9%	275,012	13.2%	139,240	13.8%	147,823	14.5%
\$70,000 - \$99,999	400,987	13.2%	401,625	13.0%	230,255	11.4%	238,035	11.4%	170,732	16.9%	163,590	16.0%
\$100,000 - \$124,999	188,720	6.2%	218,840	7.1%	84,154	4.2%	111,765	5.4%	104,566	10.3%	107,075	10.5%
\$125,000 - \$149,999	122,830	4.0%	125,242	4.0%	48,996	2.4%	53,619	2.6%	73,834	7.3%	71,623	7.0%
\$150,000 - \$174,999	81,278	2.7%	83,411	2.7%	31,829	1.6%	30,834	1.5%	49,450	4.9%	52,577	5.2%
\$175,000 - \$199,999	50,269	1.7%	46,928	1.5%	18,677	0.9%	18,268	0.9%	31,592	3.1%	28,660	2.8%
\$200,000 and over	127,656	4.2%	162,230	5.2%	42,485	2.1%	69,629	3.3%	85,172	8.4%	92,602	9.1%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

From 2004 to 2007, when the real median income of New Yorkers increased marginally, the number of households with incomes below \$50,000 decreased by 25,000. During the same three-year period, the number of households with incomes of \$150,000 or more increased by 33,000; the number of households with incomes at or above \$50,000 but below \$100,000 increased by 22,000; and the number of households, with incomes at or above \$100,000 but below \$150,000, increased by 33,000 (Table 3.6).

The change in income distribution for all households between 2004 and 2007 was mirrored in renters' income distribution. In 2007, three in ten renter households, or 633,000 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 2008, only units in the following three categories, the rents of which were controlled or regulated with heavy public subsidies, had median contract rents less than \$555: Public Housing units, *in rem* units, and other-regulated units, such as HUD-regulated and Article 4 housing units.<sup>6</sup>

The change in owners' income distribution was somewhat different from those for all households and for renter households. As the real median income of owner households declined between 2004 and 2007, the number of owner households with incomes below \$150,000 changed little, while the number of high-income owner households, those with incomes of \$150,000 or more, increased marginally (Table 3.6).

### **Distribution of Household Incomes by HUD Income Classification**

In the City, many planners and policy-makers in the public and private sectors are using the U.S. Department of Housing and Urban Development's (HUD's) income limits (categories) 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 housing inventory and availability, physical housing condition, households and housing problems by HUD income categories, crowding, housing costs, and affordability and cost burden by the HUD income categories to justify the housing assistance needs of low- and moderate-income households.

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 available at HUD. The HUD income categories, as they are, or in somewhat modified versions, have also been widely used by the public sector in developing new housing policies and programs. HPD used modified HUD income categories in classifying housing units created through the City's New Housing Market Plan. For this reason, there has been a great demand for the application of the HUD income definitions in analyzing income distribution using HVS data.

HUD adjusts the income limits for the Section 8 program based on household size and local market conditions, as the Consolidated Plan definition points out. The adjusted income level equivalent to the four-person median family income (MFI) for the New York, NY, Primary Metropolitan Statistical Area (PMSA)<sup>7</sup> was estimated at \$76,800 for a family of four. Based on that adjusted median, the income limits for a family of four for each level, applicable to the survey's 2007 income data were as follows:

All income limits are adjusted up or down from these levels according to household size.

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6 See Table 6.14 in Chapter Six, "Variations in Rent Expenditure."

7 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.

**Table 3.7**  
**Distribution of Household Income by HUD Consolidated Plan Income Categories by Tenure**  
**New York City 2007**

Household Income	Both		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent
All	3,101,298	100.0%	2,081,953	100.0%	1,019,345	100.0%
Very Low Income (0-50% of MFI)	1,187,297	38.3	943,601	45.3	243,696	23.9
<i>Extremely Low Income (0-30% of MFI)</i>	761,059	24.5	620,281	29.8	140,779	13.8
<i>Other Very Low Income (31-50% of MFI)</i>	426,237	13.7	323,320	15.5	102,917	10.1
Other Low Income (51-80% of MFI)	518,267	16.7	373,500	17.9	144,767	14.2
Moderate/Middle Income (81-120% MFI)	495,988	16.0	317,864	15.3	178,124	17.5
<i>Moderate Income (81-95% MFI)</i>	219,585	7.1	151,609	7.3	67,976	6.7
Other Income (121% of MFI and over)	899,746	29.0	446,987	21.5	452,758	44.4

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: The median family income (MFI) for the New York, NY HUD Metro FMR Area for FFY2008 was \$59,700. However, HUD adjusts the income limits based on household size and high local housing costs, and “holds harmless” local areas by not lowering subsequent years’ limits. Thus the effective median family income is adjusted to \$76,800. The income limits for a family of four for each level, effective February 13, 2008, applicable to the survey’s 2007 income data, were as follows:

30% of median family income (MFI)	\$23,050
50% of MFI	\$38,400
80% of MFI	\$61,450
95% of MFI	\$72,950 (calculated)
120% of MFI	\$92,150 (calculated)

For further information on HUD's estimation of the area Median Family Income and Section 8 Income Limits, see *Fiscal Year 2008 HUD Income Limits Briefing Material*, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, February 2008 or [www.HUDuser.org/datasets](http://www.HUDuser.org/datasets).

Applying these income limits, households in different income levels are defined as follows:

30% of MFI	\$23,050
50% of MFI	\$38,400
80% of MFI	\$61,450
95% of MFI	\$72,950 (calculated)
120% of MFI	\$92,150 (calculated)

- Extremely-low-income households: households with incomes at or below 30 percent of the median family income in the PMSA (\$23,050 for a family of four persons), or the equivalent level adjusted for household size.
- Very-low-income households: households with incomes at or below 50 percent of the median family income in the area (\$38,400 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 \$38,400 to \$61,450 for a four-person household), adjusted for household size.

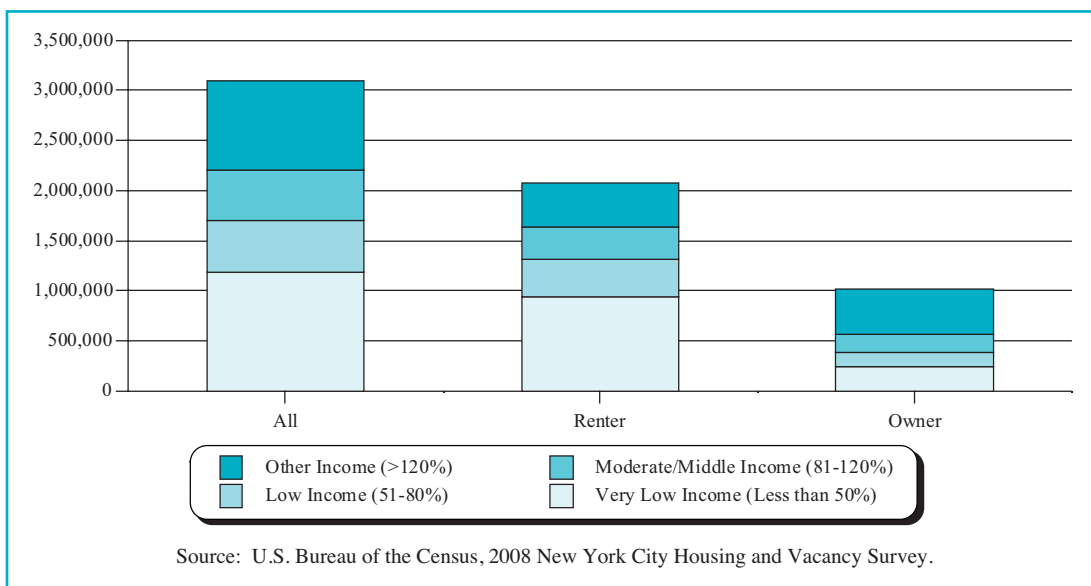
- Moderate/middle-income households: households with incomes between 81 and 120 percent of the median family income in the area (over \$61,450 to \$92,150 for a four-person household), adjusted for household size.

The income distribution by HUD income limits for each income level in 2007 classifies a preponderance of households in the City as poor. Of the total of 3,101,000 households (renter and owner households together), 1,187,000 households, or 38 percent, were very-low-income households with 2007 incomes less than 50 percent of the HUD median family income for each household size in the PMSA (Table 3.7). Included in this number were 761,000 households, or 25 percent of all households, that were extremely-low-income households with incomes below \$23,050, or 30 percent of the PMSA income for a family of four. Another 426,000 households, or 14 percent of all households, were other very-low-income households with incomes greater than \$23,050 up to \$38,400, or between 31 and 50 percent of the PMSA income. In addition, 518,000 households, or 17 percent of all households, were other low-income households with incomes greater than \$38,400 up to \$61,450, or between 51 and 80 percent of the PMSA income. In short, according to the HUD income definitions, more than one in two households in the City, 55 percent or 1,706,000 households, were low-income households in 2007 (Figure 3.5).

Seven out of ten low-income renter households with incomes at or below 80 percent of the HUD median family income for each household size lived in rent stabilized, public housing, Mitchell-Lama rental, *in rem*, rent-controlled or other-regulated units. In other words, the public, publicly-assisted, and rent-regulation systems provided affordable housing units to the vast majority of low-income renter households in the City. However, many poor households who were too poor to pay costs for rent-unregulated units without further sacrificing their other basic needs need to find affordable housing units.

In addition, 496,000 households, or 16 percent of all households, had incomes greater than \$61,450 up to \$92,150 or between 81 and 120 percent of the PMSA income (Table 3.7) for a family of four.

**Figure 3.5**  
**Number of Households by HUD Income Categories**  
**as Percent of PMSA Median Income by Tenure**  
**New York City 2007**



## Median Household Income by Borough

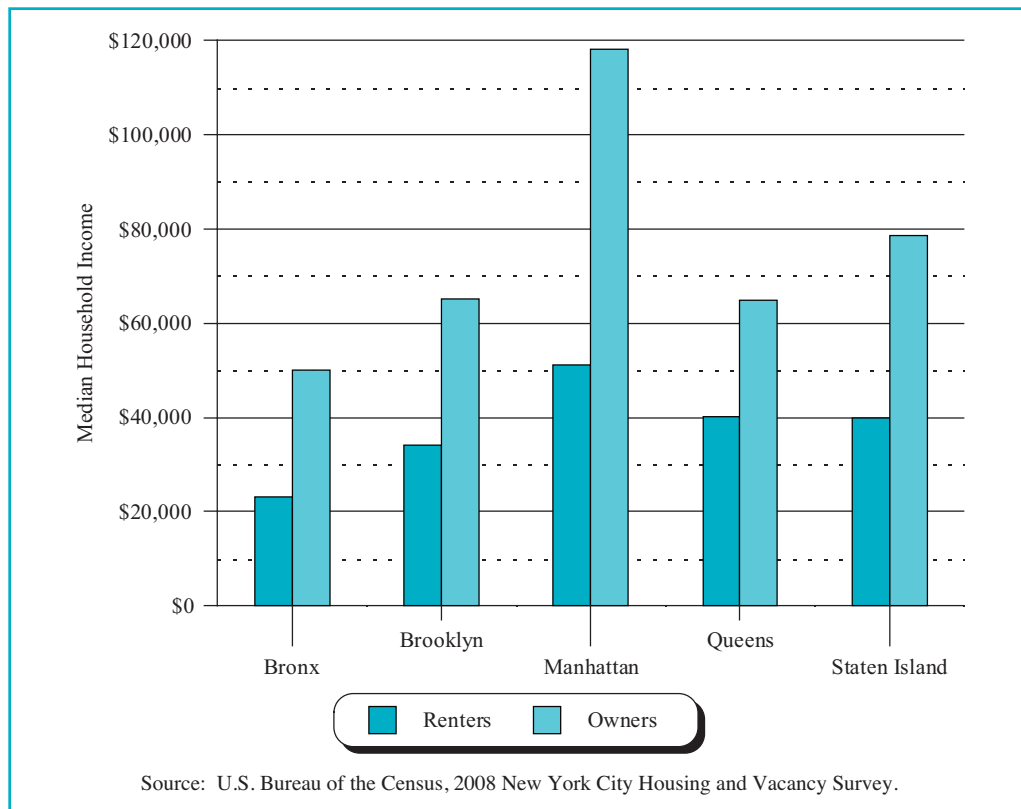
The median incomes for all households, for renter households, and for owner households in the City as a whole were \$45,000, \$36,200, and \$70,000 respectively in 2007. The city-wide median household incomes by tenure differed in each of the five boroughs of the City (Table 3.8 and Figure 3.6). Moreover, the city-wide marginal increase of 1.5 percent impacted each of the boroughs differently. Also, changes in incomes for each tenure type in each borough between 2004 and 2007 did not resemble uniformly the overall changes by tenure in the City (Figure 3.6).

### Changes in Median Household Income by Borough

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 real income of all households increased substantially by 12.3 percent, 8.2 times the City's overall increase of 1.5 percent, between 2004 and 2007 (Table 3.8). Real renter incomes in Manhattan also increased greatly by 10.9 percent to \$51,000, while owner incomes increased by 6.5 percent in the three-year period.

In Brooklyn the real median income for all households increased slightly to \$40,000 in 2007, while renters' real incomes decreased marginally (Table 3.8). However, owners' real incomes decreased appreciably by 5.2 percent from 2004 to 2007.

**Figure 3.6**  
**Median Household Incomes of Renters and Owners by Borough**  
**New York City 2007**





Unlike in Manhattan and Brooklyn, the real median income in 2007 for all households in Queens was little changed from 2004, at \$50,000 (Table 3.8). Also, renters' real income of \$40,100 in 2007 was not appreciably different from their income three years earlier, while owners' real income ticked down to \$64,800 in 2007.

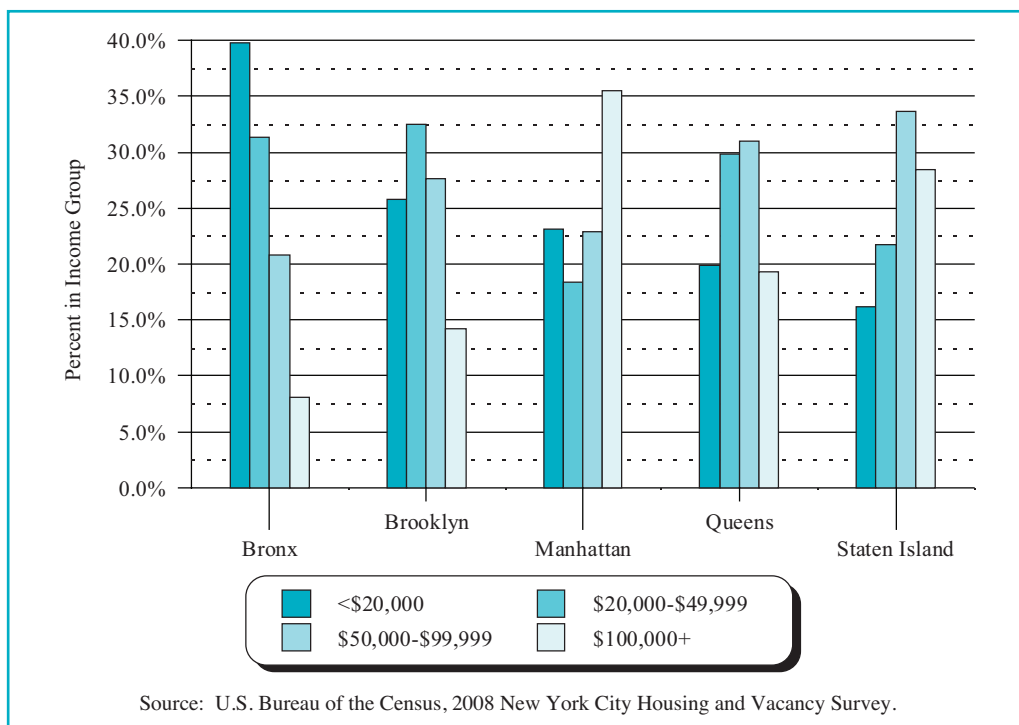
In Staten Island and the Bronx, the real median incomes for all households declined considerably by 9.4 percent to \$60,200 and by 8.1 percent to \$28,000 respectively in 2007 (Table 3.8). In Staten Island, renters' real income increased slightly to \$40,000, in contrast to the serious decline for all households between 2004 and 2007. But owners' real income in Staten Island changed little from \$81,000 in 2004 to \$78,600 in 2007. In the Bronx, real income for renters declined by 9.0 percent to \$23,200 in 2007. However, in the same three years, owners' real income in the Bronx plummeted by 16.4 percent to only \$50,000.

### Distribution of Household Incomes by Borough

The variations in median household incomes in each borough reviewed above obscure the differentiated pattern 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 interval within each borough for achieving housing improvements.

In the City, 784,000 households, or 25 percent of all households, had very low incomes (below \$20,000) in 2007, while another 856,000 households, or 28 percent, had incomes at or above \$20,000 but below \$50,000 (Tables 3.6 and 3.9). At the same time, 824,000 households, or 27 percent, had incomes between \$50,000 and \$99,999; and 344,000 households, or 11 percent, had incomes between \$100,000 and \$149,999. The

**Figure 3.7**  
**Percent Distribution of Household Income Categories by Borough**  
**New York City 2007**



**Table 3.8**  
**Median Household Incomes in 2007 Dollars of Renters and Owners by Borough**  
**New York City 2004 and 2007**

Borough and Tenure	2004	2007	Percent Change 2004-2007
<b>All Boroughs</b>			
Both	\$44,316	\$45,000	+1.5%
Renters	\$35,453	\$36,200	+2.1%
Owners	\$72,014	\$70,000	+2.8%
<b>Bronx<sup>a</sup></b>			
Both	\$30,468	\$28,000	-8.1%
Renters	\$25,482	\$23,200	-9.0%
Owners	\$59,827	\$50,000	-16.4%
<b>Brooklyn</b>			
Both	\$38,777	\$40,000	+3.2%
Renters	\$33,237	\$34,000	-2.3%
Owners	\$68,690	\$65,094	-5.2%
<b>Manhattan<sup>a</sup></b>			
Both	\$55,396	\$62,200	+12.3%
Renters	\$46,008	\$51,000	+10.9%
Owners	\$110,791	\$118,000	+6.5%
<b>Queens</b>			
Both	\$49,856	\$50,000	+0.3%
Renters	\$39,885	\$40,100	+0.5%
Owners	\$65,810	\$64,800	-1.5%
<b>Staten Island</b>			
Both	\$66,475	\$60,200	-9.4%
Renters	\$37,891	\$40,000	+5.6%
Owners	\$80,957	\$78,600	-2.9%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

remaining 293,000 households, or 9 percent, at the top of the income scale had incomes of \$150,000 or more in 2007. For short-hand purposes we will use these income category labels in the next several paragraphs.<sup>8</sup>

The pattern of the City's household income distribution did not mirror consistently that of each borough, where the pattern 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 2007 but in many years in the 1980s and 1990s as well, a large number of households, 191,000 or 40 percent of the households in the borough, were very poor with incomes less than \$20,000 (Table 3.9). In addition, 150,000 households, or about a third, had incomes between \$20,000 and \$49,999. At the same time, a relatively small number of households, 100,000 or about a fifth, had incomes between \$50,000 and \$99,999. Inversely, relatively very few households, 26,000 or only 6 percent, had incomes between \$100,000 and \$149,999. The remaining 12,000 households in the borough, or less than 3 percent, had high incomes of \$150,000 or more in 2007. 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 3.8).

The South Bronx was the poorest area in New York City. In 2007, the median household incomes in sub-borough areas 1 (Mott Haven/Hunts Point) and 2 (Morrisania/East Tremont) in the South Bronx were \$15,000 and \$18,580 respectively, 33 percent and 41 percent respectively of the median household income of \$45,000 for the City as a whole<sup>9</sup> (Map 3.1).

In the three-year period between 2004 and 2007, the real median household income in the Bronx decreased considerably (Table 3.8). In the same three years, the number of very-low-income households with incomes below \$20,000 increased by 19,000, while the number of households with incomes between \$50,000 and \$99,999 decreased by 10,000 (Tables 3.9 and 3.10).

In Brooklyn, 233,000 households, or about a quarter, had very low incomes below \$20,000, while 293,000 households, or about a third, had incomes between \$20,000 and \$49,999. On the other hand, 249,000 households, or 28 percent, had incomes between \$50,000 and \$99,999, and 80,000 households, or 9 percent, had incomes between \$100,000 and \$149,999. The remaining 48,000 households, or 5 percent, had high incomes of \$150,000 or more (Table 3.9). The pattern of household income distribution in Brooklyn was very similar to the City's pattern (Figure 3.8).

In Brooklyn, where the real median household income increased slightly between 2004 and 2007 (Table 3.8), the number of very-low-income households with those incomes less than \$20,000 decreased by 17,000 in the three years, while the number of households with incomes between \$20,000 and \$49,999 increased by about the same number. In the meantime, the number of households with incomes between \$50,000 and \$99,999 increased by 22,000, while the number of households with incomes of \$100,000 or more remained steady, with little change (Tables 3.9 and 3.10).

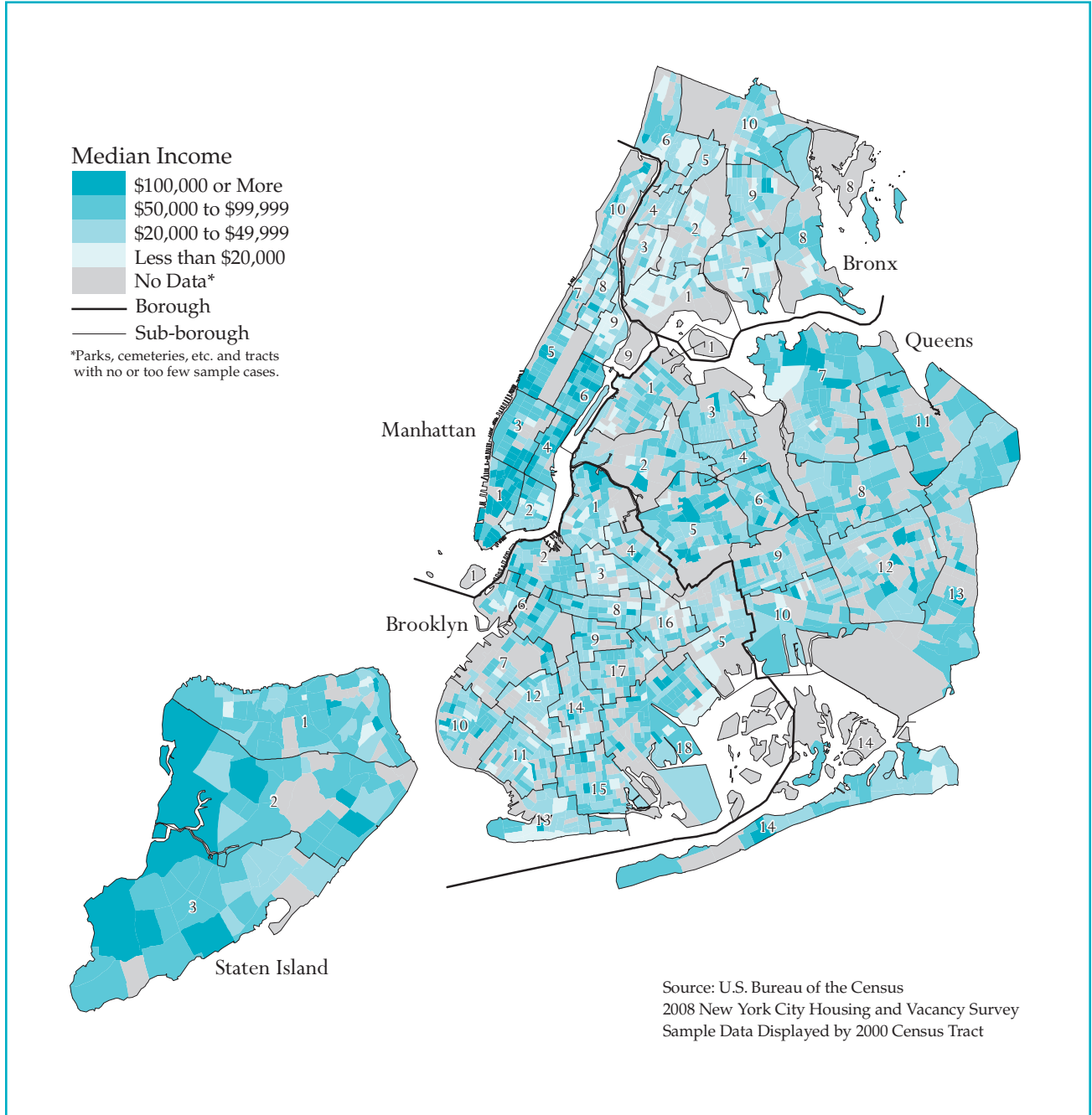
Compared to the other boroughs, there were more rich households in Manhattan. As a result, the proportional household income distribution in Manhattan in 2007 took a twin, bipolar-like shape (Figure 3.7): the proportion of households with incomes less than \$20,000 was relatively high, while the proportion of

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8 The five household income intervals and characterization of each do not represent the intervals or characterizations used for any specific policies or programs. Instead they are grouped for this report reflecting the distributional pattern of five household income groups in 2007.

9 Appendix A, 2008 HVS Data for Sub-Borough Areas, Table A.11.

**Map 3.1**  
**Median Household Incomes**  
**New York City 2008**



households with incomes between \$20,000 and \$49,999 was relatively lower. At the same time, the proportion of households with incomes between \$50,000 and \$99,999 was relatively high, while the proportion of households with incomes between \$100,000 and \$149,999 was low and the proportion of households with incomes of \$150,000 or more was relatively high (Table 3.9 and Figure 3.8).

**Table 3.9**  
**Distribution of Household Incomes by Borough**  
**New York City 2007**

Household Income	All			Bronx <sup>a</sup>			Brooklyn			Manhattan <sup>a</sup>			Queens			Staten Island			
	Number	Percent		Number	Percent		Number	Percent		Number	Percent		Number	Percent		Number	Percent		
All Households	3,101,298	100.0%		479,990	100.0%		904,189	100.0%		761,554	100.0%		791,038	100.0%		164,528	100.0%		
<\$5,000	227,732	7.3%		66,645	13.9%		58,112	6.4%		50,646	6.7%		45,275	5.7%		7,053	4.3%		
\$5,000 - \$9,999	206,017	6.6%		53,206	11.1%		61,147	6.8%		49,771	6.5%		36,054	4.6%		5,840	3.5%		
\$10,000 - \$14,999	187,629	6.1%		40,509	8.4%		61,970	6.9%		40,660	5.3%		38,154	4.8%		6,336	3.9%		
\$15,000 - \$19,999	163,110	5.3%		30,843	6.4%		51,848	5.7%		35,219	4.6%		37,772	4.8%		7,427	4.5%		
\$20,000 - \$29,999	321,136	10.4%		58,842	12.3%		111,055	12.3%		54,333	7.1%		83,470	10.6%		13,437	8.2%		
\$30,000 - \$39,999	279,851	9.0%		49,608	10.3%		95,275	10.5%		45,449	6.0%		78,629	9.9%		10,891	6.6%		
\$40,000 - \$49,999	254,711	8.2%		41,649	8.7%		87,114	9.6%		40,436	5.3%		74,193	9.4%		11,319	6.9%		
\$50,000 - \$69,999	422,836	13.6%		56,511	11.8%		134,858	14.9%		79,962	10.5%		124,174	15.7%		27,331	16.6%		
\$70,000 - \$99,999	401,625	13.0%		43,473	9.1%		114,447	12.7%		94,642	12.4%		120,872	15.3%		28,191	17.1%		
\$100,000 - \$124,999	218,840	7.1%		16,560	3.5%		52,753	5.8%		62,414	8.2%		68,357	8.6%		18,755	11.4%		
\$125,000 - \$149,999	125,242	4.0%		9,916	2.1%		27,297	3.0%		42,294	5.6%		33,928	4.3%		11,807	7.2%		
\$150,000 - \$174,999	83,411	2.7%		5,973	1.2%		17,324	1.9%		36,035	4.7%		18,622	2.4%		5,457	3.3%		
\$175,000 and over	209,158	6.7%		6,255	1.3%		30,988	3.4%		129,692	17.0%		31,536	4.0%		10,686	6.5%		

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

\*

**Table 3.10**  
**Distribution of Household Income in 2007 Dollars by Borough**  
**New York City 2004**

Household Income <sup>b</sup>	All		Bronx <sup>a</sup>		Brooklyn		Manhattan <sup>a</sup>		Queens		Staten Island	
	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	153,957	5.1%	29,121	6.2%	53,427	6.1%	39,013	5.3%	26,180	3.3%	6,217	3.8%
\$5,000 - \$9,999	226,336	7.5%	62,239	13.2%	78,154	8.9%	48,293	6.5%	33,195	4.2%	4,454*	2.7%
\$10,000 - \$14,999	197,660	6.5%	40,471	8.6%	61,174	7.0%	42,461	5.8%	45,651	5.8%	7,904	4.8%
\$15,000 - \$19,999	191,161	6.3%	40,052	8.5%	57,383	6.5%	37,848	5.1%	48,735	6.2%	7,143	4.4%
\$20,000 - \$29,999	321,157	10.6%	62,959	13.3%	98,791	11.3%	58,790	8.0%	85,966	10.9%	14,651	9.0%
\$30,000 - \$39,999	303,771	10.0%	50,286	10.6%	99,466	11.3%	59,803	8.1%	82,618	10.5%	11,598	7.1%
\$40,000 - \$49,999	271,019	8.9%	38,511	8.2%	78,328	8.9%	61,392	8.3%	81,464	10.4%	11,324	6.9%
\$50,000 - \$69,999	401,195	13.2%	60,690	12.9%	113,718	13.0%	80,631	10.9%	122,975	15.6%	23,181	14.2%
\$70,000 - \$99,999	400,987	13.2%	49,715	10.5%	113,507	12.9%	94,070	12.8%	115,569	14.7%	28,126	17.2%
\$100,000 - \$124,999	188,720	6.2%	16,361	3.5%	47,163	5.4%	51,551	7.0%	55,810	7.1%	17,835	10.9%
\$125,000 - \$149,999	122,830	4.0%	8,080	1.7%	31,767	3.6%	35,542	4.8%	35,442	4.5%	11,999	7.3%
\$150,000 - \$174,999	81,278	2.7%	**	0.8%*	17,678	2.0%	29,187	4.0%	22,280	2.8%	8,301	5.1%
\$175,000 and over	177,926	5.9%	9,931	2.1%	26,995	3.1%	99,187	13.4%	30,882	3.9%	10,930	6.7%

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

Notes:

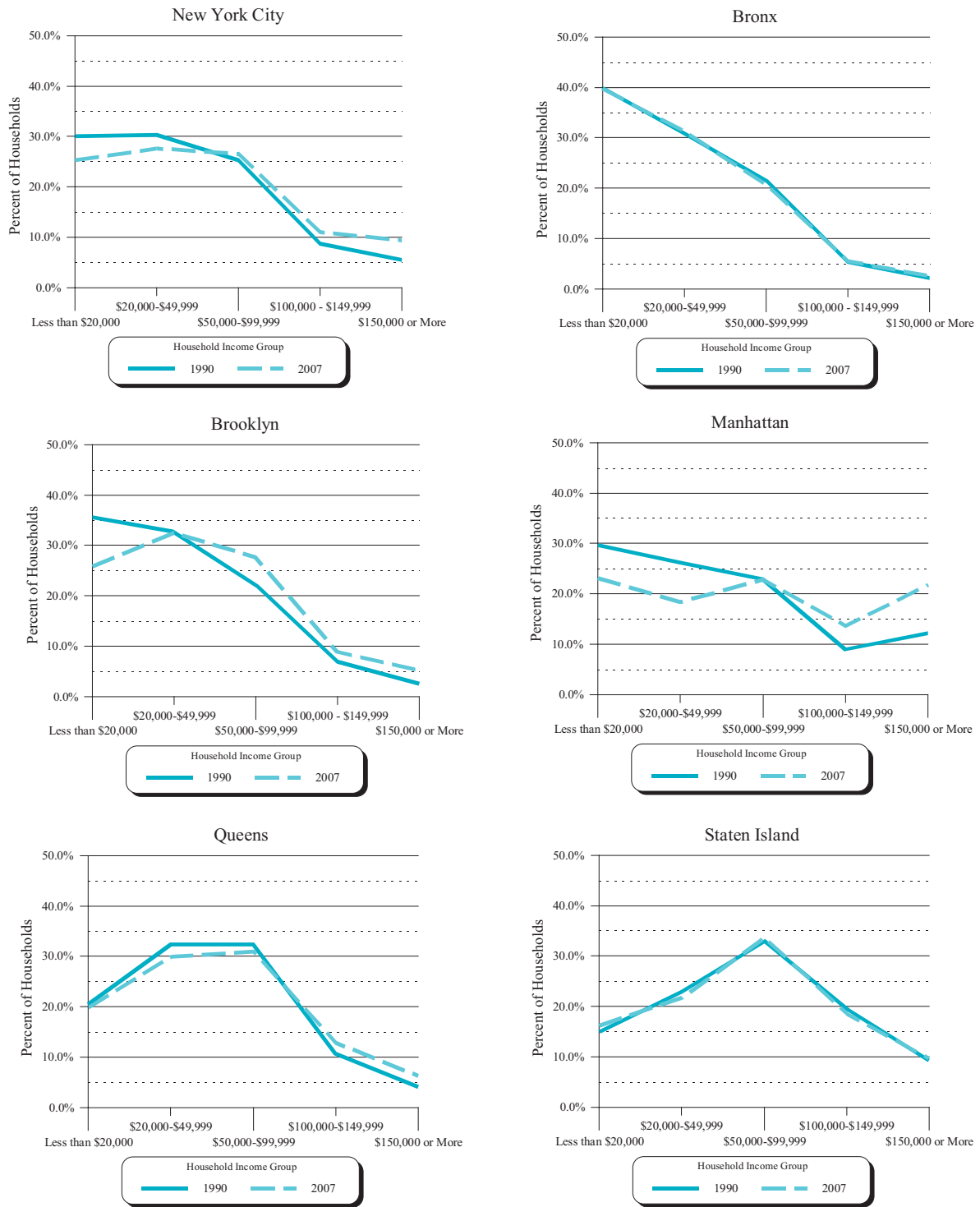
a Marble Hill in the Bronx.

b 2004 income in average 2007 dollars

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

\*\* Too few households to report.

**Figure 3.8**  
**Distribution of Households by Income Categories in 2007 Dollars**  
**New York City and by Borough**  
**New York City 1990 and 2007**



Sources: U.S. Bureau of the Census, 1991 and 2008 New York City Housing and Vacancy Surveys.

When we look at the household income distribution in Manhattan in terms of both the number and proportion, it appears that the borough covers all income groups. In the borough, 176,000 households, or 23 percent, had incomes below \$20,000, while 166,000 households, or a little more than a fifth, had incomes of \$150,000 or more (Table 3.9). Moreover, a very large number of households, 130,000 or 17 percent, had the highest incomes of \$175,000 or more. Another 140,000 households, or 18 percent, had incomes between \$20,000 and \$49,999 while 175,000 households, or 23 percent, had incomes between \$50,000 and \$99,999. The remaining 105,000 households, or 14 percent, had incomes between \$100,000 and \$149,999 in 2007 (Table 3.9 and Figure 3.8).

The median household income in East Harlem (sub-borough area 9 in Manhattan) was very low: \$23,752 or 53 percent of the City-wide median household income of \$45,000 in 2007. In contrast, the highest median income was \$100,000 for sub-borough 1, Greenwich Village/Financial District.<sup>10</sup>

In Manhattan, the real median household income increased substantially by 12 percent between 2004 and 2007 (Table 3.8). In the three years, the number of households with incomes less than \$50,000 decreased by 31,000, while the number of households with incomes of \$100,000 or more increased by 55,000 (Tables 3.9 and 3.10).

The income distribution in Queens looked somewhat like a normal curve in 2007, with more households with incomes between \$20,000 and \$99,999 than households with incomes less than \$20,000 or with incomes of \$150,000 or more (Figures 3.7 and 3.8). In the borough, 157,000 households, or a fifth of all households, had very low incomes of less than \$20,000, while 236,000 households, or 30 percent, had incomes between \$20,000 and \$49,999. About 245,000 households, or 31 percent, had incomes between \$50,000 and \$99,999 (Table 3.9). On the other hand, 102,000 households, or 13 percent, had incomes between \$100,000 and \$149,999 while 50,000 households, or 6 percent, had high incomes of \$150,000 or more.

In Queens, where the real median household income changed little between 2004 and 2007 (Table 3.8), the number of households with income of \$20,000 to \$49,999 decreased by 14,000, while the number of households with incomes between \$50,000 and \$149,999 increased by 18,000 in the three years, and the numbers of households with very low incomes of less than \$20,000 and households with high incomes of \$150,000 or more changed little (Tables 3.9 and 3.10).

The income distribution in Staten Island also showed an almost perfect normal curve, with the highest proportion of households with incomes between \$50,000 and \$99,999 in the boroughs (Figure 3.8). In the borough, 27,000 households, or about one in six, had very low incomes of less than \$20,000, while 16,000 households, or one in ten, had high incomes of \$150,000 or more (Table 3.9). At the same time, 36,000 households, or about a fifth, had incomes between \$20,000 and \$49,999. On the other hand, 56,000 households, or a third, and 31,000 households, or almost a fifth, had incomes between \$50,000 and \$149,999.

In Staten Island, where the real median household income decreased considerably by 9.4 percent between 2004 and 2007, the number and proportion of households in each income group remained roughly constant (Tables 3.8, 3.9, and 3.10).

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<sup>10</sup> Appendix A, 2008 HVS Data for Sub-Borough Areas, Table A.11.



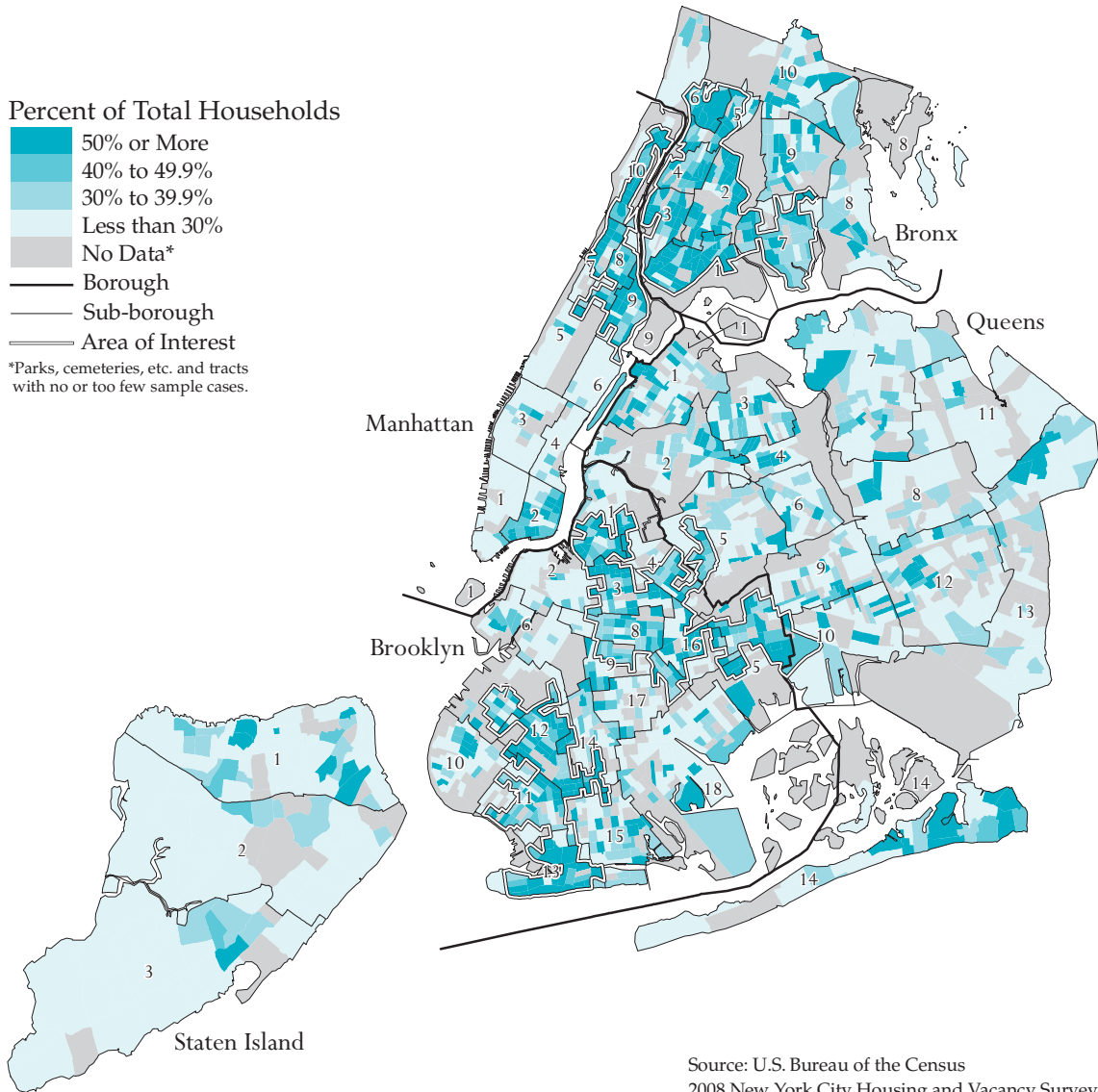
**Map 3.2**  
**Household Income Less Than or Equal to 50% of HUD Median**  
**Family Income for the Area for Each Household Size**  
**New York City 2008**

Percent of Total Households

- 50% or More
- 40% to 49.9%
- 30% to 39.9%
- Less than 30%
- No Data\*

- Borough
- Sub-borough
- Area of Interest

\*Parks, cemeteries, etc. and tracts with no or too few sample cases.



## 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 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 some portions of sub-borough areas 1, 2, 3, 4, 5, 6 and 7; (Group 2) the northern Manhattan area that covers sub-borough areas 7, 8, 9, and 10; (Group 3) the central Brooklyn area that includes whole or some portions of sub-borough areas 1, 3, 4, 5, 8, 9, and 16; and (Group 4) the lower western part of Brooklyn that includes whole or some portions of sub-borough areas 7, 11, 12, and 13. 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.

Eight in ten households in the Group 1 South Bronx area were either black (30 percent), Puerto Rican (27 percent), or non-Puerto Rican Hispanic (34 percent) (Table 3.11 and Map 3.2). Eighty-six percent of units in the area were rental units. The area's median renter household income was \$20,000, only 55 percent of the city-wide median renter income of \$36,200, while the median contract rent was \$800 in 2008. While their rent was 84 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 38.8 percent, 7.3 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, 13 percent were in buildings with one or more defects, and 17 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 10 percent and 9 percent respectively. In addition, 12.5 percent of the area's renter households were crowded, while 10.1 percent of renter households in the City were crowded.

In the Group 2 northern Manhattan area, close to seven in ten households were either black (38 percent) or non-Puerto Rican Hispanic (29 percent). The remainder were mostly Puerto Rican (12 percent) or white (17 percent) (Table 3.11 and Map 3.2). Of all housing units in the area, 85 percent were rentals. The area's median renter household income was \$23,000, only 64 percent of the city-wide median renter income in 2007. The median contract rent was \$662, 70 percent of the city-wide median rent. Compared with city-wide income and rent, the proportion of these households' income was slightly lower than the proportion of their rent. As a result, their median rent/income ratio was slightly higher than the city-wide median: 32.4 percent versus 31.5 percent. Noticeably 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, 16 percent were in buildings with one or more building defects; 10 percent had four or more maintenance deficiencies. Comparable proportions for the City were 10 percent and 9 percent respectively (Table 3.11 and Map 3.2).

**Table 3.11**  
**Characteristics of Areas with Household Income Less Than or Equal to 50% of HUD Median Family Income for the Area<sup>b</sup>**  
**New York City 2007**

Characteristics of the Area	All		Bronx		Manhattan		Brooklyn		
	NYC	All	All	Group 1	All	Group 2	All	Group 3	Group 4
Race/Ethnicity of Householder <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.2	17.8	6.4	17.2	41.7	16.6	62.0	5.0	62.0
Black	22.4	30.9	29.6	13.0	33.4	53.4	5.0	6.0	5.0
Puerto Rican	8.8	22.4	27.4	6.5	7.6	12.4	6.0	6.0	6.0
Non-PR Hispanic	14.5	25.2	33.6	11.6	8.8	29.2	9.3	11.5	9.3
Asian	10.4	3.4	2.9	8.2	7.8	2.9	2.6	2.6	17.2
Other	0.6	**	**	0.6	0.8	**	**	**	**
Immigrant Householder <sup>a</sup>	37.1%	31.6%	32.2%	21.8%	40.6%	29.7%	28.9%	57.7%	57.7%
Median Household Income <sup>a</sup>	\$45,000	\$28,000	\$21,760	\$62,200	\$40,000	\$25,000	\$30,000	\$30,000	\$30,000
Median Household Income (Renters)	\$36,200	\$23,200	\$20,000	\$51,000	\$34,000	\$23,000	\$26,000	\$25,200	\$25,200
Household Income <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$20,000	25.3	39.8	46.4	23.1	25.8	42.8	35.8	33.9	33.9
\$20,000 - \$49,999	27.6	31.3	32.4	18.4	32.5	27.8	34.6	34.4	34.4
\$50,000+	47.1	28.9	21.2	58.4	41.8	29.4	29.7	31.7	31.7
Median Contract Rent	\$950	\$820	\$800	\$1,200	\$919	\$662	\$824	\$900	\$900
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$500	12.7	15.5	18.3	15.5	13.5	29.8	22.1	12.6	12.6
\$500 - \$799	20.4	28.3	31.3	18.1	21.4	31.9	23.3	23.2	23.2
\$800 - \$999	19.6	27.8	26.6	9.5	22.8	16.0	21.4	25.7	25.7
\$1,000+	47.2	28.3	23.7	56.8	42.3	22.3	33.1	38.5	38.5
Median Gross Rent/Income Ratio	31.5	36.2	38.8	28.8	32.1	32.4	34.1	37.7	37.7
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.4	21.4	11.8	22.5	27.4	10.9	19.1	24.3	24.3
Renter Occupied & For Rent	64.4	75.6	85.8	70.9	69.0	84.5	76.0	73.1	73.1
Vacant Not Available	4.1	3.0	2.4	6.5	3.6	4.6	5.0	2.5	2.5
One+ Building Defects (All)	7.8%	10.3%	11.7%	8.7%	6.9%	14.6%	7.3%	3.3%	3.3%
One+ Building Defects (Renters)	10.0%	12.2%	12.6%	10.9%	8.4%	15.5%	8.2%	4.0%	4.0%
Four+ Maintenance Deficiencies (All)	6.5%	12.5%	15.6%	6.2%	7.7%	9.7%	13.4%	**	**
Four+ Maintenance Deficiencies (Renters)	9.2%	15.5%	17.1%	7.9%	10.2%	10.4%	15.8%	**	**
Crowded Households (All)	8.0%	10.0%	11.9%	5.3%	8.4%	8.2%	9.8%	11.0%	11.0%
Crowded Households (Renters)	10.1%	11.5%	12.5%	6.3%	10.4%	8.8%	10.9%	13.3%	13.3%
Boarded Up Windows on Street (All)	4.5%	5.0%	5.4%	5.6%	4.8%	12.7%	9.1%	2.1%*	2.1%*
Boarded Up Windows on Street (Renters)	5.1%	5.6%	5.6%	6.6%	5.1%	12.9%	8.6%	2.6%*	2.6%*

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a All households.

b As adjusted by HUD for each household size.

\* Since the number is small, interpret with caution.

\*\*Too few to report.

In the Group 3 central Brooklyn area, more than half of the householders were black (53 percent) (Table 3.11 and Map 3.2). The remainder were white (17 percent), Puerto Rican (15 percent), or non-Puerto Rican Hispanics (12 percent). Three quarters of the housing units in the area were rentals. The median renter household income was \$26,000, or 72 percent of the city-wide median renter household income, while the area's median contract rent was \$824, or 87 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 34.1 percent, or 2.6 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, 16 percent compared to 9 percent for the City as a whole. Moreover, considerably larger proportions of housing units were located in physically distressed neighborhoods. Of renter households in the area, 8.6 percent of renter units in the area were in physically distressed places. The comparable proportion for the City was 5.1 percent.

In the Group 4 lower western Brooklyn area, more than three fifths of the householders were white (62 percent). The remainder, was mostly Asians (17 percent) or non-Puerto Rican Hispanics (9 percent). The median renter household income was \$25,200 or 70 percent of the city-wide median renter household income in 2007, while the area's median contract rent was \$900 or 95 percent of the city-wide rent in 2008. Consequently, the area's rent/income ratio was 37.7 percent, 6.2 percentage points higher than the city-wide median rent/income ratio of 31.5 percent. With relatively high rent and high rent/income ratio, the area's housing and neighborhood conditions were better than such conditions for the City as a whole. However, considerably more households were crowded. Of renter households in the area 13.3 percent were crowded, 3.2 percentage points higher than the city-wide crowding rate for renter households.

In short, urgent housing needs in these four low-income areas in the City warrant efforts to improve the conditions of housing (buildings in the South Bronx, northern Manhattan and central Brooklyn areas) and neighborhoods (northern Manhattan and central Brooklyn). In addition, the crowding situations in the South Bronx and southern Brooklyn 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 \$900 in the City was a mere 1.50 percent in 2008 (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 considerable gentrification.

### **Household Incomes by Rent-Regulation Status**

In 2007, the real median household income of all renter households in the City was \$36,200, an appreciable increase of 2.1 percent from \$35,453 in 2004 (Table 3.12). Households in other-regulated units (such as units regulated by HUD) were the poorest, with an extremely low income of \$11,880, which was only 33 percent of the median income of all renters in the City in 2007 and slightly decreased by 2.9 percent in the three years.<sup>11</sup>

As we shall see later in the chapter, according to the 2008 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 2007 (Tables 3.37 and 3.39). Therefore, the primary determinant

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11 As explained in Chapter 1, "Introduction," 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 HUD units included in the other-regulated category were HUD units that were not rent-stabilized.

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 1.16 persons in 2008 (Table 3.30). However, the number of workers in households in other-regulated units was only 0.60 persons, about half the city-wide average and the fewest among all rental categories. In other words, households in other-regulated units were the poorest, mainly because so many of them had no workers.

Moreover, 47 percent of households in other-regulated units were either single elderly households, who were extremely poor, or elderly households, most of them retired, who were the poorest households. In addition, 9 percent of them were single households with children, the second-poorest households in the City in 2007.<sup>12</sup>

In 2007, the real income of tenants in Public Housing units was \$12,920, plummeting by 16.1 percent from 2004, only 36 percent of the income of all renter households and the second-lowest among renter households in all rent-regulatory categories in 2007 (Table 3.12). This unparalleled decrease in the income of tenants in Public Housing units will be examined later in this section.

The income of households in *in rem* units was \$19,899 in 2007, while it was \$21,050 in 2004. Their 2007 income was only 55 percent of the income of all renter households (Table 3.12). Of *in rem* households, 85 percent were low-income households with 80 percent or less of the PMSA median family income—that is, \$61,450 or less in 2007, adjusted for household size.<sup>13</sup>

**Table 3.12**  
**Median Renter Household Income in 2007 Dollars by Regulatory Status**  
**New York City 2004 and 2007**

Regulatory Status	2004	2007	Percent Change 2004-2007
All Renters	\$35,453	\$36,200	+2.1%
Controlled	\$24,569	\$24,000	-2.3%
Stabilized	\$35,453	\$36,000	+1.5%
Pre-1947	\$35,453	\$35,000	-1.3%
Post-1947	\$38,600	\$38,000	-1.6%
Mitchell-Lama Rental	\$24,374	\$24,036	-1.4%
Unregulated	\$46,532	\$50,000	+7.5%
In Rental Buildings	\$46,532	\$49,500	+6.4%
In Coops/Condos	\$55,396	\$56,684	+2.3%
Public Housing	\$15,402	\$12,920	-16.1%
<i>In Rem</i>	\$21,050	\$19,899	-5.5%
Other Regulated	\$12,231	\$11,880	-2.9%

Sources: U.S. Bureau of the Census, 2005 and 2007 New York City Housing and Vacancy Surveys.

12 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

13 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

The income of households in rent-controlled units was \$24,000 in 2007, while it was \$24,569 in 2004. Their income was only 66 percent of the income of all renters in the City (Table 3.12).

The median income of households in Mitchell-Lama rental units was \$24,036 in 2007, a small real decrease from three years earlier. The income of households in Mitchell-Lama rental units was also only 66 percent of the income of all renter households in the City in 2007 (Table 3.12).

In short, other-regulated units, Public Housing units, *in rem* units, rent-controlled units, and Mitchell-Lama units protected 345,000 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 \$36,000, about the same as the median income of all renters. The income of households in rent-stabilized units in buildings built in 1947 or later was \$38,000 (Table 3.12), while the income of those in rent-stabilized units in buildings built before 1947 was \$35,000.

The real income of households in all rent-stabilized units was up, albeit by only a little from 2004. However, the incomes for households in the two sub-categories, those in pre-1947 units and those in post-1947 units, decreased slightly (Table 3.12).

The median income of \$50,000 for all unregulated units masks the substantial difference between the two types of unregulated units. Households in unregulated units in cooperative and condominium buildings had the highest income of all rental categories, at \$56,684 in 2007. This was 57 percent higher than the income of all renter households in the City and 15 percent higher than that of unregulated households in rental buildings, which was \$49,500 and the second highest (Table 3.12). The real incomes of households in unregulated units in condominiums and cooperatives increased by 2.3 percent, while those of households in rental buildings increased by 6.4 percent in the three years between 2004 and 2007.

### **Causes of Differentiated Income Changes between 2004 and 2007**

There are three major causes of household income change: first, incomes of the same households increased or decreased between 2004 and 2007; 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 2004 and 2007 and incomes of households that occupied those new units were different from the incomes of households that stayed in existing units from 2004 through 2007. 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.

The 2008 HVS provides longitudinal data on the same rental units that were covered in the 2005 and 2008 HVSs. Longitudinal data can shed light on the following two issues: are the higher or lower median incomes of renter households in 2007 compared to 2004 a result of the actual rising or declining income of households that stayed in the same units from 2004 through 2007, 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?

**Table 3.13**  
**Median Incomes by Rent Regulatory Status and Unit Turnover**  
**Longitudinal Units, New York City 2007**

Regulatory Status	Median 2007 Income		Percent Difference
	No Turnover 2005 - 2008	Turned Over 2005 - 2008	
All	\$30,000	\$41,600	+38.7%
Public	\$12,672	\$16,464	+29.9%
<i>In Rem</i>	\$20,600	\$40,000*	+94.2%
Mitchell Lama Rental	\$20,000	\$30,000	+50.0%
Other Regulated	\$11,000	\$13,200	+20.0%
Controlled	\$24,200	--	--
Stabilized	\$34,000	\$38,000	+11.8%
Pre-1947	\$34,000	\$38,000	+11.8%
Post-1947	\$35,000	\$37,500	+7.1%
Unregulated	\$47,500	\$54,000	+13.7%
In Rental Buildings	\$47,000	\$54,000	+14.9%
In Coops/Condos	\$63,000	\$65,000*	+3.2%*

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys, Longitudinal Database.  
 Data for linked units remaining in the same regulatory status between surveys only.

Note:

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

**Table 3.14**  
**Vacancy Rate and Unit Turnover by Rent Regulatory Status**  
**Longitudinal Units, New York City 2008**

Regulatory Status	Vacancy Rate <sup>a</sup>	Turned Over 2005 – 2008 <sup>a</sup>
All <sup>a</sup>	2.34%	33.8%
Public	**	18.5%
<i>In Rem</i>	**	10.3%*
Mitchell Lama Rental	**	25.9%
Other Regulated	**	17.7%
Controlled	--	--
Stabilized	2.03%	31.5%
Pre-1947	1.99%	32.1%
Post-1947	2.13%	29.7%
Unregulated	3.88%	48.9%
In Rental Buildings	3.74%	48.9%
In Coops/Condos	**	49.1%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys, Longitudinal Database.

Notes:

<sup>a</sup> 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.

## Longitudinal Analysis of Differentiated Income Changes

In general, incomes of households in rental units that turned over are higher than the incomes of households in rental units that did not turn over. The 2008 HVS longitudinal data on rental units that remained in the same regulatory status between 2005 and 2008 reveals that the 2007 median income of households in rental units that turned over at least once in the three years was \$11,160 or 37 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 2004 and 2007, 34 percent of renter units in the City turned over (Table 3.14).

The 2007 median income of households in Mitchell-Lama units that turned over between 2005 and 2008, increased overwhelmingly by 59 percent compared to 2004. However, the income of households in such units that did not turn over declined somewhat during the same three-year period (Table 3.15). In the three years, 74 percent of Mitchell-Lama rental units did not turn over (Table 3.14). This is why the real income of households in Mitchell-Lama units changed little (Table 3.12).

**Table 3.15**  
**Real Median Incomes by Unit Turnover and**  
**Rent Regulatory Status and Percent Difference**  
**Longitudinal Units, New York City 2004 and 2007**

Regulatory Status	No Turnover 2005 – 2008			Turned Over 2005 – 2008		
	Median Income		Percent Difference	Median Income		Percent Difference
	2004 <sup>a</sup>	2007		2004 <sup>a</sup>	2007	
All	\$32,129	\$30,000	-6.6%	\$38,777	\$41,600	+7.3%
Public	\$15,511	\$12,672	-18.3%	\$14,403	\$16,464	+14.3%
<i>In Rem</i>	\$26,590	\$20,600	-22.5%	\$28,806	\$40,000*	+38.9%
Mitchell Lama Rental	\$22,513	\$20,000	-11.2%	\$18,834	\$30,000	+59.3%
Other Regulated	\$10,742	\$11,000	+2.4%	\$13,295	\$13,200	-0.7%
Controlled	\$25,712	\$24,200	-5.9%	---	---	--
Stabilized	\$34,345	\$34,000	-1.0%	\$34,567	\$38,000	+9.9%
Pre-1947	\$33,902	\$34,000	+0.3%	\$33,237	\$38,000	+14.3%
Post-1947	\$34,567	\$35,000	-1.3%	\$38,777	\$37,500	-3.3%
Unregulated	\$45,203	\$47,500	+5.1%	\$54,620	\$54,000	-1.1%
In Coops/Condos	\$49,856	\$63,000	+26.4%	\$111,142	\$65,000	-41.5%
In Rental Buildings	\$44,870	\$47,000	+4.7%	\$53,180	\$54,000	+1.5%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys, Longitudinal Database. Data for linked units remaining in the same regulatory status between surveys only.

Notes:

a 2004 incomes in 2007 dollars.

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

\*\* Too few units to report.



The median income of households in Public Housing units that turned over between 2005 and 2008 increased by 14 percent, while the income of households in such units that did not turn over decreased by 18 percent during the same period (Table 3.15); but 81 percent of Public Housing units did not turn over (Table 3.14). This explains why the income of households in Public Housing units declined by 16 percent between 2005 and 2008 (Table 3.12).

The median income of households in unregulated rental units in cooperatives and condominiums that turned over was \$65,000, while the income of households in such units that did not turn over was \$63,000 (Table 3.13).

### Analysis of Incomes by Move-In Date

The HVS data on the differences in income between recent movers and long-term occupants by rent-regulation categories provide an insight into the changes in the income of households, particularly the substantial decrease in income of households in Public Housing units and the increase in income of households in unregulated units in rental buildings between 2004 and 2007. The universe of turned-over units includes all units that turned over at least once between 2005 and 2008, while the universe of recent-movers includes all units occupied by households who moved in between January 2005 and June 2008.

According to the 2008 HVS, the median income of renter households who moved into their current units from January 2005 through the end of June 2008 was substantially higher, 45 percent, than the income of renter households that moved into their current units before 2005 (Table 3.16). However, the differences in income between recent-movers and long-term occupants varied widely from one rental category to another.

**Table 3.16**  
**Median Incomes by Rent Regulatory Status and Move-In Date**  
**New York City 2007**

Regulatory Status	Median 2007 Income		Percent Difference
	Long Term Occupants <sup>a</sup>	Recent Movers <sup>a</sup>	
All	\$31,000	\$45,000	+45.2%
Public	\$12,500	\$15,000	+20.0%
<i>In Rem</i>	\$18,000	\$27,000	+50.0%
Mitchell Lama Rental	\$20,964	\$30,000	+43.1%
Other Regulated	\$11,880	\$13,200	+11.1%
Stabilized	\$34,420	\$40,000	+16.2%
Pre-1947	\$34,000	\$38,000	+11.8%
Post-1947	\$34,880	\$44,400	+27.3%
Unregulated	\$45,000	\$52,000	+15.6%
In Rental Buildings	\$45,000	\$52,000	+15.6%
In Coops/Condos	\$49,000	\$64,000	+30.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

<sup>a</sup> Long Term Occupants moved into their current residence before 2005; Recent Movers moved in between January 2005 and June 2008.

**Table 3.17**  
**Vacancy Rate and Proportion of Recent Movers by Rent Regulatory Status**  
**New York City 2008**

Regulatory Status	Vacancy Rate	Percent Recent Movers <sup>a</sup>
All	2.91%	37.7%
Public	**	19.1%
<i>In Rem</i>	**	17.8%
Mitchell Lama Rental	**	19.0%
Other Regulated	**	16.8%
Controlled	--	8.2%*
Stabilized	2.19%	32.5%
Pre-1947	2.38%	33.0%
Post-1947	1.75%	31.3%
Unregulated	4.63%	53.6%
In Rental Buildings	4.29%	53.3%
In Coops/Condos	9.85%	58.3%

Source: U.S. Bureau of the Census, 2008 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 2005 and 2008.

The median incomes of recent-movers in Public Housing, whose household incomes were very low, were very much higher than that of long-term occupants in those units (Table 3.16). However, only 19 percent of households in Public Housing units were recent-movers, not enough to increase the incomes of households in all Public Housing units (Table 3.17).

The incomes of recent movers in Mitchell-Lama rental units were also extremely higher by 43 percent (Table 3.16). However, of households in Mitchell-Lama units, only 19 percent were recent-movers. Thus, the huge increase in incomes of recent-mover households in Mitchell-Lama rental units alone was not enough to increase the incomes of all households in Mitchell-Lama units (Table 3.17).

In addition, the incomes of recently-moved households in unregulated units in rental buildings were 16 percent higher than the incomes of long-term occupants in such units. About half (53 percent) of unregulated households in rental buildings were recent movers, contributing to the 6 percent increase overall in the income of this category between 2004 and 2007 (Tables 3.12 and 3.17).

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized units, particularly those in post-1947 units and unregulated units in coop/condo buildings, are largely the consequence of the following unique situations in those units. First, in post-1947 rent-stabilized units and unregulated units in coop/condo buildings, very large proportions of tenants, 31 percent of post-1947 rent-stabilized tenants and 58 percent of unregulated tenants in coop/condo buildings, 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, however, are basically determined by market forces. Thus, rents of these unregulated units have increased rapidly, particularly in recent years, when rents have been extremely inflationary in the City's housing market. New rents of stabilized units would have risen with vacancy allowances for the recent movers, and in addition, almost all rental units newly constructed between 2005 and 2008 would be either rent-stabilized or unregulated units. The median income of households in these newly constructed rental units would be substantially higher than the income of long-term occupants in 2007.

The confluence of the above situations helps to explain why the incomes of recent-movers in private units (rent-stabilized and rent-unregulated units) must be enough higher than those of long-term occupants in such units in order to pay the relatively very high rents of units in these rental categories, particularly those in post-1947 rent-stabilized and unregulated categories.

**Table 3.18**  
**Real Median Incomes of Long Term Occupants and Recent Movers**  
**by Rent Regulatory Status and Percent Difference**  
**New York City 2004 and 2007**

Regulatory Status	Long Term Occupants <sup>a</sup>			Recent Movers <sup>a</sup>		
	Median Income		Percent	Median Income		Percent
	2004 <sup>b</sup>	2007	Difference	2004 <sup>b</sup>	2007	Difference
All	\$33,237	\$31,000	-6.7%	\$41,657	\$45,000	+8.0%
Public	\$15,511	\$12,500	-19.4%	\$14,651	\$15,000	+2.4%
<i>In Rem</i>	\$22,517	\$18,000	-20.1%	\$19,007	\$27,000	+42.1%
Mitchell Lama Rental	\$24,374	\$20,964	-14.0%	\$22,158	\$30,000	+35.4%
Other Regulated	\$12,439	\$11,880	-4.5%	\$11,819	\$13,200	+11.7%
Controlled	\$23,288	\$22,800	-2.1%	---	---	---
Stabilized	\$33,858	\$34,420	+1.7%	\$39,442	\$40,000	+1.4%
Pre-1947	\$33,765	\$34,000	+0.7%	\$38,777	\$38,000	-2.0%
Post-1947	\$34,345	\$34,880	+1.6%	\$44,316	\$44,400	+0.2%
Unregulated	\$44,316	\$45,000	+1.5%	\$49,856	\$52,000	+4.3%
In Coops/Condos	\$59,938	\$49,000	-18.2%	\$55,396	\$64,000	+15.5%
In Rental Buildings	\$44,316	\$45,000	+1.5%	\$49,856	\$52,000	+4.3%

Sources: U.S. Bureau of the Census, 2005 and 2008 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 2004 incomes, adjusted for inflation to 2007 dollars.

\* Too few units to report.

The comparison of changes in the median incomes of recent-movers and long-term occupants between 2004 and 2007 by rental categories discloses that the change varied considerably for different rental categories (Table 3.18). The 2007 income of long-term occupants in Mitchell-Lama units was lower than the real income of households who were long-term occupants in 2004, while the income of recent-movers

in such units was higher than the real income of recent-movers in 2004. However, of all households in Mitchell-Lama rentals, 81 percent were long-term occupants. This is why the income of Mitchell-Lama renter households ticked down, despite the huge increase in the income of recent-movers into such units in the three years (Tables 3.12, 3.17, and 3.18).

The income of long-term occupants of unregulated units in cooperative and condominium buildings in 2007 was 18 percent lower than that of long-term occupants in 2004. The income of recent-movers in the same type of units in 2007 was 16 percent higher than the parallel income in 2004 of recent-movers into such units (Table 3.18). Of households in such unregulated units in cooperative and condominium buildings, 58 percent were recent movers (Table 3.17). This explains why the real income of all households in such units increased only slightly, by 2.3 percent between 2004 and 2007 (Table 3.12).

### **Distribution of Household Incomes by Rent-Regulation Status**

The 2008 HVS data on household income distribution within each of the rent-regulation categories discloses that each rental category serves uniquely different income groups. Of all rental units in the City, three in ten served very-low-income households with incomes below \$20,000; another three in ten served households with incomes between \$20,000 and \$49,999. Twenty-five percent served households with incomes between \$50,000 and \$99,999, while the remainder, one in seven, served households with incomes between \$100,000 and \$149,999 (8 percent) and high-income households with incomes of \$150,000 or more (6 percent), in 2007 (Table 3.19).

Rent-stabilized units served all income groups, in a pattern similar to that of all rental units, since about half of all rental units were rent-stabilized units (Table 3.19).

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 households with incomes of \$50,000 or more and fewer households with incomes less than \$20,000 in 2007 (Table 3.19).

In contrast, Public Housing and rent-controlled units all served mostly households with incomes less than \$50,000. Nine in ten households in Public Housing units were either very-low-income households with incomes of less than \$20,000 (63 percent) or households with incomes between \$20,000 and \$49,999 (27 percent) in 2007 (Table 3.19). More than seven in ten households in rent-controlled units also had incomes less than \$50,000.

*In rem* households were very poor. Half of them were very-low-income households with incomes of less than \$20,000 (Table 3.19). Another 32 percent were households with incomes between \$20,000 and \$49,999. Of *in rem* households, more than two-thirds (69 percent) had incomes below 50 percent of the HUD area median income, compared to 45 percent of all renters. Altogether, the incomes of 85 percent of *in rem* households were at or below 80 percent of the HUD area median income, compared to 63 percent of all renters.<sup>14</sup>

On the other hand, Mitchell-Lama units mostly served households at all levels of income except for high-income households. Forty-three percent of the households in Mitchell-Lama units were very-low-income households with incomes less than \$20,000, while another 36 percent had incomes between \$20,000 and \$49,999 (Table 3.19). Most of the remainder had incomes between \$50,000 and \$99,999.

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14 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 3.19**  
**Distribution of Renter Household Income within Regulatory Status**  
**New York City 2007**

Number	All	Public	Stabilized			M-L		Un-regulated	
			Both	Pre-47	Post-47	Rental	Controlled		In Rem
	2,081,953	183,809	981,735	693,834	287,901	58,978	39,901	3,142	755,421
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$10,000	17.1%	41.2%	15.8%	16.2%	14.8%	23.4%	22.3%	33.4%	10.0%
\$10,000 - \$14,999	7.0%	12.4%	7.3%	7.3%	7.2%	12.7%	11.2%	8.8%	4.1%
\$15,000 - \$19,999	6.3%	9.6%	6.5%	6.5%	6.5%	6.4%*	9.5%*	8.1%	5.0%
\$20,000 - \$29,999	11.8%	12.2%	12.7%	12.9%	12.1%	18.4%	15.1%	16.0%	9.7%
\$30,000 - \$39,999	10.3%	9.9%	10.6%	10.5%	10.7%	8.3%	9.5%*	9.5%	10.5%
\$40,000 - \$49,999	9.2%	4.9%	9.6%	9.6%	9.6%	8.9%	**	6.9%	10.6%
\$50,000 - \$69,999	13.2%	5.1%	14.0%	14.1%	13.6%	8.2%	12.1%	7.8%	15.4%
\$70,000 - \$99,999	11.4%	3.3%	11.4%	11.0%	12.3%	7.4%	**	7.0%	14.5%
\$100,000 - \$124,999	5.4%	**	5.3%	5.1%	5.9%	**	**	**	7.2%
\$125,000 - \$149,999	2.6%	**	2.5%	2.5%	2.6%	**	**	**	3.4%
\$150,000 - \$174,999	1.5%	**	1.1%	1.1%	1.2%*	**	**	**	2.4%
\$175,000 - \$199,999	0.9%	**	0.9%	0.9%	**	**	**	**	1.3%
\$200,000 and over	3.3%	**	2.3%	2.1%	2.7%	**	**	**	6.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

## Household Income by Type of Ownership

The 2008 HVS reports that the median income of all homeowners in the City was \$70,000 in 2007. The income of households in conventional owner units was \$66,600 (Table 3.20). Households in condominium units had the highest income, at \$82,800, followed by that of households in private cooperative units, at \$82,000. The income of households living in Mitchell-Lama cooperative units was \$36,532, the lowest income among homeowner household groups.

The real median income of all homeowners declined by \$2,014 or 2.8 percent, from \$72,014, while the income of owner households in conventional units declined by \$4,306 or 6.1 percent between 2004 and 2007 (Tables 3.20 and 3.21).

**Table 3.20**  
**Distribution of Owner Household Income and Median Household Income by Type of Ownership**  
**New York City 2007**

Type of Ownership	All		Conventional	Cooperative	Condominium	Mitchell Lama Coop
Income Category	Number	Percent	624,759	270,262	89,622	34,702
All	1,019,345	100.0%	100.0%	100.0%	100.0%	100.0%
<\$10,000	77,785	7.6%	7.1%	7.8%	7.4%	16.2%
\$10,000 - \$14,999	41,552	4.1%	4.2%	3.9%	**	**
\$15,000 - \$19,999	32,220	3.2%	3.1%	3.3%	**	**
\$20,000 - \$29,999	76,283	7.5%	8.0%	6.0%	6.7%	10.7%*
\$30,000 - \$39,999	65,345	6.4%	7.1%	4.4%	5.4%	12.6%
\$40,000 - \$49,999	62,209	6.1%	6.6%	4.5%	5.9%	10.1%*
\$50,000 - \$69,999	147,823	14.5%	15.3%	13.2%	11.6%	17.4%
\$70,000 - \$99,999	163,590	16.0%	17.1%	14.3%	16.2%	10.0%*
\$100,000 - \$124,999	107,075	10.5%	11.5%	9.8%	8.7%	**
\$125,000 - \$149,999	71,623	7.0%	7.4%	6.7%	7.1%	**
\$150,000 - \$174,999	52,577	5.2%	4.8%	6.2%	5.5%	**
\$175,000 - \$199,999	28,660	2.8%	2.5%	3.4%	3.8%*	**
\$200,000 and over	92,602	9.1%	5.1%	16.4%	18.1%	**
<b>Median Income</b>	<b>\$70,000</b>		<b>\$66,600</b>	<b>\$82,000</b>	<b>\$82,800</b>	<b>\$36,532</b>

Source: U.S. Bureau of the Census, 2008 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

In 2007, of all owner households in New York City, 35 percent were either very-low-income households with incomes less than \$20,000 (15 percent) or households with incomes between \$20,000 and \$49,999 (20 percent) (Table 3.20). Another 31 percent of owner households were households with incomes between \$50,000 and \$99,999. The remaining households consisted of households with incomes between \$100,000 and \$149,999 (18 percent), and high-income households with incomes of \$150,000 or higher (17 percent).

**Table 3.21**  
**Distribution of Owner Household Income and Median Household Income**  
**(in 2007 dollars) by Type of Ownership**  
**New York City 2004**

Type of Ownership	All Number	All Percent	Conventional	Cooperative	Condominium	Mitchell Lama Coop
<b>All</b>	1,010,370	100.0%	636,271	255,698	73,275	45,126
<b>Income Category (in 2007 dollars)</b>			100.0%	100.0%	100.0%	100.0%
<\$10,000	53,937	5.3%	5.3%	4.6%	**	12.5%
\$10,000 - \$14,999	41,348	4.1%	4.1%	3.6%	**	8.1%*
\$15,000 - \$19,999	37,869	3.7%	3.7%	4.3%	**	**
\$20,000 - \$29,999	76,675	7.6%	8.0%	6.9%	6.0%	9.1%
\$30,000 - \$39,999	70,500	7.0%	6.9%	6.6%	5.5%	12.9%
\$40,000 - \$49,999	75,456	7.5%	7.3%	6.9%	8.6%	10.8%
\$50,000 - \$69,999	139,240	13.8%	14.3%	12.6%	11.8%	16.2%
\$70,000 - \$99,999	170,732	16.9%	17.6%	16.6%	12.8%	15.2%
\$100,000 - \$124,999	104,566	10.3%	11.0%	9.2%	12.0%	**
\$125,000 - \$149,999	73,834	7.3%	8.2%	6.8%	4.9%*	**
\$150,000 - \$174,999	49,450	4.9%	5.1%	4.7%	6.8%	**
\$175,000 - \$199,999	31,592	3.1%	2.9%	3.8%	**	**
\$200,000 and over	85,172	8.4%	5.6%	13.4%	19.4%	**
<b>Median Income</b>	<b>\$72,014</b>		<b>\$70,906</b>	<b>\$77,554</b>	<b>\$89,741</b>	<b>\$42,101</b>

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.

The proportional distribution of incomes of households in conventional units somewhat mirrored that of all households, except that the proportion of households in conventional units with high incomes of \$150,000 or more was 4.7 percentage points lower than the corresponding proportion of households in all units. Particularly, the proportion of all households with incomes of \$200,000 or more was 4.0 percentage points higher than the comparable proportion of households in conventional units.

In 2007, the income distribution of owner households in private cooperative and condominium units in the City was heavily tilted toward the higher-income groups, particularly those with incomes of \$200,000 or more, compared to the distribution of incomes of all owner households. The proportion of cooperative and condominium households with high incomes was 8.9 and 10.3 percentage points, respectively, higher than that of all households (Table 3.20). In particular, the proportion of owner households with incomes higher than \$200,000 in cooperative and condominium units was 7.3 and 9.0 percentage points higher than that of all households, respectively.

About nine out of ten households in Mitchell-Lama cooperatives, who had the lowest median income among all owner household groups, were households with income of less than \$20,000 (30 percent), households with incomes between \$20,000 and \$49,999 (33 percent), or households with incomes between \$50,000 and \$99,999 (27 percent) (Table 3.20).

Between 2004 and 2007, there were only relatively minor changes in the proportional distribution of all and conventional owner household incomes. Within owner households in private cooperative units, the proportion of high-income households with incomes of \$150,000 or more increased by 4.1 percentage points in the three years. The proportion of owner households in this owner housing type with incomes higher than \$200,000 was up by 3.0 percentage points (Tables 3.20 and 3.21). On the other hand, in this type of owner unit, the proportion of households with incomes of \$20,000 - \$49,999 declined by 5.5 percentage points.

Within owner households in condominium units, the proportions of households with incomes less than \$50,000 changed little, while the proportions of households with incomes of \$100,000 or more decreased. In the meantime, there appear to have been no serious changes in the distribution of income for households in Mitchell-Lama cooperative units between 2004 and 2007 (Tables 3.20 and 3.21).

### Racial and Ethnic Variation of Household Incomes

Median 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 in 2007 and wider than three years earlier in 2004. The median income of all households (renter and owner together) was \$45,000 in 2007 (Table 3.22). Whites' median income was \$62,885, the highest among all the major racial and ethnic groups in 2007. Asians' income was \$48,000, the second-highest and 76 percent that of whites (Figure 3.9).

The incomes of blacks and non-Puerto Rican Hispanics were the same \$35,000, only 56 percent that of whites' income. Puerto Ricans' income was extremely low, \$27,000, a mere 43 percent of the income of whites and 60 percent of the income of all households. With the sheer paucity of the absolute dollar amount of their income, it cannot be said enough that the challenge many non-white, particularly Puerto Rican, households face in paying for housing in the City's increasingly inflationary housing market continues to increase.

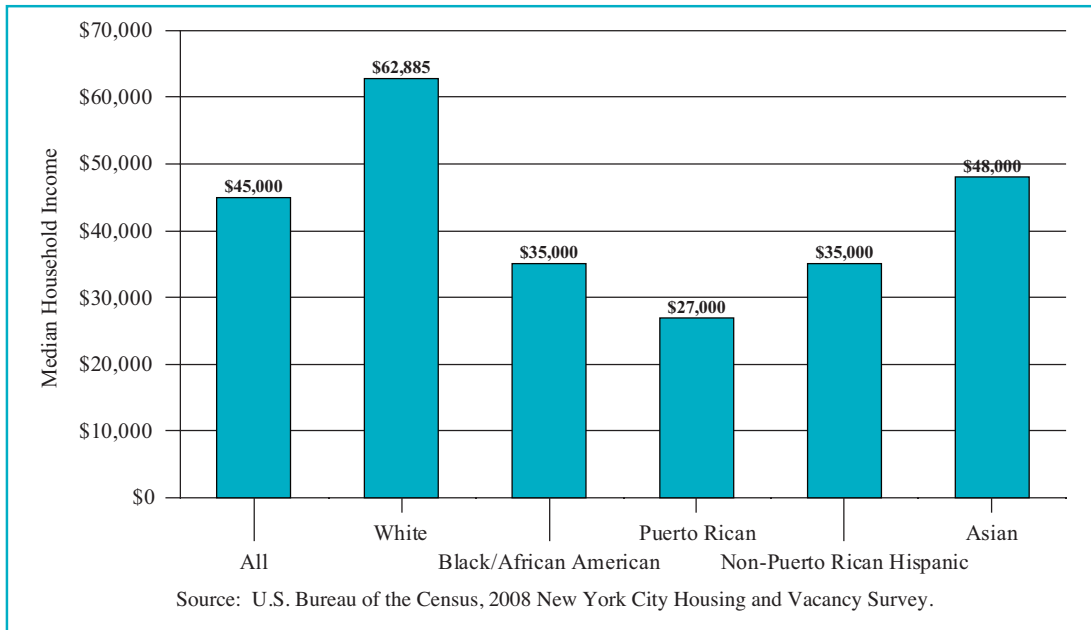
**Table 3.22**  
**Median Household Income in 2007 Dollars by Race/Ethnicity**  
**New York City 2001, 2004, and 2007**

Race/Ethnicity	2001	2004	2007	Percent Change	
				2001 - 2004	2004 - 2007
All	\$47,296	\$44,316	\$45,000	-6.3%	+1.5%
White	\$61,121	\$58,444	\$62,885	-4.4%	+7.6%
Black/African American	\$38,807	\$38,336	\$35,000	-1.2%	-8.7%
Puerto Rican	\$26,680	\$27,698	\$27,000	+3.8%	-2.5%
Non-Puerto Rican Hispanic	\$36,382	\$35,453	\$35,000	-2.6%	-1.3%
Asian	\$48,509	\$49,856	\$48,000	+2.8%	-3.7%

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.



**Figure 3.9**  
**Median Household Income by Race/Ethnicity**  
**New York City 2007**



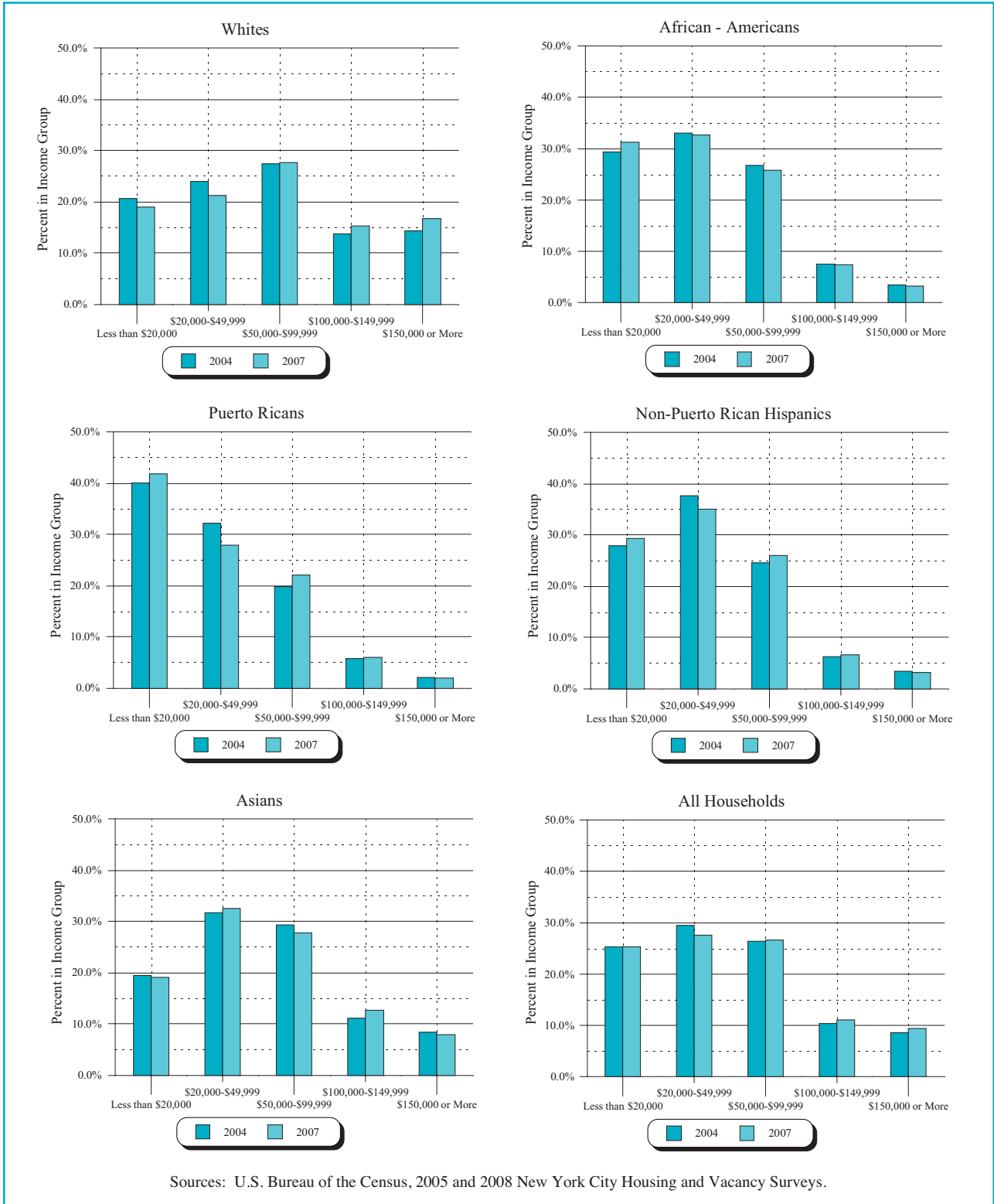
During the three years from 2004 to 2007, the median real income of all households increased marginally to \$45,000 (Table 3.22 and Figure 3.10). However, incomes for each of the non-white racial and ethnic groups declined at varying degrees, and the disparity between their incomes and that of whites widened. In the three years, real income for whites grew considerably by 7.6 percent. In contrast, real income for black households declined by 8.7 percent during the same three years. As a result, the gap between whites' and blacks' incomes (blacks' income proportion of whites' income) expanded by 10 percentage points: from 66 percent in 2004 to 56 percent in 2007 (Table 3.22).

In the three years between 2004 and 2007, the real incomes of Puerto Rican, non-Puerto Rican Hispanic, and Asian households all declined (Table 3.22). As a result, their proportions of whites' income declined by 4 percentage points to 43 percent, by 5 percentage points to 56 percent, and 9 percentage points to 76 percent respectively.

### **Distribution of Household Incomes by Race and Ethnicity**

The distribution of household income for each racial and ethnic group in the City displayed distinctively different patterns. In 2007, of all households in the City, 25 percent had very low incomes below \$20,000 and 28 percent had incomes between \$20,000 and \$49,999. Over a quarter (27 percent) had incomes between \$50,000 and \$99,999, while 11 percent all households had incomes between \$100,000 and \$149,999. The remainder of all households, 9 percent, had high incomes of \$150,000 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 households were in the very-low-income group (Figure 3.10).

**Figure 3.10**  
**Percent of Households by Income Categories (2007 Dollars) by Race/Ethnicity**  
**New York City 2004 and 2007**



**Table 3.23**  
**Distribution of Household Income by Race/Ethnicity**  
**New York City 2007**

Household Income	All <sup>a</sup>	White	Black	Puerto Rican	Non Puerto Rican Hispanic	Asian
Number	3,101,298	1,340,085	695,799	274,005	449,199	322,241
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$10,000	13.9%	9.7%	18.8%	26.1%	15.4%	9.3%
\$10,000 - \$14,999	6.1%	5.1%	6.7%	8.9%	6.9%	5.1%
\$15,000 - \$19,999	5.3%	4.3%	5.7%	6.9%	7.0%	4.7%
\$20,000 - \$29,999	10.4%	8.2%	12.1%	10.4%	13.3%	11.5%
\$30,000 - \$39,999	9.0%	6.6%	11.0%	10.1%	11.6%	10.2%
\$40,000 - \$49,999	8.2%	6.4%	9.5%	7.5%	10.2%	10.8%
\$50,000 - \$69,999	13.6%	12.9%	13.5%	12.5%	15.6%	14.9%
\$70,000 - \$99,999	13.0%	14.8%	12.2%	9.6%	10.4%	13.0%
\$100,000 - \$124,999	7.1%	9.2%	4.8%	4.3%	4.0%	9.0%
\$125,000 - \$149,999	4.0%	6.1%	2.2%	1.6%	2.6%	3.7%
\$150,000 - \$174,999	2.7%	4.0%	1.4%	**	1.3%	3.2%
\$175,000 - \$199,999	1.5%	2.4%	0.9%	**	**	1.1%*
\$200,000 and over	5.2%	10.2%	0.9%	**	1.1%	3.5%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Includes 19,969 "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.

Also, considerably lower proportions of white and Asian households were in the very-low-income groups with incomes below \$20,000, compared to all households and to other racial and ethnic groups. In the meantime, considerably higher proportions of non-Puerto Rican Hispanics, blacks, and Asians were in the group with incomes between \$20,000 and \$49,999, compared to the other major racial and ethnic groups (Figure 3.10).

Compared to the other racial and ethnic groups, a relatively lower proportion of Puerto Rican households were in the group with incomes between \$50,000 and \$99,999, and relatively higher proportions of white, black, non-Puerto Rican Hispanic, and Asian households were in that group (Table 3.23 and Figure 3.10). One in six white households were in the high-income group with incomes of \$150,000 or more, unparalleledly

high compared to the equivalent proportions of other racial and ethnic groups. The proportions of high incomes for the other racial and ethnic households—particularly black, Puerto Rican and non-Puerto Rican Hispanic households—were very low: 7.8 percent for Asian households; 3.2 percent for black households; 3.0 percent for non-Puerto Rican Hispanic households; and 2.0 percent for Puerto Rican households.

The comparison of income distribution by race and ethnicity in 2004 with that in 2007 illustrates that, proportionally, there was no large change in income distribution for each racial and ethnic group in the three years (Tables 3.23 and 3.24 and Figure 3.10).

**Table 3.24**  
**Distribution of Household Income in 2007 Dollars by Race/Ethnicity**  
**New York City 2004**

Household Income (in 2007 \$)	All <sup>a</sup>	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%
<\$10,000	12.6%	9.5%	15.5%	23.5%	12.5%	8.0%
\$10,000 - \$14,999	6.5%	5.9%	7.0%	8.3%	7.0%	5.3%
\$15,000 - \$19,999	6.3%	5.1%	6.8%	8.3%	8.4%	6.2%
\$20,000 - \$29,999	10.6%	8.2%	11.6%	12.4%	14.8%	11.6%
\$30,000 - \$39,999	10.0%	8.2%	11.5%	11.5%	12.0%	10.1%
\$40,000 - \$49,999	8.9%	7.6%	10.0%	8.3%	10.9%	10.1%
\$50,000 - \$69,999	13.2%	12.7%	13.8%	9.9%	14.4%	15.4%
\$70,000 - \$99,999	13.2%	14.8%	12.8%	9.9%	10.2%	14.0%
\$100,000 - \$124,999	6.2%	7.9%	5.1%	4.1%	4.2%	6.2%
\$125,000 - \$149,999	4.0%	5.8%	2.4%	1.7%	2.1%	4.9%
\$150,000 - \$174,999	2.7%	4.0%	1.8%	1.2%*	1.1%	2.7%
\$175,000 - \$199,999	1.7%	2.6%	0.6%	**	**	2.3%
\$200,000 and over	4.2%	7.7%	0.9%	**	1.7%	3.4%

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.

## Median Household Income by Race and Ethnicity by Tenure

The rate of real income change for each racial and ethnic renter group was not only inconstant with that of all renter households, but it also varied from group to group. Also, the substantial degree of variance of income change for white and other racial and ethnic groups, shown for all households, was repeated for renter households (Table 3.25). The real median income for renter households increased by 2.1 percent between 2004 and 2007. Real income for white renter households increased by 10.8 percent, while it increased slightly for Asian renter households. Conversely, real incomes for black and Puerto Rican renter households decreased by 6.5 percent and 7.9 percent respectively (Table 3.25). Real incomes for non-Puerto Rican Hispanic renter households also decreased.

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 41 percent that of white tenants, which was the highest, in 2007 (Table 3.25).

**Table 3.25**  
**Median Household Income in 2007 Dollars by Race/Ethnicity and Tenure**  
**New York City 2004 and 2007**

<b>Renters</b>			
<b>Race/Ethnicity</b>	<b>2004</b>	<b>2007</b>	<b>Percent Change 2004-2007</b>
All	\$35,453	\$36,200	+2.1%
White	\$48,748	\$54,000	+10.8%
Black/African American	\$31,021	\$29,000	-6.5%
Puerto Rican	\$23,887	\$22,000	-7.9%
Non-Puerto Rican Hispanic	\$32,129	\$30,664	-4.6%
Asian	\$38,777	\$39,740	+2.5%
<b>Owners</b>			
<b>Race/Ethnicity</b>	<b>2004</b>	<b>2007</b>	<b>Percent Change 2004-07</b>
All	\$72,014	\$70,000	-2.8%
White	\$77,554	\$80,000	+3.2%
Black/African American	\$63,483	\$60,800	-4.2%
Puerto Rican	\$72,014	\$60,000	-16.7%
Non-Puerto Rican Hispanic	\$66,475	\$63,100	-5.1%
Asian	\$72,014	\$63,000	-12.5%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

From 2004 to 2007, the real median income of all owner households decreased by 2.8 percent to \$70,000 in 2007. As was the case for all households and for renter households, each racial and ethnic group of owners

not only differed in their income changes, but also their variance of income changes was much more pronouncedly various than those of all and of renter households (Tables 3.22 and 3.25). The real income of white owner households, whose income was the highest, increased slightly, while the real incomes of all other racial and ethnic owner households decreased.

Real incomes of Puerto Rican and Asian owner households decreased sharply by 16.7 percent to \$60,000 and by 12.5 percent to \$63,000 respectively between 2004 and 2007 (Table 3.25). As a result, the gap between their incomes and that of white owner households, \$80,000, increased substantially in the three-year period. In 2004, Puerto Rican and Asian owners' incomes were equally 93 percent of white owners' income. But in 2007, it was 75 percent for Puerto Rican owners and 79 percent for Asian owners.

In 2007, the incomes of black and non-Puerto Rican Hispanic owner households were \$60,800 and \$63,100 respectively (Table 3.25).

The above analysis of changes in household incomes by tenure for each racial and ethnic group provides the following insights into the sources of the disparate changes in all household incomes for the different racial and ethnic groups. The 7.6-percent increase in the real median income of all white households, renters and owners together, between 2004 and 2007 (Table 3.22) was mostly influenced by the 10.8-percent increase in white renter households' median income<sup>15</sup> (Table 3.25).

## **Causes of Household Income Differentiation**

### **Household Income by Household Size**

Data from the previous HVSs have repeatedly revealed a positive relationship between household size and household income level: the larger the household, the higher the household income. The 2008 HVS data on the distribution of median household income by household size for each racial and ethnic group confirms this relationship. The income of all households rose continuously, up to a household size of four. Then it was lower for households of five or more persons than it was for households of four, as previous HVSs have shown (Table 3.26). This is mostly because large households had more children. In 2008, 58 percent of four-person households, 69 percent of five-person households, and 80 percent of households with six or more persons had two or more children under the age of 18.<sup>16</sup> As a result, households with five or more persons did not have more workers than households with four or fewer persons.

In 2007, in general, this positive relationship was repeated for all 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.

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15 Of the number of all households in the City as a whole, and for each racial and ethnic group, the majority is rental. The proportions of renter households are as follows: 67 percent for all households; 57 percent for white households; 73 percent for black households; 84 percent for Puerto Rican households; 82 percent for Asian households. Thus, the change in renters' incomes contributes greatly to the change in income for all households.

16 U.S. Bureau of the Census, 2008 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 2007**

Number of Persons in Household	Race/Ethnicity					
	All	White	Black/African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	\$45,000	\$62,885	\$35,000	\$27,000	\$35,000	\$48,000
One	\$27,600	\$40,000	\$20,800	\$11,760	\$19,000	\$35,000
Two	\$50,000	\$73,530	\$36,000	\$28,160	\$33,990	\$45,000
Three	\$55,500	\$89,000	\$47,000	\$40,000	\$39,000	\$51,000
Four	\$61,000	\$105,000	\$57,000	\$45,000	\$45,000	\$52,000
Five	\$55,000	\$84,180	\$50,000	\$38,700	\$48,000	\$55,600
Six or More	\$59,824	\$60,000	\$58,000	\$27,000	\$63,500	\$58,000

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

\*\* Too few households to report.

**Table 3.27**  
**Median Income of Renter Households by Household Size and by Race/Ethnicity**  
**New York City 2007**

Number of Persons	Race/Ethnicity					
	All	White	Black/African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	\$36,200	\$54,000	\$29,000	\$22,000	\$30,664	\$39,740
One	\$25,000	\$40,000	\$18,372	\$11,000	\$18,000	\$25,000
Two	\$42,200	\$70,000	\$32,000	\$24,000	\$30,000	\$40,000
Three	\$43,600	\$75,000	\$40,000	\$36,000	\$35,000	\$42,000
Four	\$44,400	\$71,600	\$41,000	\$40,800	\$38,000	\$40,000
Five	\$37,200	\$45,000	\$38,944	\$32,000	\$40,000	\$33,680
Six or More	\$44,789	\$45,000	\$31,000	\$24,000	\$59,000	\$52,000

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

**Table 3.28**  
**Median Income of Owner Households by Household Size and by Race/Ethnicity**  
**New York City 2007**

Number of Persons in Household	Race/Ethnicity					
	All	White	Black/African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	\$70,000	\$80,000	\$60,800	\$60,000	\$63,100	\$63,000
One	\$39,400	\$45,000	\$30,000	\$49,673	\$26,000	\$43,600
Two	\$67,200	\$80,000	\$58,000	\$52,938	\$61,000	\$54,000
Three	\$89,000	\$100,000	\$73,000	\$58,000	\$77,000	\$75,000
Four	\$95,000	\$120,000	\$84,000	\$71,000	\$75,000	\$73,100
Five	\$90,200	\$105,000	\$90,860	\$103,752*	\$79,000	\$80,000
Six or More	\$90,000	\$93,500	\$107,000	**	\$86,880	\$79,400

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* 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) reveals the clear linear relationship between the level of household income and the number of employed persons within each household. In other words, 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: 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. Specifically, the average number of employed persons in Asian households was 1.46, followed by 1.42 for non-Puerto Rican Hispanic, 1.14 for black and for white, and 0.95 for Puerto Rican households (Table 3.29). The median income of Asian households was \$48,000, the second-highest after that of white households, \$62,885, who had the second-lowest average number of workers, at 1.14, as did black households, whose median income was only 56 percent of whites'.

The incomes of all the 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 white and black households, their income was lower than that of whites and the same as that of blacks (Table 3.29). Thus, there must be intervening determinants of household income, which can be deduced from the following analysis.



**Table 3.29**  
**Mean Number of Employed Persons in Household and Median Household Income by Number of**  
**Employed Persons in All Households, by Race/Ethnicity**  
**New York City 2007**

Race/Ethnicity	Mean	Number of Employed Persons in Household				
		All	0	1	2	3+
All	1.20	\$45,000	\$9,600	\$43,000	\$82,000	\$100,000
White	1.14	\$62,885	\$14,000	\$60,000	\$115,000	\$130,000
Black/African American	1.14	\$35,000	\$8,232	\$35,000	\$69,000	\$103,700
Puerto Rican	0.95	\$27,000	\$8,520	\$33,200	\$70,000	\$87,000
Non-Puerto Rican Hispanic	1.42	\$35,000	\$7,920	\$29,000	\$55,600	\$74,300
Asian	1.46	\$48,000	\$8,400	\$40,000	\$73,000	\$94,200

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

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

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 (Table 3.29).

In 2007, the median income of white households with three or more employed persons was \$130,000, the highest of any racial or ethnic group in that category, followed by \$103,700 for black, \$94,200 for Asian, \$87,000 for Puerto Rican, and \$74,300 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, of non-Puerto Rican Hispanic individuals aged 16 or over in the labor force in the City, 55 percent had jobs in the two lowest-paying occupational categories of service (28 percent), and production (27 percent), in 2008 (see Table 3.68). The distribution of occupational and industrial categories within each racial and ethnic group will be further discussed later in this chapter.

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 (Tables 3.30 and 3.31). It is interesting to note that 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, although the median income of all Puerto Rican households was the lowest among all major racial and ethnic groups (Table 3.30). This relationship between the household income level and the level of individual potential for earning will be further examined below.

**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 2007**

Race/Ethnicity	Mean	Number of Employed Persons in Renter Household				
		All	0	1	2	3+
All	1.16	\$36,200	\$8,688	\$36,000	\$67,960	\$83,000
White	1.14	\$54,000	\$11,238	\$52,000	\$97,000	\$120,000
Black/African American	1.06	\$29,000	\$7,916	\$30,000	\$60,000	\$77,000
Puerto Rican	0.89	\$22,000	\$8,460	\$30,000	\$61,132	\$85,320
Non-Puerto Rican Hispanic	1.38	\$30,664	\$7,920	\$27,000	\$50,000	\$68,133
Asian	1.40	\$39,740	\$8,400	\$35,000	\$56,000	\$74,000

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

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

\*\* Too few households to report.

**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 2007**

Race/Ethnicity	Mean	Number of Employed Persons in Owner Household				
		All	0	1	2	3+
All	1.28	\$70,000	\$17,400	\$63,000	\$110,000	\$128,000
White	1.15	\$80,000	\$20,000	\$75,000	\$135,000	\$143,000
Black/African American	1.36	\$60,800	\$13,404	\$54,000	\$87,000	\$131,000
Puerto Rican	1.32	\$60,000	\$12,900	\$50,000	\$91,000	**
Non-Puerto Rican Hispanic	1.57	\$63,100	\$10,000	\$52,000	\$81,000	\$105,000
Asian	1.57	\$63,000	\$11,016	\$50,000	\$98,000	\$117,000

Source: U.S. Bureau of the Census, 2008 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 important relationship between household income level and individual earning capabilities. In the following, educational attainment, as a critical determinant of individual earning potential will be discussed to uncover additional insight into understanding the differentiated income levels for various racial and ethnic groups.

In 2007, the median income of Asian households was \$48,000, 76 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 2007—that is, individuals who worked 35 or more hours a week for 50 or more weeks in 2007—the income of Asians was \$40,000, only 67 percent of the comparable white income of \$60,000 (Table 3.32). On the other hand, the mean number of employed persons in Asian households was 1.46, higher than that of any major racial and ethnic group (Table 3.29). From this, it is fair to reason that the higher median income of Asian households over individuals resulted mostly from the large number of employed persons in such households.

The median income of Puerto Rican households in 2007, \$27,000, 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 higher than that of non-Puerto Rican Hispanics (Table 3.32). The average number of employed persons in Puerto Rican households was the lowest. Thus, it is reasonable to say that the smaller average number of employed persons, 0.95 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 2007**

Race/Ethnicity	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	\$40,000	\$23,400	\$30,000	\$40,000	\$50,000	\$65,000
White	\$60,000	\$32,000	\$40,000	\$50,000	\$64,000	\$75,000
Black/African American	\$35,000	\$25,000	\$30,000	\$37,000	\$45,000	\$52,000
Puerto Rican	\$35,000	\$24,000	\$31,000	\$38,000	\$43,000	\$50,000
Non-Puerto Rican Hispanic	\$28,000	\$20,000	\$25,000	\$32,000	\$40,000	\$41,000
Asian	\$40,000	\$23,000	\$28,750	\$44,000	\$45,000	\$60,000

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\*\* Too few households to report.

Further 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 blacks was \$35,000, only 58 percent that of whites (Table 3.32). However, the income of black individuals who were college graduates and had full-time jobs was \$45,000, or 70 percent that of whites with the same level of education. Moreover, the income of blacks who were college graduates was the same as the income of Asians with the same level of educational attainment. This is because, with higher educational attainment, black individuals had jobs in higher-than-average-paying occupations, all requiring college-graduate degrees and/or more specialized skills.

The distribution of incomes by level of educational attainment and race/ethnicity for individuals in renter and owner households mirrors the very similar relationship displayed for all individuals: the higher the level of educational attainment, the higher the income. The analysis of income differentiation in terms of occupation will be discussed in detail later in this chapter (Tables 3.33 and 3.34).

The above analysis confirms that the number of employed persons and the level of their educational attainment are key determinants of the level of household income. Therefore, public efforts to improve individuals' educational attainment are critically important in upgrading the level of their households' ability to afford housing, since finding jobs that pay earnings high enough to pay increasingly inflationary housing costs in the City's housing market, particularly in the several years from 2002 to 2008, definitely requires higher educational attainment or highly specialized knowledge and skills. In this regard, it is very hopeful to find that New Yorkers' level of educational attainment in recent years has improved steadily, as Chapter 2, "Residential Population and Households" reveals.

**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 2007**

Race/Ethnicity	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	\$36,000	\$22,000	\$27,000	\$35,000	\$48,000	\$60,000
White	\$52,000	\$30,000	\$34,000	\$40,000	\$60,000	\$70,000
Black/African American	\$31,200	\$25,000	\$26,000	\$34,000	\$40,000	\$45,000
Puerto Rican	\$34,300	\$22,000	\$30,000	\$36,000	\$42,000	\$45,000
Non-Puerto Rican Hispanic	\$25,000	\$20,000	\$24,000	\$30,000	\$38,000	\$40,000
Asian	\$31,200	\$20,000	\$25,000	\$35,000	\$40,000	\$55,000

Source: U.S. Bureau of the Census, 2008 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 2007**

Race/Ethnicity	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	\$50,000	\$29,000	\$40,000	\$48,456	\$60,000	\$75,000
White	\$68,000	\$40,000	\$50,000	\$59,000	\$75,000	\$82,000
Black/African American	\$42,000	\$25,000	\$35,000	\$40,000	\$50,000	\$64,200
Puerto Rican	\$45,000	\$32,000	\$43,000	\$42,000	\$50,000	\$60,000
Non-Puerto Rican Hispanic	\$40,000	\$27,000	\$35,000	\$40,000	\$41,600	\$55,000
Asian	\$47,000	\$26,000	\$35,000	\$50,000	\$50,000	\$69,000

Source: U.S. Bureau of the Census, 2008 York City Housing and Vacancy Survey.

Note:

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

\*\* Too few persons to report.

## Income Variations by Household Types

### Income Variations of All Households (Renters and Owners) by Household Type

The overall median household income in the City was \$45,000 in 2007, which was a slight increase after inflation over the 2004 income of \$44,316 (Table 3.35). Adult households (households of two or more adults with no children and a householder younger than 62 years of age) had median incomes of \$70,000, the highest of any household type in 2007, as in 2004. Their 2007 incomes were \$25,000, or 56 percent higher than that of all households in the City. However, in the three-year period between 2004 and 2007, their real income declined by 1.6 percent.

Adult households with minor children had the second-highest median income, at \$58,800, in 2007 (Table 3.35). Household incomes of the remaining four types of households were below the income of all households in 2007. The income of single adult households was \$40,000 in 2007. The income of elderly households was \$35,510 in 2007.

The 2007 income of single adult households with minor children was extremely low, \$20,000, a decrease of 9.7 percent from their income in 2004 (Table 3.35). Their income was still the second-lowest among all household types, as in 2004, and only 44 percent of the income of all households in 2007. With such a low amount of financial resources, they have acute problems with housing affordability, and their requirement for housing assistance needs little elaboration. In 2008, there were 190,000 single adult households with minor children. Of them, 88 percent, or 168,000 households, were renters. Of single adult renter

households with children, a fifth lived in public housing units and half lived in rent-stabilized units (44 percent) or other-regulated units (7 percent). Only about three in ten lived in unregulated units. Of these single parent households in unregulated units, about 10,000 or 22 percent received rent subsidies. The subsidy reduced their gross rent income ratio from a median 94.7 to 41.6, about the same as similar unsubsidized households.<sup>17</sup>

The real income of single elderly households decreased by 5.1 percent to a troublingly low \$13,000 in 2007, the lowest income of all household types and a mere 29 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. Without public assistance, many of them would be homeless. Fortunately, however, many of them lived in public and publicly assisted rental housing units. There were 352,000 single elderly households in 2008. Of them, 232,000 or 66 percent were renter households. Of single elderly renter households, 14 percent lived in public housing units, while 56 percent lived in rent-stabilized units or rent-controlled units. Another 16 percent lived in other-regulated units. Thus, only 15 percent of single elderly renter households lived in rent-unregulated units.<sup>18</sup>

### **Income Variation of Renter Household Types**

The median renter household income was \$36,200 in 2007 (Table 3.35). Incomes of three renter household types—adult households, adult households with minor children, and single adult households—were higher than or similar to the incomes of all renter households. The income of adult renter households was \$59,000, the highest of any renter household types. The median income of adult renter households with minor children was \$44,000. The income of single adult renter households was \$36,000, little different from the income of all renter households. Elderly renter households' income in 2007 was \$25,136.

The income of single adult renter households with minor children was \$18,888 in 2007. Their 2007 income was a little more than half that of all renter households (Table 3.35). The 2007 income of single elderly renter households was unbelievably low at \$11,088, the lowest of any renter household type, as was their income in 2004. Their 2007 income, which declined substantially by 9.0 percent in the three years, was a mere 30.6 percent of the income of all renter households in 2007. For these two household types with the lowest incomes, single-adult households with minor children and single-elderly households, affordability limitations were so extremely 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, and rent stabilized units, as discussed earlier in this chapter.

### **Income Variation of Owner Household Types**

The median income of all owner households in the City was \$70,000, almost double that of renter households in the City in 2007. Owners' real income declined by 2.8 percent from their income in 2004 (Table 3.35). The order of income rank among owner household types was the same as for all household types and for renter household types.

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17 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

18 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 3.35**  
**Median Household Income in 2007 Dollars by Household Type and Tenure**  
**New York City 2004 and 2007**

Household Type <sup>a</sup> /Tenure	2004	2007	Percent Change 2004-2007
<b>All Household Types</b>	<b>\$44,316</b>	<b>\$45,000</b>	<b>+ 1.5</b>
Renters	\$35,453	\$36,200	+ 2.1
Owners	\$72,014	\$70,000	- 2.8
<b>Single Elderly</b>	<b>\$13,694</b>	<b>\$13,000</b>	<b>- 5.1</b>
Renters	\$12,187	\$11,088	- 9.0
Owners	\$19,942	\$20,000	+ 0.3
<b>Single Adult</b>	<b>\$40,993</b>	<b>\$40,000</b>	<b>- 2.4</b>
Renters	\$35,453	\$36,000	+ 1.5
Owners	\$60,935	\$61,000	+ 0.1
<b>Single with Minor Child(ren)</b>	<b>\$22,158</b>	<b>\$20,000</b>	<b>- 9.7</b>
Renters	\$19,388	\$18,888	- 2.6
Owners	\$53,224	\$45,000	- 15.5
<b>Elderly Household</b>	<b>\$37,669</b>	<b>\$35,510</b>	<b>- 5.7</b>
Renters	\$26,045	\$25,136	- 3.5
Owners	\$50,100	\$47,709	- 4.8
<b>Adult Household</b>	<b>\$71,128</b>	<b>\$70,000</b>	<b>- 1.6</b>
Renters	\$57,833	\$59,000	+ 2.0
Owners	\$105,251	\$97,000	- 7.8
<b>Adult with Minor Child(ren)</b>	<b>\$57,611</b>	<b>\$58,800</b>	<b>+ 2.1</b>
Renter	\$42,544	\$44,000	+ 3.4
Owners	\$91,403	\$95,000	+ 3.9

Sources: U.S. Bureau of the Census, 2005 and 2008 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 owner households had an income of \$97,000 in 2007, the highest of any owner household type, but whose incomes declined considerably by 7.8 percent between 2004 and 2007. This was followed by adult owner households with minor children, whose incomes increased by 3.9 percent in the three years to \$95,000 in 2007 (Table 3.35).

Single adult owner households had the third highest income, \$61,000, among owner household types. Their real income changed little in the three years (Table 3.35). The incomes of elderly owner households and single owner households with minor children were \$47,709 and \$45,000 respectively. The real income of single owner households with minor children decreased by 15.5 percent. Unlike single renter households with children, whose income was a mere \$18,888, only 52 percent of that of all renter households, the income of single owner households with children was relatively high, 64 percent of that of all owner households, although their income declined by 15.5 percent over the three years.

As was the case with the incomes of all and of renter single elderly households, the median income of single elderly owner households was extremely low at a mere \$20,000, only 29 percent of the income of all owner households in 2007 (Table 3.35). The real income of single elderly owner households changed little between 2004 and 2007. With such a low income, this household type should have had a serious housing affordability limitation in the City's expensive housing market, particularly in recent years. Fortunately, however, three quarters of single elderly owners had paid off their mortgages.

## Sources of Household Incomes

The HVS collects data on annual income from each of six major 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 seven 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.<sup>19</sup>

In this section, the sources of household income data are analyzed from two perspectives. In the first, each household's income from the six major sources is analyzed to determine which is the primary source of 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 help us understand the housing affordability implications of the following: how many households are primarily dependent on earnings for their income? how many live primarily on Social Security payments? 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 questions on which source of income is relatively more important in terms of the amount of money received from each source.

### Primary Sources of Household Income

The median income of households whose primary source of income was earnings was \$60,000 in 2007, the highest level of households with any source of income (Table 3.36). The 2007 income of households whose primary source of income was earnings was \$15,000 or 33 percent higher than the income of all households. Between 2004 and 2007, the median income of these households increased by 3.2 percent.

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<sup>19</sup> For detailed information on the sources of income, see Appendix F ("New York City Housing and Vacancy Survey Questionnaire") and Appendix B ("2008 New York City Housing and Vacancy Survey Glossary").



**Table 3.36**  
**Median Household Income in 2007 Dollars by Primary Source of Income**  
**New York City 2004 and 2007**

Source of Income	2004	2007	Percent Change
All	\$44,316	\$45,000	+ 1.5%
None <sup>a</sup>	0	0	--
Earnings <sup>b</sup>	\$58,165	\$60,000	+ 3.2
Investment	\$43,098	\$55,000	+ 27.6
Social Security	\$15,116	\$14,310	- 5.3
Public Assistance	\$8,854	\$8,688	- 1.9
Pension	\$37,669	\$36,320	- 3.6
Other	\$15,799	\$19,752	+ 25.0

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

The median income of households whose primary source of income was investments was \$55,000 in 2007 (Table 3.36). In this time frame between 2004 and 2007, this was a 27.6 percent increase from 2004.

The income of households whose primary source of income was Social Security was paltry, \$14,310, only 32 percent of the city-wide median household income of \$45,000 in 2007. The median income of households whose primary source of income was public assistance was troublingly low, a mere \$8,688, just 19 percent of the city-wide median income (Table 3.36). Without receiving additional public subsidies, many of the 483,000 households in the City whose primary sources of income were Social Security (336,000 households or 11 percent) and public assistance (148,000 households or 5 percent) would be in housing poverty. However, many were protected by living in publicly subsidized or other rent regulated housing. About half of all households whose primary source of income was Social Security lived in public housing, rent-controlled, rent-stabilized, Mitchell-Lama rental, *in rem* units, HUD or other-regulated units. About 80 percent of households whose primary source of income was Public Assistance lived in Public Housing, rent-controlled, rent-stabilized, Mitchell-Lama rental, HUD and other-regulated units.<sup>20</sup>

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 Public Assistance (5 percent) (Table 3.37). The distribution of primary sources of income for white households very much mirrored that of all households, except that slightly more cited Social Security (14 percent) and fewer cited Public Assistance (2 percent) as their primary income source. Black households' distribution of primary income sources also roughly resembled the distribution of all households, with the following two exceptions: fewer cited earnings and more cited public assistance as their primary source of income (Figure 3.11).

<sup>20</sup> U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 3.37**  
**Distribution of All Households by Primary Source of Income by Race/Ethnicity**  
**New York City 2007**

Source of Income	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%
None <sup>a</sup>	5.1%	3.6%	7.7%	6.0%	5.3%	4.3%	**
Earnings <sup>b</sup>	75.1%	74.1%	71.8%	63.4%	81.2%	87.3%	78.4%
Investments	1.4%	2.9%	**	**	**	**	**
Social Security	10.8%	13.6%	10.4%	12.4%	6.1%	5.4%	**
Public Assistance	4.8%	2.2%	6.9%	14.4%	5.6%	1.6%	**
Pension	2.5%	3.3%	2.6%	2.9%	1.2%	**	**
Other	0.3%	0.3%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2008 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.

\*\* Too few households to report.

**Table 3.38**  
**Distribution of All Households by Primary Source of Income by Race/Ethnicity**  
**New York City 2004**

Source of Income	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%
None <sup>a</sup>	2.9%	3.0%	3.6%	2.9%	1.8%	2.5%	**
Earnings <sup>b</sup>	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.

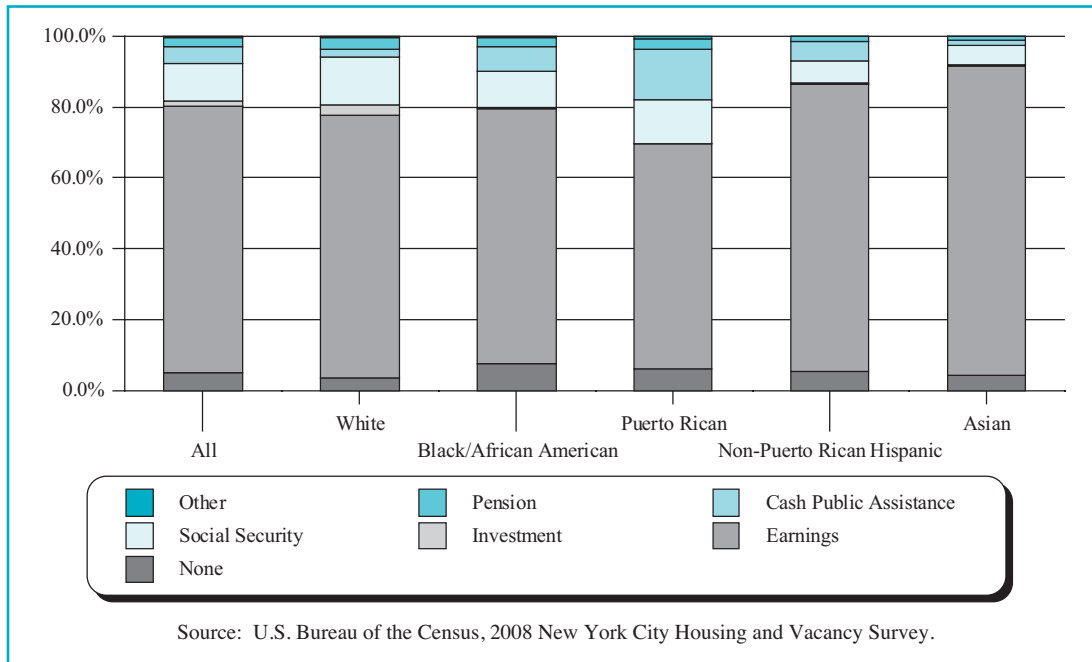
Notes:

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.

\*\* Too few households to report.

**Figure 3.11**  
**Distribution of Households by Primary Sources of Income by Race/Ethnicity**  
**New York City 2007**



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 substantially more received it from Public Assistance—14 percent, the highest of any racial and ethnic group (Table 3.37). Of non-Puerto Rican Hispanic households, markedly more received their incomes primarily from earnings (81 percent) and fewer primarily from Social Security (6 percent), compared to the distribution of all households (Figure 3.11).

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 (87 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 Public Assistance as their primary source of income, the lowest of any racial and ethnic group (Figure 3.11).

Between 2004 and 2007, there were very 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). In 2007, a slightly smaller proportion of blacks received their income primarily from earnings and pensions, while a smaller proportion of Puerto Ricans received their income primarily from Public Assistance and a smaller proportion of non-Puerto Rican Hispanics received their income primarily from earnings.

**The second analytic perspective to analyzing sources of household income examines the proportion of aggregate household income that comes from different sources of income.** This analysis reveals that about nine in every ten dollars (90 percent) of the income of all households in 2007 came from earnings, while the remainder mostly came from Social Security (3 percent), investments (3 percent), or pensions (2 percent) (Table 3.39).

**Table 3.39**  
**Distribution of Aggregate Household Income by Source of Income by Race/Ethnicity**  
**New York City 2007**

Source of Income	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings <sup>b</sup>	90.4%	89.6%	90.2%	85.6%	92.8%	95.5%	88.5%
Investments	2.9%	4.1%	**	**	**	**	**
Social Security	3.4%	3.4%	4.5%	5.3%	2.7%	1.9%	**
Public Assistance	0.9%	0.4%	2.0%	4.4%	1.7%	0.4%	**
Pension	2.2%	2.3%	2.5%	3.5%	1.4%	**	**
Other	0.3%	0.2%	0.5%	**	**	**	**

Source: U.S. Bureau of the Census, 2008 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.

**Table 3.40**  
**Distribution of Aggregate Household Income by Source of Income by Race/Ethnicity**  
**New York City 2004**

Source of Income	Race/Ethnicity						
	All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian	Other
All <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings <sup>b</sup>	89.1%	88.5%	87.9%	84.6%	91.7%	94.9%	92.4%
Investment	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.

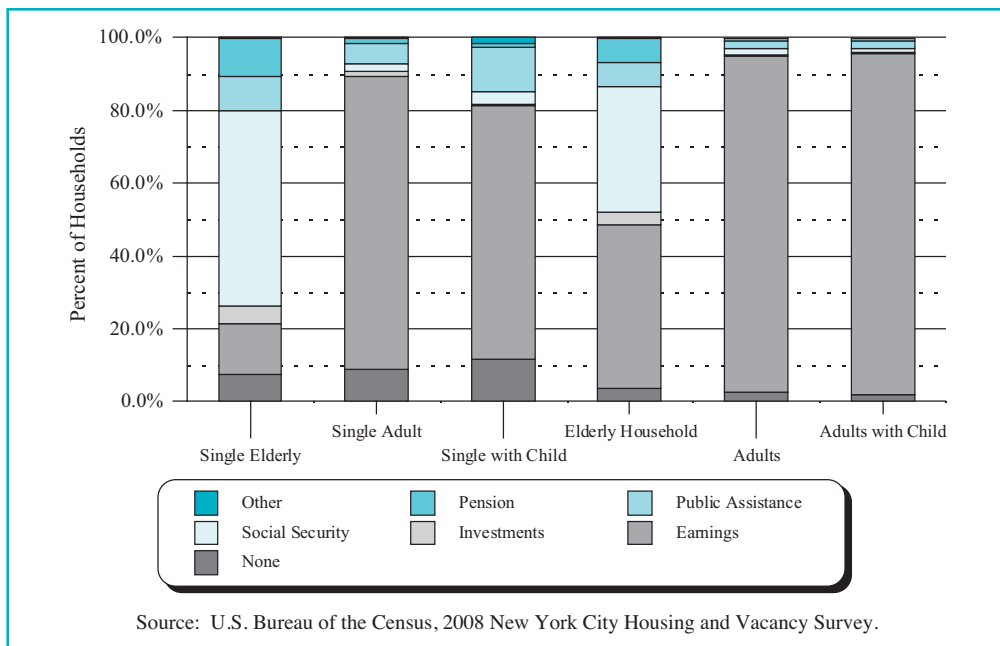
White and black households' proportional distribution of aggregate income by sources of income resembled that of all households, with the following exception: black households received less income from investments and whites slightly more (Table 3.39). Compared to all households, Puerto Rican households received a larger amount of their income from Social Security (5 percent) and Public Assistance (4 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, 93 cents came from earnings, while the remainder came from other sources in small proportions. Most Asian households' aggregate income (96 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 2004 and 2007, except that the proportion of black households' income that came from earnings in 2007 was slightly higher than in 2004 (Tables 3.39 and 3.40).

### Sources of Household Income by Household Type

Looking at each household type by source of income provides extra insights about the following or similar detailed household income issues: first, how many or what proportion of households in each type of household depends 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 2007, while 11 percent received it primarily from Social Security, and 5 percent received it from Public Assistance. 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 uniquely from one household type to another, except that the distributions for adult households and adult households with children were very similar (Figure 3.12).

**Figure 3.12**  
**Distribution of Primary Sources of Income within Household Type**  
**New York City 2007**



**Table 3.41**  
**Distribution of Households by Primary Source of Income within Household Type**  
**New York City 2007**

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 <sup>a</sup>	5.1%	7.6%	9.0%	11.9%	3.6%	2.5%	1.8%
Earnings <sup>b</sup>	75.1%	13.9%	80.3%	69.5%	45.0%	92.3%	93.6%
Investments	1.4%	4.8%	1.3%	**	3.3%	0.5%	0.4%*
Social Security	10.8%	53.4%	2.2%	3.4%	34.7%	1.6%	1.3%
Public Assistance	4.8%	9.7%	5.7%	12.1%	6.4%	2.1%	2.0%
Pension	2.5%	10.2%	1.2%	**	6.9%	0.8%	0.6%
Other	0.3%	**	**	1.8%*	**	**	**

Source: U.S. Bureau of the Census, 2008 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 3.42**  
**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 <sup>a</sup>	2.9%	4.1%	5.5%	6.4%	1.3%*	1.6%	0.9%
Earnings <sup>b</sup>	75.3%	12.5%	81.5%	70.5%	45.3%	92.6%	93.8%
Investment	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, the majority, 53 percent specifically, of single elderly households (which consist of one adult 62 years old or older) cited Social Security as their primary source of income in 2007 (Table 3.41 and Figure 3.12). Another two in ten cited pensions (10 percent) or Public Assistance (10 percent). Consequently, an extremely small proportion of such households, only 14 percent, cited earnings as their primary source of income, while 5 percent, a relatively high proportion compared to the equivalent proportion of all households, cited investments. The composition of primary sources of incomes for this household type explains why their income was the lowest of any household type and why its real income declined considerably between 2004 and 2007. Their incomes from government sources were low and did not increase, while their incomes from pensions were more or less fixed and, thus, did not improve in real terms. In addition, their incomes from earnings and investments improved marginally (Tables 3.41, 3.42, 3.43 and 3.44).

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 7 percent cited pensions in 2007 (Table 3.41). In addition, 6 percent cited Public Assistance, while only 3 percent cited investments as their primary source of income (Figure 3.12).

Unlike elderly households and single elderly households, eight in ten single adult households cited earnings as their primary source of income in 2007 (Table 3.41). The proportion of this household type that cited Public Assistance as the primary source of income was 6 percent (Figure 3.12).

However, the distribution of single-adult-with-children households was considerably different from that of single adult households. Of the former, 70 percent received their income from earnings, while 12 percent received it from Public Assistance, two-and-a-half times the equivalent proportion for all households and the highest proportion of any household type (Table 3.41 and Figure 3.12).

In 2007, more than nine in ten adult households (92 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 coming from Public Assistance (Figure 3.12).

The distributional pattern of households by primary source of income within household type changed little from 2004 to 2007, except that the proportion of single adult with children households whose income came primarily from Public Assistance in 2007 was somewhat smaller than in 2004 (Tables 3.41 and 3.42).

Compared to the distributional pattern of primary income sources, all households reported that considerably more of their aggregate incomes came from earnings. However, the general pattern of aggregate household income by source of income for each household type roughly resembled that of households by primary source of income (Tables 3.41 and 3.43).

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 (Tables 3.41 and 3.43).

In 2007, about nine in every ten dollars of income for all households in the City came from earnings; the remainder was mostly from Social Security (3 percent), investments (3 percent), or pensions (2 percent) (Table 3.43). Contrarily, close to half of the incomes of single elderly households came from either Social Security (29 percent) or pensions (17 percent), while another half came from either earnings (36 percent) or investments (13 percent).

**Table 3.43**  
**Distribution of Aggregate Household Income by Source of Income within Household Type**  
**New York City 2007**

Source of Income	Household Type						
	All	Single Elderly	Single Adult	Single with Children	Elderly	Adult	Adult with Children
All <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings <sup>b</sup>	90.4%	35.9%	95.0%	89.4%	62.1%	96.0%	96.1%
Investment	2.9%	13.3%	2.8%	**	7.7%	1.8%	1.6%*
Social Security	3.4%	29.4%	0.5%	1.7%	18.9%	0.7%	0.8%
Public Assistance	0.9%	3.9%	0.9%	4.3%	2.0%	0.4%	0.5%
Pension	2.2%	17.0%	0.6%	**	9.0%	0.9%	0.8%
Other	0.3%	**	**	2.7%*	**	**	**

Source: U.S. Bureau of the Census, 2008 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 data are based on a small number of households, interpret with caution.

\*\* Data based on too few households to report.

**Table 3.44**  
**Distribution of Aggregate 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 <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings <sup>b</sup>	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, 2008 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.



Unlike single elderly households, three-fifths of the incomes of elderly households came from earnings (62 percent), while almost three-tenths of their income came from either Social Security (19 percent) or pensions (9 percent); most of the remainder came from investments (8 percent) (Table 3.43).

Almost all of the incomes of single adult households came from earnings (95 percent), while the remainder came mostly from investments (3 percent) (Table 3.43). Close to nine in every ten dollars of the incomes of single adult households with children came from earnings (89 percent), while most of the remainder came from Public Assistance (4 percent) and Social Security (2 percent). On the other hand, almost all of the incomes of adult households and adult households with children came from earnings (96 percent).

The two household types with the highest aggregate use of Public Assistance were single elderly and single with children, at 4 percent each, compared to 1 percent for all households. Between 2004 and 2007, 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 and single adult households with children: the proportion of single elderly households' aggregate incomes from investments increased by 4 percentage points to 13 percent, while the proportion of such households' incomes from Social Security decreased to 29 percent. In addition, the proportion of single households with minor children's aggregate income from earnings increased by 4 percentage points to 89 percent in 2007 (Tables 3.43 and 3.44).

### **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 with incomes below the poverty thresholds (poor households' proportion of all households), which is commonly called the "poverty rate." The poverty thresholds for 2007 for three-person families that include two children under the age of 18 (for example, single parent households with two children) and for four-person families that include two children under 18 (for example, adult households with two children) were \$ 16,705 and \$ 21,027 respectively.<sup>21</sup> **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.

#### **Number of Households Living below the Poverty Level and the Poverty Rate**

The 2008 HVS reports that, in 2007, the number of households that lived below the poverty level in the City was 573,000, or 18.5 percent of all households (Table 3.45). In 2004, the number was 526,000 households and the poverty rate for all households was 17.3 percent.

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21 U.S. Bureau of the Census, Poverty Thresholds, 2007. See Appendix B.

## Poverty Rates by Racial and Ethnic Groups

The city-wide overall poverty rate was not repeated consistently 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 11.6 percent, the lowest of all groups, as was the case three years earlier in 2004, when their rate was 11.5 percent (Table 3.45). Asians' rate was 16.0 percent, the second lowest in 2007. Their equivalent rate in 2004 was 15.6 percent.

**Table 3.45**  
**Number and Percent of Poor Households and Poverty Rate by Race/Ethnicity**  
**New York City 2004 and 2007**

Race/Ethnicity	Number/Percent of Poor Households and Poverty Rate						Change 2004 - 2007 in Rate Points
	2004			2007			
	Number	Percent	Poverty Rate	Number	Percent	Poverty Rate	
All	526,147	100.0%	17.3%	572,996	100.0%	18.5%	+ 1.2
White	152,790	29.0%	11.5%	155,670	27.2%	11.6%	+ 0.1
Black	143,285	27.2%	20.7%	167,873	29.3%	24.1%	+ 3.4
Puerto Rican	89,194	17.0%	30.8%	89,474	15.6%	32.7%	+ 1.9
Non-Puerto Rican Hispanic	93,616	17.8%	22.4%	105,664	18.4%	23.5%	+ 1.1
Asian	44,440	8.4%	15.6%	51,567	9.0%	16.0%	+ 0.4
Other	**	**	**	**	**	**	--

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

\*\* Too few households to report.

The poverty rates for the balance of the racial and ethnic groups were much higher than that for all households. The rate for blacks was 24.1 percent, 5.6 percentage points higher than the city-wide rate in 2008 (Table 3.45). The poverty rate for non-Puerto Rican Hispanics was 23.5 percent, 5.0 percentage points higher than the city-wide rate.

On the other hand, the 2007 rate for Puerto Ricans was overwhelmingly high, 32.7 percent, 1.8 times the city-wide rate, and the highest of any racial and ethnic group in 2007. In other words, one-third of Puerto Rican households lived below the poverty level in New York City (Table 3.45).

## 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 incomparably higher than the rate for all households and other household groups in the City in 2007, as they were in 2004. The rate for single adult households with minor children, a group that includes many extremely poor single female-headed households with children, was 43.0 percent, which was 2.3 times the city-wide overall rate of 18.5 percent, and the highest of any household type in 2007 (Table 3.46).

**Table 3.46**  
**Number and Percent of Poor Households and Poverty Rate by Household Type**  
**New York City 2004 and 2007**

Household Type	Number/Percent of Poor Households and Poverty Rate						Change 2004 – 2007 in Rate Points
	2004			2007			
	Number	Percent	Poverty Rate	Number	Percent	Poverty Rate	
All	526,147	100.0%	17.3%	572,996	100.0%	18.5%	+ 1.2
Single Elderly	114,658	21.8%	33.1%	128,764	22.5%	36.6%	+ 3.5
Single Adult	117,584	22.3%	17.4%	137,508	24.0%	19.6%	+ 2.2
Single w/ Child(ren)	86,683	16.5%	41.9%	81,464	14.2%	43.0%	+ 1.1
Elderly	34,786	6.6%	12.1%	48,463	8.5%	16.3%	+ 4.2
Adults	57,275	10.9%	7.4%	65,841	11.5%	7.9%	+ 0.5
Adults w/ Child(ren)	115,161	21.9%	15.4%	110,955	19.4%	15.2%	- 0.2

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

At the same time, the poverty rate for single elderly households, which had the lowest income among all household types, was 36.6 percent, the second-highest rate in the City and almost two times the City's overall rate (Table 3.46). Their 2007 rate was a 3.5-percentage-point increase over their 2004 rate. The rate for single adult households was 19.6 percent.

The rate for adult households, whose incomes were the highest among all household types, was a mere 7.9 percent, the lowest poverty rate in 2007 (Table 3.46).

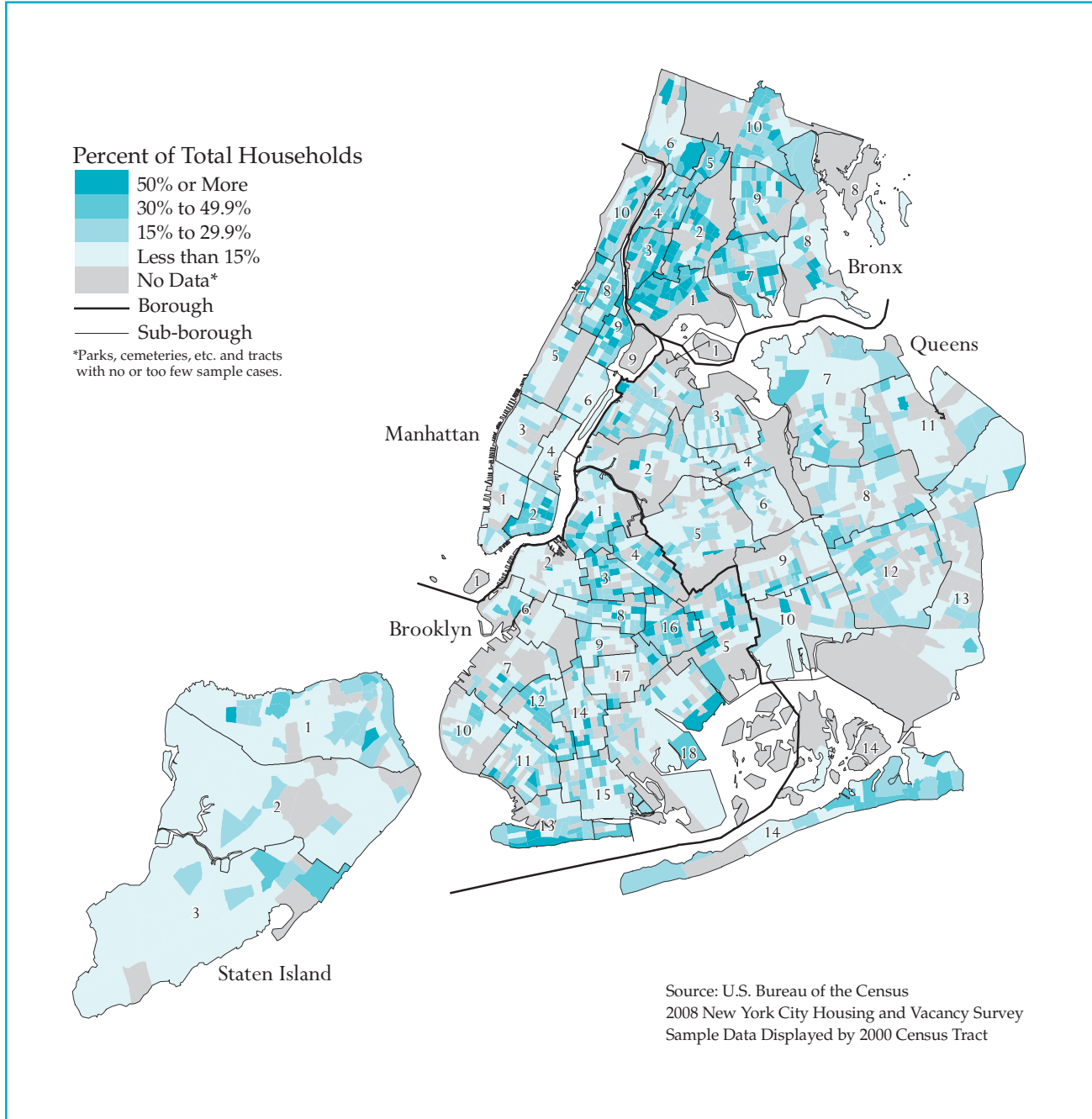
The rates for elderly households and adult households with minor children were 16.3 percent and 15.2 percent respectively. The rate for elderly households increased substantially by 4.2 percentage points from their 2004 rate, while the rate for adult households with minor children changed little from their 2004 rate (Table 3.46).

### Poverty Rates by Borough and Sub-Borough Areas

The rank order of the poverty rate by borough was expectedly 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 rate in the Bronx was 32.3 percent, and the Bronx's rate was 13.8 percentage points higher than the city-wide overall rate of 18.5 percent in 2007 (Table 3.47). The 2007 rate in Brooklyn was 18.5 percent.

Conversely, the rates in the balance of the boroughs were lower than the overall rate. The rate in Manhattan was 16.4 percent, while the rates in Queens and Staten Island, where the proportions of very-low-income households were considerably lower, were also commensurately lower: 13.7 percent and 10.5 percent respectively (Table 3.47).

**Map 3.3**  
**Percentage of Households Below the Federal Poverty Level**  
**New York City 2008**



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 2007. The poverty rates in sub-borough areas 1 (Mott Haven/Hunts Point), 2 (Morrisania/East Tremont) and 3 (Highbridge/South Concourse) in the South Bronx were overwhelmingly high at 48.6 percent, 45.1 percent, and 42.0 percent respectively, 2.6, 2.4, and 2.3 times respectively the rate for the City as a whole. The poverty rates in sub-borough areas 4 (University Heights/Fordham) and 5 (Kingsbridge Heights/Mosholu) in the West Bronx were also disproportionately high at 33.4 percent and 32.3 percent respectively (Map 3.3).<sup>22</sup>

The poverty rates in several sub-borough areas in Brooklyn and Manhattan were also extremely high. The rates in sub-borough areas 3 (Bedford Stuyvesant) and 16 (Brownsville/Ocean Hill) in northern Brooklyn were 31.4 percent and 33.2 percent respectively. In Manhattan, the rates in sub-borough areas 8 (Central Harlem), 9 (East Harlem), and 10 (Washington Heights/Inwood) in the borough's northern area were 29.6 percent, 34.0 percent, and 30.2 percent respectively.<sup>23</sup>

### 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. The poverty rate for renter households in the City was 22.9 percent, 4.4 percentage points higher than the corresponding rate of 18.5 percent for all households in 2007 (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 2007 was not the lowest among the five boroughs. The 19.1 percent rate in the borough was not much different from the rate of 19.6 percent in Manhattan (Table 3.47).

For the Bronx and Brooklyn, where the median renter household incomes were the lowest and second-lowest, the rates were 36.8 percent and 22.2 percent respectively, the highest and second-highest in the City. On the other hand, the rate for Manhattan was 19.6 percent, while the rate in Queens was 16.7 percent in 2007 (Table 3.47).

Between 2004 and 2007, the poverty rate for renter households in the City changed little from 22.6 percent to 22.9 percent. The rate in Queens also changed little. However, rates in the other boroughs changed considerably: the rates in the Bronx, Manhattan, and Staten Island increased by 3.5, 1.8, and 2.6 percentage points respectively, while the rate in Brooklyn actually declined by 3.3 percentage points (Table 3.47).

The poverty rates for owner households for the City and for each of the five boroughs were disproportionately lower than the corresponding rate for all households, as their incomes were substantially higher than that of all households. Compared to rates of renter households, rates for owner households were disproportionately lower. The comparative ratio of poverty rates for all households to renter households in the City was 1:1.2 in 2007, while the ratio for all households to owner households was 1:0.5 (Table 3.47).

In the Bronx, the poverty rate for owner households was 16.5 percent, higher than that for all owner households by 7.0 percentage points and the highest for owner households among all the boroughs

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22 Appendix A, "2008 HVS Data for Sub-Borough Areas," Table A.11 and A.13.

23 Appendix A, "2008 HVS Data for Sub-Borough Areas," Table A.11 and A.13.

(Table 3.47). In Queens, the poverty rate for owner households was 10.2 percent, the second-highest among all boroughs. The rate for owner households in Brooklyn was 9.1 percent, little different from the city-wide rate for owner households. The rates in Staten Island and Manhattan were 6.5 percent and 6.3 percent, 3.0 and 3.2 percentage points respectively lower than the city-wide rate (Table 3.47).

The 2007 poverty rates for owner households in each borough of the City as a whole, except Brooklyn, where the rate remained basically the same as in 2004, rose. In the Bronx, the rate for owner households increased by 7.0 percentage points in 2007 (Table 3.47).

**Table 3.47**  
**Number of Poor Households and Poverty Rate by Borough and Tenure**  
**New York City 2004 and 2007**

2007				
Borough	Number of Poor Households	Poverty Rate		
		All Households	Renter Households	Owner Households
All	572,996	18.5%	22.9%	9.5%
Bronx <sup>a</sup>	155,099	32.3%	36.8%	16.5%
Brooklyn	167,452	18.5%	22.2%	9.1%
Manhattan <sup>a</sup>	124,711	16.4%	19.6%	6.3%
Queens	108,446	13.7%	16.7%	10.2%
Staten Island	17,287	10.5%	19.1%	6.5%
2004				
Borough	Number of Poor Households	Poverty Rate		
		All Households	Renter Households	Owner Households
All	526,147	17.3%	22.6%	6.8%
Bronx <sup>a</sup>	132,533	28.1%	33.3%	9.5%
Brooklyn	181,451	20.7%	25.5%	8.9%
Manhattan <sup>a</sup>	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%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

### Poverty Rates by Number of Workers in the Household

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 expectedly

holds true for the relationship between the level of the poverty rate and the number of employed persons in a household. Almost seven out of ten households with incomes below the poverty threshold had no workers, while 27 percent had one worker and 4 percent had two workers (Table 3.48).

This review of the poverty rate by households with various numbers of employed persons further elaborates the relationship between the poverty rate and employment. Among households with no workers, the poverty rate was extraordinarily high: 55.8 percent. However, the rate drops dramatically as the number of workers in a household increases (Table 3.48). The rate dropped to 11.4 percent for households with one worker, to just 2.5 percent for households with two workers, and to a negligible proportion 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 extensively.

**Table 3.48**  
**Number and Distribution of Households**  
**by Number of Workers in the Household by Poverty Status**  
**New York City 2007**

Number of Workers	Percent of Poverty Level			
	All	< 100%	100-124%	125% or More
All Households	3,101,298	572,996	149,245	2,379,058
None	707,880	395,174	67,158	245,547
One	1,339,078	153,044	62,948	1,123,086
Two	850,886	20,937	16,060	813,889
Three or More	203,455	**	**	196,536
<b>Distribution within Poverty Status</b>				
Number of Workers	All	< 100%	100-124%	125% +
All Households	100.0%	100.0%	100.0%	100.0%
None	22.8%	69.0%	45.0%	10.3%
One	43.2%	26.7%	42.2%	47.2%
Two	27.4%	3.7%	10.8%	34.2%
Three or More	6.6%	0.7%*	2.1%*	8.3%
<b>Distribution within Number of Workers</b>				
Number of Workers	All	< 100%	100-124%	125% +
All Households	100.0%	18.5%	4.8%	76.7%
None	100.0%	55.8%	9.5%	34.7%
One	100.0%	11.4%	4.7%	83.9%
Two	100.0%	2.5%	1.9%	95.7%
Three or More	100.0%	1.9%*	1.5%*	96.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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

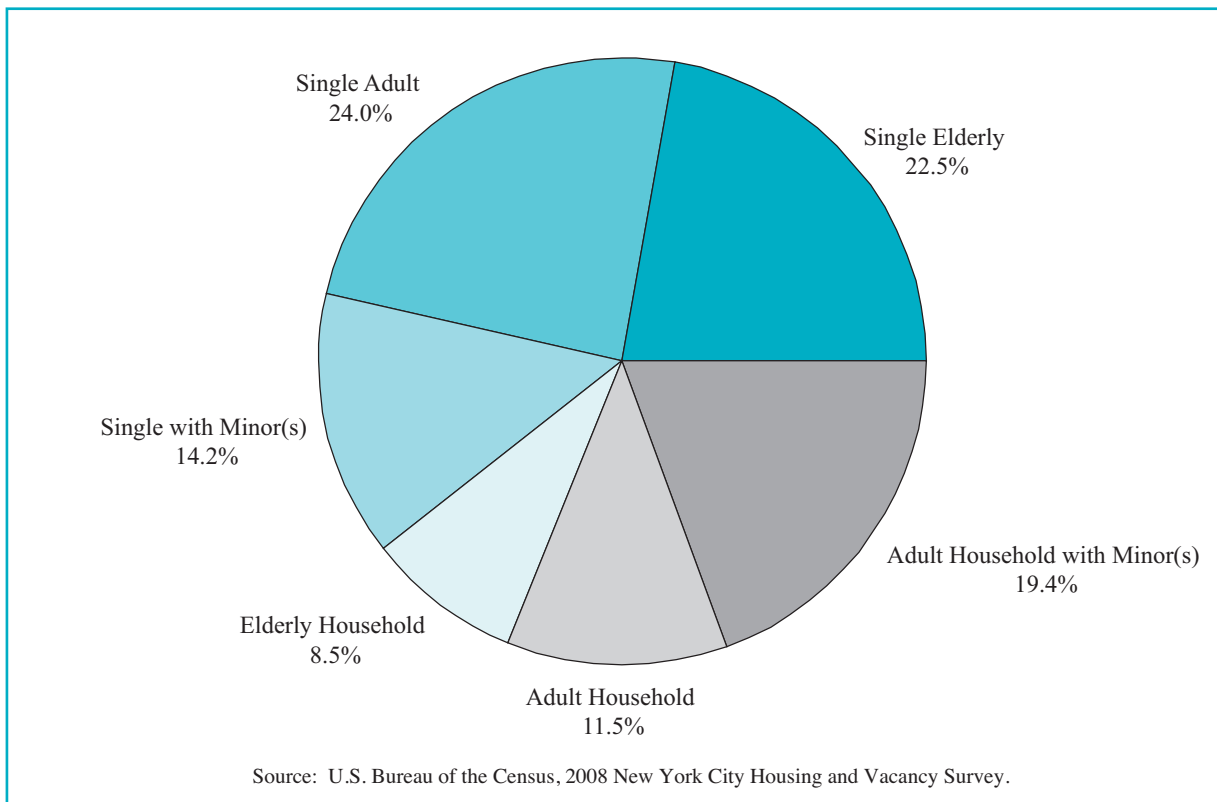
\*\* Too few households to report.

## Characteristics of Households Living below the Poverty Level

As characteristics of poor households are substantially different from those of non-poor households, housing requirements of the poor are uniquely different from those of the non-poor. In this context, major characteristics of poor and non-poor households are compared 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. Among poor households, 23 percent were single elderly, more than two-and-a-half times the proportion among non-poor households (Table 3.49). In addition, one in seven poor households was a single adult household with minor children, which is more than three times the proportion among non-poor households. On the contrary, among poor households, the proportion of adult households was very small (12 percent), roughly a third of the equivalent proportion among non-poor households (30 percent) (Figure 3.13).

**Figure 3.13**  
**Distribution of Poor Households by Household Type**  
**New York City 2007**



Compared to 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, 16 percent were Puerto Rican, while only 7 percent of non-poor households were Puerto Rican (Table 3.49). Also, of poor households, 18 percent were non-Puerto Rican Hispanic, compared to 14 percent of non-poor households. In addition, 29 percent of poor households were black, while 21 percent of non-poor households were black. Contrarily, among poor households, whites were fewer than three in ten, while close to one in two of non-poor households were whites.



**Table 3.49**  
**Selected Characteristics of Poor and Non-Poor Households**  
**New York City 2008**

<b>Household Type</b>	<b>All</b>	<b>Poor<sup>a</sup></b>	<b>Non-Poor</b>	<b>Race/Ethnicity</b>	<b>All</b>	<b>Poor</b>	<b>Non-Poor</b>
All Types	100.0%	100.0%	100.0%	All	100.0%	100.0%	100.0%
Single with Child(ren)	6.1%	14.2%	4.3%	White	43.2%	27.2%	46.8%
Adult Household	26.8%	11.5%	30.2%	Black	22.4%	29.3%	20.9%
Adult with Child(ren)	23.5%	19.4%	24.5%	Puerto Rican	8.8%	15.6%	7.3%
Single Elderly	11.4%	22.5%	8.8%	Non-Puerto Rican Hispanic	14.5%	18.4%	13.6%
Elderly Household	9.6%	8.5%	9.9%	Asian	10.4%	9.0%	10.7%
Single Adult	22.6%	24.0%	22.3%	Other	0.6%	**	0.7%
<b>Householder Birth Country/Region</b>				<b>Householder Educational Attainment</b>			
All Regions	100.0%	100.0%	100.0%	All	100.0%	100.0%	100.0%
Puerto Rico	4.7%	10.7%	3.5%	Less than High School	16.8%	36.2%	12.4%
Other Caribbean	12.3%	17.1%	11.3%	High School Grad or More	83.2%	63.8%	87.6%
Latin America	8.4%	7.3%	8.6%	<b>Householder Labor Force Participation</b>			
Europe/former USSR	9.5%	8.1%	9.7%	All	100.0%	100.0%	100.0%
Asia	9.7%	9.3%	9.8%	In Labor Force	70.9%	40.9%	77.7%
Africa	1.5%	1.1%	1.6%	Not In Labor Force	29.1%	59.1%	22.3%
Other	1.5%	1.3%	1.5%	<b>Householder Gender/Combination</b>			
U.S.A	52.4%	45.0%	53.9%	All	100.0%	100.0%	100.0%
<b>Median Income</b>	\$45,000	\$7,200	\$58,000	Single Male	21.6%	18.7%	22.2%
				Single Female	36.5%	58.0%	31.6%
				Couple	41.9%	23.3%	46.1%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a A poor household is one with total 2007 income below 100% of the federal poverty threshold for a family of the same size and composition. The characteristics are as of the time of the survey.

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

\*\* Too few households to report.

The proportions of poor householders in the City born in Puerto Rico or Other Caribbean Islands were 11 percent and 17 percent respectively, compared to 4 percent and 11 percent for non-poor householders (Table 3.49).

As expected, an overwhelmingly high proportion of poor households had householders with lower educational attainment compared to non-poor households: 36 percent of poor householders did not finish high school compared to 12 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 41 percent, compared to 78 percent of non-poor households (Table 3.49).

Poverty in the City is concentrated in single households with a female householder. In 2007, 58 percent of poor households had a single female householder (Table 3.49). For this reason, the unique characteristics of these poor households that bear on their housing requirements will be analyzed in detail in a separate section below.

### Characteristics of Single-Female-Headed Households

In 2007, there were 769,000 single-female-headed households in the City (Table 3.50). Of them, 258,000, or 34 percent, were poor. Single-female-headed households consisted of the following three household groups: 249,000 single female elderly households (32 percent); 349,000 single adult female households without children (45 percent); and 171,000 single female households with children (22 percent) (Table 3.50). Of single female households with children and single female elderly households, a great proportion—46 percent and 39 percent respectively—were poor.

**Table 3.50**  
**Poor and Non-Poor Female-Headed Households by Composition of Household**  
**New York City 2007**

<b>Number and Distribution within Poverty Status</b>				
	<b>All</b>	<b>Poor</b>	<b>Non-Poor</b>	
All Single Female Headed Households <sup>a</sup>	769,400 100.0%	258,344 100.0%	511,055 100.0%	
Single Female Elderly Households <sup>b</sup>	32.4%	37.2%	30.0%	
Single Adult Female Headed Households without Child(ren)	45.3%	32.6%	51.8%	
Single Female Headed Households with Child(ren)	22.2%	30.2%	18.2%	
<b>Number and Distribution within Household Category</b>				
	<b>Number</b>	<b>All</b>	<b>Poor</b>	<b>Non-Poor</b>
All Single Female Headed Households <sup>a</sup>	769,400	100.0%	33.6%	66.4%
Single Female Elderly Households <sup>b</sup>	249,387	100.0%	38.6%	61.4%
Single Adult Female Headed Households without Child(ren)	348,826	100.0%	24.1%	75.9%
Single Female Headed Households with Child(ren)	171,187	100.0%	45.6%	54.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a No other adult present.

b Age 62 or over, without children

**Table 3.51**  
**Selected Characteristics and Race/Ethnicity**  
**of Poor and Non-Poor Single Female Householders**  
**New York City 2008**

Selected Characteristics	All	Poor <sup>a</sup>	Non-Poor
All Single Female Householders	769,400	258,344	511,055
Percent Renters	75.0%	85.9%	69.4%
Percent at Least High School Graduate	80.9%	62.4%	90.2%
Percent in Labor Force	59.5%	36.7%	71.1%
Percent with Children Present	22.2%	30.2%	18.2%
Median Household Income	\$20,000	\$6,000	\$35,000
Single Elderly	\$12,084	\$7,200	\$20,000
Single Adult, No Child(ren)	\$35,000	\$2,580	\$50,000
Single with Child(ren)	\$19,200	\$6,000	\$33,000
<b>Race/Ethnicity</b>			
All	100.0%	100.0%	100.0%
White	43.3%	27.8%	51.1%
Black/African American	27.6%	32.6%	25.1%
Puerto Rican	11.0%	16.5%	8.2%
Non-Puerto Rican Hispanic	12.6%	18.0%	10.0%
Asian	4.8%	4.8%	4.9%
Other	0.6%	**	0.7%*

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a A poor household is one with total 2007 income below 100% of the federal poverty threshold for a family of the same size and composition. The characteristics are as of the time of the survey.

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

\*\* Too few householders to report.

Of the 258,000 single-female householders who were poor, only 62 percent had graduated from at least high school. Only 37 percent were in the labor force, and their median household income was a troublingly low \$6,000 in 2007. Three-fifths of such poor female householders were either white (28 percent) or black (33 percent), while a little more than a third were either Puerto Rican (17 percent) or non-Puerto Rican Hispanic (18 percent) (Table 3.51).

One might wonder how these extremely poor single female-headed households could live on such low incomes. Of the single female-headed households living below the poverty level in 2008, 86 percent were renters. The principal sources of income for these poor single female-headed renter households were almost evenly divided among public assistance (26 percent), social security (23 percent) and earnings (20

percent), while 27 percent reported receiving no income. Almost half of the poor single female-headed renter households lived in stabilized or rent controlled housing. Another 34 percent lived in either public housing (21 percent) or other government subsidized/regulated housing such as HUD, Mitchell-Lama or *in rem* (13 percent). Even so, 17 percent lived in unregulated housing at a median contract rent of \$900. Among those, 23 percent received some form of rent subsidy in order to be able to afford their unregulated rental housing.<sup>24</sup>

**Table 3.52**  
**Number and Distribution of Adult Persons in Poor Households**  
**where No Household Member Worked in 2007 but Some Household Income**  
**by Labor Force Status by Age Group**  
**New York City 2008**

<b>Labor Force Status 2008</b>	<b>Age Group</b>			
	<b>All</b>	<b>18 - 25</b>	<b>25 - 54</b>	<b>55 and Over</b>
All	348,653	32,972	99,177	216,504
Employed	22,144	**	11,933	8,028
Unemployed	9,785	**	6,548	**
Not in the Labor Force <sup>a</sup>	316,754	28,694	80,697	207,363

<b>Distribution within Age Group</b>				
<b>Labor Force Status 2008</b>	<b>All</b>	<b>18 - 25</b>	<b>25 - 54</b>	<b>55 and Over</b>
All	100.0%	100.0%	100.0%	100.0%
Employed	6.3%	**	12.0%	3.7%
Unemployed	2.8%	**	6.6%	**
Not in the Labor Force <sup>a</sup>	90.9%	87.0%	81.4%	95.8%

<b>Distribution within Labor Force Status</b>				
<b>Labor Force Status 2008</b>	<b>All</b>	<b>18 - 25</b>	<b>25 - 54</b>	<b>55 and Over</b>
All	100.0%	9.5%	28.4%	62.1%
Employed	100.0%	**	54.0%	36.3
Unemployed	100.0%	**	66.9%	**
Not in the Labor Force <sup>a</sup>	100.0%	9.1%	25.5%	65.5%

Source: U.S. Bureau of the Census, 2008 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.

24 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**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 2008**

Reason Given	All	Age Group		
		Under 25	25-54	55 and Over
All	316,754	28,694	80,697	207,363
Cannot Find Work <sup>a</sup>	5,345	**	**	**
Ill Health, Physical Disability	101,510	**	48,490	50,884
Family Responsibilities or Cannot Arrange Child Care	22,132	**	14,428	4,821*
In School or Other Training	25,801	20,448	4,775*	**
Retired	144,305	**	**	140,505
Other Reasons/Don't Know	16,076	**	6,612	7,827

**Distribution within Age Group**

Reason Given	All	Under 25	25-54	55 and Over
All	100.0%	100.0%	100.0%	100.0%
Cannot Find Work	1.7%	**	**	**
Ill Health, Physical Disability	32.2%	**	60.6%	24.6%
Family Responsibilities/Child Care	7.0%	**	18.0%	2.3%
In School or Other Training	8.2%	72.5%	6.0%	**
Retired	45.8%	**	4.7%*	67.9%
Other Reasons/Don't Know	5.1%	**	8.3%	3.8%

**Distribution within Reason Given**

Reason Given	All	Under 25	25-54	55 and Over
All	100.0%	9.1%	25.5%	65.5%
Cannot Find Work	100.0%	**	**	**
Ill Health, Physical Disability	100.0%	**	47.8%	50.1%
Family Responsibilities/Child Care	100.0%	**	65.2%	21.8%
In School or Other Training	100.0%	79.2%	18.5%	**
Retired	100.0%	**	2.6%*	97.4%
Other Reasons/Don't Know	100.0%	**	41.1%	48.7%

Source: U.S. Bureau of the Census, 2008 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.

The review of the relationship between household incomes of poor households and the number of persons or workers in a household above suggests that an analysis of the labor-force status of individuals in households that were poor in 2007, without workers in 2007, but with some household income could provide additional insight into the high poverty rate in the City. Among individuals 18 years old or older in poor households where no household member worked in 2007, 91 percent were still not in the labor force in 2008 (Table 3.52). In other words, in the week before the household was interviewed for the 2008 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, 81 percent were not in the labor force.

Among all adults in poor households without workers but with some 2007 household income, 46 percent reported the reason they were not looking for work was 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, 73 percent cited “going to school or getting training” as their reason for not being in the labor force. For almost eight in ten of those in the economically active 25-54 age group, the major reasons were ill health/physical disability (61 percent) or family responsibilities/childcare (18 percent). Of individuals 55 years old or older, almost seven in ten reported that they were retired (68 percent), while one-quarter said they were in ill health or were physically disabled and, thus, were not looking for work.

## **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 2008, 323,000 households, or 13.1 percent of all households in New York City, received Public Assistance. This was a decrease of 59,000 PA households, or 2.4 percentage points, in the three years between 2005 and 2008 (Table 3.54). The proportion of households receiving PA declined considerably for Puerto Rican households by 25,000 households, or by 6.9 percentage points, to 31.8 percent in 2008. However, the rate for Puerto Rican households was still incomparably high: 2.4 times the city-wide overall rate and still the highest among all racial and ethnic groups in the City, as in 2005. Changes in the proportion for other major racial and ethnic groups were statistically inappreciable.

Contrarily to intuition, which may assume that most poor households receive cash Public Assistance (PA), only 37 percent of the poor households in the City received cash Public Assistance in 2008, down from 45 percent in 2005 (Table 3.55). The proportion of poor households receiving cash PA varied widely from one racial and ethnic group to another. Only 25 percent of white poor households received cash Public Assistance, while 59 percent of Puerto Rican, 37 percent of non-Puerto Rican Hispanic, and 41 percent of black poor households received it in 2008. Only 19 percent of Asian poor households received cash Public Assistance.

**Table 3.54**  
**Number and Percent of All Households in Receipt of Public Assistance by Race/Ethnicity**  
**New York City 2005 and 2008**

Race/Ethnicity	2005		2008	
	Number	Percent	Number	Percent
All	382,931	15.5%	323,483	13.1%
White	79,118	7.8%	66,367	6.5%
Black/African American	113,217	19.3%	102,691	18.1%
Puerto Rican	98,576	38.7%	73,957	31.8%
Non-Puerto Rican Hispanic	71,893	19.7%	60,202	16.4%
Asian	17,360	7.5%	18,682	7.1%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

**Table 3.55**  
**Percentage of Poor Households Receiving Cash Public Assistance**  
**by Race/Ethnicity**  
**New York City 2002, 2005 and 2008**

Race/Ethnicity	Percentage of Poor Households Receiving Cash Public Assistance		
	2002	2005	2008
All	43.6%	45.1%	37.3%
White	30.1%	29.2%	24.7%
Black/African American	46.7%	46.4%	40.5%
Puerto Rican	68.7%	73.5%	59.0%
Non-Puerto Rican Hispanic	44.2%	49.6%	37.1%
Asian	25.0%	18.3%	19.2%

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

\* Too few households to report.

### Major Characteristics of Households Receiving Public Assistance

The major characteristics of households receiving PA were profoundly disparate from those of households not receiving it, and they very closely resembled those of poor households. The proportion of households receiving PA that were single-adult-with-children households was 15 percent, three times the proportion of such households not receiving it, only 5 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 Public Assistance households that were adult households was 16 percent, a little more than half the comparable proportion of non-PA households.

**Table 3.56**  
**Selected Characteristics of Households Receiving/Not Receiving Public Assistance**  
**New York City 2008**

<b>Household Type</b>	<b>All</b>	<b>PA</b>	<b>Non-PA</b>	<b>Race/Ethnicity</b>	<b>All</b>	<b>PA</b>	<b>Non-PA</b>
All Types	100.0%	100.0%	100.0%	All Races	100.0%	100.0%	100.0%
Single Adult	22.6%	16.0%	21.6%	White	43.2%	20.5%	44.6%
Single with Child(ren)	6.1%	15.4%	5.1%	Black	22.4%	31.7%	21.6%
Adult Household	26.8%	15.5%	27.7%	Puerto Rican	8.8%	22.9%	7.4%
2+ Adults with Child(ren)	23.5%	21.9%	24.8%	Non-Puerto Rican Hispanic	14.5%	18.6%	14.3%
Single Elderly	11.4%	17.9%	11.1%	Asian	10.4%	5.8%	11.4%
Elderly Household	9.6%	13.3%	9.7%	Other	0.6%	**	0.7%
<b>Householder Birth Country/Region</b>				<b>Householder Educational Attainment</b>			
All Regions	100.0%	100.0%	100.0%	All	100.0%	100.0%	100.0%
U.S.A	52.4%	47.7%	53.2%	Less than High School	16.8%	41.6%	13.7%
Puerto Rico	4.7%	13.5%	3.3%	High School Grad or More	83.2%	58.4%	86.3%
Other Caribbean	12.3%	16.0%	11.5%	<b>Householder Labor Force Participation</b>			
Latin America	8.4%	6.5%	8.8%	All	100.0%	100.0%	100.0%
Europe	9.5%	8.5%	9.6%	In Labor Force	70.9%	29.5%	74.6%
Asia	9.7%	6.2%	10.4%	Not In Labor Force	29.1%	70.5%	25.4%
Africa	1.5%	**	1.7%	<b>Householder Gender/Combination</b>			
Other	1.5%	1.1%*	1.5%	All	100.0%	100.0%	100.0%
<b>Median 2007 Income</b>	\$45,000	\$13,800	\$50,800	Single Male	21.6%	18.6%	21.6%
				Single Female	36.5%	57.1%	34.4%
				Couple	41.9%	24.3%	44.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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

\*\* Too few households to report.

Of householders receiving PA, 14 percent were born in Puerto Rico, about four times the proportion not receiving it, and 16 percent came from other Caribbean countries, noticeably higher than the comparable proportion of those not receiving it, 12 percent (Table 3.56).

Twenty-three percent of householders receiving PA were Puerto Rican, about 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, 42 percent had not finished high school, and only 30 percent were in the labor force. Fifty-seven percent of households receiving PA were single-female households (Table 3.56). The median income of households receiving PA was an extremely low \$13,800, only 27 percent of the income of households not receiving PA.



## The Labor Market 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. In addition, income data alone do not provide any insight that could help in understanding why income changed between survey years.

As suggested earlier, data on employment and education can also be usefully combined with income data to provide additional and deeper insights into the potential capability and opportunities of households to improve their earnings and, thus, possibly their housing situations. Since income and education issues have been covered earlier in this chapter, in this section, data on major employment characteristics will be discussed in regard to New Yorkers' potential demand for housing and affordability in the context of the relationship between the labor market and the housing market in the City.

### Labor Force Participation Rate

The labor force participation rate in the City increased considerably by 2.6 percentage points to 66.0 percent in 2008, over the three years since 2005 (Table 3.57). The labor force participation rate increased in every borough, but the level of the increase varied for the different boroughs. The labor force participation rates in the Bronx and Brooklyn were 59.6 percent and 65.1 percent, 6.4 and 0.9 percentage points respectively lower than the city-wide rate of 66.0 percent in 2008, and a substantial increase of 4.0 and 3.3 percentage points respectively from their 2005 rates. The rate in Staten Island was 64.0 percent in 2008, 2.0 percentage points lower than the city-wide rate. In Queens, the 2008 labor force participation rate was 67.6 percent, or 1.6 percentage points higher than the city-wide rate, and an increase of 2.6 percentage points over the borough's 2005 rate. The rate in Manhattan was 70.8 percent, the highest rate among all the boroughs in 2008, and an increase of 1.5 percentage points in the three years (Map 3.4).

**Table 3.57**  
**Labor Force Participation and Unemployment Rates**  
**of Individuals Aged 16 and Over by Borough**  
**New York City 2002, 2005 and 2008**

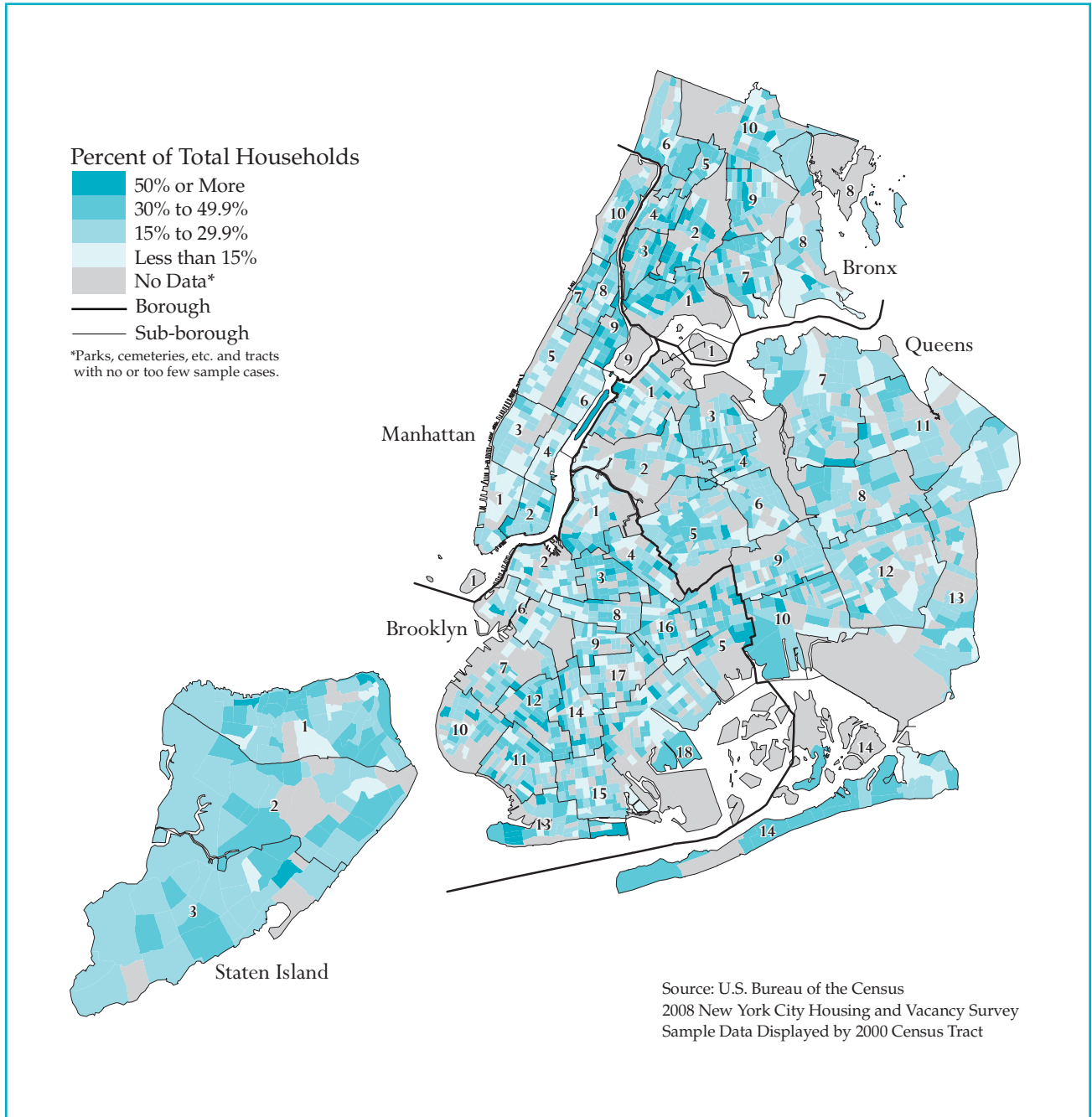
Borough	Labor Force Participation Rates			Unemployment Rates		
	2002	2005	2008	2002	2005	2008
All	64.2%	63.4%	66.0%	8.7%	6.3%	4.0%
Bronx <sup>a</sup>	61.4%	55.6%	59.6%	12.7%	7.8%	5.1%
Brooklyn	62.6%	61.8%	65.1%	9.1%	7.5%	3.7%
Manhattan <sup>a</sup>	68.1%	69.3%	70.8%	7.6%	5.7%	3.8%
Queens	65.2%	65.0%	67.6%	7.4%	5.3%	4.1%
Staten Island	62.2%	63.2%	64.0%	6.8%	4.4%	3.8%

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

**Map 3.4**  
**Percentage of Population Age 16 to 64 Not in the Labor Force**  
**New York City 2008**



Even with a very appreciable increase in the labor-force participation rate over the three-year period between 2005 and 2008, 34.0 percent of individuals in the City 16 years old or older were not in the labor force in 2008 (Table 3.57). This means about one in every three New Yorkers in 2008 did not have earnings and were not looking for work, despite the fact that, in 2007, 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 66.0 percent and the rates of 53.2 percent for the young age group of 18-24 and 65.7 percent for the 55-64 age group (Table 3.58).

This pattern of economically active age groups' higher rates than the overall rate holds true regardless of gender difference. However, the labor force participation rate for male individuals was substantially higher than it was for female individuals: 72.5 percent versus 60.4 percent (Table 3.58). It is also important to note that the rate for female individuals increased by 3.7 percentage points from 2005, 2.6 times the rate increase for male individuals, which was 1.4 percentage points.<sup>25</sup>

**Table 3.58**  
**Labor Force Participation Rates of Individuals Aged 16 Years and Over**  
**by Age Group and Gender**  
**New York City 2008**

Age Group	Gender		
	Both	Male	Female
All	66.0%	72.5%	60.4%
16-17	7.9%	7.1%	8.8%
18-24	53.2%	54.8%	51.6%
25-34	84.6%	89.6%	80.0%
35-44	87.1%	94.0%	80.6%
45-54	82.3%	89.1%	76.2%
55-64	65.7%	73.9%	59.0%
65-74	21.1%	25.3%	17.8%
75 and Over	5.2%	7.6%	4.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

### Labor Force Participation by Race and Ethnicity

The labor-force participation rate was generally consistent across the board, within the range between 65.0 percent and 69.0 percent, for every racial and ethnic group, except for Puerto Ricans. The rates for white,

25 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 2008**

Race/Ethnicity	Age Group			
	All	16-24	25-54	55 & Over
All	66.0%	42.3%	84.8%	37.5%
White	67.7%	48.4%	88.0%	38.5%
Black/African American	65.6%	37.0%	85.1%	39.5%
Puerto Rican	54.8%	36.8%	75.9%	24.6%
Non-Puerto Rican Hispanic	68.9%	46.3%	84.2%	41.0%
Asian	65.5%	35.9%	81.4%	37.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

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

blacks, and Asians—67.7 percent, 65.6 percent, and 65.5 percent respectively—were in approximate parity with the overall city-wide rate of 66.0 percent (Table 3.59). However, the rate for non-Puerto Rican Hispanics was 68.9 percent, 2.9 percentage points higher than the city-wide rate.

The labor force participation rate for Puerto Ricans was an extremely low 54.8 percent, 11.2 percentage points lower than the city-wide rate (Table 3.59). Only a little over half of Puerto Ricans 16 years old or older were in the labor force. This finding is very important to understanding the reasons for the incomparably low income of Puerto Rican households and their high poverty rate, compared to the incomes and poverty rates of other groups (Table 3.59).

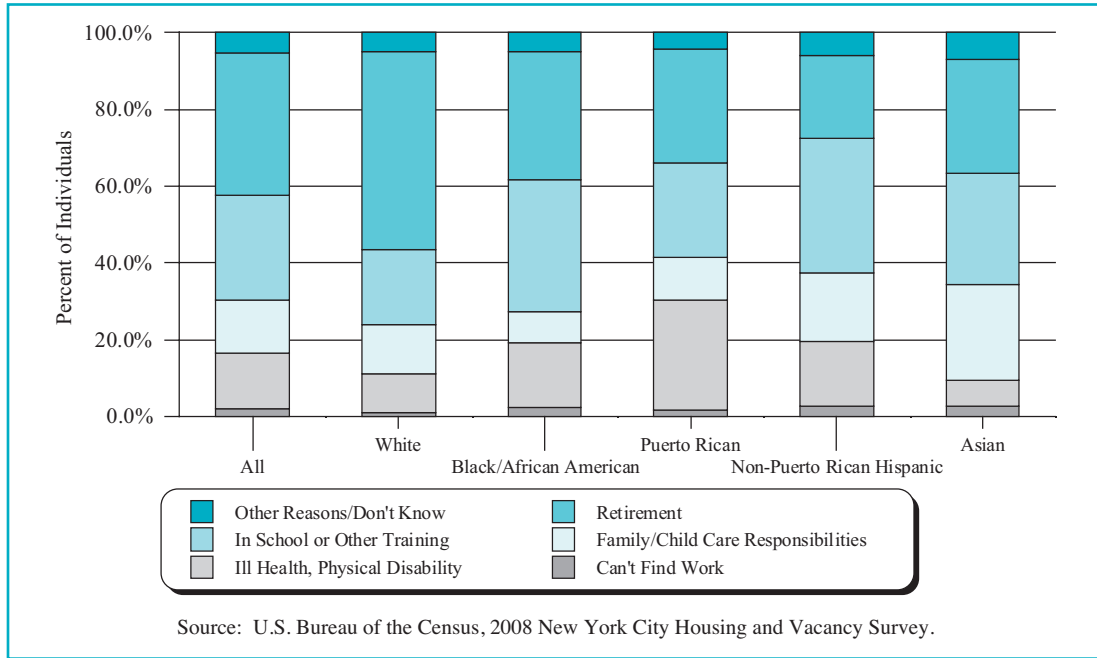
### Reasons Not in the Labor Force

Of those who were not in the labor force, close to two-fifths said they were not working or looking for work because they were retired (37 percent), while 27 percent cited schooling or training as their reason (Table 3.60). On the other hand, almost three in ten reported that they were not in the labor force due to family responsibilities/childcare (14 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. In 2008, one in two white individuals (51 percent) cited retirement as the major reason, while far below half of the individuals in the other major racial and ethnic groups cited retirement as the reason (Table 3.60 and Figure 3.14).

Of black individuals not in the labor force, more than three in ten (35 percent) cited schooling or training as the reason they were not looking for work, while a little more than a quarter of all individuals cited this reason in 2008 (Table 3.60). For black individuals, family responsibilities/childcare was not a widespread reason: only 8 percent cited this, compared to 14 percent of all individuals.

**Figure 3.14**  
**Reasons Not Looking for Work of Individuals Age 16 and Over by Race/Ethnicity**  
**New York City 2008**



In 2008, for Puerto Ricans, ill health or physical disability was a pervasive reason: an incomparably high proportion, 29 percent, cited this as their reason for not working or looking for work, while only 15 percent of all individuals cited it, as many previous HVSs have reported. Eighteen percent of non-Puerto Rican Hispanics cited family responsibilities or childcare, compared to 14 percent of all individuals, while a very large proportion, 35 percent, cited schooling or training as the reason for not being in the labor force, a similar proportion to that of black individuals (Table 3.60).

A quarter of Asians cited family responsibilities, including childcare, almost double the proportion 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 7 percent cited this reason.

**Labor Force Participation and Educational Attainment**

In general, the higher the level of educational attainment, the higher the labor-force participation rate. Specifically, for individuals in the economically active age group of 25-54 who did not finish high school, the labor-force participation rate was only 74.2 percent (Table 3.61). However, the rate rose progressively to 81.5 percent for those who had finished high school, to 85.2 percent for those who had finished some college work, and to 90.3 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 3.60**  
**Reasons Given by Individuals Aged 16 and Over**  
**for Not Looking for Work by Race/Ethnicity**  
**New York City 2008**

Reason Given	Race/Ethnicity					
	All	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Can't Find Work <sup>a</sup>	1.9%	1.0%	2.4%	1.8%	2.6%	2.7%
Ill Health, Physical Disability	14.5%	10.1%	16.8%	28.7%	17.0%	6.8%
Family Responsibilities or Cannot Arrange Child Care	13.8%	12.9%	8.0%	11.0%	17.8%	24.8%
In School or Other Training	27.4%	19.6%	34.5%	24.7%	34.9%	29.1%
Retired	37.0%	51.4%	33.5%	29.6%	21.5%	29.5%
Other Reasons/Don't Know	5.3%	5.0%	4.8%	4.3%	6.1%	7.1%

Source: U.S. Bureau of the Census, 2008 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.

**Table 3.61**  
**Labor Force Participation Rates of Individuals Aged 25-54**  
**by Race/Ethnicity and by Educational Attainment**  
**New York City 2008**

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	84.8%	74.2%	81.5%	85.2%	90.3%
White	88.0%	73.5%	82.4%	85.1%	91.3%
Black/African American	85.1%	70.8%	83.4%	86.3%	92.5%
Puerto Rican	75.9%	60.4%	74.9%	81.5%	88.7%
Non-Puerto Rican Hispanic	84.2%	78.6%	83.7%	89.2%	88.4%
Asian	81.4%	79.5%	77.2%	78.8%	85.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

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

For economically active Puerto Ricans, whose overall labor-force participation rate was only 75.9 percent, the upward pattern of the participation rate was much more vivid: from 60.4 percent for those who did not finish high school, to 74.9 percent for high school graduates, to 81.5 percent for those who had finished some college work, to 88.7 percent for those who had graduated at least from college, not much lower than the city-wide rate for all individuals with such a high level of educational attainment, 90.3 percent (Table 3.61).

For economically active blacks, the overall labor force participation rate was 85.1 percent, 2.9 percentage points lower than the rate for whites. However, rates for blacks who had graduated from high school, or finished some college work, or had graduated from college were higher than equivalent rates for whites.

**Table 3.62**  
**Unemployment Rates<sup>b</sup> of Individuals 16 Years and Over**  
**by Tenure and by Borough**  
**New York City 2005 and 2008**

Borough	Tenure					
	All		Renters		Owners	
	2005	2008	2005	2008	2005	2008
All	6.3%	4.0%	7.5%	4.7%	4.0%	2.7%
Bronx <sup>a</sup>	7.8%	5.1%	8.8%	5.9%	4.7%	2.3%*
Brooklyn	7.5%	3.7%	8.3%	4.5%	5.6%	1.8%
Manhattan <sup>a</sup>	5.7%	3.8%	6.7%	4.4%	2.3%	2.0%
Queens	5.3%	4.1%	6.7%	4.4%	3.7%	3.8%
Staten Island	4.4%	3.8%	7.4%	6.7%	3.3%	2.8%

Sources: U.S. Bureau of the Census, 2005 and 2008 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 not 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.

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

**Table 3.63**  
**Unemployment Rates of Individuals 16 Years and Over by Gender**  
**New York City 2005 and 2008**

Gender	2005	2008
Both	6.3%	4.0%
Male	5.8%	4.0%
Female	6.9%	4.1%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

## Unemployment Rates in New York City

### Changes in Unemployment Rates

According to the 2008 HVS, the overall unemployment rate for the City as a whole was 4.0 percent, a 2.3-percentage-point decrease from 2005 and a 4.7 percentage point decrease from 8.7 percent in 2002 (Tables 3.57 and 3.62). The 2002, 2005 and 2008 New York City Housing and Vacancy Surveys (HVSs) were conducted between February and June in each survey year. Although the most recent recession started in December 2007, according to the 2008 HVS, the employment situation in the City in the first half of 2008 was not unusually poor. The unemployment rate decreased in every borough, although the decrease occurred in varying degrees. The 2008 rates in the Bronx and Brooklyn were 5.1 percent and 3.7 percent respectively. The rate in the Bronx was still the highest of all the boroughs, even after a decline of 2.7 percentage points from 2005 and a substantial decline of 7.6 percentage points from 2002. The 2008 rate in Brooklyn was a 3.8-percentage-point decrease from 2005, and 5.4 percent from 2002.

On the other hand, the unemployment rates in Manhattan and Queens were 3.8 percent and 4.1 percent respectively in 2008, a 1.9-percentage-point and a 1.2-percentage-point drop from their 2005 rates (Table 3.62). The Manhattan rate in 2008 was half the 7.6 percent unemployment rate in 2002 (Table 3.57). In Staten Island, the rate was 4.4 percent in 2005, and 3.8 percent in 2008. Not surprisingly, the geographic distribution of unemployment reflects the approximate distribution of low income in the City (Map 3.5).

The unemployment rates also decreased for both renters and owners, by 2.8 percentage points to 4.7 percent and by 1.3 percentage points to 2.7 percent respectively in 2008 (Table 3.62).

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. But in 2008, for the first time, the rates were virtually the same for males and females: 4.0 percent versus 4.1 percent (Table 3.63).

### Unemployment Rates by Race and Ethnicity

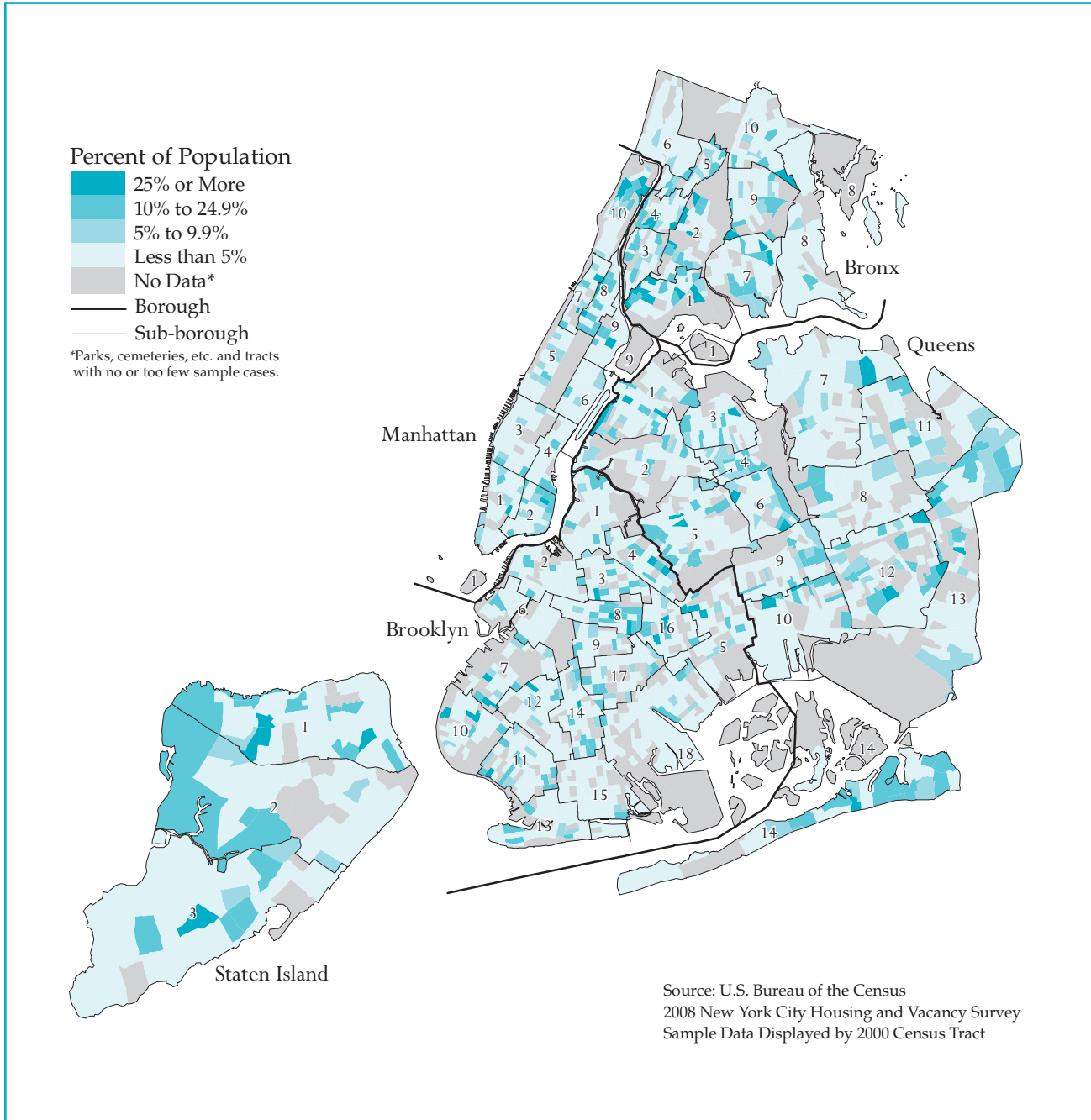
The unemployment rate for each major racial and ethnic group varied widely. The rates for blacks, Puerto Ricans, and non-Puerto Rican Hispanics were 5.1 percent, 7.4 percent, and 5.1 percent respectively, 1.1, 3.4, and 1.1 percentage points higher than the city-wide rate (Table 3.64). The rate for blacks dropped sharply by 4.8 percentage points from 2005, while the rates for Puerto Ricans and non-Puerto Rican Hispanics declined by 2.4 and 2.7 percentage points respectively.

On the other hand, the rates for whites and Asians were 2.6 percent and 3.1 percent, 1.4 and 0.9 percentage points respectively lower than the city-wide rate of 4.0 percent in 2008 (Table 3.64). The rate for whites decreased by 1.2 percentage points, while the rate for Asians changed little over the three-year period.

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 2008, the unemployment rate for this youngest age group was 11.5 percent, almost triple the 4.0-percent rate for all individuals in the City (Table 3.64). The rates for young blacks and young Puerto Ricans were extremely high: 18.1 percent and 21.1 percent respectively, more than one-and-a-half times the equivalent rate for all individuals of that age group in the City in 2008.



**Map 3.5**  
**Percentage of Unemployed Individuals Age 16 to 64**  
**New York City 2008**



**Table 3.64**  
**Unemployment Rates of Individuals Aged 16 Years and Over by Age Group**  
**and by Race/Ethnicity**  
**New York City 2005 and 2008**

Race/Ethnicity	Age Group							
	All		16-24		25-54		55 & Over	
	2005	2008	2005	2008	2005	2008	2005	2008
All	6.3%	4.0%	13.7%	11.5%	5.6%	3.2%	4.5%	3.5%
White	3.8%	2.6%	9.9%	6.1%	3.3%	2.2%	2.8%	2.8%
Black	9.9%	5.1%	23.0%	18.1%	8.9%	3.8%	5.2%	2.6%*
Puerto Rican	9.8%	7.4%	21.8%	21.1%	8.4%	5.5%	**	**
Non-Puerto Rican Hispanic	7.8%	5.1%	8.8%	10.7%	7.4%	3.9%	9.1%	6.1%
Asian	3.3%	3.1%	**	**	2.7%	2.5%	6.2%*	**

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

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

\*\* Too few individuals to report.

**Table 3.65**  
**Unemployment Rates of Individuals Aged 25-54 by Race/Ethnicity**  
**and by Level of Educational Attainment**  
**New York City 2008**

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	3.2%	6.1%	4.1%	2.6%	2.1%
White	2.2%	**	3.7%	2.3%	1.8%
Black/African American	3.8%	9.5%	4.0%	2.7%	2.4%
Puerto Rican	5.5%	9.3%	8.8%	**	**
Non-Puerto Rican Hispanic	3.9%	5.5%	3.8%	3.3%*	2.6%*
Asian	2.5%	**	**	**	2.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

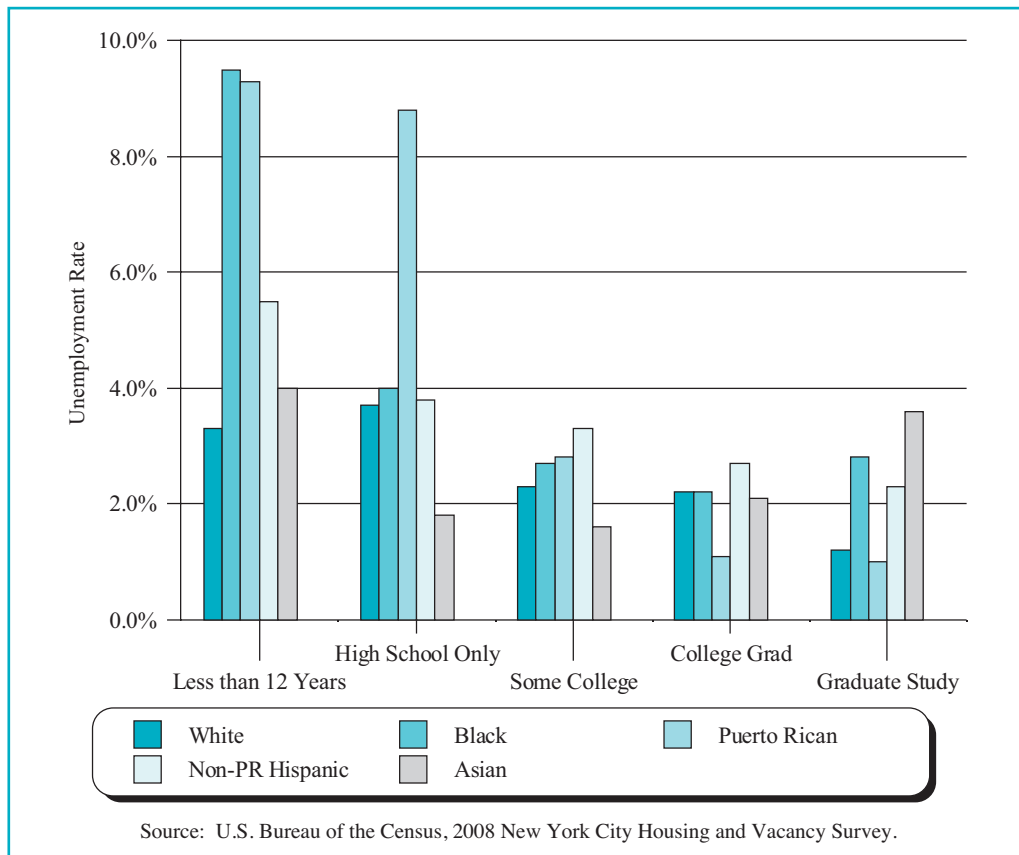
\*\* Too few individuals to report.

## 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 6.1 percent, about twice the city-wide rate (Table 3.65). The rate dropped progressively to 4.1 percent for those in this age group who graduated from high school. The rate plunged to 2.1 percent for those who had at least graduated from college.

The gradation of differentiated unemployment rates for different levels of educational attainment holds true for the major racial and ethnic groups. The pattern 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 extremely high: 9.5 percent and 9.3 percent respectively (Table 3.65). But the rate for blacks showed a progressively steep decline as the level of educational attainment improved. For those blacks who had graduated from high school, the rate plummeted to 4.0 percent. For those who had graduated at least from college, the rate was only 2.4 percent. The numbers of unemployed Puerto Ricans who had done some college work and those who had graduated from college were too few to estimate a reliable unemployment rate for them in 2008 (Figure 3.15).

**Figure 3.15**  
**Unemployment Rates by Race/Ethnicity by Level of Education**  
**Individuals Age 25 - 54**  
**New York City 2008**



**Table 3.66**  
**Unemployment Rates of Individuals Aged 16 Years and Over by Occupational Classification**  
**New York City 2005 and 2008**

Occupational Classification <sup>a</sup>	2005	2008
All	6.3%	4.0%
Management, Business, Financial Operations	3.4%	2.2%
Professional and Related	3.2%	1.5%
Service	5.5%	3.5%
Sales and Related	5.8%	4.4%
Office and Administrative Support	7.0%	3.7%
Construction and Extraction	6.9%	5.7%
Installation, Repair, and Maintenance	5.8%	*
Production	8.3%	7.8%
Transportation and Material Moving	3.6%	2.9%

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

\* Too few individuals to report.

### 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 the 2002, 2005, and 2008 HVSs. These classifications are different from those used for the 1999 and previous HVSs, which were initially developed for the 1990 census. Thus, these new 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 2008 HVS data on occupations with data from the 1999 and earlier 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 2.2 percent and 1.5 percent respectively, substantially lower by 1.8 percentage points and 2.5 percentage points than the city-wide overall rate of 4.0 percent in 2008 (Tables 3.66 and 3.68). The rate for the **sales**

category, which was the third-highest earnings category, was 4.4 percent. The unemployment rate for the **service** category—which includes health aids, building cleaners, and waiters, and whose earnings were the lowest—was 3.5 percent (Tables 3.66 and 3.68). The rate for the **transportation** category, whose earnings were much lower than the city-wide average earnings, was 2.9 percent. However, the rates for the occupational categories of **production** and **construction** were 7.8 percent and 5.7 percent respectively, 3.8 percentage points and 1.7 percentage points higher than the city-wide rate.

### Unemployment Rates by Major Industrial Categories

Industrial categories will be classified in the following twelve major categories, and terms in parentheses will be used to refer to each category by one simple term, as follows: (1) manufacturing (**manufacturing**); (2) construction (**construction**); (3) trade (**trade**); (4) transportation, warehousing, and utilities (**transportation**); (5) information (**information**); (6) finance, insurance, and real estate (**FIRE**); (7) professional, scientific, management, administrative, and waste management (**management**); (8) education, health care, and social services (**social services**); (9) arts, entertainment, recreation, accommodation and food services (**entertainment**); (10) other services, except public administration (**other services**); (11) federal government (**federal government**); and (12) state and local government (**state and local government**).

**Table 3.67**  
**Unemployment Rates of Individuals Aged 16 and Over by Major Industry Group**  
**New York City 2005 and 2008**

Major Industry Group <sup>a</sup>	Unemployment Rate	
	2005	2008
All	6.3%	4.0%
Manufacturing	8.4%	6.2%
Construction	7.0%	6.0%
Trade	6.7%	4.3%
Transportation, Warehousing, Utilities	3.1%	2.6%
Information	6.9%	2.9%
Finance, Insurance, Real Estate, Rental Leasing “(FIRE)”	3.7%	3.2%
Professional, Scientific, Management, Administrative, Waste Management	5.0%	3.0%
Education, Health Care, Social Services	4.0%	1.9%
Arts, Entertainment, Recreation, Accommodation, Food Services	6.0%	3.6%
Other Services, Except Public Administration	6.8%	3.7%
Federal Government	**	**
State/Local Government	2.7%	1.5%

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

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.

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, 2005, and 2008 HVSs. Thus, no 2008 HVS data on industrial categories will be compared with data from the 1999 and previous HVSs in this report, since the 2002, 2005, and 2008 classifications are not comparable with those used in the 1999 and previous HVSs.

In 2008, the unemployment rate in **state and local government** was a mere 1.5 percent in 2008. The rate in **social services** was 1.9 percent, while it was 2.6 percent in **transportation** (Table 3.67). The rates for the categories of **information, management, FIRE, entertainment, and other services** were 2.9 percent, 3.0 percent, 3.2 percent, 3.6 percent, and 3.7 percent respectively. Conversely, the unemployment rates were 6.2 percent for **manufacturing**, 6.0 percent for **construction**, and 4.3 percent for **trade**.

### Employment by Major Occupational Categories

As in the previous section, the presentation and discussion of data on occupational categories in this section will cover only City residents aged 16 years or over in the labor force. In 2007, the average weekly earnings for full-time employed individuals was \$1,199 (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 2007.)

#### Earnings by Major Occupational Categories

The average weekly earnings varied widely from one occupational category to another. Specifically, the highest average weekly earnings were \$1,793 for those in the **managerial** category, followed by \$1,640 for those in the **professional** category in 2008. The third-highest earnings category was **sales**, with average weekly earnings of \$1,432. The average earnings for the other occupational categories were all lower than the city-wide average earnings of \$1,199 (Table 3.68). The average earnings of the **service** category was \$668, the lowest category.

#### 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 2007, 39 percent were white, while 23 percent were black, and 18 percent were non-Puerto Rican Hispanic. Asians were 12 percent, and Puerto Ricans were 7 percent (Table 3.68). Compared to this city-wide distribution, the proportion of those who were white in the managerial category, the highest-earnings category, was an overwhelming 58 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 11 percent, almost 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.

**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 2008**

Occupational <sup>a</sup> Classification	2004 Average Weekly Earnings <sup>b,c</sup>	2007 Average Weekly Earnings <sup>b</sup>	Race/Ethnicity					
			All	White	Black/ African American	Puerto Rican	Non- Puerto Rican Hispanic	Asian
All	\$1,131	\$1,199	100.0%	38.6%	22.9%	7.3%	18.3%	12.0%
Management, Business, Financial Operations	\$1,939	\$1,793	100.0%	57.7%	16.3%	4.0%	9.6%	11.4%
Professional and Related	\$1,558	\$1,640	100.0%	55.7%	19.2%	4.7%	9.1%	10.7%
Service	\$642	\$668	100.0%	24.4%	26.6%	9.5%	27.9%	10.7%
Sales and Related	\$1,192	\$1,432	100.0%	36.1%	23.9%	5.6%	16.5%	16.9%
Office and Administrative Support	\$854	\$870	100.0%	32.9%	26.7%	11.8%	17.0%	10.5%
Construction and Extraction	\$776	\$871	100.0%	31.0%	21.3%	7.8%	29.5%	9.7%
Installation, Repair, and Maintenance	\$953	\$824	100.0%	29.5%	27.9%	8.2%	21.7%	11.5%
Production	\$686	\$768	100.0%	26.4%	18.7%	6.8%	27.1%	20.3%
Transportation and Material Moving	\$780	\$746	100.0%	19.2%	27.6%	8.2%	27.6%	17.0%

Source: U.S. Bureau of the Census, 2008 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.

c In 2007 dollars.

\* Too few individuals to report.

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 more Asians (Table 3.68). The distributions in the three categories of **construction**, **administration**, and **maintenance**, whose average earnings were in the fourth, fifth, and sixth levels, and lower than the city-wide average, roughly mirrored that of those individuals in the City, except that all three categories had fewer whites and the latter two had more blacks. In the **construction** category, there were more non-Puerto Rican Hispanics.

The distribution in the three categories of **service**, **transportation**, and **production**, whose average earnings levels were the 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 three categories there were disproportionately fewer whites and substantially more non-Puerto Rican Hispanics. In addition, in the **production** category, there were substantially more Asians. 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**, and **transportation**.

### Employment by Occupational Distribution by Race and Ethnicity

The occupational distribution within each racial and ethnic group further magnifies each racial and ethnic group's proportional concentration in certain occupational categories. In 2008, of individuals aged 16 years or over who were in the City's labor force, 37 percent were in one of the top two earnings categories of **managerial** (13 percent) or **professional** (24 percent), while 23 percent were in either the **sales** category (11 percent) or the **administration** category (12 percent), which were the third- and fourth-highest-earnings categories (Tables 3.68 and 3.69). Close to a quarter were in the **service** category (23 percent), which was at the bottom of the earnings categories. The remaining individuals were dispersed in small proportions, 6 percent or less, in the other categories.

Compared to the city-wide distribution, whites were disproportionately concentrated in the top two earnings categories: more than half of whites had jobs in either the top category of **managerial** (20 percent) or the second-highest category of **professional** (34 percent) (Table 3.69). Another fifth of whites were employed in the **sales** (10 percent) or **administration** (11 percent) categories. On the other hand, the proportion of whites who had jobs in the **service** category, which was the lowest-earnings category, was relatively small, only 15 percent, compared to 23 percent for the City as a whole.

A relatively large proportion of blacks had occupations in the following three categories: **service** (27 percent), **professional** (20 percent), and **administration** (15 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 smaller than those of blacks, while more of them had occupations in **administration**.



**Table 3.69**  
**Distribution of Individuals Aged 16 and Over in the Labor Force**  
**by Occupational Classification by Race/Ethnicity**  
**New York City 2008**

Occupational <sup>a</sup> Classification	Race/Ethnicity					
	All	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Management, Business, Financial Operations	13.2%	19.7%	9.5%	7.4%	6.9%	12.5%
Professional and Related	23.8%	34.1%	20.0%	15.4%	11.8%	21.1%
Service	23.4%	14.7%	27.4%	30.9%	35.7%	20.8%
Sales and Related	11.0%	10.2%	11.6%	8.5%	9.9%	15.4%
Office and Administrative Support	12.3%	10.5%	14.5%	20.2%	11.4%	10.7%
Construction and Extraction	5.5%	4.4%	5.1%	5.9%	8.8%	4.4%
Installation, Repair, and Maintenance	1.7%	1.3%	2.1%	2.0%	2.1%	1.7%
Production	3.0%	2.0%	2.5%	2.8%	4.4%	5.0%
Transportation and Material Moving	6.0%	3.0%	7.3%	6.8%	9.0%	8.4%

Source: U.S. Bureau of the Census, 2008 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.

Compared to all individuals aged 16 or over in the City's labor force, about half of non-Puerto Rican Hispanics had labor-intensive jobs in the three lowest-paying occupational categories of **service** occupations (35.7 percent), **production** (4.4 percent), and **construction** and extraction (8.8 percent) in 2008 (Table 3.69). Of non-Puerto Rican Hispanics, 36 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 **transportation** category, the second-lowest earnings category. The distribution of Asians very much resembled the city-wide distribution except that more Asians had occupations in **sales**.

## Employment by Occupational Categories by Tenure

In 2008, 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 2008**

Occupational Classification <sup>a</sup>	All		Tenure	
	Number	Percent	Renters	Owners
All	4,244,617 <sup>b</sup>	100.0%	100.0%	100.0%
Management, Business, Financial Operations	556,527	13.2%	11.5%	16.3%
Professional and Related	1,000,755	23.8%	21.3%	28.4%
Service	985,161	23.4%	26.8%	17.2%
Sales and Related	462,700	11.0%	11.6%	9.9%
Office and Administrative Support	518,062	12.3%	11.7%	13.5%
Construction and Extraction	230,391	5.5%	6.0%	4.6%
Installation, Repair, and Maintenance	73,614	1.7%	1.5%	2.1%
Production	125,449	3.0%	3.0%	2.9%
Transportation and Material Moving	252,035	6.0%	6.5%	5.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

b Includes 37,807 in labor force who last worked before 2003 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the distributions.

## Employment by Occupational Categories by Borough

In 2008, compared to the city-wide occupational distribution, substantially more individuals in the Bronx were employed in the lower-paying **service** category, while many fewer were employed in the higher-paying **managerial** and **professional** categories (Table 3.71). The occupational distributions in Brooklyn very much mirrored the city-wide distribution, except somewhat fewer individuals in Brooklyn were employed in the **managerial** category. The distribution in Queens also resembled the city-wide distribution except that fewer individuals worked in the **professional** category. In Manhattan, incomparably larger proportions of individuals worked in the two highest-paying occupations, **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 somewhat more individuals worked in the **administration** category.

**Table 3.71**  
**Distribution of Individuals Aged 16 and Over in the Labor Force**  
**by Occupational Classification by Borough**  
**New York City 2008**

Occupational Classification <sup>a</sup>	Borough					
	All	Bronx <sup>b</sup>	Brooklyn	Manhattan <sup>b</sup>	Queens	Staten Island
All	100.0% <sup>c</sup>	100.0%	100.0%	100.0%	100.0%	100.0%
Management, Business, Financial Operations	13.2%	7.7%	10.0%	23.5%	11.7%	12.0%
Professional and Related	23.8%	17.8%	23.4%	34.1%	19.4%	23.3%
Service	23.4%	32.2%	24.9%	15.7%	23.8%	21.9%
Sales and Related	11.0%	9.1%	10.9%	11.5%	11.5%	11.8%
Office and Administrative Support	12.3%	14.5%	12.4%	8.9%	13.2%	14.9%
Construction and Extraction	5.5%	5.6%	6.3%	2.0%	7.1%	5.8%
Installation, Repair, and Maintenance	1.7%	2.1%	1.9%	0.5%	2.2%	2.5%
Production	3.0%	3.1%	3.2%	1.8%	3.6%	2.7%
Transportation and Material Moving	6.0%	7.9%	6.8%	2.0%	7.4%	5.1%

Source: U.S. Bureau of the Census, 2008 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 37,807 individuals in labor force who last worked before 2003 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the category distributions.

### Employment by Educational Attainment by Occupational Distribution

An analysis of the relationship between the level of educational attainment and occupational distribution corroborates the utmost 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 2008, 14 percent had not graduated from high school, while 25 percent had finished only high school. In the meantime, 20 percent had completed some college work, while 41.2 percent had graduated at least from college (Table 3.72).

Compared to the general educational distribution of all individuals aged 16 years or older in the City's labor force, those individuals in the top two highest-earning occupational categories of **managerial** and **professional** had the highest two levels of educational attainment. Only 16 percent and 12 percent of individuals in these two categories respectively did not finish at least some college work. At the same time, 68 percent and 72 percent respectively of individuals in these two categories had graduated at least from college.

**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 2008**

Occupational Classification <sup>a</sup>	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	100.0% <sup>b</sup>	14.0%	25.1%	19.6%	24.3%	16.9%
Management, Business, Financial Operations	100.0%	4.1%	11.5%	16.0%	40.6%	27.8%
Professional and Related	100.0%	2.5%	9.0%	16.7%	35.7%	36.2%
Service	100.0%	26.0%	36.0%	18.9%	12.6%	6.5%
Sales and Related	100.0%	12.4%	28.7%	22.1%	25.4%	11.4%
Office and Administrative Support	100.0%	8.6%	28.5%	30.0%	24.1%	8.8%
Construction and Extraction	100.0%	25.8%	40.3%	18.1%	11.5%	4.4%
Installation, Repair, and Maintenance	100.0%	16.3%	36.8%	24.2%	15.6%	7.1%
Production	100.0%	35.4%	36.2%	13.5%	9.9%	5.0%
Transportation and Material Moving	100.0%	22.4%	39.4%	21.3%	11.8%	5.2%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a U.S. Bureau of the Census, Census 2000, Occupation Classification System.

b Includes 37,807 individuals in labor force who last worked before 2003 or never worked. These unemployed individuals are not assigned an occupational category and are not included in the distributions.

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 finished high school or had done some college work, while fewer had 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 graduated from high school and finished some college-level work (Table 3.72). On the other hand, in the lower-paying occupational categories of **production**, **construction**, **service**, and **transportation**, substantially larger proportions of individuals had disproportionately lower levels of educational attainment: 35 percent of individuals in **production**, and 26 percent each of individuals in **service** and **construction** did not finish high school.

## Employment by Major Industrial Groups

In 2008, **education and health care**, the largest industry in the City, employed 17 percent of the employed individuals in the City, or 694,000 people (Table 3.73). The second-largest industry, **government** (federal, state, and local governments) employed 15 percent of the City’s employed individuals, or 603,000 people. **Management**, the third-largest industry, employed 12 percent of the City’s workers, or 496,000 people. Three in ten of the City’s workers were employed in the following fourth-, fifth-, and sixth-largest industries in the City: **trade** (12 percent or 469,000 people); **entertainment** (10 percent or 403,000 people), and **FIRE** (10 percent or 395,000 people). **Construction**, the seventh-largest industry, employed 6 percent of the City’s workers, or 243,000 people, while **other services**, the eighth-largest industry, also employed 6 percent of the City’s workers, or 238,000 people. The remaining three industries, **transportation, manufacturing**, and **information**, employed 5 percent (203,000 people), 4 percent (161,000 people), and 4 percent (167,000 people) respectively of the City’s workers.

**Table 3.73**  
**Number and Distribution of Employed Individuals Aged 16 and Over**  
**by Major Industry Group**  
**New York City 2008**

Major Industry Group <sup>a</sup>	Number	Percent
All	4,073,163	100.0%
Manufacturing	161,253	4.0%
Construction	243,475	6.0%
Trade	469,312	11.5%
Transportation, Warehousing, Utilities	202,990	5.0%
Information	167,377	4.1%
Finance, Insurance, Real Estate, Rental Leasing “(FIRE)”	394,875	9.7%
Professional, Scientific, Management, Administrative, Waste Management	495,625	12.2%
Education, Health Care, Social Services	694,178	17.0%
Arts, Entertainment, Recreation, Accommodation, Food Services	402,754	9.9%
Other Services, Except Public Administration	237,921	5.8%
Federal Government	82,999	2.0%
State/Local Government	520,162	12.8%

Source: U.S. Bureau of the Census, 2008 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.

Together, the government and service-oriented industries, discussed above, employed 74 percent of the workers in the City, or 2,996,000 New Yorkers (Table 3.73).<sup>26</sup> The remaining 15 percent of the City's workers, 608,000 people, were employed in either **manufacturing, construction, or transportation**.

### 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** (17 percent), **FIRE** (13 percent), and **information** (6 percent) were higher than other racial and ethnic groups, while their proportion in **transportation** (3 percent) was lower (Table 3.74). A relatively very large proportion of blacks had jobs in **state and local government** (18 percent) and **education** (21 percent). On the other hand, relatively smaller proportions of blacks worked in **management** (10 percent) and **entertainment** (7 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 **state and local government** (18 percent), while fewer worked in **management** (8 percent).

The employment pattern by industrial category for non-Puerto Rican Hispanics was 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 **entertainment** (14 percent), **trade** (13 percent), **construction** (9 percent), and **other services** (9 percent) (Table 3.74). On the other hand, fewer non-Puerto Rican Hispanics worked in **management** (9 percent).

As was the case for non-Puerto Rican Hispanics, more Asians worked in **trade** (16 percent) and **entertainment** (13 percent). On the other hand, substantially fewer Asians worked in **state and 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: 64 percent had at least a college degree (Table 3.75). Three-fifths of those in **FIRE** and 58 percent of those in **management** were also at least college graduates.

Also, individuals employed in **education** had very high levels of educational attainment: 46 percent had at least a college degree. On the other hand, City residents employed in **manufacturing, construction, transportation, other services, entertainment, and trade** had the lowest levels of educational attainment. More than half of these individuals had finished only high school or less.

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26 Excluding individuals working in the following four industry groups: manufacturing, construction, trade and transportation, warehousing and utilities from the total number of employed individuals aged 16 and over.

**Table 3.74**  
**Distribution of Individuals Aged 16 and Over in the Labor Force**  
**by Major Industrial Group by Race/Ethnicity**  
**New York City 2008**

Major Industrial Group <sup>a</sup>	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	4.1%	3.4%	2.9%	3.2%	5.9%	6.1%	**
Construction	6.2%	5.4%	5.3%	6.4%	9.3%	5.2%	**
Trade	11.7%	9.3%	12.0%	11.9%	13.0%	16.2%	13.2%
Transportation, Warehousing, Utilities	5.0%	2.5%	7.0%	5.6%	6.1%	7.0%	**
Information	4.1%	6.3%	3.2%	2.4%	2.4%	2.2%	**
Finance, Insurance, Real Estate, Rental Leasing “(FIRE)”	9.7%	13.2%	6.0%	9.4%	7.2%	9.5%	9.8%*
Professional, Scientific, Management, Administrative, Waste Management	12.1%	17.0%	9.6%	8.4%	8.6%	9.6%	**
Education, Health Care, Social Services	16.8%	16.3%	20.5%	17.1%	15.1%	13.9%	19.5%
Arts, Entertainment, Recreation, Accommodation, Food Services	9.9%	9.1%	6.5%	8.4%	14.3%	13.4%	9.6%*
Other Services, except Public Administration	5.9%	4.5%	5.8%	6.1%	8.5%	6.6%	**
Federal Government	2.0%	1.5%	2.9%	3.4%	1.1%	2.8%	**
State/Local Government	12.6%	11.6%	18.3%	17.5%	8.6%	7.5%	16.1%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few individuals to report.

a U.S. Bureau of the Census, Census 2000, Industry Classification System.

The Census Bureau allocated labor force status and major industrial group where it was not reported.

**Table 3.75**  
**Distribution of Individuals Aged 16 and Over in the Labor Force**  
**by Level of Educational Attainment by Major Industrial Group**  
**New York City 2008**

Major Industrial Group <sup>a</sup>	Level of Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All <sup>b</sup>	100.0%	14.0%	25.1%	19.6%	24.3%	16.9%
Manufacturing	100.0%	28.2%	26.5%	13.3%	22.0%	10.0%
Construction	100.0%	25.1%	40.0%	17.1%	13.2%	4.7%
Trade	100.0%	15.2%	34.9%	21.6%	19.7%	8.6%
Transportation, Warehousing, Utilities	100.0%	18.2%	35.9%	24.6%	14.7%	6.6%
Information	100.0%	2.4%	14.7%	19.1%	39.1%	24.8%
Finance, Insurance, Real Estate, Rental Leasing “(FIRE)”	100.0%	5.7%	16.9%	18.0%	36.1%	23.4%
Professional, Scientific, Management, Administrative, Waste Management	100.0%	8.9%	15.9%	17.4%	33.0%	24.8%
Education, Health Care, Social Services	100.0%	11.2%	22.2%	20.9%	23.6%	22.1%
Arts, Entertainment, Recreation, Accommodation, Food Services	100.0%	23.4%	30.2%	15.7%	19.6%	11.0%
Other Services, except Public Administration	100.0%	25.0%	29.7%	16.8%	17.8%	10.7%
Federal Government	100.0%	6.3%*	24.7%	26.3%	26.8%	15.9%
State/Local Government	100.0%	6.7%	19.9%	25.2%	24.9%	23.4%

Source: U.S. Bureau of the Census, 2008 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 37,807 individuals in labor force who last worked before 2003 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.



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 2008. Most occupational and industrial categories whose average earnings were higher than the city-wide average were knowledge- and information-oriented service industries, which required higher educational attainment or very specialized knowledge or skills.

Since the real incomes of New Yorkers only ticked up a little from 2004 through 2007, 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 in general, 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 continued to improve considerably in recent years, as Chapter 2, "Residential Population and Households," found.

# 4

# The Housing Inventory

## Introduction

The housing inventory consists of two different tenure statuses, renter and owner, and three occupancy statuses: occupied, vacant available for rent or sale, and vacant unavailable. In the first part of this chapter, temporal net changes and comparisons of the number of housing units in each of the tenure and occupancy categories of the housing stock in the City as a whole over the years will be discussed. Reasons for the unavailability of vacant-unavailable units will be analyzed in detail in Chapter 5, “Housing Vacancies and Vacancy Rates.”

The chapter will then cover components of inventory change. The housing inventory gains and losses during the inter-survey period, adjusting to market and non-market forces. Thus, the size of the housing inventory is a net result of additions and losses in the various components of the inventory between the Survey years. Net changes in the inventory over time are cumulative consequences of different gross changes in different components of the inventory. A detailed analysis of gross changes in the inventory, the numbers and characteristics of housing units added to and removed from the inventory as they have evolved to 2008, will provide insight into the causes and/or sources of net increases or decreases in the housing inventory. It will also add to 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 chapter will then cover the discernable variations in recent patterns and trends in the housing inventory change that are important to housing requirements in the City. The total inventory will be classified and discussed by the following functional and locational components: tenure, occupancy, location, building structure class, building size, and unit size.

Then, the change in the rental housing inventory will be analyzed by rent- regulation status, in addition to the characteristics by which the total inventory is analyzed. Also, the change in the housing inventory in cooperatives and condominiums will be analyzed in detail. The number of rental units in such buildings can change to reflect changes in rental housing market or owner housing market situations, since the tenure of housing units in cooperatives and condominiums has oscillated from rental to owner and vice versa, as witnessed by the fact that the number of rental units in cooperatives and condominiums has changed considerably in recent years.

Next, the owner housing inventory will be discussed by the following additional issues 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 chapter will close with a discussion of accessible housing for physically disabled persons.

## Size of the Housing Inventory

The Housing and Vacancy Survey is administered to occupants of a selected sample of housing units. For the 2008 HVS, applying the housing definition used for the Census 2000, the Census Bureau defined a housing unit as a house/apartment, a room, or a group of rooms where occupants or intended occupants live separately from any other people in the structure and where there is **direct access** into the unit from the outside or through a common hall.<sup>1</sup>

“Direct access” refers to: (1) an entrance into the unit directly from outside the structure, or (2) an entrance to the unit from a common or public hall, lobby, or vestibule which is within the structure and used by the occupants of more than one unit. This means that the hall, lobby, or vestibule is not part of any unit; it must be clearly separate from all individual units in the structure. A unit does not have direct access if the only entrance to it is through a room or hallway of another unit.<sup>2</sup> 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.

The size of the housing supply in New York City is massive and the type of the housing in New York City is complex. The 2008 HVS reports that the City’s total inventory of residential units was 3,328,000 in 2008,<sup>3</sup> the largest housing stock in the forty-three-year period since the first HVS was conducted in 1965 (Table 4.1). New York City’s housing stock increased by 68,000 units, or by 2.1 percent, between 2005 and 2008, the largest increase in a comparable three-year period in the history of the HVS. The increase in the number of housing units between 2002 and 2005 was 52,000 (Table 4.2), which also was the largest increase by 2005. Thus, the increase in the number of residential units was a back-to-back historic robust growth in the City’s housing inventory during the six-year period between 2002 and 2008.<sup>4</sup>

A review of the 2005 and 2008 HVS data on the number of housing units by tenure and occupancy magnifies the fact that the net increase of 68,000 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 rental sector (Table 4.2). In the three years, the total number of rental units, occupied and vacant together, grew markedly by 52,000, or by 2.5 percent. During the same period, the number of owner units that were occupied or vacant available for sale increased slightly.

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1 For further information, see U.S. Census Bureau, *Field Representative’s Manual for the 2008 New York City Housing and Vacancy Survey*.

2 U.S. Bureau of the Census, *Field Representative’s Manual for the 2008 New York City Housing and Vacancy Survey*.

3 In July 2009, the Census Bureau corrected a weighting error and revised the 2008 HVS data. The revised total number of housing units is 3,328,395, while the original number was 3,328,648. For further information see Appendix G, the Census Bureau’s Letter on Correction of the Weighting Error.

4 The change in the City’s housing stock between 1999 and 2002 is not comparable with the change between 2002 and 2005 or the change between 2005 and 2008, since the samples for the 2002 and 1999 HVSs were drawn from two different sample frames. The Census Bureau drew the 2002 HVS sample from the 2000 decennial census, with updating for newly constructed units that received Certificates of Occupancy, while the Census Bureau selected the 1999 HVS sample from the 1990 census and updated it with Certificates of Occupancy. The weighting for the 2002 HVS sample used estimates based on the Census 2000. On the other hand, the weighting for the 1999 HVS used estimates based on the 1990 census. Therefore, it is difficult to compare data from the 2002 and subsequent HVSs with data from the 1999 and previous HVSs.

**Table 4.1**  
**Composition of the Housing Inventory by Tenure,**  
**Occupancy Status and Availability**  
**New York City, Selected Years 1991-2008**

Inventory	1991	1993	1996	1999	2002	2005		2008	
	Percent	Percent	Percent	Percent	Percent	Number	Percent	Number	Percent
<b>Total Housing Units</b>	100.0%	100.0%	100.0%	100.0%	100.0%	3,260,856	100.0%	3,328,395	100.0%
<b>Total Rental Units</b>	68.0%	68.5%	67.7%	66.4%	65.0%	2,092,363	64.2%	2,144,451	64.4%
Renter-Occupied	65.5%	66.2%	65.0%	64.3%	63.1%	2,027,626	62.2%	2,081,953	62.6%
Vacant for Rent	2.6%	2.4%	2.7%	2.1%	1.9%	64,737	2.0%	62,499	1.9%
<b>Total Owner Units</b>	28.8%	27.7%	28.6%	30.7%	31.1%	1,031,780	31.6%	1,045,818	31.4%
Owner-Occupied	27.8%	27.0%	27.8%	30.1%	30.6%	1,010,370	31.0%	1,019,345	30.6%
Vacant for Sale	1.0%	0.7%	0.8%	0.6%	0.5%	21,410	0.7%	26,473	0.8%
<b>Total Vacant Units Not Available for Sale or Rent</b>	3.2%	3.7%	3.7%	2.9%	4.0%	136,712	4.2%	138,126	4.1%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

**Table 4.2**  
**Change in Total Housing Units by Tenure, Occupancy Status, and Availability**  
**New York City 2005 and 2008**

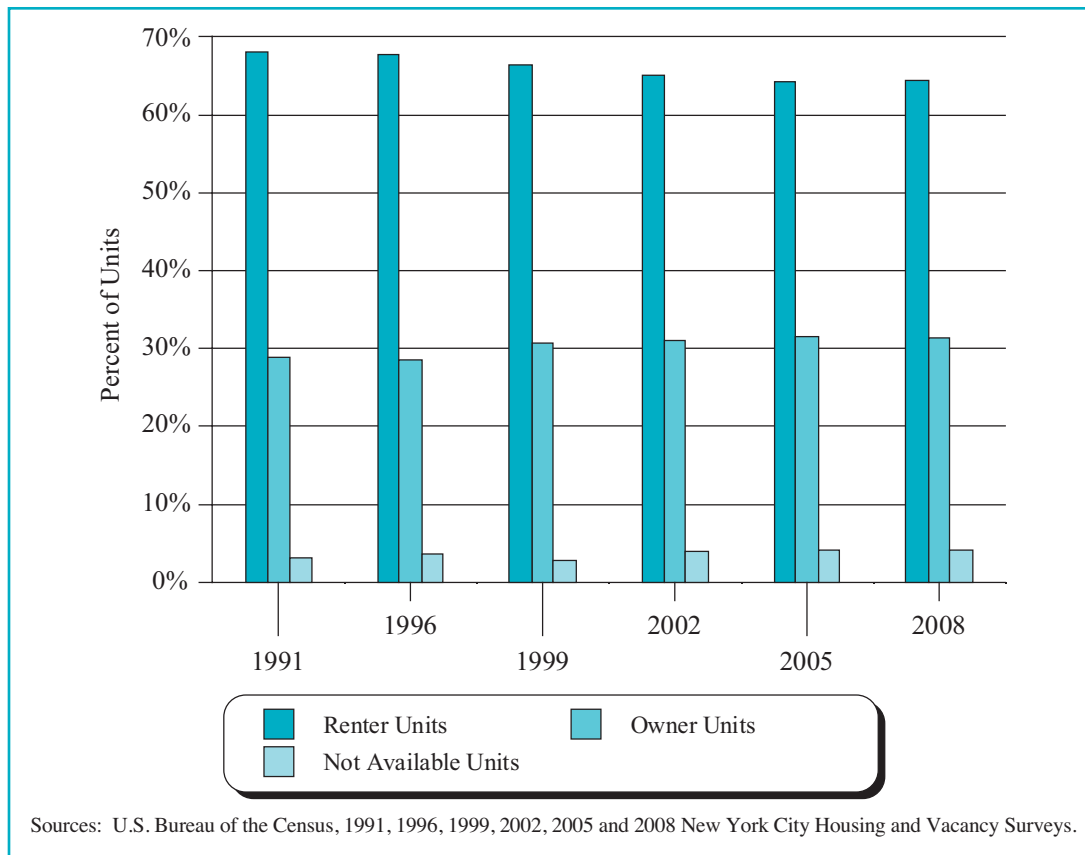
Housing Inventory	2005	2008	Change 2005-2008	
			Number	Percent
<b>Total housing units</b>	3,260,856	3,328,395	+67,539	+2.1%
<b>Total rental units</b>	2,092,363	2,144,451	+52,088	+2.5
Occupied	2,027,626	2,081,953	+54,327	+2.7
Vacant, available for rent	64,737	62,499	**	**
<b>Total owner units</b>	1,031,780	1,045,818	+14,038	+1.4
Occupied	1,010,370	1,019,345	+8,975	+0.9
Vacant, available for sale	21,410	26,473	+5,063	+23.6
<b>Vacant units, not available for sale or rent</b>	136,712	138,126	**	**

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

\*\* Too few units to report.

**Figure 4.1**  
**Percent of Housing Units by Tenure and Availability**  
**New York City, Selected Years 1991-2008**



Meanwhile, the number of units that were vacant and not available for sale or rent changed little in the same three-year period (Table 4.2).

The net increase of 52,000 rental units in the three years between 2005 and 2008 resulted from the increase in occupied rental units. In the three years, the number of occupied rental units increased by 54,000, or by 2.7 percent, while the number of vacant rental units ticked down (Table 4.2). On the other hand, as the number of owner units increased, the utilization of these units also increased. In the same three years, the number of occupied owner units increased marginally by 0.9 percent, and the number of vacant owner units also slightly increased. As a result, the total number of owner units amounted to 1,046,000, with a net increase of 14,000 units.

In 2008, however, rental units still accounted for the preponderant majority of the overall housing stock in the City and the proportional share of each tenure category remained basically the same as in 2005. Of all 3,328,000 housing units in the City in 2008, 64.4 percent were rental units and 31.4 percent were owner units, while the remaining 4.1 percent were vacant units unavailable for sale or rent (Table 4.1 and Figure 4.1).

**Table 4.3**  
**Total Housing Units by Borough**  
**New York City 2005 and 2008**

Boroughs	2005	2008	Change 2005-2008		
			Number Change	Percent Change	Percent of the Change
All	3,260,856	3,328,395	+67,539	+2.1%	100.0%
Bronx <sup>b</sup>	499,029	509,683	+10,654	+2.1	15.8%
Brooklyn	944,731	962,747	+18,016	+1.9	26.7%
Manhattan <sup>b</sup>	815,265	838,779	+23,514	+2.9	34.8%
Queens	828,001	838,715	+10,714	+1.3	15.9%
Staten Island	173,830	178,471	+4,641 <sup>a</sup>	+2.7	6.9%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a Since the number of units difference is small, interpret with caution.
- b Marble Hill in the Bronx.

The housing inventory increased in every borough in the City between 2005 and 2008. Sixty-one percent of the city-wide increase in the three years occurred in Manhattan (24,000 units, or 35 percent of the 68,000-unit city-wide increase) and Brooklyn (18,000 units, or 27 percent of the increase) (Table 4.3). Another 21,000 units, or 32 percent of the city-wide increase, was evenly divided between Queens and the Bronx. The remaining 5,000-unit increase occurred in Staten Island.

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. This dynamic cooperative and condominium housing market will be elaborated on later, when rental and owner housing units in cooperatives and condominiums are discussed.

### Components of Inventory Change

The housing inventory in the City is not only vast in its number, it is also diverse in its sources of change. As previously indicated, the 2008 HVS reports a net inventory increase of 68,000 units during the three-year period between 2005 and 2008, or an increase of 23,000 units per year, the largest increase in any comparable three-year period in the history of the HVS (Table 4.4). The net increase in the total number of housing units is the outcome of variations in gross additions to and gross losses from each component of inventory change 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.

**Table 4.4**  
**Components of Inventory Change**  
**New York City 1984-1987, 1993-1996, 1996-1999, 2002-2005 and 2005-2008**

<b>Components of Change<sup>a</sup></b>	<b>1984-1987<sup>g</sup></b>	<b>1993-1996<sup>g</sup></b>	<b>1996-1999<sup>g</sup></b>	<b>2002-2005<sup>g</sup></b>	<b>2005-2008<sup>g</sup></b>
Actual inventory at beginning of the period	2,803,000	2,977,000	2,995,000	3,209,000	3,261,000
<b>Gross Additions to the Stock:</b>	<b>+79,000</b>	<b>+54,000</b>	<b>+87,000</b>	<b>+125,000</b>	<b>+145,000</b>
New construction	+27,000	+16,000	+21,000	+44,000	+66,000
Conversions (from non-residential to residential use and within the residential sector)	+ 9,000	+ 7,000	+ 5,000	-- <sup>e</sup>	+12,000 <sup>e</sup>
Returning losses	+43,000	+30,000 <sup>b</sup>	+34,000 <sup>b</sup>	+63,000 <sup>c</sup>	+67,000 <sup>d</sup>
Other Additions <sup>f</sup>	--	+ 1,000	+27,000	+18,000	**
<b>Gross Losses from the Stock:</b>	<b>-41,000</b>	<b>-36,000</b>	<b>-43,000</b>	<b>-73,000</b>	<b>-77,000</b>
Actual Inventory at end of period	2,840,000	2,995,000	3,039,000	3,261,000	3,328,000
<b>Net Change:</b>	<b>+37,000</b>	<b>+18,000</b>	<b>+44,000</b>	<b>+52,000</b>	<b>+68,000</b>

Sources: Data from U.S. Bureau of the Census, 1987, 1993, 1996, 1999, 2002, 2005 and 2008 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 decennial census from which the sample for the HVS was drawn that were lost between 2000 and 2002, and then returned to the inventory by 2005.

d Units included in the 2000 decennial census from which the sample for the HVS was drawn that were lost between 2000 and 2002, or between 2002 and 2005 and returned to the inventory between 2005 and 2008, as measured by the 2008 HVS.

e Conversions were not sampled in the 2002 and 2005 HVS since these records were not available to the Census Bureau. It is possible that some of the count of Other Additions in 2005 were conversions picked up in Census Bureau field operations designed to identify new units. The count of conversions and alterations in the 2008 survey reflects additions with Certificates of Occupancy between 2000 and 2007 and alterations/conversions picked up through Census Bureau field operations designed to identify such added units not included in Certificates of Occupancy.

f Other additions identifies units that were not in the housing inventory at the time of the 1990 or 2000 decennial censuses but were added by means not measured by new construction (Certificates of Occupancy) or conversions. These units were picked up in Census Bureau field operations designed to identify added units not included in Certificates of Occupancy. This would include new construction, conversions, alterations, subdivision (decoupling) of units and rehabilitation of buildings without Certificates of Occupancy that result in more units than were there before. "Other additions" also reflects changes made to the methodology used to develop "control" estimates in the weighting of the 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.

g Numbers may not add up to the total due to rounding.

\*\* Too few units to report.

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), conversions within the residential sector (such as larger units broken up into smaller units), and alterations within the residential sector that add 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.

## **Gross Additions to the Housing Inventory**

Over the three years between 2005 and 2008, 145,000 housing units were added to the inventory (Table 4.4). Of these 145,000 additions, 67,000, or 46 percent, came from returned losses, while 66,000, or another 46 percent, came from newly constructed units. At the same time, 12,000 units, or 8 percent, came from conversions (from non-residential to residential use) and alterations (alterations within the residential sector, such as larger units broken up into smaller ones).

### **Newly Constructed Units**

According to the 2008 HVS, 66,000 units were constructed in the City between 2005 and 2008 (Table 4.4).<sup>5</sup> This is one of the largest numbers of units constructed in the three years between any two HVSs in the thirty-year period since the HVS began to provide data on the components of inventory change in 1978.

This was a function not only of the City's robust housing market during most of the three years between 2005 and 2008 that the 2008 HVS covers, but also of the City's extremely successful New Housing Marketplace Plan.

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

In addition to the HVS, the City's Department of City Planning (DCP) provides data on newly constructed units for the City. These DCP data are available not only for the City as a whole but for each of the five boroughs as well 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 the DCP provides 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).

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 84,982 units, or 21,246 per year in 48 months, the four-year period between 2005 and 2008, the highest number since the late 1980s (Table 4.5). Particularly, in 2006 and 2007 the total numbers of newly constructed units in the City for each year were 24,135 and 23,270 respectively, the largest numbers of newly constructed units in the City in any year in the twenty-seven years since 1981.

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5 The Census Bureau completed work on the sample update for the 2008 HVS by November 2007. Buildings newly constructed that received C of Os by October 2007 in all boroughs were covered in the 2008 HVS. The period covers 34 months.



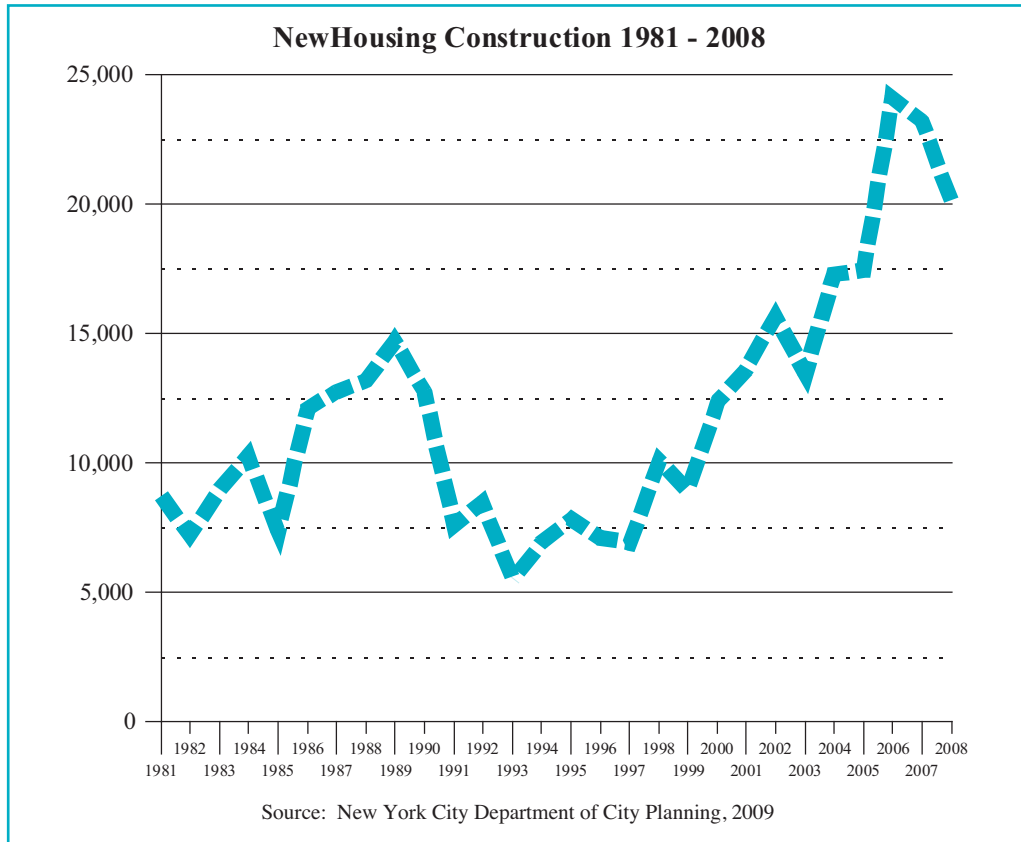
**Table 4.5**  
**New Housing Construction by Borough**  
**New York City 1981-2008**

<b>Year</b>	<b>Total</b>	<b>Bronx</b>	<b>Brooklyn</b>	<b>Manhattan</b>	<b>Queens</b>	<b>Staten Island</b>
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
2006	24,135	3,094	6,443	7,012	5,638	1,948
2007	23,270	3,225	6,343	7,476	4,715	1,511
2008	20,109	2,707	6,182	5,515	4,637	1,068
<b>Average Per Year</b>						
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
2006-08	22,505	3,009	6,323	6,668	4,997	1,509

Source: New York City Department of City Planning, 2001 and 2009.

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 1990-1999.

**Figure 4.2**  
**New Housing Completions**  
**New York City, Selected Years 1981 - 2008**



Particularly, in Manhattan, the yearly average number of newly constructed units between 2006 and 2008 was 6,668, more than double the equivalent number between 1991 and 1999 (Table 4.5).

During the period of time between the 2005 and 2008 HVSs (July 1, 2005 – June 30, 2008), HPD created 13,152 affordable units through new construction and gut-rehabilitation programs. Also, 19,412 units were constructed through HPD’s 421A and 421B tax incentive programs and 2,967 residential units were converted from non-residential under the 421-G program. Altogether, some 35,531 units were created with HPD’s assistance. In other words, more than half of the 66,194 new units the Department of City Planning Reported as created in the City over this period of time or the 68,000 units increase in the inventory between 2005 and 2008 reported by the 2008 HVS were added with HPD’s assistance (Tables 4.4 and 4.5).<sup>6</sup>

6 New York City Department of Housing Preservation and Development, Office of Budget, Fiscal and Performance Analysis. Data in Table 4.5 are for calendar years; therefore, half of the numbers reported for 2005 and 2008 were used in this calculation of 66,194 units.

**Table 4.6**  
**2005 Loss Status of Housing Units Returned to the Inventory in 2008**  
**New York City 2005-2008**

Type of Loss in 2005	Units Returned by 2008 <sup>a</sup>
All (Number)	67,000
All (Percent)	100.0%
Condemned	**
Vacant, boarded-up/burned-out	**
Non-residential	13.6%
Merged	69.5%
Undergoing major renovation	**
Other	7.5%

Source: U.S. Bureau of the Census, 2008 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.

### Units Returned to the Inventory between 2005 and 2008 that were Lost between 2000 and 2005

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** (previously lost units that returned to the inventory through gut-rehabilitation or changes in use or physical characteristics), rather than by the level of newly constructed units alone.

Since the 1975-1978 HVS period, when the HVS for the first time provided data on returning losses, 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 2005 – 2008 period was 67,000 (Table 4.6).

Based on the 2005 status of units returned between 2005 and 2008, 70 percent of the 67,000 units appeared to be returned through decoupling (subdivision) of once-merged units into smaller ones (Table 4.6). This mechanism is the source of by far the vast majority of lost units that were returned during the three-year period. In previous three-year HVS periods in the 1990s and 2000s for which data on returning losses are available, decoupling was also the major mechanism through which lost units returned to the inventory.

Another 14 percent of returned units came from units found in 2005 to have been converted to non-residential use (Table 4.6). In other words, this type of unit could have returned through conversions.

In response to the strong demand for more housing services, many previously lost units were returned to the active housing stock through decoupling of once-merged larger units into smaller ones or through conversion from non-residential to residential use. Of the 67,000 returned losses in 2008, 22,000 (33 percent) were owner-occupied and 32,000 (47 percent) were renter occupied in 2008 (Table 4.7).

**Table 4.7**  
**New Losses and Returned Losses by Occupancy Status**  
**New York City, 2005-2008**

Occupancy Status	2005 Occupancy Status For New Losses in 2008 <sup>a</sup>		2008 Occupancy Status Of Returned 2005 Losses <sup>a</sup>	
	Number	Percent	Number	Percent
All	77,000	100.0%	67,000	100.0%
Owner occupied	25,000	32.2%	22,000	33.0%
Renter occupied	36,000	46.3%	32,000	47.2%
Vacant for Rent	**	**	**	**
Vacant for Sale	**	**	**	**
Unavailable Vacant	10,000	12.4%	9,000	13.1%
Non-Interview	**	4.6%*	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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.

**Table 4.8**  
**New Losses and Returned Losses by Borough**  
**New York City 2005-2008**

Borough	New Losses <sup>a</sup>	Returned Losses <sup>a</sup>
All (Number) (2005-2008)	77,000	67,000
All (Percent)	100.0%	100.0%
Bronx	15.3%	10.9%
Brooklyn	36.9%	39.4%
Manhattan	15.4%	17.7%
Queens	28.6%	27.4%
Staten Island	**	4.6%*

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.

\* Since the number is based on a small number of cases, interpret with caution.

\*\* Too few units to report.

Of units returned between 2005 and 2008, 39 percent were in Brooklyn, where 37 percent of new losses during the same three years were located. Another 45 percent of returned units were located either in Queens (27 percent) or Manhattan (18 percent), where 29 percent and 15 percent respectively of new losses were located. During the same three-year-period, 11 percent of returned units in the City were located in the Bronx, while 15 percent of new losses were in that borough (Table 4.8).

## Units Newly Created through Conversions and Alterations

The 2008 HVS reports that 12,000 units were added to the City's housing inventory through conversions and alterations between 2005 and 2007. This is 8 percent of the 145,000 gross additions in the City's housing inventory between 2005 and 2007 (Table 4.4).

For the 2002-2005 HVS period, the HVS did not provide data on units created through conversions from non-residential to residential use based on Certificates of Occupancy, and the Census Bureau has never provided data on alterations within the residential sector (such as larger units broken up into smaller ones) based on Certificates of Occupancy.

The City's Department of Buildings (DOB) had records of property addresses for conversions and alterations with C of Os. However, the DOB records did not always provide enough reliable information to determine how many units were actually added or subtracted at the addresses as the result of conversions and alterations.

However, for the 2008 HVS, with many months of extensive cooperation from the DOB and the Department of Finance (DOF), HPD created a file of records of addresses of buildings where new units were added between 2000 and 2007 through conversions and alterations with C of Os, using DOF and DOB administrative records, and sent the file to the Census Bureau.<sup>7</sup> Based on this file, the Census Bureau selected additional sample units for the 2008 HVS and estimated that 12,000 units were created through conversions and alterations.

## Other Additions

In addition to housing units added by returning losses, new construction, conversions and alterations, additional units were picked up in Census Bureau's field operations designed to identify added units not included in C of Os: that is, new construction, conversions, alterations, subdivision of units, and rehabilitation without C of Os resulting in more units than there were before.

"Other Additions" also includes units added by making the HVS number of housing units consistent with the number of housing units estimated by the Census Bureau's Annual Population Estimate for the City. The Census Bureau makes this adjustment to control for under- or over-coverage of housing units in the HVS.

Between 2002 and 2005, the Census Bureau reported that 18,000 units were added to the City's housing inventory in this category of "Other Additions" (Table 4.4). For the 2005-2008 period, the number of units added through these other housing unit creation mechanisms is too small to present since housing units newly created through conversions and alterations with C of Os were counted in the category "Conversions and Alterations."

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<sup>7</sup> Department of Housing Preservation and Development, Division of Housing Policy Analysis and Statistical Research.

## Gross Losses from the City's Housing Stock

During the three-year period between 2005 and 2008, 77,000 units were lost from the active housing inventory. The number was 73,000 for the previous three-year period between 2002 and 2005 (Table 4.9). The numbers for these two survey intervals are considerably larger, compared to the 36,000-43,000 range for previous HVS intervals back to the 1987 survey.

### 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 2005-2008 period, 57 percent of losses were through mergers (Table 4.10). As seen in the "Returning Losses" section, 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.

**Table 4.9**  
**Gross Inventory Losses for Selected Periods**  
**New York City 1981-84, 1984-87, 1991-93, 1993-96, 1996-99, 2002-05 and 2005-08**

Period	Number of Units Lost <sup>a</sup>	Annual Average Lost Units <sup>a</sup>	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%
March 2005 – March 2008	77,000	26,000	+8.3%

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, 2002-2005 and 2005-2008 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Numbers rounded to the nearest thousand.

**Table 4.10**  
**Inventory Losses by Type of Loss**  
**New York City, 1984-87, 1991-93, 1993-96, 1996-99, 2002-05 and 2005-08**

Type of Loss	1984-87 <sup>a</sup>	1991-93 <sup>a</sup>	1993-96 <sup>a</sup>	1996-99 <sup>a</sup>	2002-2005	2005-2008
All (Number)	41,000	37,000	36,000	43,000	73,000	77,000
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Demolished	9.9%	**	**	**	7.2%	6.0%
Condemned	**	**	**	**	**	**
Boarded-up/damaged by fire	21.1%	17.4%	20.2%	9.8%	7.2%	6.5%
Converted to Non-residential	16.9%	18.1%	15.1%	21.1%	17.2%	17.7%
Merged	48.8%	51.0%	53.7%	56.7%	54.3%	56.6%
Undergoing major renovation	-	**	**	**	4.3%*	3.9%*
Other	**	**	**	**	8.7%	9.3%

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, 2002-2005 and 2005-2008 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002, 2005 and 2008 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.

Another 18 percent of losses came as units were **converted to non-residential** units, such as commercial units, like those in hotels or offices, or storage (Table 4.10). These non-residential units could also be reconverted to residential units if the demand for residential units becomes 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 2005 and 2008 as for the previous period between 2002 and 2005 (Table 4.10). Judging from this, the increase in losses between 2005 and 2008 was primarily the result of more mergers, not abandonment. In this regard, it should be noted that HPD has developed and implemented very effective neighborhood preservation policies and programs to preserve and upgrade the housing stock in the City.

HPD’s programs assist private owners through below-market rehabilitation loans and systematic building-wide inspections in targeted neighborhoods and problem buildings to enforce the housing code and encourage owners to maintain and upgrade their buildings.

HPD also works aggressively with HUD and HDC 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.

**Table 4.11**  
**Inventory Losses by Borough**  
**New York City 1970-81, 1984-87, 1991-93, 1993-96, 1996-99, 2002-05 and 2005-08**

<b>Borough</b>	<b>1970-81</b>	<b>1984-87</b>	<b>1991-93</b>	<b>1993-96</b>	<b>1996-99</b>	<b>2002-05</b>	<b>2005-08</b>
All (Number) <sup>a</sup>	321,000	41,000	37,000	36,000	43,000	73,000	77,000
All (Percent) <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	33.8%	12.8%	*	10.5%	*	11.3%	15.3%
Brooklyn	32.8%	46.3%	40.2%	46.8%	39.2%	37.2%	36.9%
Manhattan	25.5%	21.9%	30.6%	21.8%	20.4%	16.9%	15.4%
Queens	6.9%	18.6%	14.3%	17.3%	28.6%	27.8%	28.6%
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, 2002-2005 and 2005-2008 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Numbers rounded to the nearest thousand. Percents calculated using actual numbers.

\* Too few to report.

**Table 4.12**  
**Inventory Losses by Occupancy Status at the Beginning of the Period**  
**New York City 1984-87, 1991-93, 1993-96, 1996-99, 2002-05 and 2005-08**

<b>Previous Occupancy Status</b>	<b>1984-87<sup>a</sup></b>	<b>1991-93<sup>a</sup></b>	<b>1993-96<sup>a</sup></b>	<b>1996-99<sup>a</sup></b>	<b>2002-05</b>	<b>2005-08</b>
All (Number)	41,000	37,000	36,000	43,000	73,000	77,000
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner occupied	24.0%	21.9%	22.3%	23.3%	29.0%	32.2%
Renter occupied	52.9%	43.0%	45.6%	45.8%	50.1%	46.3%
Vacant for rent	**	**	**	**	**	**
Vacant for sale	**	**	**	**	**	**
Not available vacant	9.9%	23.3%	16.8%	14.4%	13.5%	12.4%
Special place <sup>b</sup>	**	**	**	**	**	**
New construction	**	**	**	**	**	**
Other (Non-Interview)	**	**	*	**	**	4.6%*

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, 2002-2005 and 2005-2008 from U.S. Bureau of the Census, 1993, 1996, 1999, 2002, 2005 and 2008 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.



The locational pattern of losses between 2005 and 2008 was similar to that in the 1996-1999 and 2002-2005 periods. In 2008, Brooklyn's share of the City's losses was still the largest, 37 percent, while Queens' share, at 29 percent, was the second largest (Table 4.11). Manhattan's share was only 15 percent of the City's total losses, about half of the borough's share in the 1991-1993 period, when the borough's share was 31 percent of the losses in the City. The Bronx's share still remained small, also about 15 percent of the City's losses.

### **Previous Occupancy Status of Losses**

Of the units lost between 2005 and 2008, 46 percent had been renter-occupied units in 2005, while 32 percent were owner-occupied (Tables 4.7 and 4.12). About one in eight units lost (12 percent) were units that were vacant but not available for sale or rent at the beginning of the period.

## **Composition of the Housing Inventory**

### **Spatial Variation of the Housing Inventory by Tenure and Occupancy**

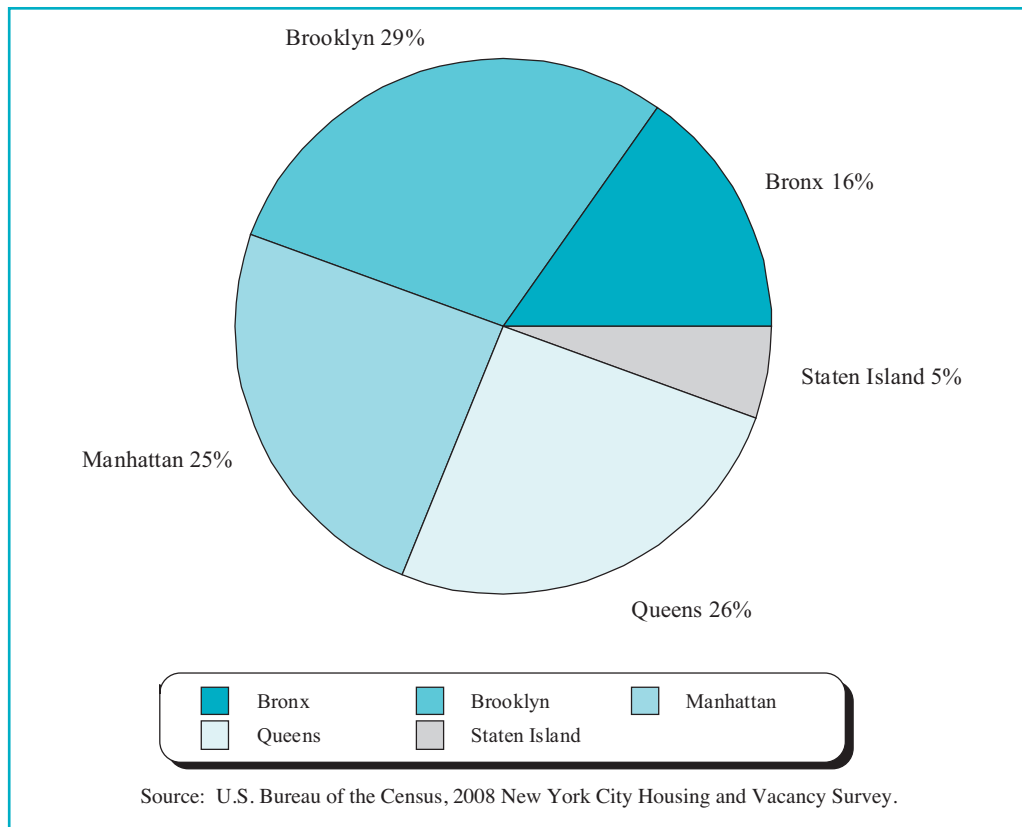
Classifications of the housing inventory by tenure, occupancy, and other categories, such as rent-regulation status, define functional and/or structural dimensions of the housing market, but another important corollary is the effect of location. In the City, housing units in different tenure and occupancy categories are not distributed uniformly among the five boroughs. Instead, each of the two tenure categories exhibits unique variations in terms of spatial distribution. Of the City's 3,328,000 housing units, 963,000 units, or 29 percent, were located in Brooklyn. Equal numbers were located in Queens (839,000 units, or 25 percent) and Manhattan (839,000 units, or 25 percent). The remaining fifth was in the Bronx (510,000 units, or 15 percent) and Staten Island (178,000 units, or 5 percent) (Table 4.13 and Figure 4.3).

The spatial distribution of rental units by borough varied noticeably from that of the City's total housing stock: Of the 2,144,000 rental units in the City, Brooklyn had the largest share (664,000 units, or 31 percent) of any borough, and its proportional share of rental units was higher than its proportion of all housing units in the City (Table 4.13). The Bronx's (385,000 units, or 18 percent) and Manhattan's (595,000 units, or 28 percent) shares of rental units were also 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. Their shares of rental units were lower than their shares of all units: Queens' had 444,000 rental units, or 21 percent, and Staten Island had 56,000 units, or 3 percent (Table 4.13).

The spatial pattern of occupied rental units mirrored that of all rental units, since 97 percent of rental units were occupied (Table 4.13). However, the spatial distribution of vacant rental units deviated markedly from that of all rental units. Of the 62,000 vacant rental units in the City, their impact was greater in the following three boroughs: three-quarters were either in Manhattan (26 percent), Brooklyn (25 percent), or Queens (24 percent). The remaining vacant rental units were mostly in the Bronx (19 percent).

**Figure 4.3**  
**Distribution of Occupied and Vacant Available Units by Borough**  
**New York City 2008**



Owner units' distribution by borough reversed the pattern of rental units' distribution. Of the 1,046,000 owner units in the City, Queens' (369,000 units, or 35 percent) and Staten Island's (115,000 units, or 11 percent) accommodations of such units were proportionally more than their shares of all units in the City (Table 4.13). On the other hand, Brooklyn's (264,000 units or 25 percent), Manhattan's (189,000 units or 18 percent), and the Bronx's (109,000 units or 10 percent) shares of owner units were less than their shares of all units in the City.

The distribution of the 1,019,000 occupied owner units very much mirrored that of all owner units, since 97 percent of all owner units were occupied (Table 4.13). However, the spatial distribution of vacant owner units was dissimilar to that of occupied owner units: eight in ten of them were in Brooklyn (30 percent), Queens (28 percent), or Manhattan (23 percent).

Of the 138,000 vacant units not available for sale or rent, the impact was greatest in Manhattan: that borough alone accounted for 40 percent or 55,000 units (Table 4.13). The remaining vacant, unavailable units were located mostly in Brooklyn (25 percent), Queens (19 percent), or the Bronx (11 percent).

The numerical and percent distributions of the entire housing inventory within each borough by tenure, occupancy, availability and rent regulation or form of ownership status are presented in Tables 4.14 and 4.15 for reference.

**Table 4.13**  
**Composition of the Housing Inventory by Tenure, Occupancy Status and Availability by Borough**  
**New York City 2008**

Inventory	Total		Bronx <sup>a</sup>		Brooklyn		Manhattan <sup>a</sup>		Queens		Staten Island	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Housing Units</b>	3,328,395	100.0%	509,683	15.3%	962,747	28.9%	838,779	25.2%	838,715	25.2%	178,471	5.4%
<b>Total Rental Units</b>	2,144,451	100.0%	385,451	18.0%	663,851	31.0%	594,920	27.7%	444,055	20.7%	56,174	2.6%
<b>Renter-Occupied</b>	2,081,953	100.0%	373,407	17.9%	648,251	31.1%	578,518	27.8%	429,324	20.6%	52,453	2.5%
<b>Vacant for Rent</b>	62,499	100.0%	12,044	19.3%	15,600	25.0%	16,402	26.2%	14,731	23.6%	**	6.0%*
<b>Total Owner Units</b>	1,045,818	100.0%	109,166	10.4%	263,857	25.2%	189,125	18.1%	369,041	35.3%	114,629	11.0%
<b>Owner-Occupied</b>	1,019,345	100.0%	106,583	10.5%	255,938	25.1%	183,036	18.0%	361,713	35.5%	112,075	11.0%
<b>Vacant for Sale</b>	26,473	100.0%	**	**	7,919	29.9%	6,089	23.0%	7,328	27.7%	**	**
<b>Total Vacant Units Not Available for Sale or Rent</b>	138,126	100.0%	15,066	10.9%	35,039	25.4%	54,734	39.6%	25,618	18.5%	7,668	5.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx

\* Since the percent is based on a small number of housing units, interpret with caution.

\*\* Too few to report.

**Table 4.14**  
**Numerical Composition of the Housing Inventory in Each Borough**  
**by Rent Regulatory Status or Form of Ownership and Occupancy Status**  
**New York City 2008**

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
<b>Total Units (Number)</b>	3,328,395	509,683	962,747	838,779	838,715	178,471
<b>Total Rental Units</b>	<b>2,144,451</b>	<b>385,451</b>	<b>663,851</b>	<b>594,920</b>	<b>444,055</b>	<b>56,174</b>
<b>Renter Occupied<sup>b</sup></b>	<b>2,081,953</b>	<b>373,407</b>	<b>648,251</b>	<b>578,518</b>	<b>429,324</b>	<b>52,453</b>
Controlled	39,901	**	10,328	20,354	5,359	**
Stabilized	981,735	215,137	269,905	292,017	196,304	8,372
Pre-1947	693,834	162,698	203,892	227,161	98,152	**
Post-1947	287,901	52,439	66,013	64,856	98,153	6,442
Other Regulated	58,967	18,652	17,343	16,303	6,023	**
M-L Rental	58,978	13,529	20,439	14,265	9,585	**
Unregulated	755,421	78,429	268,898	173,475	195,067	39,552
In Rental Buildings	711,598	73,669	262,522	154,476	182,416	38,515
In Coops/Condos	43,823	4,760*	6,376	18,999	12,651	**
Public Housing	183,809	43,475	61,092	59,597	16,943	**
<i>In Rem</i> <sup>c</sup>	3,142	325	244	2,506	**	**
<b>Vacant for Rent</b>	<b>62,499</b>	<b>12,044</b>	<b>15,600</b>	<b>16,402</b>	<b>14,731</b>	<b>**</b>
<b>Total Owner Units</b>	<b>1,045,818</b>	<b>109,166</b>	<b>263,857</b>	<b>189,125</b>	<b>369,041</b>	<b>114,629</b>
<b>Owner Occupied</b>	<b>1,019,345</b>	<b>106,583</b>	<b>255,938</b>	<b>183,036</b>	<b>361,713</b>	<b>112,075</b>
Conventional	624,759	63,727	190,550	5,212	263,917	101,353
Coop/Condo	359,884	27,140	59,758	169,602	92,663	10,722
Mitchell-Lama Coop	34,702	15,716	5,630	8,221	5,134	**
<b>Vacant for Sale</b>	<b>26,473</b>	<b>**</b>	<b>7,919</b>	<b>6,089</b>	<b>7,328</b>	<b>**</b>
<b>Total Vacant Units</b>						
<b>Not Available for Sale or Rent</b>	<b>138,126</b>	<b>15,066</b>	<b>35,039</b>	<b>54,734</b>	<b>25,618</b>	<b>7,668</b>

Source: U.S. Bureau of the Census, 2008 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.

c *In Rem* housing units in structures owned by the City of New York were oversampled to ensure a large enough sample for reliable analysis. Therefore, smaller numbers are reliable enough to report, or to use with caution, as marked. See Appendix D, 2008 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding.

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

\*\* Too few units to report.

**Table 4.15**  
**Percent Composition of the Housing Inventory in Each Borough**  
**by Rent Regulatory Status or Form of Ownership and Occupancy Status**  
**New York City 2008**

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
<b>Total Units (Number)</b>	3,328,395	509,683	962,747	838,779	838,715	178,471
Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Total Rental Units</b>	<b>64.4%</b>	<b>75.6%</b>	<b>69.0%</b>	<b>70.9%</b>	<b>52.9%</b>	<b>31.5%</b>
<b>Renter Occupied</b>	<b>62.6%</b>	<b>73.3%</b>	<b>67.3%</b>	<b>69.0%</b>	<b>51.2%</b>	<b>29.4%</b>
Controlled	1.2%	0.8%*	1.1%	2.4%	0.6%	**
Stabilized	29.5%	42.2%	28.0%	34.8%	23.4%	4.7%
Pre-1947	20.8%	31.9%	21.2%	27.1%	11.7%	**
Post-1947	8.6%	10.3%	6.9%	7.7%	11.7%	3.6%
Other Regulated	1.8%	3.7%	1.8%	1.9%	0.7%	**
M-L Rental	1.8%	2.7%	2.1%	1.7%	1.1%	**
Unregulated	22.7%	15.4%	27.9%	20.7%	23.3%	22.2%
In Rental Buildings	21.4%	14.5%	27.3%	18.4%	21.7%	21.6%
In Coops/Condos	1.3%	0.9%	0.7%	2.3%	1.5%	**
Public Housing	5.5%	8.5%	6.3%	7.1%	2.0%	**
<i>In Rem</i> <sup>b</sup>	0.1%	0.1%	0.0%	0.3%	**	**
<b>Vacant for Rent</b>	<b>1.9%</b>	<b>2.4%</b>	<b>1.6%</b>	<b>2.0%</b>	<b>1.8%</b>	<b>2.1%*</b>
<b>Total Owner Units</b>	<b>31.4%</b>	<b>21.4%</b>	<b>27.4%</b>	<b>22.5%</b>	<b>44.0%</b>	<b>64.2%</b>
<b>Owner Occupied</b>	<b>30.6%</b>	<b>20.9%</b>	<b>26.6%</b>	<b>21.8%</b>	<b>43.1%</b>	<b>62.8%</b>
Conventional	18.8%	12.5%	19.8%	0.6%	31.5%	56.8%
Coop/Condo	10.8%	5.3%	6.2%	20.2%	11.0%	6.0%
Mitchell-Lama Coop	1.0%	3.1%	0.6%	1.0%	0.6%	**
<b>Vacant for Sale</b>	<b>0.8%</b>	<b>**</b>	<b>0.8%</b>	<b>0.7%</b>	<b>0.9%</b>	<b>**</b>
<b>Total Vacant Units</b>						
<b>Not Available for Sale</b>	<b>4.1%</b>	<b>3.0%</b>	<b>3.6%</b>	<b>6.5%</b>	<b>3.1%</b>	<b>4.3%</b>
<b>or Rent</b>						

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

b *In Rem* housing units in structures owned by the City of New York were oversampled to ensure a large enough sample for reliable analysis. Therefore, smaller numbers are reliable enough to report, or to use with caution, as marked. See Appendix D for further information.

\* Since the percent is based on a small number of units, interpret with caution.

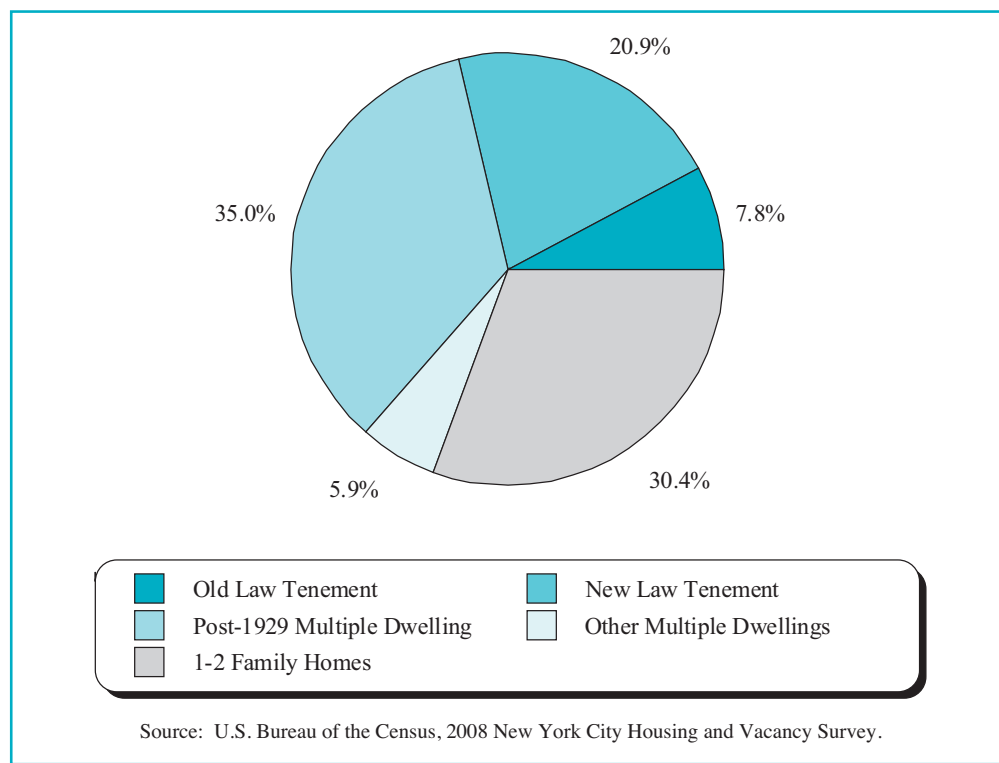
\*\* Too few units to report.

## The Housing Inventory by Structure Class

One of the 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 buildings 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 categories.

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 MDL 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 2008 HVS are based on the Multiple Dwelling Law.<sup>8</sup>

**Figure 4.4**  
**Distribution of Occupied and Vacant Available Units by Structure Class**  
**New York City 2008**



<sup>8</sup> The definition of each category is provided in Appendix B, 2008 New York City Housing and Vacancy Survey Glossary.

**Table 4.16**  
**Number and Distribution of All Occupied and Vacant Available Units**  
**by Structure Classification and by Borough**  
**New York City 2008**

Structure Classification	All	Bronx <sup>c</sup>	Brooklyn	Manhattan <sup>c</sup>	Queens	Staten Island
All <sup>a</sup>	3,190,269	494,617	927,708	784,045	813,096	170,803
<b>Multifamily Buildings<sup>a</sup></b>	<b>2,309,336</b>	<b>401,824</b>	<b>663,924</b>	<b>777,646</b>	<b>437,093</b>	<b>28,849</b>
Old-Law Tenement	224,273	4,000*	75,843	142,147	**	**
New-Law Tenement	604,760	155,857	190,475	160,551	96,549	**
Post-1929 Multiple Dwelling	1,013,984	185,922	234,635	333,426	243,187	16,813
1-2 Family House Converted to Apartment	113,116	11,519	47,843	37,066	16,001	**
Other <sup>d</sup>	56,276	**	7,709	43,394	**	**
<b>1-2 Family Houses</b>	<b>880,933</b>	<b>92,793</b>	<b>263,784</b>	<b>6,399</b>	<b>376,003</b>	<b>141,954</b>
<b>Distribution Within Borough</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Multifamily Buildings<sup>b</sup></b>	<b>69.6%</b>	<b>79.4%</b>	<b>67.8%</b>	<b>99.1%</b>	<b>48.9%</b>	<b>12.9%</b>
Old-Law Tenement	7.8%	0.9%	9.2%	19.7%	**	**
New-Law Tenement	20.9%	34.5%	23.2%	22.2%	13.1%	**
Post-1929 Multiple Dwelling	35.0%	41.2%	28.6%	46.1%	33.0%	10.3%
1-2 Family House Converted to Apartment	3.9%	2.6%	5.8%	5.1%	2.2%	**
Other <sup>d</sup>	1.9%	**	0.9%	6.0%	**	**
<b>1-2 Family Houses</b>	<b>30.4%</b>	<b>20.6%</b>	<b>32.2%</b>	<b>0.9%</b>	<b>51.1%</b>	<b>87.1%</b>
<b>Distribution Within Structure Classification</b>						
All <sup>a</sup>	100.0%	15.5%	29.1%	24.6%	25.5%	5.4%
<b>Multifamily Buildings<sup>a</sup></b>	<b>100.0%</b>	<b>17.4%</b>	<b>28.7%</b>	<b>33.7%</b>	<b>18.9%</b>	<b>1.2%</b>
Old-Law Tenement	100.0%	1.8%	33.8%	63.4%	**	**
New-Law Tenement	100.0%	25.8%	31.5%	26.5%	16.0%	**
Post-1929 Multiple Dwelling	100.0%	18.3%	23.1%	32.9%	24.0%	1.7%
1-2 Family House Converted to Apartment	100.0%	10.2%	42.3%	32.8%	14.1%	**
Other <sup>d</sup>	100.0%	**	13.7%	77.1%	**	**
<b>1-2 Family Houses</b>	<b>100.0%</b>	<b>10.5%</b>	<b>29.9%</b>	<b>0.7%</b>	<b>42.7%</b>	<b>16.1%</b>

Source: U.S. Bureau of the Census, 2008 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.

However, it should be noted that, although the HVS data on structure classes are useful, they should be treated as rough approximations rather than as accurate and highly reliable, since the original source of information on structure classes has not been completely updated in recent years.<sup>9</sup>

Of all 3,190,000 occupied and vacant-available units in the City in 2008, about seven in ten were units in multi-family buildings (70 percent), while those remaining were in one- or two-family houses (30 percent) (Table 4.16). (In this and the following sections of the chapter, 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 2,309,000 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 4.16). In 2008, of all 3,190,000 units in the City, almost three in ten, or 829,000 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 224,000, almost all of which were in Manhattan (142,000 units, or 63 percent) and Brooklyn (76,000 units, or 34 percent). Because of their age and the inadequacies of their original 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 in Chapter 7, “Housing and Neighborhood Conditions.”

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 occupied and vacant available units in the City, 605,000, or about one in five, were in New Law tenement buildings in 2008 (Table 4.16). 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 (190,000 units, or 32 percent), Manhattan (161,000 units, or 27 percent), or the Bronx (156,000 units, or 26 percent). The remainder of these structures were mostly in Queens (97,000 units, or 16 percent).

Of all the major structure classes in the City in 2008, the most numerous was a heterogeneous set of multiple-unit structures built since 1929, including Public Housing buildings. There were 1,014,000 units, or 35 percent of all units in the City, in such structures (Table 4.16). 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 46 percent and 41 percent respectively of the housing stock in each borough.

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<sup>9</sup> Information on structure classes is from the multiple dwelling file provided by the City’s Department of Housing Preservation and Development. The file has not been updated completely in recent years.



## Housing Inventory Composition by Building Age

According to the 2008 HVS data on building age, close to three-fifths of the housing units in the City were situated in buildings built before 1947: 4 percent in buildings built before 1901, 34 percent in those built between 1901 and 1929, and another 20 percent in buildings built between 1930 and 1946 (Table 4.17). Comparing the building age distribution for each borough, Brooklyn is the oldest borough, where almost seven out of ten residential units were in such old buildings. In Manhattan and the Bronx there were also high concentrations of old units: 58 percent and 55 percent, respectively. Many housing units in Queens were also old, 53 percent. Particularly, the proportion of units built between 1930 and 1946 in Queens was relatively very high, at 26 percent, close to the equivalent proportion in the oldest borough, Brooklyn, where it was 27 percent.

**Table 4.17**  
**Distribution of All Occupied and Vacant Available Units**  
**by Year Built Category by Borough**  
**New York City 2008**

Year Built Classification	All	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Pre-1901	4.2	1.1	5.9	9.1	**	2.1*
1901 – 1929	33.8	40.3	36.5	38.7	27.0	11.2
1930 – 1946	19.6	13.7	26.5	10.1	26.2	10.6
1947 – 1979	31.5	35.6	23.6	30.0	38.2	38.4
1980 +	10.8	9.4	7.4	12.2	8.6	37.6

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

<sup>a</sup> Marble Hill in the Bronx.

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

\*\*Too few housing units to report.

## Housing Inventory Composition by Building Size

Another very useful 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); 28 percent were in buildings with one or two units (Table 4.18). Another three in ten 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).

The boroughs had differing inventory profiles of building size. 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 (25 percent) or in large buildings with 50-99 units (23 percent) (Table 4.18).

**Table 4.18**  
**Distribution of Occupied and Vacant Available Units**  
**by Building Size within Borough**  
**New York City 2008**

Borough	Number	All	Number of Units in Building				
			1-2	3-19	20-49	50-99	100 or More
All	3,190,269	100.0%	27.6%	23.5%	15.6%	14.0%	19.3%
Bronx <sup>a</sup>	494,617	100.0%	18.8%	15.3%	24.5%	22.7%	18.8%
Brooklyn	927,708	100.0%	28.4%	36.3%	13.0%	11.9%	10.4%
Manhattan <sup>a</sup>	784,045	100.0%	0.8%	18.6%	22.3%	17.3%	41.0%
Queens	813,096	100.0%	46.2%	22.0%	9.6%	10.8%	11.4%
Staten Island	170,803	100.0%	83.1%	7.2%	*	*	6.9%

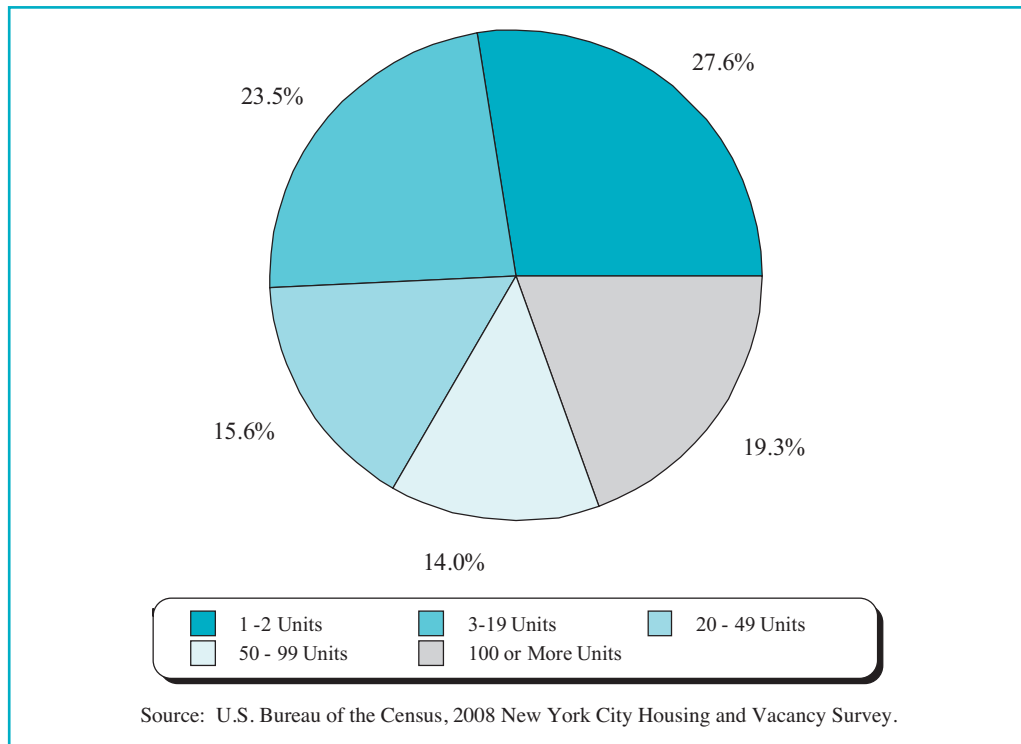
Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

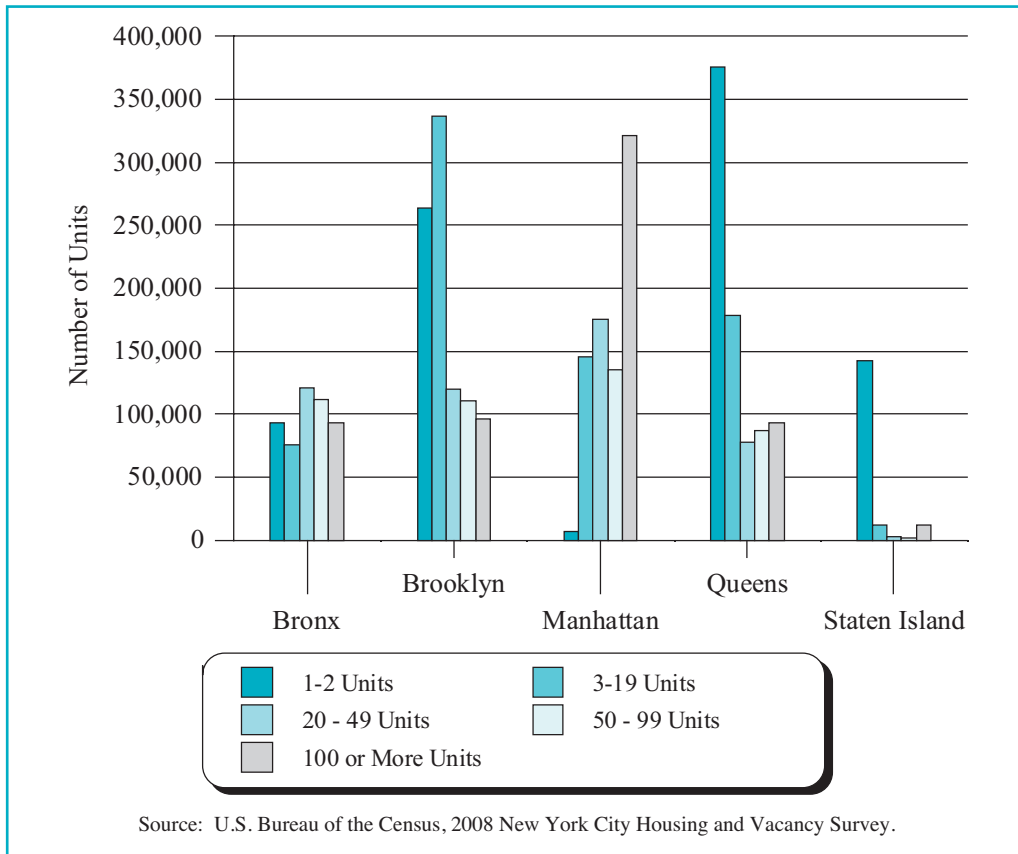
a Marble Hill in the Bronx.

\* Too few units to report.

**Figure 4.5**  
**Distribution of Occupied and Vacant Available Units by Building Size**  
**New York City 2008**



**Figure 4.6**  
**Number of Occupied and Vacant Available Units**  
**by Size of Building within Borough**  
**New York City 2008**



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 (28 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 (13 percent), 50-99 units (12 percent), and 100 or more units (10 percent) (Table 4.18 and Figure 4.6).

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 (22 percent) or in larger buildings with 50-99 units (17 percent) (Table 4.18). Consequently, the proportion of units in the borough that were situated in small buildings with 3 to 19 units was small, about one-fifth. The proportion in buildings with one or two units was less than 1 percent.

Conversely, Queens and Staten Island had a much greater repository of small buildings. In Queens, 46 percent of units were situated in buildings with one or two units. Another 22 percent were situated in small buildings with 3-19 units (Table 4.18). The remaining three in ten were almost evenly distributed among the medium, large, and very large building sizes: 20-49 units, 50-99 units, and 100 or more units.

As the result of more recent residential development, most of the units in Staten Island were in small buildings: nine in ten of all units in the borough were in small buildings with one or two units (83 percent) or in buildings with 3-19 units (7 percent) (Table 4.18).

The presentation of all occupied and vacant-available units within each size of building by borough further helps us understand the spatial concentration of buildings of different sizes in the City. More than seven in ten units in buildings with one or two units were located in either Queens (43 percent) or Brooklyn (30 percent), while another quarter were located in either Staten Island (16 percent) or the Bronx (11 percent) (Table 4.19).

At the same time, 45 percent of units in small buildings with 3-19 units were located in Brooklyn, while a quarter were located in Queens and one-fifth in Manhattan (Table 4.19). The remaining one in ten units of such size were located mostly in the Bronx. More than eight in ten of units in medium-sized buildings with 20-49 units were located in Manhattan (35 percent), Brooklyn (24 percent) or the Bronx (24 percent) (Figure 4.6).

Units in large buildings with 50-99 units were somewhat evenly scattered among the following four boroughs: Manhattan (30 percent), the Bronx (25 percent), Brooklyn (25 percent), and Queens (20 percent) (Table 4.19). On the other hand, more than 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 evenly dispersed among Brooklyn (16 percent), the Bronx (15 percent), and Queens (15 percent).

**Table 4.19**  
**Distribution of Occupied and Vacant Available Units**  
**by Borough within Building Size**  
**New York City 2008**

<b>Borough</b>	<b>All</b>	<b>1-2</b>	<b>3-19</b>	<b>20-49</b>	<b>50-99</b>	<b>100 or More</b>
All (Number)	3,190,269	880,933	748,989	497,174	447,447	615,726
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	15.5%	10.5%	10.1%	24.4%	25.1%	15.1%
Brooklyn	29.1%	29.9%	45.0%	24.2%	24.7%	15.7%
Manhattan <sup>a</sup>	24.6%	0.7%	19.5%	35.2%	30.3%	52.2%
Queens	25.5%	42.7%	23.8%	15.7%	19.5%	15.1%
Staten Island	5.4%	16.1%	1.7%	*	*	1.9%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

<sup>a</sup> Marble Hill in the Bronx.

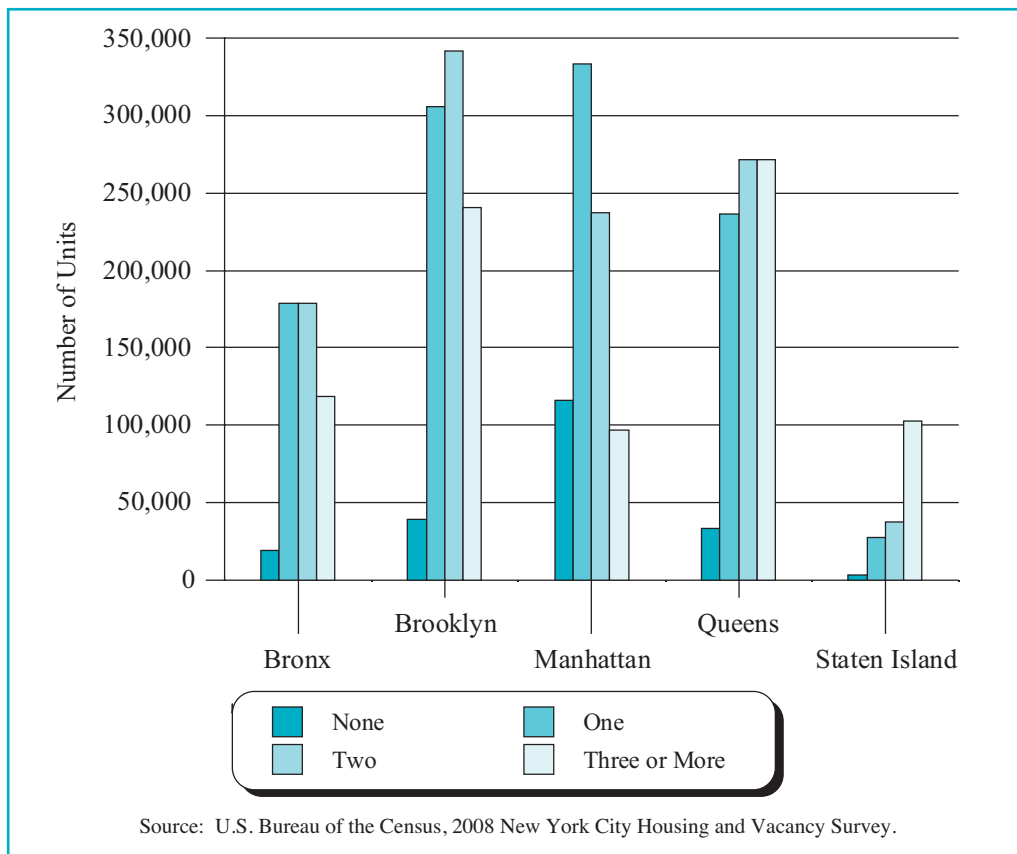
\* Too few units to report.

## Housing Inventory Composition by Size of Units

Two-thirds of all 3,190,000 occupied and vacant-available housing units in the City were either units with one bedroom or with two bedrooms (34 percent each). A little more than a quarter had three or more bedrooms (26 percent). The remaining 7 percent of units were studios with no bedrooms (Table 4.20). The composition of housing units by size was different from borough to borough. The distribution in the Bronx and Brooklyn approached that in the City overall. In the Bronx, more than seven in ten units were either one-bedroom units (36 percent) or two-bedroom units (36 percent), while the remainder were mostly three-or-more-bedroom units (24 percent) (Figure 4.7). In Brooklyn, slightly more units were two-bedroom units (37 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 (43 percent) (Table 4.20). 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 only 12 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.

**Figure 4.7**  
**Number of Occupied and Vacant Available Units**  
**by Number of Bedrooms within Borough**  
**New York City 2008**



**Table 4.20**  
**Distribution of Occupied and Vacant Available Units**  
**by Number of Bedrooms within Borough**  
**New York City 2008**

<b>Borough</b>	<b>Number</b>	<b>Number of Bedrooms</b>				
		<b>All</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3 or More</b>
All	3,190,269	100.0%	6.6%	33.9%	33.5%	26.0%
Bronx <sup>a</sup>	494,617	100.0%	3.9%	36.1%	36.2%	23.9%
Brooklyn	927,708	100.0%	4.2%	33.0%	36.8%	26.0%
Manhattan <sup>a</sup>	784,045	100.0%	14.8%	42.6%	30.3%	12.4%
Queens	813,096	100.0%	4.1%	29.1%	33.4%	33.4%
Staten Island	170,803	100.0%	2.0%*	15.8%	22.1%	60.1%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx.

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

**Table 4.21**  
**Distribution of Occupied and Vacant Available Units**  
**by Borough within Number of Bedrooms**  
**New York City 2008**

<b>Borough</b>	<b>Number of Bedrooms</b>				
	<b>All</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3 or More</b>
All (Number)	3,190,269	210,256	1,082,268	1,067,299	830,446
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	15.5%	9.1%	16.5%	16.8%	14.2%
Brooklyn	29.1%	18.4%	28.3%	32.0%	29.0%
Manhattan <sup>a</sup>	24.6%	55.1%	30.8%	22.3%	11.7%
Queens	25.5%	15.8%	21.9%	25.4%	32.7%
Staten Island	5.4%	1.6%*	2.5%	3.5%	12.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx.

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

Conversely, most housing units in the two most recently developed boroughs, Queens and Staten Island, were larger units. Two-thirds of the units in Queens were either two-bedroom units or three-or-more-bedroom units (33 percent each) (Table 4.20). Three-fifths of the units in Staten Island were larger units with three or more bedrooms, while the remainder were mostly units with either two bedrooms (22 percent) or one bedroom (16 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. Fifty-five percent of the smallest units, studio units with no bedroom, were clustered in Manhattan (Table 4.21). 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 or Manhattan. 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, Manhattan, and Staten Island.

## Composition of the Rental Housing Inventory

The total number of rental units in the City, occupied and vacant-available-for-rent together, numbered 2,144,000 units, or 64 percent of the total housing stock in the City in 2008 (Table 4.1). About six in ten rental units in the City were located in either Brooklyn (31 percent) or Manhattan (28 percent) (Table 4.13). 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.)

Rental units comprised well more than two-thirds of all housing units in the Bronx (76 percent), Manhattan (71 percent) and Brooklyn (69 percent) (Table 4.15). On the other hand, the proportions of rental units were much lower in the other two boroughs: 53 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 prevalent than in the other three older boroughs.

### Rental Units by Rent Regulatory Status

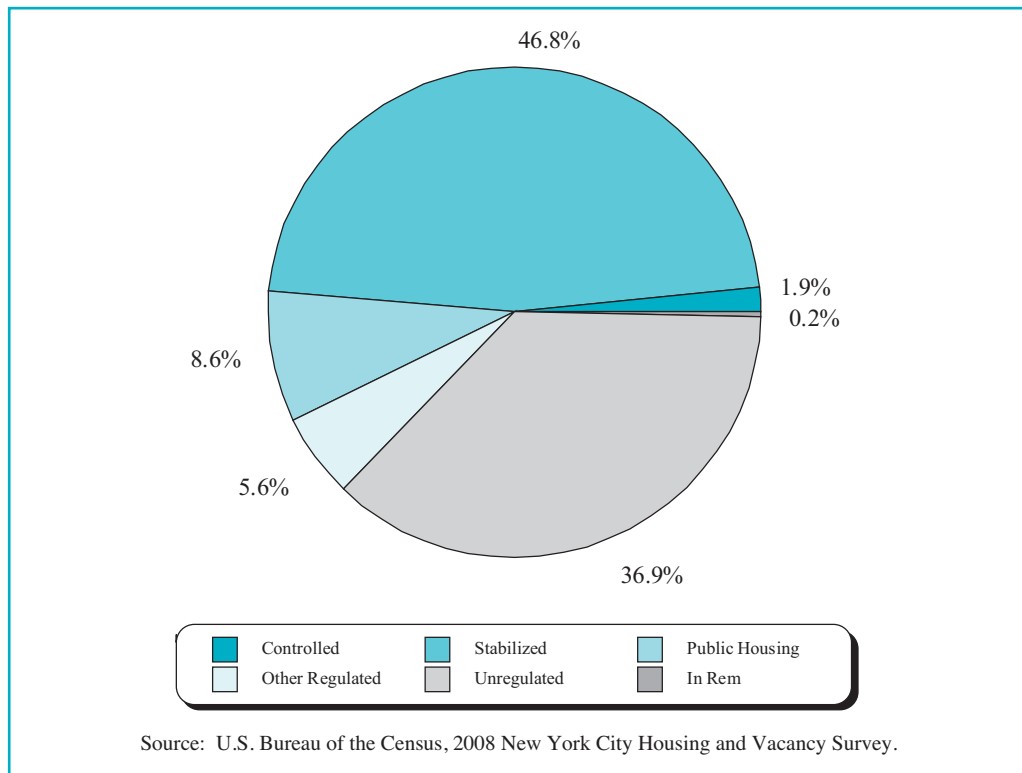
Rent-stabilized units (occupied and vacant), comprised 46.8 percent of the rental stock in 2008 (Figure 4.8). The total number of rent-stabilized units was 1,004,000 in 2008,<sup>10</sup> while it was 1,044,000 units in 2005 (Table 4.22). The number of rent-stabilized units can be increased through the Section 421-a program, the 421-g program, the J-51 program, Mitchell-Lama buyouts, and others, while it can be reduced through high rent/vacancy decontrol, coop and condo conversions, high rent/high income decontrol, substantial

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10 In July 2009, the Census Bureau corrected a weighting error and revised the 2008 HVS data. The revised number of rent stabilized units was 1,023,247, while the original number was 1,026,839, which was presented in the Selected Initial Findings of the 2008 New York City Housing and Vacancy Survey submitted to the City Council on February 10, 2009. In July 2010, the Census Bureau corrected a programming error in the rent regulation classification system and revised the number of rent stabilized units and unregulated units. The revised numbers of rent stabilized units and unregulated units are 1,003,767 and 792,130 while the original numbers as of July 2009 were 1,023,247 and 772,650 respectively. For further information, see Appendix G, The Census Bureau’s Letter on Correction of the Weighting Error and Appendix H, The Census Bureau’s Letter on the Computer Error in the Rent Regulation Classification System.

rehabilitation, expiration of tax incentive programs, and others. According to the Rent Guidelines Board’s report on changes to rent-stabilized units in the City, the rent-stabilized stock decreased by about 18,000 units in the three years from 2005 through 2007.<sup>11</sup>

**Figure 4.8**  
**Distribution of Occupied and Vacant Available Units by Regulatory Status**  
**New York City 2008**



The number of rent-stabilized units in buildings built before 1947 was 711,000 in 2008, decreasing by 37,000 from 2005, while the number of stabilized units in buildings built in or after 1947 was 293,000 in 2008, little changed from 2005 (Table 4.22 and Figure 4.9).

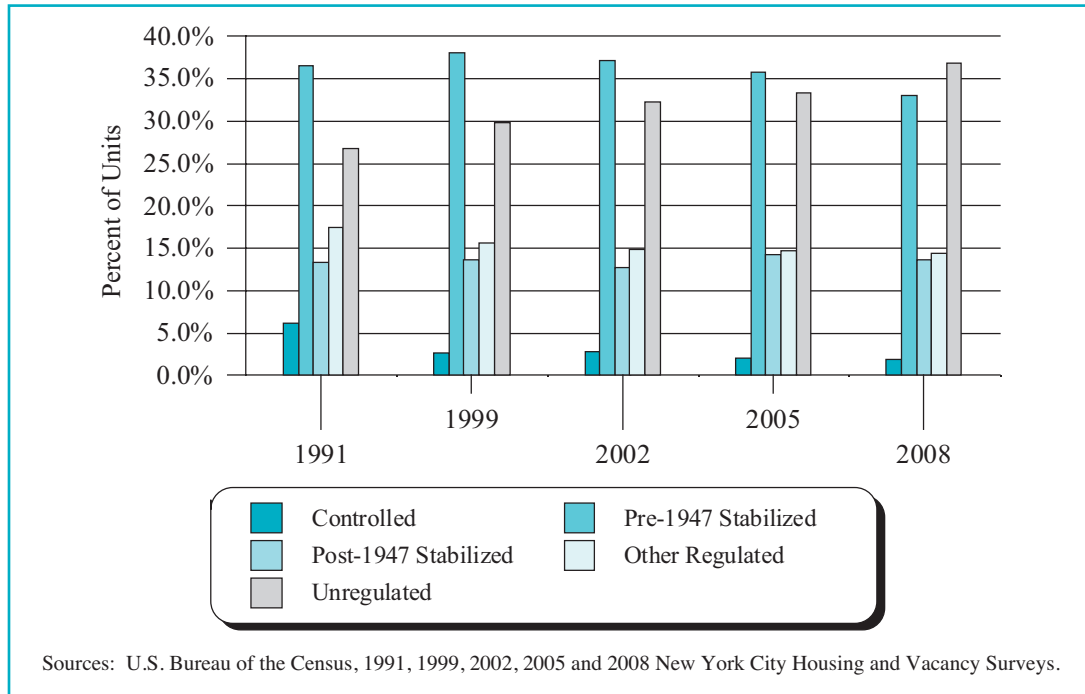
Rent-controlled units numbered 40,000, or 1.9 percent of the rental units, in 2008. The number of rent-controlled units in 2005 was 43,000 (Table 4.22).

The number of private unregulated units increased considerably by 95,000 or by 13.6 percent in the three years between 2005 and 2008 (Table 4.22 and Figure 4.9). Private unregulated units are units that were never rent controlled or rent stabilized, units that were decontrolled, including those in buildings with five or fewer units, and unregulated rental units in cooperative or condominium buildings. Particularly, the number of such units in rental buildings increased by 94,000 in that period.

<sup>11</sup> According to the Rent Guidelines Board’s report on “Changes to the Rent-Stabilized Housing Stock in New York City in 2007” (June 3, 2008), 23,735 units were added to the rent-stabilized stock (page 10), while 42,223 units were subtracted from the stock (page 12) in the three years from 2005 through 2007. As a result, there was a net decrease of 18,488 in the number of rent-stabilized units in the three years.



**Figure 4.9**  
**Percent of Occupied and Vacant Available Rental Units**  
**by Selected Rent Regulation Status**  
**New York City, Selected Years 1991 - 2008**



The 2008 HVS reports that the number of Public Housing units in the City was 185,000, or 9 percent of all rental units in the City (Table 4.22). The number of City-owned *in rem* units was 3,000, or 0.2 percent of all rental units in the City, a steep drop from the 11,000 *in rem* units reported in 2005, due to the City’s persistent efforts to rehabilitate and transfer these units into the hands of responsible private owners. In addition, there were 60,000 Mitchell-Lama rental units; this was 3 percent of all rental units in the City. Also, the rents of 60,000 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.

### Rental Units by Rent-Regulation Status and Population

There were 1,004,000 rent-stabilized units, comprising 46.8 percent of the rental stock in 2008. These rent stabilized units, the largest single rent-regulation category, housed 2,400,000 people, or about 30 percent of the population in the City in 2008 (Tables 4.22 and 4.23; Figure 4.8).

Rent-controlled units numbered 40,000, or 1.9 percent of the rental stock in 2008 (Table 4.22). These 40,000 rent-controlled units housed 70,000 people in 2008 (Table 4.23). Of rent controlled units, 15,000 units, or 38 percent, were occupied by tenants who had moved into them after July 1, 1971.<sup>12</sup> This means that these 15,000 or 38 percent of rent-controlled units were most likely occupied by tenants with succession rights. In identifying rent-controlled units for the 2008 HVS, the Census Bureau incorporated addresses of rent-

<sup>12</sup> U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

controlled units whose owners had submitted applications for MBR (Maximum Base Rent) increases to the New York State Division of Housing and Community Renewal for the 2004–2005 or 2006–2007 MBR cycles. This has helped the HVS cover more rent-controlled units, including those occupied by tenants with succession rights.<sup>13</sup> 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 or domestic partners 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 2005 HVS reported 11,000 such units.<sup>14</sup>

**Table 4.22**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Regulatory Status**  
**New York City 2005 and 2008**

Regulatory Status	2005		2008	
	Number	Percent	Number	Percent
All Rental Units	2,092,363	100.0%	2,144,451	100.0%
Controlled	43,317	2.1%	39,901	1.9%
<i>Stabilized<sup>a</sup></i>	<i>1,043,677</i>	<i>49.9%</i>	<i>1,003,767</i>	<i>46.8%</i>
Pre-1947	747,332	35.7%	710,751	33.1%
Post-1947	296,345	14.2%	293,016	13.7%
<i>Other Regulated<sup>a</sup></i>	<i>126,308</i>	<i>6.0%</i>	<i>120,092</i>	<i>5.6%</i>
Mitchell-Lama	61,893	3.0%	60,376	2.8%
Other Regulated	64,415	3.1%	59,716	2.8%
<i>Unregulated</i>	<i>697,363</i>	<i>33.3%</i>	<i>792,130</i>	<i>36.9%</i>
In Rental Buildings	649,664	31.0%	743,521	34.7%
In Coops and Condos	47,699	2.3%	48,609	2.3%
Public Housing	170,892	8.2%	185,339	8.6%
<i>In Rem</i>	<i>10,807</i>	<i>0.5%</i>	<i>3,222</i>	<i>0.2%</i>

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note: a Data on rental units by rent-regulation status for 2005 and 2008 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.

13 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.

14 U.S. Bureau of Census, 2005 New York City Housing and Vacancy Survey.

Altogether, the combined 1,044,000 rent-stabilized and rent-controlled units housed 2,470,000 people in the City in 2008 (Tables 4.22 and 4.23).

The 228,000 *in rem*, Public Housing, and rent-controlled units together housed 565,000 very poor New Yorkers, while the 120,000 Mitchell-Lama rental units and other-regulated units provided 264,000 low-, moderate-, and middle-income people with affordable housing. On the other hand, 1,004,000 rent-stabilized units helped 2,400,000 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 3,229,000 New Yorkers with various forms of housing assistance (Tables 4.22 and 4.23).

At the same time, the 792,000 unregulated units (744,000 in rental buildings and 49,000 in cooperative and condominium buildings) provided 2,040,000 people, or 25 percent of the population in the City, at all levels of income, with housing at free market rents (Tables 4.22 and 4.23).

**Table 4.23**  
**Distribution of Population by Rent Regulation Status or Form of Ownership**  
**New York City 2008**

Regulatory Status	Population	Percent of Total Population
All	8,144,101	100.0%
<b>Renter Occupied</b>	<b>5,269,128</b>	<b>64.7%</b>
Controlled	70,304	0.9%
Stabilized	2,399,761	29.5%
Pre-1947	1,746,648	21.4%
Post-1947	653,113	8.0%
Other Regulated	263,887	3.2%
Mitchell-Lama Rental	139,357	1.7%
HUD and Other Regulated	124,530	1.5%
Unregulated	2,040,308	25.1%
In Rental Buildings	1,939,743	23.8%
In Coops and Condos	100,566	1.2%
Public Housing	486,413	6.0%
<i>In Rem</i>	8,456	0.1%
<b>Owner Occupied</b>	<b>2,874,973</b>	<b>35.3%</b>
Conventional	2,049,429	25.2%
Coop/Condo	757,696	9.3%
Mitchell-Lama Coop	67,848	0.8%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

## Rental Units by Rent-Regulation Status by Borough

In 2008, Manhattan had the most rent-controlled units in the City, more than one in every two such units (51 percent), while about a quarter were in Brooklyn (26 percent) (Table 4.24). The remainder were distributed between Queens (13 percent) and the Bronx (10 percent).

Rent-stabilized units were scattered in four populous boroughs: Manhattan (30 percent), Brooklyn (27 percent) the Bronx (22 percent) and Queens (20 percent) (Table 4.24). The locational distribution of rent-stabilized units in buildings built before 1947 approximated that of all rent-stabilized units. However, the distribution of such units in buildings built in or after 1947 was considerably different: more than 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 Brooklyn (23 percent) or Manhattan (22 percent) (Map 4.1).

**Table 4.24**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Borough within Rent Regulatory Status**  
**New York City 2008**

Regulatory Status	Number	Total	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
All	2,144,451	100.0%	18.0%	31.0%	27.7%	20.7%	2.6%
Controlled	39,901	100.0%	9.7%*	25.9%	51.0%	13.4%	**
Stabilized	1,003,767	100.0%	22.2%	27.4%	29.5%	20.1%	0.8%
Pre-1947	710,751	100.0%	23.7%	29.3%	32.5%	14.2%	**
Post-1947	293,016	100.0%	18.4%	22.7%	22.3%	34.4%	2.2%
Other Regulated <sup>b</sup>	59,716	100.0%	31.6%	30.0%	27.3%	10.1%	**
M-L Rental	60,376	100.0%	23.2%	34.8%	23.6%	15.9%	**
Unregulated	792,130	100.0%	10.4%	35.1%	23.4%	25.8%	5.4%
In Rental Buildings	743,521	100.0%	10.3%	36.5%	22.1%	25.6%	5.5%
In Coops/Condos	48,609	100.0%	11.1%	13.6%	43.8%	28.6%	**
Public Housing	185,339	100.0%	23.5%	33.3%	32.3%	9.4%	**
<i>In Rem</i>	3,222	100.0%	10.4%	8.2%	79.4%	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

b Includes HUD, Article 4 and Loft Board regulated units.

c *In Rem* housing units in structures owned by the City of New York were oversampled to ensure a large enough sample for reliable analysis. Therefore, smaller numbers are reliable enough to report, or use with caution, as marked. See Appendix D for further information.

\* Since the percent is based on a small number of units, interpret with caution.

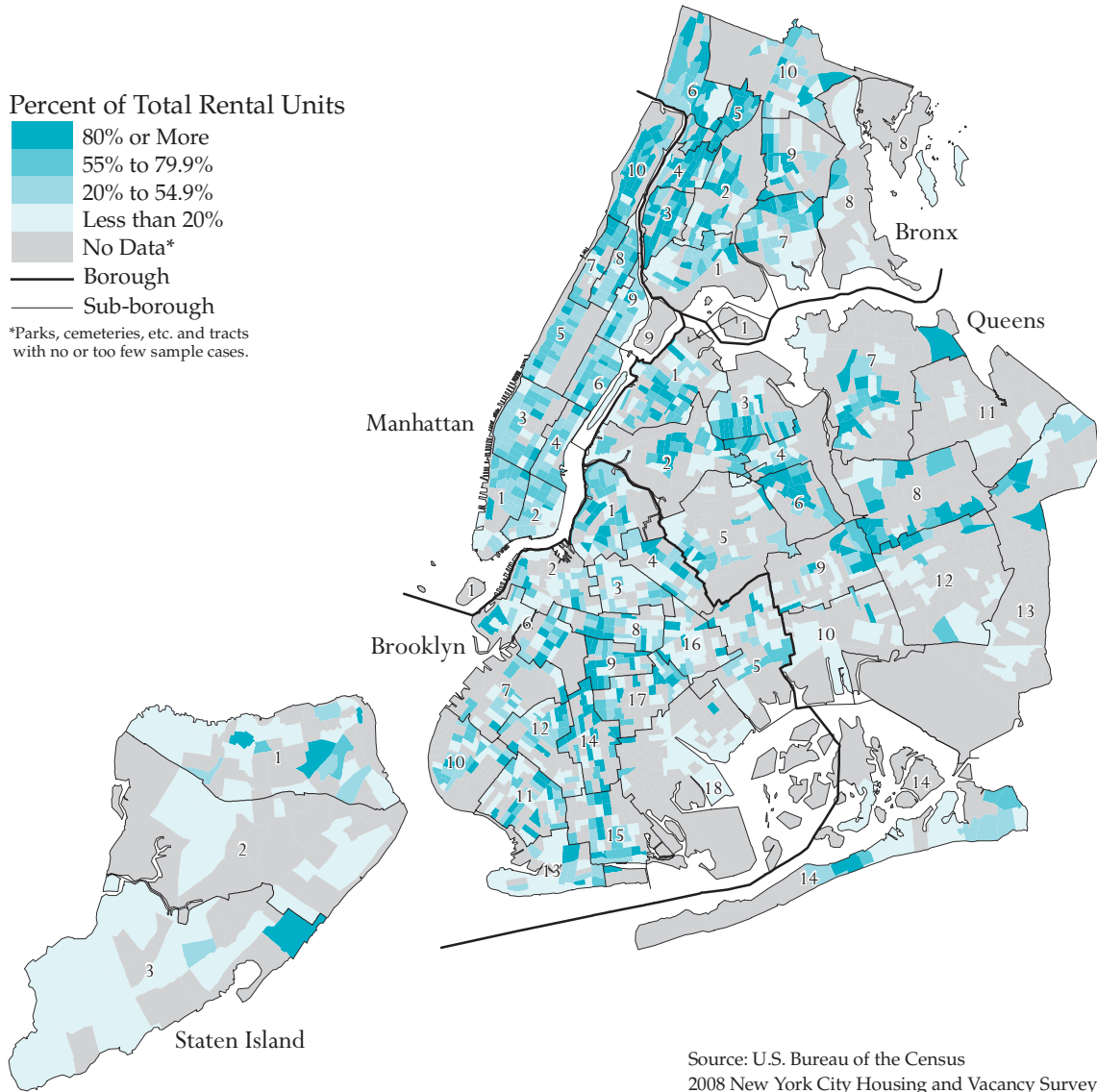
\*\* Too few units to report.

**Map 4.1**  
**Rent Stabilized Units as a**  
**Percentage of Total Rental Units**  
**New York City 2008**

Percent of Total Rental Units

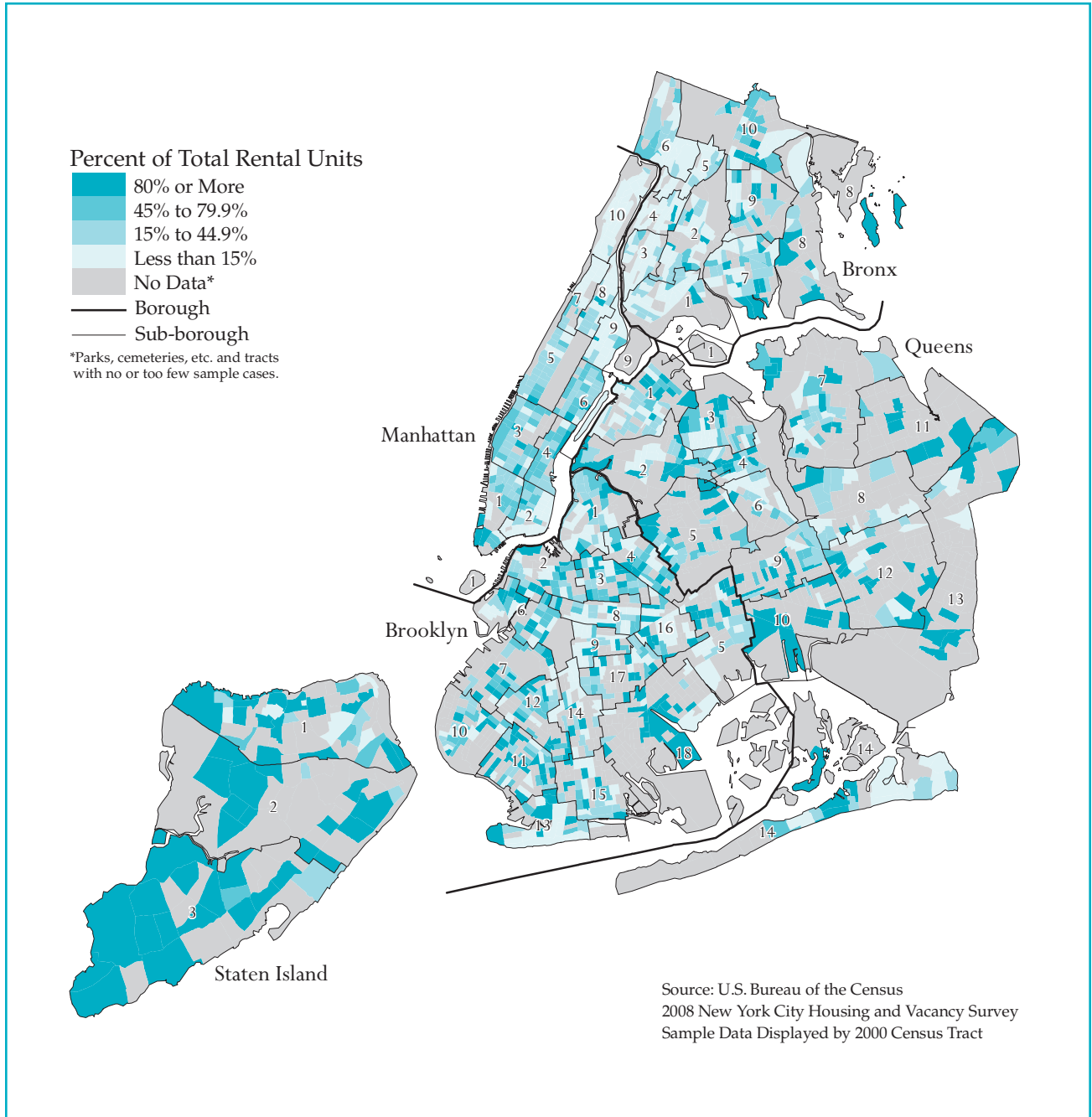
- 80% or More
- 55% to 79.9%
- 20% to 54.9%
- Less than 20%
- No Data\*
- Borough
- Sub-borough

\*Parks, cemeteries, etc. and tracts with no or too few sample cases.



Source: U.S. Bureau of the Census  
 2008 New York City Housing and Vacancy Survey  
 Sample Data Displayed by 2000 Census Tract

**Map 4.2**  
**Unregulated Rental Units as a**  
**Percentage of Total Rental Units**  
**New York City 2008**



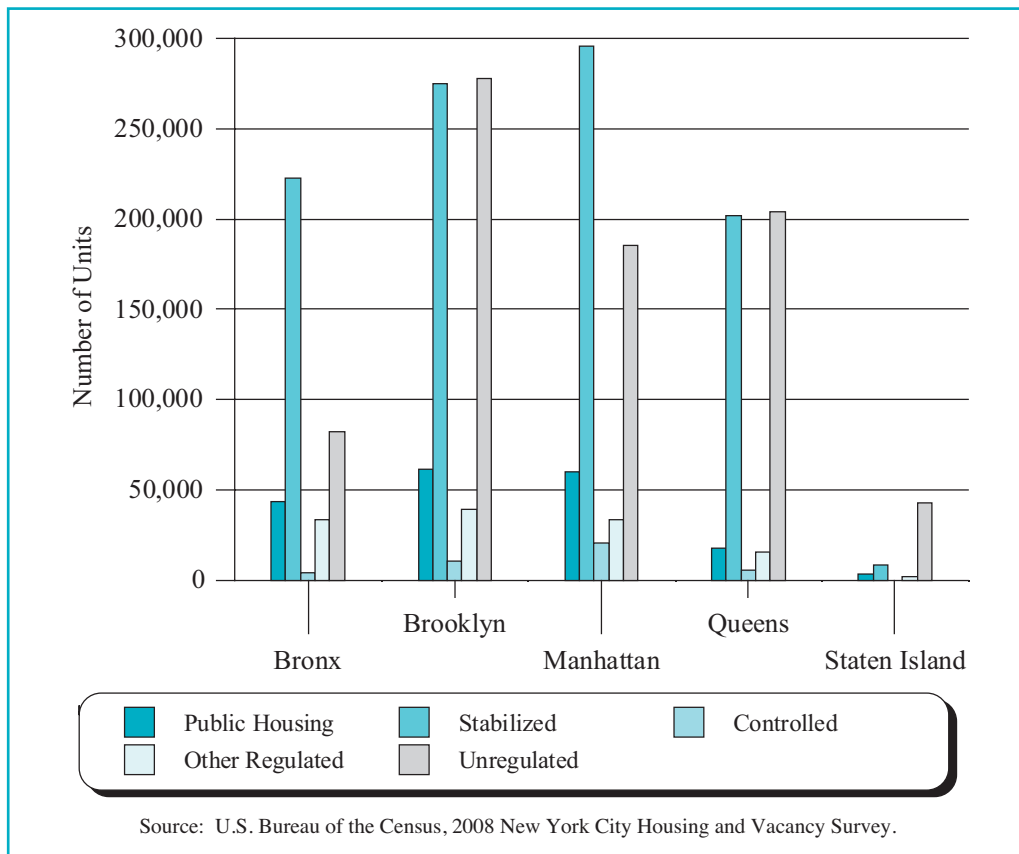
Of the 60,000 Mitchell-Lama rental units, 35 percent were located in Brooklyn, while 47 percent were almost evenly dispersed in Manhattan and the Bronx. Most of the remainder were located in Queens (Table 4.24).

About two-thirds of the Public Housing units in the City were scattered almost evenly in two boroughs, Brooklyn and Manhattan, while about a quarter were in the Bronx. Most of the remainder were in Queens (Table 4.24).

Manhattan alone provided an umbrella for eight in ten (79 percent) of the *in rem* units in the City (Table 4.24).

Over four-fifths of the unregulated rental units in the City were concentrated in Brooklyn (35 percent), Queens (26 percent) and Manhattan (23 percent) (Table 4.24). The remainder were located in the Bronx (10 percent) or Staten Island (5 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. About seven in ten of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (44 percent) and Queens (29 percent) (Map 4.2).

**Figure 4.10**  
**Number of Occupied and Vacant Available Rental Units**  
**by Rent Regulation Status within Borough**  
**New York City 2008**



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 in each borough was substantially inconsistent from borough to borough.

Within the Bronx and Manhattan, rent-controlled or regulated units had their greatest impact. Particularly in the Bronx, 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 three-quarters of the 385,000 rental units were either rent-controlled or rent-regulated units, with about three-fifths being rent-stabilized (58 percent) (Table 4.25). In Manhattan, of the 595,000 rental units, almost seven out of ten were either rent-controlled or -regulated units, with 53 percent being either rent-stabilized units (50 percent) or rent-controlled units (3 percent) (Figure 4.10).

**Table 4.25**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Rent Regulatory Status within Borough**  
**New York City 2008**

<b>Regulatory Status</b>	<b>Total</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All (Number)	2,144,451	385,451	663,851	594,920	444,055	56,174
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.9%	1.0%*	1.6%	3.4%	1.2%	**
Stabilized	46.8%	57.8%	41.4%	49.8%	45.4%	15.2%
Pre-1947	33.1%	43.8%	31.4%	38.8%	22.7%	**
Post-1947	13.7%	14.0%	10.0%	11.0%	22.7%	11.5%
Other Regulated	2.8%	4.9%	2.7%	2.7%	1.4%	**
M-L Rental	2.8%	3.6%	3.2%	2.4%	2.2%	**
Unregulated	36.9%	21.4%	41.9%	31.2%	45.9%	75.6%
In Rental Buildings	34.7%	20.0%	40.9%	27.6%	42.8%	73.2%
In Coops/Condos	2.3%	1.4%	1.0%	3.6%	3.1%	**
Public Housing	8.6%	11.3%	9.3%	10.0%	3.9%	**
<i>In Rem</i> <sup>b</sup>	0.2%	0.1%	**	0.4%	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

b *In Rem* housing units in structures owned by the City of New York were oversampled to ensure a large enough sample for reliable analysis. Therefore, smaller numbers are reliable enough to report, or use with caution, as marked. See Appendix D for further information.

\* Since the percent is based on a small number of units, interpret with caution.

\*\* Too few units to report.



On the other hand, compared to the city-wide distribution, noticeably fewer rental units in Brooklyn were rent-controlled or –regulated. Of the 664,000 rental units in the borough, three-fifths (58 percent) were rent-controlled or –regulated units, with more than two-fifths of these being either rent-stabilized (41 percent) or rent-controlled (2 percent) (Table 4.25).

Of the 444,000 rental units in Queens, 54 percent were rent-controlled or rent-regulated; close to half were either rent-stabilized (45 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, three-quarters of the 56,000 rental units there, were rent-unregulated. Only less than one in six rental units in the borough was rent-controlled or rent-stabilized.

### Rental and Owner Housing Units in Cooperatives and Condominiums

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. 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, 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.

**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 1999, 2002, 2005 and 2008**

Tenure/ Regulatory Status	1999	2002 <sup>a</sup>	2005	2008
	Percent	Percent	Number	Percent
All	100.0%	100.0%	452,151	100.0%
Owner Occupied/For Sale	66.3%	71.8%	339,776	75.1%
Regulated Rental	16.9%	15.1%	64,676	14.3%
Unregulated Rental	16.9%	13.1%	47,699	10.5%

Sources: U.S. Bureau of the Census, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note: <sup>a</sup> Beginning in 2005, due to revised coding procedures for 2002, 2005 and 2008 data, units that are both stabilized and HUD-regulated are coded as stabilized.

**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 2008**

<b>Borough</b>	<b>Tenure/Regulatory Status</b>	<b>Percent of Total</b>	<b>Number</b>	<b>Percent</b>
All	All	100.0%	487,164	100.0%
	Owner Occupied/For Sale		371,510	76.3%
	Regulated Rental		67,044	13.8%
	Unregulated Rental		48,609	10.0%
Bronx <sup>a</sup>	All	8.6%	41,744	100.0%
	Owner Occupied/For Sale		27,685	66.3%
	Regulated Rental		8,657	20.7%
	Unregulated Rental		5,401	12.9%
Brooklyn	All	16.7%	81,401	100.0%
	Owner Occupied/For Sale		61,977	76.1%
	Regulated Rental		12,798	15.7%
	Unregulated Rental		6,626	8.1%
Manhattan <sup>a</sup>	All	45.2%	220,369	100.0%
	Owner Occupied/For Sale		175,487	79.6%
	Regulated Rental		23,607	10.7%
	Unregulated Rental		21,275	9.7%
Queens	All	26.8%	130,571	100.0%
	Owner Occupied/For Sale		95,009	72.8%
	Regulated Rental		21,650	16.6%
	Unregulated Rental		13,912	10.7%
Staten Island	All	2.7%	13,079	100.0%
	Owner Occupied/For Sale		11,352	86.8%
	Regulated Rental		*	*
	Unregulated Rental		*	*

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

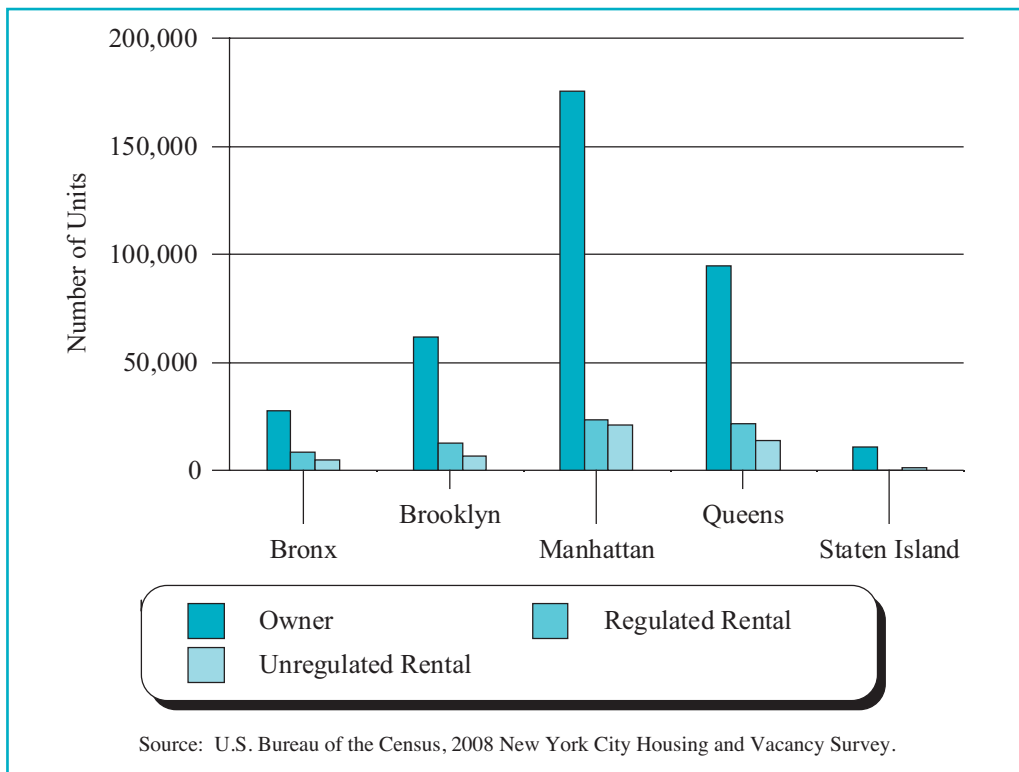
\* Too few units to report.

The number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings in the City was 487,000 in 2008 (Table 4.26). This was 15 percent of the total number of occupied and vacant-available housing units in the City (Table 4.16). Of these units in cooperative and condominium buildings, 76 percent, or 372,000 units, were owner units (occupied or vacant for sale), while the remaining 116,000 were rental units, divided into rent-regulated units (14 percent) and unregulated rental units (10 percent). The proportion of owner units in cooperative and condominium buildings increased by 10 percentage points in nine years, from 66 percent in 1999, reflecting a robust demand for owner housing in the City in recent years. Between 2005 and 2008, the number of such owner units increased by 32,000 to 372,000 units.

Manhattan and Queens accounted for 351,000 units, or more than seven in ten of all units in cooperative and condominium buildings in the City, with Manhattan being the greatest repository with 220,000 such units (45 percent) and Queens next with 131,000 such units (27 percent) (Table 4.27).

The remaining units in cooperative and condominium buildings in the City were scattered throughout the other three boroughs: 81,000 in Brooklyn (17 percent), 42,000 in the Bronx (9 percent), and 13,000 in Staten Island (3 percent) (Table 4.27).

**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 2008**



Of all 372,000 owner units in cooperative and condominium buildings, 270,000, or 73 percent, were concentrated in two boroughs: Manhattan (175,000 units, or 47 percent) and Queens (95,000 units, or 26 percent) (Table 4.27). The remaining such owner units were located in Brooklyn (62,000 units, or 17 percent), the Bronx (28,000 units, or 7 percent), and Staten Island (11,000 units, or 3 percent). As in the City as a whole, in each of all five boroughs, particularly in Staten Island and Manhattan, the vast majority of units in cooperative and condominium buildings were owner-occupied or vacant for sale: 76 percent in the City overall, 87 percent in Staten Island and 80 percent in Manhattan (Figure 4.11).

In 2008, of the 116,000 rent-regulated and unregulated rental units in cooperative and condominium buildings, 67,000 rent-regulated units and 49,000 unregulated units, seven in ten were concentrated in Manhattan (39 percent) and Queens (31 percent), while the remainder were located mostly in Brooklyn (17 percent) and the Bronx (12 percent). Unlike in the other boroughs, in the Bronx, of all 42,000 units in cooperative and condominium buildings, 14,000 units, or 34 percent, were rental units (Table 4.27 and Figure 4.11). The Bronx has the highest proportion of regulated units remaining in the coop/condo buildings at 21 percent, while Manhattan has the lowest proportion at 11 percent.

### Size of Rental Units

In the City in 2008, half of rental units were smaller units with no bedroom or one bedroom and the other half were larger units, with two or more bedrooms. Of the 2,144,000 rental units, studio units with no bedroom were 9 percent and one-bedroom units were 41 percent of the rental units. The other half were larger units—either units with two bedrooms (36 percent) or with three or more bedrooms (15 percent) (Table 4.28). In Manhattan, three-fifths of all rental units were either studios (17 percent) or one-bedroom units (44 percent), while the remaining two-fifths were two-bedroom units (29 percent) or three-or-more-bedroom units (11 percent). Compared to the city-wide distribution, the Bronx and Brooklyn had slightly more two-bedroom units and fewer studios. Staten Island reported more three-or-more bedroom units and fewer studios and one-bedroom units.

**Table 4.28**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Number of Bedrooms within Borough**  
**New York City 2008**

Borough	Number	Number of Bedrooms				
		All	0	1	2	3 or More
All	2,144,451	100.0%	8.5%	41.2%	35.7%	14.6%
Bronx <sup>a</sup>	385,451	100.0%	4.7%	40.4%	38.1%	16.7%
Brooklyn	663,851	100.0%	5.3%	39.8%	39.4%	15.5%
Manhattan <sup>a</sup>	594,920	100.0%	16.5%	43.6%	29.0%	10.9%
Queens	444,055	100.0%	6.3%	41.0%	37.0%	15.6%
Staten Island	56,174	100.0%	*	38.8%	35.8%	20.1%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx.

\* Too few units to report.

**Table 4.29**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Borough within Number of Bedrooms**  
**New York City 2008**

<b>Borough</b>	<b>Number of Bedrooms</b>				
	<b>All</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3 or More</b>
All (Number)	2,144,451	182,594	883,553	765,089	313,215
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	18.0%	10.0%	17.6%	19.2%	20.6%
Brooklyn	31.0%	19.2%	29.9%	34.2%	32.9%
Manhattan <sup>a</sup>	27.7%	53.7%	29.3%	22.6%	20.7%
Queens	20.7%	15.4%	20.6%	21.5%	22.2%
Staten Island	2.6%	*	2.5%	2.6%	3.6%

Source: U.S. Bureau of the Census, 2008 York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx.

\* Too few units to report.

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. Fifty-four percent of the rental studios in the City were concentrated in Manhattan, while most of the remainder were located in Brooklyn (19 percent), Queens (15 percent), or the Bronx (10 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: in Brooklyn (34 percent), Manhattan (23 percent), Queens (22 percent) and the Bronx (19 percent). The distribution of rental units with three or more bedrooms approximated that of two-bedroom units.

A review of different sizes of rental units within each rent-regulation category reveals that Public Housing, *in rem*, and rent-unregulated categories provided higher proportions of larger units. Of Public Housing units, almost seven in ten were either two-bedroom units (45 percent) or three-or-more-bedroom units (23 percent) (Table 4.30). Also, of *in rem* units, seven in ten were larger units, with either two bedrooms (39 percent) or three-or-more-bedrooms (31 percent). Of unregulated rental units, three-fifths were either two-bedroom units (39 percent) or three-or-more-bedroom units (20 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-bedrooms (49 percent) or studios (11 percent) (Table 4.30).

**Table 4.30**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Number of Bedrooms within Regulatory Status**  
**New York City 2008**

Regulatory Status	Number of Bedrooms				
	All	0	1	2	3 or More
All Rental Units	100.0%	8.5%	41.2%	35.7%	14.6%
Controlled	100.0%	*	41.9%	37.3%	16.2%
Stabilized	100.0%	10.8%	49.0%	31.9%	8.3%
Pre-1947	100.0%	10.2%	48.9%	32.4%	8.6%
Post-1947	100.0%	12.1%	49.2%	30.9%	7.8%
Mitchell-Lama	100.0%	8.5%	39.3%	34.7%	17.6%
Other Regulated	100.0%	10.6%	49.5%	26.1%	13.8%
All Unregulated	100.0%	6.8%	34.0%	38.9%	20.3%
In Rental Buildings	100.0%	6.3%	33.2%	39.6%	21.0%
In Coops/Condos	100.0%	14.4%	47.2%	28.8%	9.7%
Public Housing	100.0%	4.0%	27.9%	45.1%	23.0%
<i>In Rem</i>	100.0%	5.5%*	23.8%	39.4%	31.3%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

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

\*\* Too few units to report.

Reviewing 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 also confirms generally the findings of the above analysis of rent-regulation categories by the size of the rental unit: the rent-unregulated and Public Housing categories proportionately provided more larger units, while the rent-stabilized category provided more smaller units. About three-fifths of studio rental units in the City were rent-stabilized (59 percent) and 56 percent of one-bedroom rental units were rent-stabilized (Table 4.31).

On the other hand, more than four-fifths of two-bedroom units were either rent-stabilized units (42 percent) or unregulated (40 percent) (Table 4.31). The remainder were mostly Public Housing units (11 percent). More than half of three-or-more-bedroom units were unregulated (51 percent), while close to three in ten were rent-stabilized (27 percent). Most of the remaining such large units were Public Housing units (14 percent).

**Table 4.31**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Regulatory Status within Number of Bedrooms**  
**New York City 2008**

Regulatory Status	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	2,144,451	182,594	883,553	765,089	313,215
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.9%	**	1.9%	1.9%	2.1%
Stabilized	46.8%	59.1%	55.6%	41.9%	26.7%
Pre-1947	33.1%	39.7%	39.3%	30.1%	19.5%
Post-1947	13.7%	19.4%	16.3%	11.8%	7.3%
Mitchell-Lama	2.8%	2.8%	2.7%	2.7%	3.4%
Other Regulated	2.8%	3.5%	3.3%	2.0%	2.6%
All Unregulated	36.9%	29.4%	30.5%	40.3%	51.3%
In Rental Buildings	34.7%	25.6%	27.9%	38.5%	49.8%
In Coops/Condos	2.3%	3.8%	2.6%	1.8%	1.5%
Public Housing	8.6%	4.1%	5.9%	10.9%	13.6%
<i>In Rem</i>	0.2%	0.1%*	0.1%	0.2%	0.3%

Source: U.S. Bureau of the Census, 2008 New 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

In 2008, the vast majority of the rental inventory in the City, 87 percent, was in multi-family structures with three or more units. Of all 2,144,000 rental units, 36 percent were situated in large buildings with 50 or more units, while another 21 percent were in medium-sized buildings with 20-49 units (Table 4.32). The remaining two-fifths of rental units in the City were in small buildings of one or two units (14 percent) or 3-19 units (29 percent).

In the City, the rent-regulation categories had differing inventory profiles of building size. In 2008 about 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; one in ten of these were 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.

**Table 4.32**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Building Size within Regulatory Status**  
**New York City 2008**

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	2,144,451	100.0%	13.5%	13.5%	15.8%	29.3%	20.9%	16.5%	37.4%	19.8%	
Controlled	39,901	100.0%	**	8.0%*	24.6%	32.6%	35.4%	23.6%	59.1%	**	
Stabilized	1,003,767	100.0%	**	1.8%	24.9%	26.7%	32.0%	24.0%	56.0%	17.2%	
Pre-1947	710,751	100.0%	**	0.9%	31.0%	31.9%	39.3%	22.0%	61.3%	6.7%	
Post-1947	293,016	100.0%	**	3.9%	10.1%	14.0%	14.2%	28.9%	43.1%	42.8%	
All Other Regulated <sup>a</sup>	120,092	100.0%	**	**	12.8%	8.5%	15.8%	15.8%	31.5%	59.9%	
All Unregulated	792,130	100.0%	35.9%	33.8%	6.8%	40.6%	6.0%	5.2%	11.2%	12.3%	
In Rental Buildings	743,521	100.0%	37.7%	35.8%	6.5%	42.2%	5.4%	3.9%	9.3%	10.7%	
In Coops/Condos	48,609	100.0%	7.1%*	**	11.6%	15.6%	16.2%	25.0%	41.1%	36.2%	
Public Housing	185,339	100.0%	**	**	8.0%	8.0%	24.6%	23.0%	47.6%	43.2%	
<i>In Rem</i>	3,222	100.0%	**	3.1%*	39.0%	42.1%	48.3%	6.8%	55.1%	**	

Source: U.S. Bureau of the Census, 2008 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.

<sup>a</sup> Includes Mitchell-Lama, HUD-regulated, Article 4 and Loft Board



However, almost four-fifths of unregulated rental units were in small buildings, either those with one or two units (36 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: four-fifths of unregulated units in rental buildings were situated in structures with fewer than 20 units, while 77 percent of such units in coop/condos were in buildings with 20 or more units.

Public Housing units were mainly in large buildings: two-thirds of such units were in either very large buildings with 100 or more units (43 percent) or large buildings with 50-99 units (23 percent) (Table 4.32). Another quarter of such units were in medium-sized buildings with 20-49 units.

On the other hand, nine out of ten *in rem* units were in either small buildings with 3-19 units (42 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 (98 percent), as were those in buildings with 3-5 units (92 percent) (Table 4.33).

**Table 4.33**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Regulatory Status within Building Size**  
**New York City 2008**

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)	2,144,451	288,559	290,460	338,386	628,846	449,117	353,236	802,353	424,694
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.9%	**	1.1%*	2.9%	2.1%	3.1%	2.7%	2.9%	**
Stabilized	46.8%	**	6.2%	73.8%	42.6%	71.5%	68.1%	70.0%	40.7%
Pre-1947	33.1%	**	2.3%	65.1%	36.0%	62.2%	44.2%	54.3%	11.1%
Post-1947	13.7%	**	3.9%	8.8%	6.5%	9.3%	24.0%	15.8%	29.5%
All Other Regulated <sup>a</sup>	5.6%	**	**	2.6%	1.6%	4.2%	5.4%	4.7%	16.9%
All Unregulated	36.9%	98.4%	92.2%	15.9%	51.1%	10.6%	11.7%	11.1%	22.9%
In Rental Buildings	34.7%	97.3%	91.6%	14.2%	49.9%	8.9%	8.3%	8.6%	18.8%
In Coops/Condos	2.3%	1.2%*	**	1.7%	1.2%	1.8%	3.4%	2.5%	4.1%
Public Housing	8.6%	**	**	4.4%	2.4%	10.2%	12.1%	11.0%	18.8%
<i>In Rem</i>	0.2%	**	**	0.4%	0.2%	0.3%	0.1%*	0.2%	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a 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

On the other hand, about three-quarters of rental units in small buildings with 6-19 units (74 percent) and seven in ten of those in buildings with 20-99 units were rent-stabilized units (Table 4.33). At the same time, two-fifths of the units in the largest buildings with 100 or more units, were rent-stabilized (41 percent), while most of the remainder were either “other” rent-regulated units (17 percent), Public Housing units (19 percent), or unregulated rental units (23 percent).

Rental units in different sizes of buildings tended to be concentrated in certain boroughs. Three-quarters of units in one- or two-unit buildings in the City were located in either Queens (38 percent) or Brooklyn (36 percent) (Table 4.34). Equal proportions of most of the remainder were in either the Bronx (12 percent) or Staten Island (12 percent). More than four-fifths of units in small buildings with 3-5 units were in either Brooklyn (54 percent) or Queens (27 percent), while the remainder were located mostly in either the Bronx (12 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 (36 percent) or Manhattan (34 percent), while another fifth were located in Queens (20 percent).

Meanwhile, more than eight in ten rental units in medium-sized buildings with 20-49 units were scattered in the three older boroughs of Manhattan (33 percent), the Bronx (26 percent), and Brooklyn (25 percent) (Table 4.34). The remaining units in buildings of such size were located mostly in Queens (15 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 29 percent of the rental units in such buildings, while Manhattan and Brooklyn contributed 27 percent and 26 percent respectively and Queens accommodated another 17 percent. Of all rental units in very large buildings with 100 or more units, Manhattan had more than half (51 percent), and most of the remainder were distributed among the three boroughs of Brooklyn (17 percent), the Bronx (15 percent), and Queens (15 percent).

**Table 4.34**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Borough within Building Size**  
**New York City 2008**

Borough	Number of Units in Building						
	All	1-2	3-5	6-19	20-49	50-99	100 or More
All (Number)	2,144,451	288,559	290,460	338,386	449,117	353,236	424,694
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	18.0%	12.3%	12.1%	8.6%	26.2%	29.1%	15.4%
Brooklyn	31.0%	36.3%	54.3%	36.3%	25.0%	26.4%	17.1%
Manhattan <sup>a</sup>	27.7%	1.1%*	5.6%	33.6%	33.2%	27.4%	50.8%
Queens	20.7%	38.2%	26.5%	20.3%	15.2%	16.5%	14.5%
Staten Island	2.6%	12.0%	1.5%	1.1%*	**	**	2.2%

Source: U.S. Bureau of the Census, 2008 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.

The boroughs had very uniquely differing inventory profiles of building size. The majority of rental units in the Bronx were in buildings with 20-99 units (57 percent) (Table 4.35). Combined with rental units in buildings with 100 or more units, close to 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 (16 percent), small buildings with 3-5 units (24 percent), small buildings with 6-19 units (19 percent), buildings with 20-49 units (17 percent), large buildings with 50-99 units (14 percent), and the largest buildings with 100 or more units (11 percent).

In Manhattan, more than a third of the rental units were in the largest buildings with 100 or more units (36 percent). Combined with rental units in large buildings with 50-99 units (16 percent), more than half of all rental units in the borough were in buildings of 50 or more units (Table 4.35). Still, more than a fifth were situated in small buildings, mostly those with 3-19 units, and a quarter were in buildings of 20-49 units.

In Queens, almost three-fifths of all rental units were situated in small buildings, either those with one or two units (25 percent) or those with 3-19 units (33 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 (13 percent), and those with 100 or more units (14 percent).

In Staten Island, more than three-fifths of rental units were in one- or two-family houses (62 percent), while one in seven were in small buildings with 3-19 units (Table 4.35). Nevertheless, a considerable proportion of rental units in the borough, 16 percent, were in large buildings with 100 or more units.

**Table 4.35**  
**Distribution of Occupied and Vacant Available Rental Units**  
**by Building Size within Borough**  
**New York City 2008**

Borough	Number	Number of Units in Building						
		All	1-2	3-5	6-19	20-49	50-99	100 or More
All	2,144,451	100.0%	13.5%	13.5%	15.8%	20.9%	16.5%	19.8%
Bronx <sup>a</sup>	385,451	100.0%	9.2%	9.1%	7.6%	30.5%	26.7%	16.9%
Brooklyn	663,851	100.0%	15.8%	23.8%	18.5%	16.9%	14.0%	11.0%
Manhattan <sup>a</sup>	594,920	100.0%	0.5%*	2.7%	19.1%	25.1%	16.3%	36.3%
Queens	444,055	100.0%	24.8%	17.3%	15.5%	15.3%	13.1%	13.9%
Staten Island	56,174	100.0%	61.9%	7.9%	6.9%*	**	**	16.3%

Source: U.S. Bureau of the Census, 2008 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.

**Table 4.36**  
**Number and Distribution of Occupied and Vacant Available Rental Units by Structure**  
**Classification by Borough**  
**New York City 2008**

Structure Classification	All	Bronx <sup>c</sup>	Brooklyn	Manhattan <sup>c</sup>	Queens	Staten Island
All <sup>a</sup>	2,144,451	385,451	663,851	594,920	444,055	56,174
<b>Multifamily Buildings<sup>a</sup></b>	<b>1,855,893</b>	<b>349,901</b>	<b>559,155</b>	<b>591,678</b>	<b>333,748</b>	<b>21,410</b>
Old-Law Tenement	200,101	**	66,531	127,694	**	**
New-Law Tenement	545,559	153,281	176,864	124,353	89,733	**
Post-1929 Multiple Dwelling	750,166	150,120	191,073	227,317	168,289	13,366
1-2 Family House Converted to Apartment	89,724	9,264	37,534	30,937	11,817	**
Other <sup>d</sup>	40,902	**	5,386	31,559	**	**
<b>1-2 Family Houses</b>	<b>288,559</b>	<b>35,550</b>	<b>104,696</b>	<b>**</b>	<b>110,307</b>	<b>34,764</b>
<b>Distribution Within Borough</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Multifamily Buildings<sup>b</sup></b>	<b>84.9%</b>	<b>89.9%</b>	<b>82.0%</b>	<b>99.4%</b>	<b>71.3%</b>	<b>31.6%</b>
Old-Law Tenement	10.4%	1.0%*	11.4%	23.4%	**	**
New-Law Tenement	28.5%	43.4%	30.4%	22.8%	23.4%	**
Post-1929 Multiple Dwelling	39.2%	42.5%	32.8%	41.7%	43.8%	26.3%
1-2 Family House Converted to Apartment	4.7%	2.6%	6.4%	5.7%	3.1%	**
Other <sup>d</sup>	2.1%	**	0.9%	5.8%	**	**
<b>1-2 Family Houses</b>	<b>15.1%</b>	<b>10.1%</b>	<b>18.0%</b>	<b>0.6%*</b>	<b>28.7%</b>	<b>68.4%</b>
<b>Distribution Within Structure Classification</b>						
All <sup>a</sup>	100.0%	18.0%	31.0%	27.7%	20.7%	2.6%
<b>Multifamily Buildings<sup>a</sup></b>	<b>100.0%</b>	<b>18.9%</b>	<b>30.1%</b>	<b>31.9%</b>	<b>18.0%</b>	<b>1.2%</b>
Old-Law Tenement	100.0%	1.8%*	33.2%	63.8%	**	**
New-Law Tenement	100.0%	28.1%	32.4%	22.8%	16.4%	**
Post-1929 Multiple Dwelling	100.0%	20.0%	25.5%	30.3%	22.4%	1.8%
1-2 Family House Converted to Apartment	100.0%	10.3%	41.8%	34.5%	13.2%	**
Other <sup>d</sup>	100.0%	**	13.2%	77.2%	**	**
<b>1-2 Family Houses</b>	<b>100.0%</b>	<b>12.3%</b>	<b>36.3%</b>	<b>1.1%*</b>	<b>38.2%</b>	<b>12.0%</b>

Source: U.S. Bureau of the Census, 2008 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.

## Structure Class of Rental Units

New York City is a city of multi-family and old buildings. In 2008, of the 2,144,000 rental units in the City, about 85 percent were located in multi-family buildings, while the remainder were in one- or two-family houses<sup>15</sup> (Table 4.36). 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 (29 percent), which were built between 1901 and 1929. The largest proportion of rental units in the City, 39 percent, were in multiple dwellings built after 1929.

The distribution of rental units by structure class varies from borough to borough. In 2008, almost all of the rental units in Manhattan were in multi-family buildings, with almost half in either Old Law (23 percent) or New Law (23 percent) tenements (Table 4.36). Nine in ten of all rental units in the Bronx were in multi-family buildings, with more than two-fifths 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 (30 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, more than two-thirds, were in one- or two-unit buildings.

Close to 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, and half of such units were in either the Bronx (28 percent) or Manhattan (23 percent). On the other hand, three-quarters of the rental units in one- or two-unit buildings were located in either Queens (38 percent) or Brooklyn (36 percent).

Disaggregating rental units by rent-regulation category within each building structure class enables us to view the distinctive composition of rent-regulated units within each building structure class. Three-fifths of the 200,000 Old Law tenements were rent-stabilized units, while the remainder were mostly unregulated rental units (36 percent) (Table 4.37). Almost eight in ten of the 546,000 New Law tenements were rent-stabilized units (78 percent), and the remainder were mostly unregulated rental units (15 percent).

Of the 750,000 rental units in multiple-dwelling buildings built after 1929, 44 percent were rent-stabilized, while almost a quarter were Public Housing units (24 percent) (Table 4.37). The remainder were mostly unregulated rental units (19 percent) or Mitchell-Lama rental units (8 percent). Finally, of the 289,000 rental units in one- or two-family houses, almost all were unregulated rental units.

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15 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 4.37**  
**Distribution of Occupied and Vacant Available Rental Units by Regulatory Status within Structure Class**  
**New York City 2008**

Structure Classification	All	Stabilized						M-L Rental	Controlled	In Rem	Other Regulated	All Un-Regulated
		Public	Both	Pre-47	Post-47							
All <sup>a</sup>	2,144,451	100.0%	8.6%	46.8%	33.1%	13.7%	2.8%	1.9%	0.2%	2.8%	36.9%	
<b>Multifamily Buildings<sup>a</sup></b>	<b>1,855,893</b>	<b>100.0%</b>	<b>9.9%</b>	<b>54.0%</b>	<b>38.2%</b>	<b>15.8%</b>	<b>3.2%</b>	<b>2.1%</b>	<b>0.2%</b>	<b>3.2%</b>	<b>27.4%</b>	
Old-Law Tenement	200,101	100.0%	**	59.3%	57.8%	**	**	3.4%	0.6%	**	35.9%	
New-Law Tenement	545,559	100.0%	**	78.2%	76.6%	1.5% <sup>b</sup>	**	4.3%	0.3%	2.5%	14.7%	
Post-1929 Multiple Dwelling	750,166	100.0%	24.4%	44.1%	11.0%	33.1%	8.0%	0.6%	**	4.2%	18.7%	
1-2 Family House Converted to Apartment	89,724	100.0%	**	23.9%	21.0%	**	**	**	**	**	70.8%	
Other	40,902	100.0%	**	55.7%	48.3%	7.4%*	**	**	**	**	41.7%	
<b>1-2 Family Houses</b>	<b>288,559</b>	<b>100.0%</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>98.4%</b>	

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

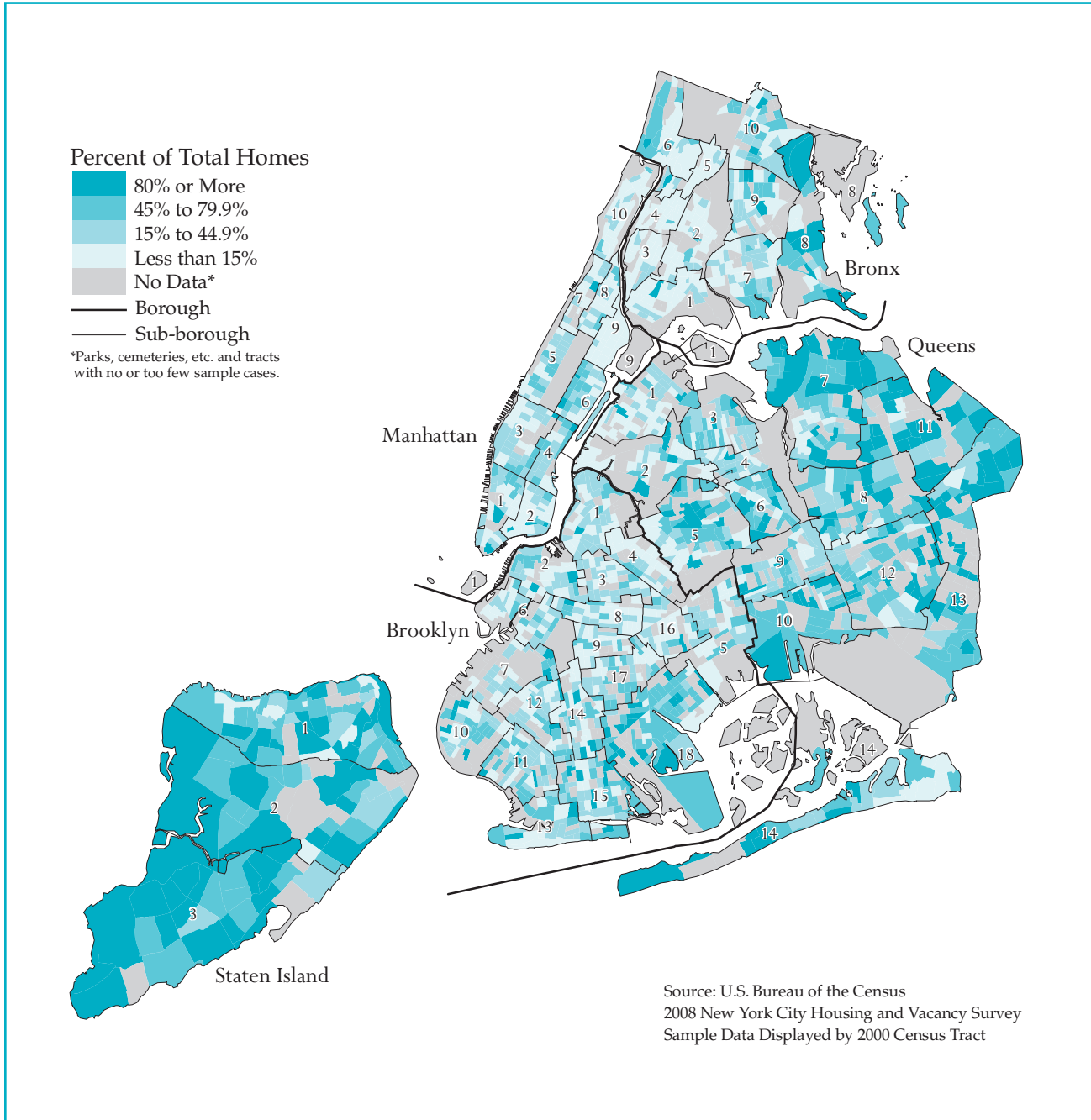
a Includes units whose structure class within multifamily buildings was not reported.

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.

**Map 4.3**  
**Home Ownership Rates**  
**New York City 2008**



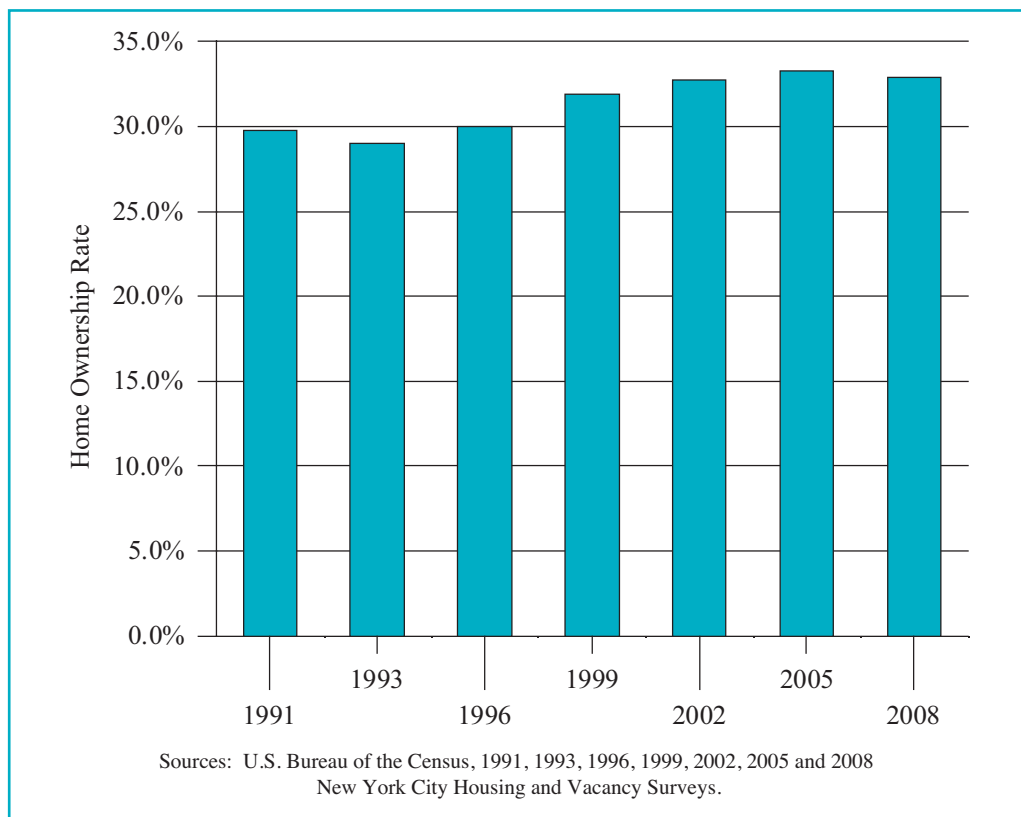
## The Owner Housing Inventory

### Growth of Owner Housing Units

The number of owner units, occupied and vacant together, was 1,046,000, or 31.4 percent of the housing inventory in the City, in 2008. The number of owner units increased slightly by 14,000 between 2005 and 2008 (Table 4.2).

The number of occupied owner units increased by 9,000, or by 0.9 percent, from 1,010,000 in 2005 to 1,019,000 in 2008, while the number of vacant owner units available for sale increased from 21,000 to 26,000, in the three-year period (Table 4.2).

**Figure 4.12**  
**Home Ownership Rates**  
**New York City, Selected Years 1991 - 2008**



### Growth of the Home Ownership Rate

The homeownership rate for the City as a whole was 32.9 percent in 2008—that is, one in three households in the City was an owner household (Table 4.38 and Figure 4.12). The rate was about the same (33.3 percent) in 2005. The home ownership rate is the proportion of the total occupied units (owner and renter units together) that are owner-occupied units. Between 2005 and 2008, the number of owner-occupied units increased by 9,000. However, during the same period, the number of all occupied units increased by 63,000, including 54,000 renter-occupied units. As a result, the home ownership rate remained basically the same between 2005 and 2008 (Tables 4.2 and 4.38).



**Table 4.38**  
**Homeownership Rates by Borough**  
**New York City, Selected Years 1991-2008**

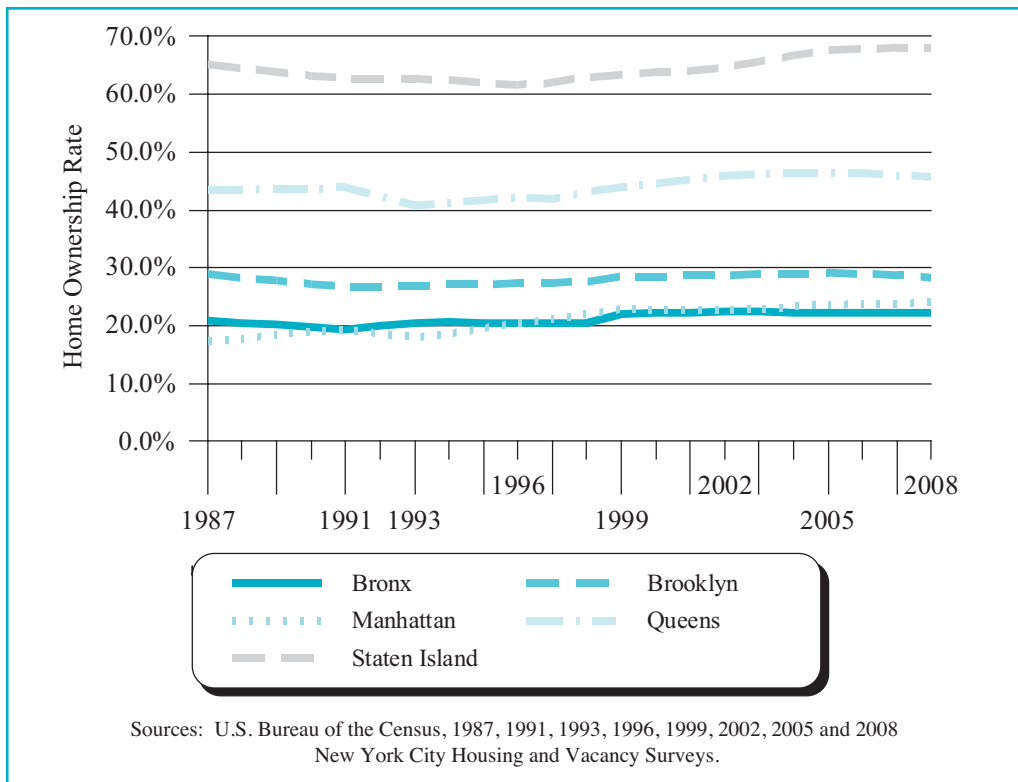
<b>Borough</b>	<b>1991</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	29.8%	29.0%	30.0%	31.9%	32.7%	33.3%	32.9
Bronx <sup>a</sup>	19.2%	20.5%	20.4%	21.9%	22.5%	22.1%	22.2
Brooklyn	26.6%	26.9%	27.3%	28.4%	28.7%	29.2%	28.3
Manhattan <sup>a</sup>	19.3%	17.9%	20.3%	22.8%	22.6%	23.6%	24.0
Queens	43.8%	40.8%	42.2%	44.0%	46.0%	46.4%	45.7
Staten Island	62.6%	62.8%	61.6%	63.3%	64.6%	67.7%	68.1

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 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 - 2008**

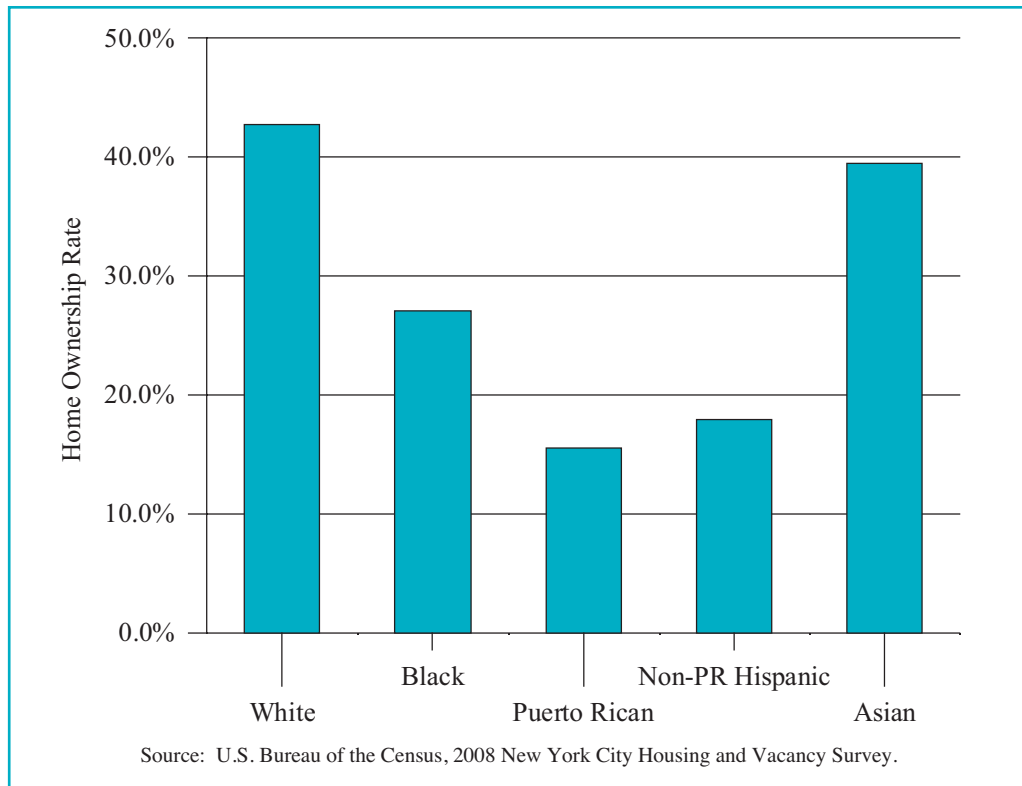


**Table 4.39**  
**Homeownership Rates by Race/Ethnicity of Householder**  
**New York City, Selected Years 1991-2008**

Race/Ethnicity	1991	1993	1996	1999	2002	2005	2008
All	29.8%	29.0%	30.0%	31.9%	32.7%	33.3%	32.9%
White	40.5%	39.0%	40.1%	42.0%	42.6%	43.6%	42.7%
Black/African American	22.5%	22.5%	25.1%	28.5%	29.2%	29.1%	27.1%
Puerto Rican	11.9%	12.0%	13.2%	14.6%	15.2%	15.9%	15.5%
Non-Puerto Rican Hispanic	12.7%	12.0%	12.5%	12.7%	15.3%	16.6%	17.9%
Asian	32.1%	31.1%	31.7%	35.2%	36.0%	37.6%	39.5%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

**Figure 4.14**  
**Home Ownership Rates by Race/Ethnicity**  
**New York City 2008**



The homeownership rate in Staten Island was 68.1 percent, the highest among the five boroughs, followed by 45.7 percent in Queens. The ownership rates for the Bronx, Brooklyn, and Manhattan were lower than the city-wide rate: 22.2 percent, 28.3 percent, and 24.0 percent respectively (Table 4.38 and Figure 4.13). The home ownership rate in each of the five boroughs changed little between 2005 and 2008 (Map 4.3).

The homeownership rates for each racial and ethnic group in the City varied widely. In 2008, the homeownership rate for white households was 42.7 percent, the highest of any racial and ethnic group and 9.8 percentage points higher than the city-wide rate of 32.9 percent (Table 4.39). The rate for Asian households was 39.5 percent, the second highest of all racial and ethnic groups and 6.6 percentage points higher than the city-wide rate (Figure 4.14).

The ownership rates for the other major racial and ethnic groups were lower than the city-wide rate. For black households, the rate was 27.1 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the homeownership rates were a mere 15.5 percent and 17.9 percent respectively, only approximately half of the city-wide rate (Table 4.39).

### Composition of Legal Forms of the Owner Unit Inventory

In 2008, the 1,046,000 occupied and vacant available owner units in the City consisted of the following four types of ownership (legal forms of ownership): conventional (61 percent), private cooperatives (26 percent), Mitchell-Lama cooperatives (3 percent), and condominiums (9 percent) (Table 4.40). The 2008 HVS reports that the 1,046,000 occupied and vacant available for sale owner units in the City was a slight increase since 2005 (Table 4.40). This growth resulted from the growth in the number of condominium and private cooperative units. During the three-year period, the number of condominium units alone grew by 19,000 units. The increase of 32,000 in condominium and private cooperative units together outnumbered the decrease of 18,000 units in Mitchell-Lama cooperatives and conventional units.

**Table 4.40**  
**Distribution of Occupied and Vacant Available Owner Units by Legal Form of Ownership**  
**New York City, Selected Years 1991-2008**

Legal Form of Ownership						2005		2008	
	1991	1993	1996	1999	2002	Number	Percent	Number	Percent
All	100.0%	100.0%	100.0%	100.0%	100.0%	1,031,780	100.0%	1,045,818	100.0%
Conventional	65.8%	65.9%	64.7%	62.2%	64.2%	646,525	62.7%	639,097	61.1%
Cooperative	28.9%	28.6%	29.9%	32.2%	29.3%	309,195	30.0%	311,488	29.8%
Mitchell-Lama <sup>a</sup>	4.8%	5.3%	6.2%	6.0%	5.1%	45,478	4.4%	35,211	3.4%
Private Coop	24.1%	23.2%	23.8%	26.2%	24.2%	263,717	25.6%	276,277	26.4%
Condominium	5.3%	5.6%	5.4%	5.6%	6.6%	76,060	7.4%	95,233	9.1%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a The Census Bureau made improvements in more correctly classifying 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.

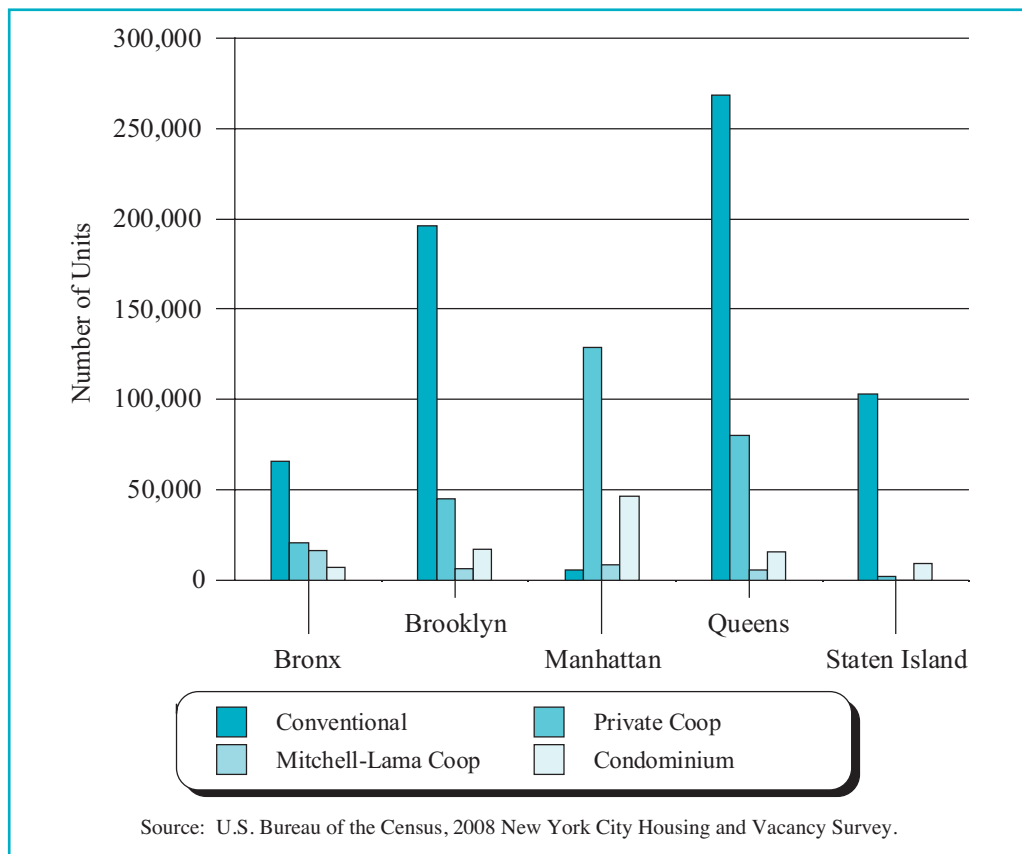
## Owner Units by Location

The composition of owner units varied from borough to borough (Figure 4.15). 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 citywide. In 2008, of the 109,000 owner units in the borough, 15 percent were Mitchell-Lama cooperatives, while 19 percent and 7 percent respectively were private cooperatives and condominiums (Table 4.41). Mitchell-Lama cooperatives were highly concentrated in the borough: 45 percent of all such owner units in the City were located in the Bronx.

In Brooklyn, 74 percent of the 264,000 owner units were conventional units, while 24 percent were private cooperatives (17 percent) or condominiums (7 percent) (Table 4.41 and Maps 4.4 and 4.5).

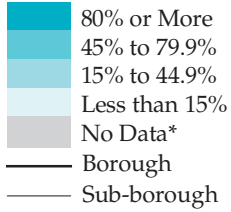
On the other hand, a disproportionately large proportion, 68 percent, of the 189,000 owner units in Manhattan, were private cooperatives, while another 25 percent were condominiums. In the three years between 2005 and 2008, the number of condominium units in the borough increased by 11,000, or by 31 percent (Tables 4.41 and 4.42). About 3 percent of the owner units in Manhattan were conventionally owned.

**Figure 4.15**  
**Occupied and Vacant Available Owner Units**  
**by Type of Ownership within Borough**  
**New York City 2008**



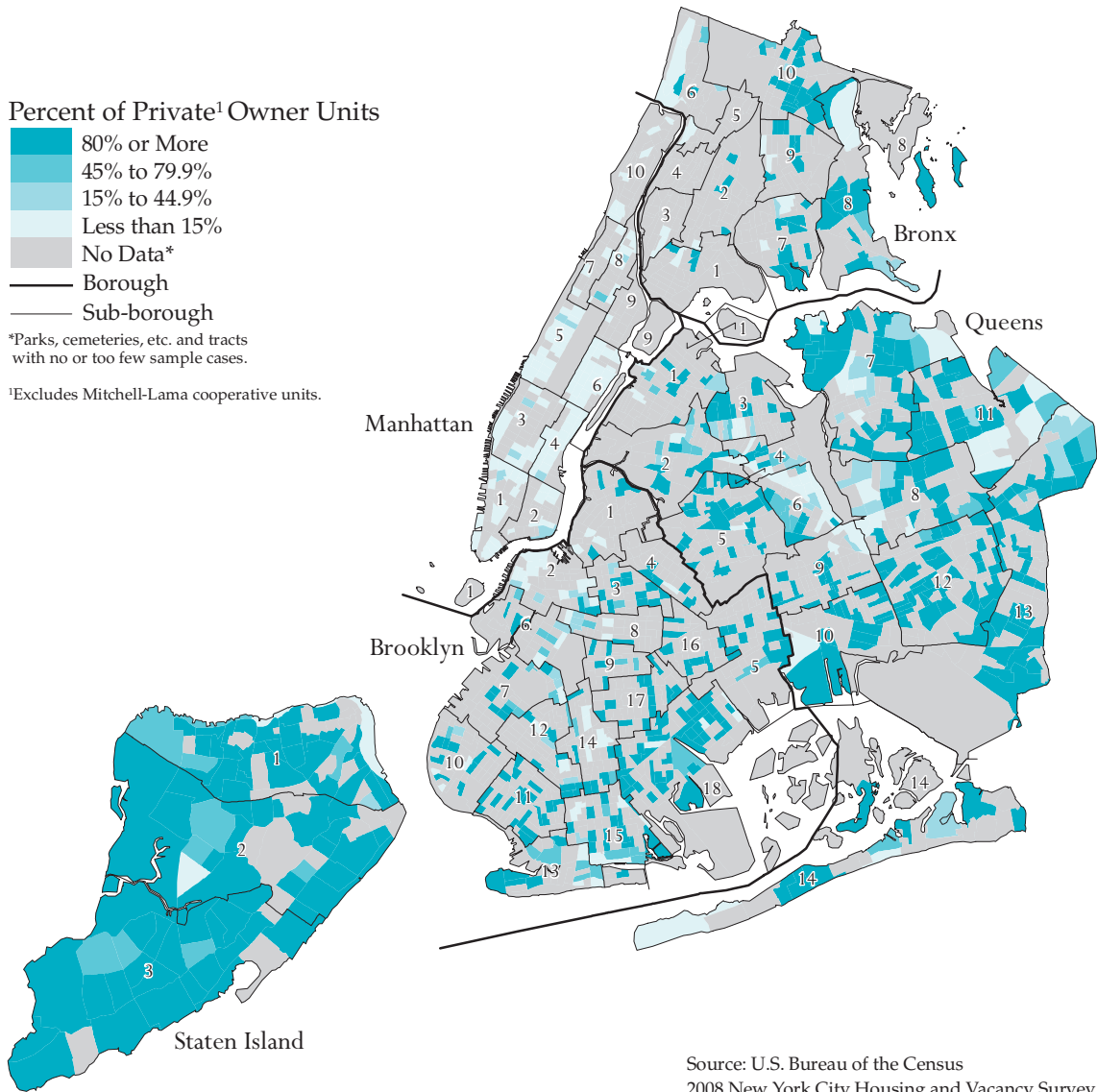
**Map 4.4**  
**Occupied and Vacant Conventional Owner Units**  
**as a Percentage of Private Owner Units**  
**New York City 2008**

Percent of Private<sup>1</sup> Owner Units



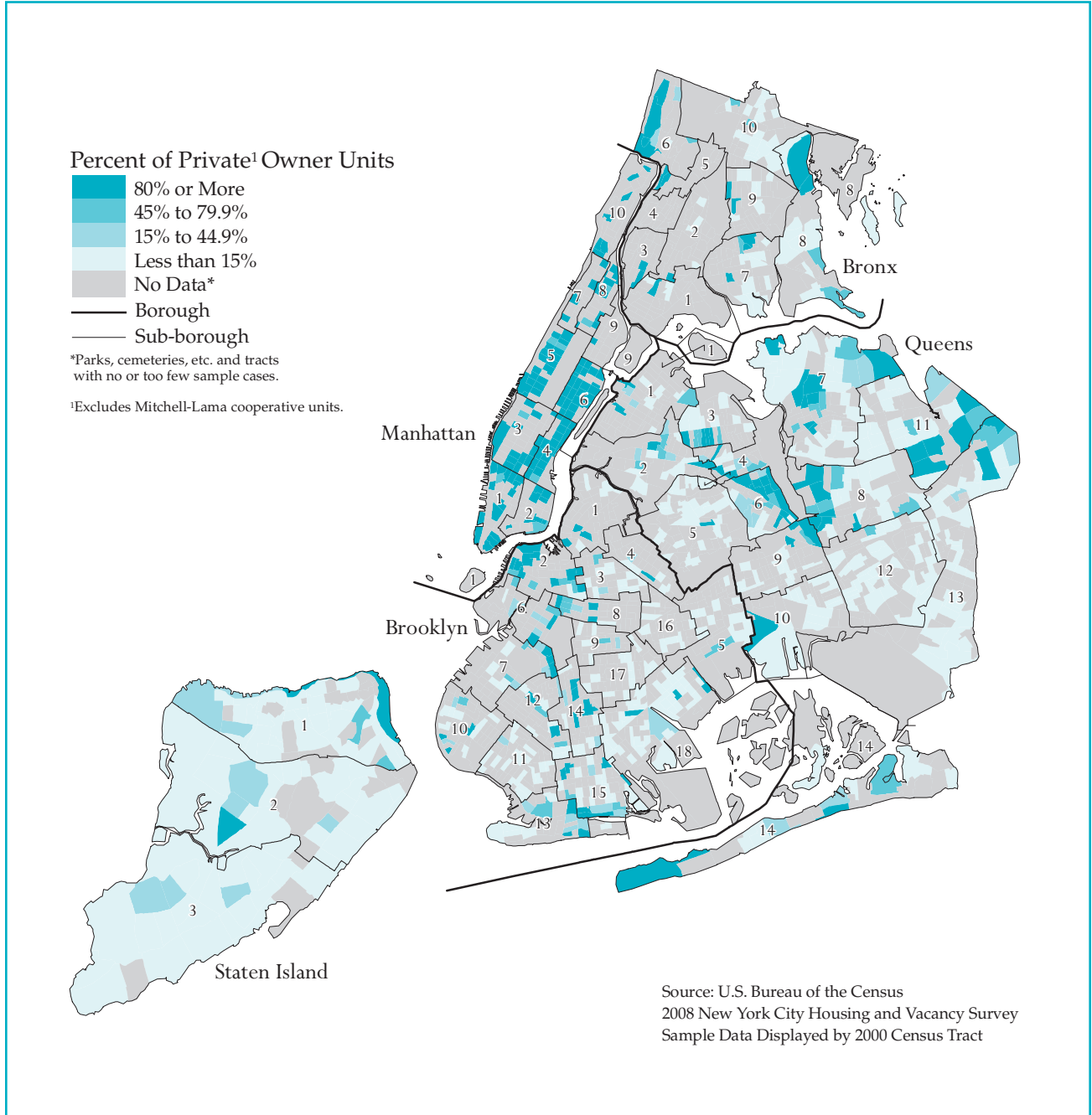
\*Parks, cemeteries, etc. and tracts with no or too few sample cases.

<sup>1</sup>Excludes Mitchell-Lama cooperative units.



Source: U.S. Bureau of the Census  
 2008 New York City Housing and Vacancy Survey  
 Sample Data Displayed by 2000 Census Tract

**Map 4.5**  
**Occupied and Vacant Cooperative and Condominium Owner Units**  
**as a Percentage of Private Owner Units**  
**New York City 2008**



**Table 4.41**  
**Number and Distribution of Occupied and Vacant Available**  
**Owner Units by Legal Form of Ownership and Borough**  
**New York City 2008**

<b>Legal Form of Ownership</b>	<b>Total</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All	1,045,818	109,166	263,857	189,125	369,041	114,629
Conventional	639,097	65,615	196,094	5,212	268,899	103,277
Cooperative	311,488	36,326	50,624	137,347	84,947	**
Mitchell-Lama	35,211	15,866	5,786	8,425	5,134	**
Private Cooperative	276,277	20,461	44,838	128,921	79,813	**
Condominium	95,233	7,225	17,139	46,566	15,195	9,108
<b>Distribution within Borough</b>						
<b>Legal Form of Ownership</b>	<b>Total</b>	<b>Bronx</b>	<b>Brooklyn</b>	<b>Manhattan</b>	<b>Queens</b>	<b>Staten Island</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	61.1%	60.1%	74.3%	2.8%	72.9%	90.1%
Cooperative	29.8%	33.3%	19.2%	72.6%	23.0%	**
Mitchell-Lama	3.4%	14.5%	2.2%	4.5%	1.4%	**
Private Cooperative	26.4%	18.7%	17.0%	68.2%	21.6%	**
Condominium	9.1%	6.6%	6.5%	24.6%	4.1%	7.9%
<b>Distribution within Form of Ownership</b>						
<b>Legal Form of Ownership</b>	<b>Total</b>	<b>Bronx</b>	<b>Brooklyn</b>	<b>Manhattan</b>	<b>Queens</b>	<b>Staten Island</b>
All	100.0%	10.4%	25.2%	18.1%	35.3%	11.0%
Conventional	100.0%	10.3%	30.7%	0.8%	42.1%	16.2%
Cooperative	100.0%	11.7%	16.3%	44.1%	27.3%	**
Mitchell-Lama	100.0%	45.1%	16.4%	23.9%	14.6%	**
Private Cooperative	100.0%	7.4%	16.2%	46.7%	28.9%	**
Condominium	100.0%	7.6%	18.0%	48.9%	16.0%	9.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

\*\* Too few units to report.

**Table 4.42**  
**Number and Distribution of Occupied and Vacant Available**  
**Owner Units by Legal Form of Ownership and Borough**  
**New York City 2005**

<b>Legal Form of Ownership</b>	<b>Total</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
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
<b>Distribution within Borough</b>						
<b>Legal Form of Ownership</b>	<b>Total</b>	<b>Bronx</b>	<b>Brooklyn</b>	<b>Manhattan</b>	<b>Queens</b>	<b>Staten Island</b>
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%
<b>Distribution within Form of Ownership</b>						
<b>Legal Form of Ownership</b>	<b>Total</b>	<b>Bronx</b>	<b>Brooklyn</b>	<b>Manhattan</b>	<b>Queens</b>	<b>Staten Island</b>
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.

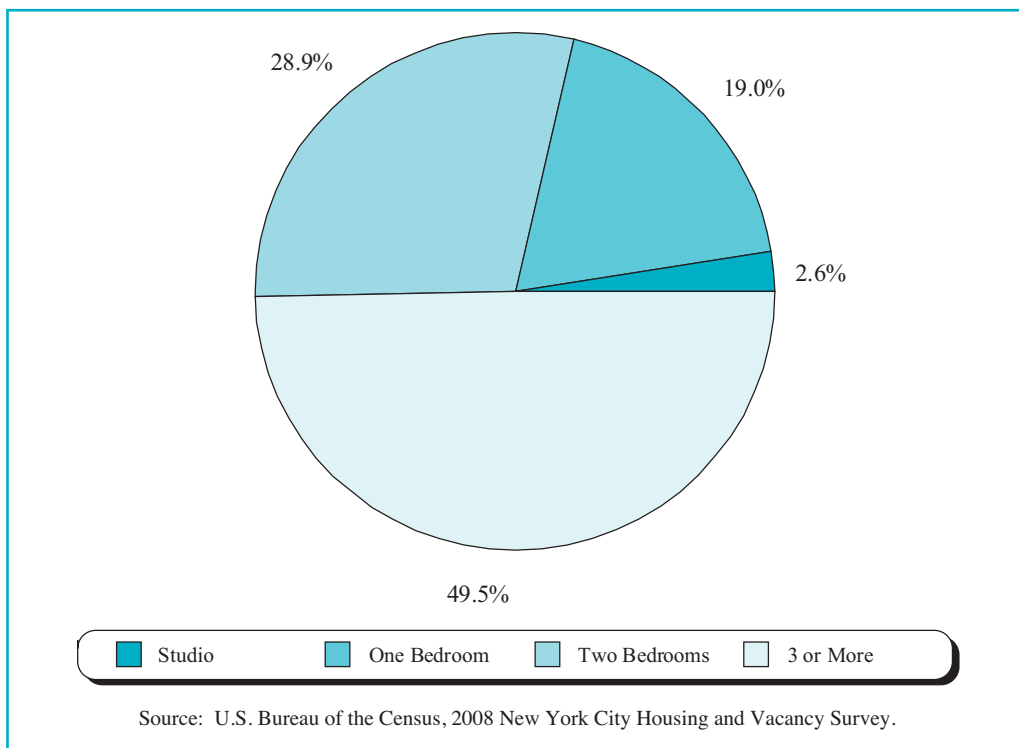


In Queens, of 369,000 owner units, more were conventional units (73 percent), while fewer were private cooperatives (22 percent) or condominiums (4 percent) (Table 4.41). In Staten Island, nine in ten of the 115,000 owner units were conventional units, while 8 percent were condominium units.

### Size of Owner Units by Type of Ownership and by Borough

In 2008, half of all owner units were larger units with three or more bedrooms (50 percent), while the remainder were mostly units with either two bedrooms (29 percent) or one bedroom (19 percent) (Table 4.43 and Figure 4.16). In other words, almost four-fifths of all owner units were larger units with two or more bedrooms.

**Figure 4.16**  
**Distribution of Occupied and Vacant Available Owner Units by Number of Bedrooms**  
**New York City 2008**



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 (42 percent) or studios (7 percent), while 37 percent were two-bedroom units (Table 4.43). At the same time, the condominium category accommodated more larger units than did private cooperatives, particularly three or more bedroom units. About three-fifths of condominium units were larger units, either two-bedroom units (36 percent) or three-or-more-bedroom units (23 percent). The Mitchell-Lama cooperative category also accommodated more larger units: more than three-fifths of Mitchell-Lama units were either two-bedroom units (46 percent) or three-or-more-bedroom units (16 percent).

**Table 4.43**  
**Distribution of Occupied and Vacant Available Owner Units**  
**by Number of Bedrooms within Form of Ownership**  
**New York City 2008**

Form of Ownership	Number of Bedrooms				
	All	0	1	2	3 or More
All	100.0%	2.6%	19.0%	28.9%	49.5%
Conventional	100.0%	*	5.4%	23.7%	70.6%
Private Cooperative	100.0%	7.3%	42.3%	36.5%	13.9%
Mitchell-Lama Cooperative	100.0%	*	35.1%	46.3%	16.4%
Condominium	100.0%	4.5%	36.9%	35.6%	23.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\* Too few units to report.

**Table 4.44**  
**Distribution of Occupied and Vacant Available Owner Units**  
**by Type of Ownership Within Number of Bedrooms**  
**New York City 2008**

Form of Ownership	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	1,045,818	27,662	198,715	302,209	517,231
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	61.1%	*	17.3%	50.1%	87.2%
Private Cooperative	26.4%	72.5%	58.8%	33.4%	7.5%
Mitchell-Lama Cooperative	3.4%	*	6.2%	5.4%	1.1%
Condominium	9.1%	15.6%	17.7%	11.2%	4.2%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\* Too few units to report.

In 2008, the vast majority of smaller owner units, studios, in the City were private cooperative units (73 percent) (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 (17 percent), condominium units (18 percent), and Mitchell-Lama cooperatives (6 percent).

On the other hand, half of the two-bedroom owner units were conventional units (50 percent), while a third were private cooperative units (33 percent); the remaining one in six were divided into condominium units (11 percent) and Mitchell-Lama cooperatives (5 percent) (Table 4.44). Close to nine in ten of the owner units with three or more bedrooms were conventional units (87 percent), while most of the remainder were private cooperatives (8 percent).

About two-thirds of the owner studios in the City were concentrated in Manhattan (64 percent), where most owner units were in the non-conventional owner unit categories. Most of the remainder were located in either Queens (18 percent) or Brooklyn (13 percent). On the other hand, close to nine in ten of the one-bedroom owner units were scattered in Manhattan (38 percent), Queens (28 percent), and Brooklyn (21 percent). The remainder were located mostly in the Bronx (11 percent) (Table 4.45).

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 (36 percent), Brooklyn (27 percent), and Manhattan (21 percent) (Table 4.45). The remainder were located in either the Bronx (11 percent) or Staten Island (6 percent).

About two-thirds of the larger owner units with three or more bedrooms were concentrated in Queens (39 percent) and Brooklyn (27 percent) (Table 4.45). The remainder were located mostly in either Staten Island (18 percent) or the Bronx (10 percent).

**Table 4.45**  
**Distribution of Occupied and Vacant Available Owner Units by Borough**  
**within Number of Bedrooms**  
**New York City 2008**

Borough	Number of Bedrooms				
	All	0	1	2	3 or More
All (Number)	1,045,818	27,662	198,715	302,209	517,231
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	10.4%	**	11.4%	10.7%	10.4%
Brooklyn	25.2%	13.1%*	21.0%	26.6%	26.7%
Manhattan <sup>a</sup>	18.1%	64.0%	37.5%	21.4%	6.2%
Queens	35.3%	18.4%	27.5%	35.5%	39.1%
Staten Island	11.0%	**	2.6%	5.8%	17.7%

Source: U.S. Bureau of the Census, 2008 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.

The distribution of owner units by size in the Bronx very much resembled the city-wide distribution: almost four-fifths of all owner units in the borough were larger units, either units with three or more bedrooms (49 percent) or two bedroom units (30 percent) (Table 4.46). The remainder were mostly one-bedroom units (21 percent). The distribution in Brooklyn was similar to that of the City as a whole and that of the Bronx, except that there were more larger units with three or more bedrooms and fewer one-bedroom units in the borough.

**Table 4.46**  
**Distribution of Occupied and Vacant Available Owner Units**  
**by Number of Bedrooms within Borough**  
**New York City 2008**

Borough	Number	Number of Bedrooms				
		All	0	1	2	3 or More
All	1,045,818	100.0%	2.6%	19.0%	28.9%	49.5%
Bronx <sup>a</sup>	109,166	100.0%	**	20.7%	29.5%	49.1%
Brooklyn	263,857	100.0%	1.4%*	15.8%	30.5%	52.3%
Manhattan <sup>a</sup>	189,125	100.0%	9.4%	39.4%	34.3%	17.0%
Queens	369,041	100.0%	1.4%	14.8%	29.0%	54.8%
Staten Island	114,629	100.0%	**	4.5%	15.4%	79.8%

Source: U.S. Bureau of the Census, 2008 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.

On the other hand, about three-quarters of the owner units in Manhattan were either one-bedroom units (39 percent) or two-bedroom units (34 percent). A relatively small 17 percent had three or more bedrooms, while the remaining 9 percent of owner units in the borough were studios.

In Queens, fifty-five percent of the owner units were larger units with three or more bedrooms, while three in ten were two-bedroom units (29 percent). Only 15 percent of owner units in the borough had one bedroom, while the number of studios was extremely small, a little over 1 percent (Table 4.46). Almost all of the owner units in Staten Island were larger units: four-fifths had three or more bedrooms, while most of the remainder were two-bedroom units (15 percent). As a result, very few small units are available; only 5 percent of owner units in the borough are one-bedroom units.

## Estimated Current Value of Owner Units

Between 2005 and 2008 in the City, as the median market value of owner units increased by \$60,000, or 14 percent, to \$500,000, the proportion of owner units with higher estimated market values increased substantially. The proportion with lower, moderate, and middle market values all decreased as a consequence. In 2008, 63 percent of the owner units in the City, excluding Mitchell-Lama cooperatives, had an estimated market value of \$450,000 or more. This is 1.3 times the equivalent proportion of such units, 47 percent just three years earlier in 2005, after adjusting for inflation (Table 4.47).

The proportion of owner units with a market value between \$450,000 and \$549,999 almost doubled, from 9 percent to 17 percent between 2005 and 2008 (Table 4.47). The proportion with a market value between \$550,000 and \$749,999 also increased from 21 percent to 23 percent, while the proportion with a market value between \$750,000 and \$999,999 increased from 9 percent to 11 percent in the three years.

**Table 4.47**  
**Distribution of the Estimated Current Value of Owner Occupied Units**  
**(Excluding Mitchell-Lama Coops)**  
**New York City 2005 and 2008**

Percent Distribution	2005 in 2008 dollars		2008	
	Number	Percent	Number	Percent
All	965,244	100.0%	984,644	100.0%
Less than \$75,000	32,508	3.4%	25,064	2.5%
\$75,000 - \$99,999	13,689	1.4%	5,487	0.6%
\$100,000 - \$149,999	30,589	3.2%	25,209	2.6%
\$150,000 - \$199,999	40,506	4.2%	34,098	3.5%
\$200,000 - \$249,999	51,551	5.3%	36,125	3.7%
\$250,000 - \$299,999	49,826	5.2%	43,322	4.4%
\$300,000 - \$349,999	88,580	9.2%	41,012	4.2%
\$350,000 - \$449,999	204,456	21.2%	149,957	15.2%
\$450,000 - \$549,999	84,206	8.7%	169,765	17.2%
\$550,000 - \$749,999	201,386	20.9%	229,501	23.3%
\$750,000 - \$999,999	84,461	8.8%	108,696	11.0%
\$1,000,000 or more	83,484	8.6%	116,408	11.8%
<b>Median Estimated Value</b>	<b>\$440,094</b>		<b>\$500,000</b>	

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note: The 2005 value was adjusted for inflation by multiplying the value by the CPI of April 2008 divided by the CPI of April 2005 (233.8/212.5). The CPI was for All Urban Consumers (CPI-U) for New York-Northern N.J.- Long Island.

During the three years between 2005 and 2008, the proportion of owner units with an estimated market value of \$1,000,000 or more increased from 9 percent to 12 percent (Table 4.47).

Conversely, in 2008 the proportion of owner units with a market value of less than \$450,000 was 37 percent, a considerable decrease from 53 percent in 2005 (Table 4.47).

In 2008, 169,000, or 17 percent, of the owner occupied units in the City (excluding Mitchell-Lama cooperatives) were valued at less than \$300,000. The number of such relatively lower-valued owner units declined by 49,000 units, or by 23 percent, even after adjusting for inflation, in the three years since 2005 (Table 4.47). Two-thirds of these lower-valued owner units were cooperatives. Slightly less than half (47 percent) were located in Queens and most of the remainder were located in Brooklyn (24 percent) and the Bronx (15 percent). Geographically, these more affordable owner units were clustered in somewhat higher numbers in Queens sub-boroughs 6 (Forest Hills/Rego Park), 7 (Flushing/Whitestone), 8 (Hillcrest/Fresh Meadows), and 11 (Bayside/Little Neck). Such units were certainly smaller than more highly valued units: 38 percent were one-bedroom units; but even so, 36 percent were two-bedroom units. These units tended to be located in neighborhoods rated slightly less highly than units with higher estimated values but the rating differences were not substantial.<sup>16</sup>

### **Housing Units Accessible to Physically Disabled Persons**

In 2008, 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 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 2008, 535,000 units, or 50 percent, of the units in multiple dwellings with elevators in the City, for which complete data from the 2008 HVS were available, met all five accessibility criteria for people with physical disabilities requiring the use of a wheelchair (Table 4.48). The number of accessible units increased very markedly by 55,000, or by 12 percent, between 2005 and 2008. Of units in multiple dwellings without elevators, the number of accessible units was only 28,000, or 3 percent, in 2008 (Table 4.49). Altogether, of the 563,000 accessible units in all multi-family buildings in 2008, 60,000 or 10.6 percent, were in buildings built since 1990.<sup>17</sup>

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16 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

17 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**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 2008**

Borough	Accessibility Criteria <sup>a</sup>															
	Door Width				Elevator				Residential Unit				No Stairs			
	Entrance/Lobby		Elevator		to Elevator		to Unit		to Elevator		to Unit		All Criteria			
Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>c</sup>	
All	950,965	70.7%	960,136	75.2%	1,035,249	81.6%	792,270	67.8%	728,265	60.0%	535,458	50.0%				
Bronx <sup>d</sup>	157,805	64.8%	170,279	72.9%	184,440	77.4%	124,507	62.3%	110,195	52.4%	85,551	45.2%				
Brooklyn	183,261	66.7%	191,690	72.4%	208,802	77.7%	155,157	64.6%	144,509	57.7%	109,946	48.8%				
Manhattan <sup>d</sup>	441,289	74.9%	422,431	76.9%	432,954	81.9%	382,483	71.5%	347,344	63.7%	252,785	53.7%				
Queens	157,512	70.8%	165,168	76.5%	196,246	89.7%	119,224	65.7%	116,888	60.4%	81,562	46.9%				
Staten Island	11,099	74.9%	10,567	76.3%	12,807	89.8%	10,899	87.7%	9,330	68.3%	5,615	48.8%				

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

<sup>a</sup> 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. In 2008, complete data for all criteria were available for 1,070,411 multiple dwelling units in buildings with elevators.

<sup>b</sup> Percent accessible of units for which complete information was reported for the criterion in question.

<sup>c</sup> Percent accessible of total units for which information was reported on each and every criterion.

<sup>d</sup> 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 2008**

Borough	Accessibility Criteria <sup>a</sup>							
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria	
	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>c</sup>
All	226,411	21.9%	340,816	34.9%	54,671	5.8%	27,796	3.2%
Bronx <sup>d</sup>	36,601	22.4%	61,034	38.9%	8,630	5.7%	**	2.6%*
Brooklyn	71,721	17.7%	113,596	29.5%	20,078	5.4%	10,045	2.9%
Manhattan <sup>d</sup>	40,335	17.3%	66,338	30.8%	7,645	3.5%	4,597*	2.3%
Queens	75,042	34.7%	93,664	46.1%	16,311	8.8%	8,929	5.2%
Staten Island	**	**	6,185	41.2%	**	**	**	**

Source: U.S. Bureau of the Census, 2008 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. In 2008, complete data for all 3 criteria were available for 879,356 multiple dwelling units in buildings without elevators.
- 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.



## Accessible Housing by Location and Structure Class

In 2008, of the 535,000 housing units in multiple dwellings with elevators accessible to physically disabled persons, Manhattan provided an umbrella for 253,000 units, or 54 percent of the units in multiple dwellings with elevators in that borough (Table 4.48). This was the largest number of accessible units in the five boroughs, in terms of absolute numbers. In Brooklyn, 110,000 units, or almost half of all units in such buildings in the borough, were accessible. In the Bronx, 86,000 units met all five accessibility criteria. In Queens, 82,000 units 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 28,000, or 3 percent of the units in such dwellings, in 2008. Of the 28,000 such accessible units in the City, 36 percent were in Brooklyn, while 32 percent were in Queens (Table 4.49).

Looking at the accessibility of units by structure class reveals that, in 2008, almost eight in ten of the 535,000 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, 421,000 units, or 56 percent, were accessible. On the other hand, relatively fewer units in the other types of multiple dwellings with elevators were accessible. Only about a quarter each of units in Old Law tenement buildings and New Law tenement buildings were accessible.

Of the 28,000 accessible units in multiple dwellings without elevators, almost 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 too marginal 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 2008**

Structure Class	Accessibility Criteria <sup>a</sup>											
	Door Width					No Stairs						
	Entrance/Lobby		Elevator		Residential Unit to Elevator		to Unit		All Criteria			
Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>c</sup>	
All	950,965	70.7%	960,136	75.2%	1,035,249	81.6%	792,270	67.8%	728,265	60.0%	535,458	50.0%
Old Law	18,460	46.1%	17,336	50.6%	21,242	58.2%	15,722	45.0%	15,767	43.4%	8,247	27.8%
New Law	119,307	49.4%	105,124	48.4%	146,157	65.5%	84,599	43.0%	72,694	35.1%	40,447	23.2%
Post-1929	708,947	77.8%	727,777	82.3%	758,050	87.2%	598,181	74.6%	551,426	66.4%	420,945	56.3%
Converted House	11,540	70.6%	11,017	77.6%	11,854	80.0%	10,288	70.4%	9,537	64.2%	6,867	55.5%
Other <sup>d</sup>	32,485	72.6%	32,534	78.4%	30,580	82.8%	29,823	70.4%	27,130	62.3%	18,938	54.5%

Source: U.S. Bureau of the Census, 2008 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. In 2008, complete data for all criteria were available for 1,070,411 multiple dwelling units in buildings with elevators.
- 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 2008**

Structure Class	Accessibility Criteria <sup>a</sup>									
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria			
	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>c</sup>
All	226,411	21.9%	340,816	34.9%	54,671	5.8%	27,796	3.2%		
Old Law	27,128	14.0%	49,152	27.3%	5,031	2.8%	**	**		
New Law	74,134	19.6%	124,510	33.8%	11,202	3.2%	5,323	1.6%		
Post-1929	50,974	39.7%	62,486	51.2%	13,724	12.2%	8,780	8.3%		
Converted House	17,761	17.3%	28,666	31.4%	4,756*	5.2%	**	**		
Other	**	19.3%*	5,042	31.9%	**	**	**	**		

Source: U.S. Bureau of the Census, 2008 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. In 2008, complete data for all 3 criteria were available for 879,356 multiple dwelling units in buildings without elevators.
- 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

In a big housing market, such as New York City's, the changing needs and the current and evolving demand for housing cannot be satisfied by occupied housing units alone. The change in needs and demand must be accommodated by an adequate reserve of vacancies, a necessity to allow for normal fluctuations in demand and supply and to permit each housing consumer a reasonable level of choice, at least in terms of tenure, price (or rent), size, and location.

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, and often in the money market as well. In a free housing market in general, 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. Thus, one of the critical elements of the basic functions of the housing market is the number of vacancies.

However, in a free housing market, when insufficient vacancies noticeably limit suitable choices for consumers, housing prices or rents tend to rise and, if the shortage of affordable housing becomes critical, a widely spreading problem that is increasingly felt to be urgent for the public, public intervention is often called on to meet the needs and demands of housing consumers. In fact, it is most commonly through interventions of public policy upon the competitive housing market that the housing need and well-being of the public 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. For this reason, the State and City rent-regulation laws require the City to determine the existence of a housing emergency, based on the rental vacancy rate, as a condition for the continuation of rent regulations. Thus, the number of vacant units and rental vacancy rates are primary determinants of rent-regulation policies and programs in the City.

The chapter opens with brief highlights of the legal background for rent control and rent stabilization in the City that justify the importance of vacancies and vacancy rates and a review of the definitions and equations used in classifying vacancies and estimating rental vacancy rates, a clear understanding of which is a prerequisite to the proper use and interpretation of the data covered in the chapter.

However, the vacancy rate alone indicates only the aggregate proportion of units that are vacant and available for rent or sale, not the suitable choices of vacant units available for a particular group of households looking for units into which to move, in terms of tenure, types of rental or owner categories, location, price or rent, condition, and size. Therefore, in order to understand what suitable housing options vacant available units provide, in the second part of the chapter, data on the following characteristics of vacant available renter and owner units are analyzed: location, asking price or rent levels, 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 vacant units are unavailable for sale or rent. In the City, the number of vacant unavailable units has for most survey years, particularly in the 1990s and 2000s, been larger than the number of vacant rental units. Thus, in the last 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, will be discussed.

### **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<sup>1</sup> 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<sup>2</sup> 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<sup>3</sup> 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 **5 percent or less**, 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. Census Bureau 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 fourteen separate occasions over the forty-three-year period since 1965, when the first HVS was conducted.

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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 Vacant Rental Units and Equation for 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 on vacant rental units and the rental vacancy rate 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 over the forty-three year period, using data from the HVS as specified in the following equation<sup>4</sup>:

$$\frac{\text{Number of Vacant, Non-Dilapidated Units Available for Rent}}{\text{Number of Vacant, Non-Dilapidated Units Available for Rent} + \text{Number of Renter-Occupied Units, Dilapidated and Non-Dilapidated}}$$

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 (AHS), 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.

In its 1950 and 1960 decennial censuses, the Census Bureau did not include dilapidated vacant units in counting available units and, thus, in estimating the rental vacancy rate (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 because these censuses were done primarily by mail and the determination of dilapidation requires that a trained interviewer visit the unit. The American Housing Survey, Current Population Survey/Housing Vacancy Survey, and American Community Survey have never collected data on dilapidation.

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4 Beginning with Census 2000, the Census Bureau modified the definition of a housing unit to exclude the requirement that the occupants of a housing unit must “eat separately” from any other individuals in the building. In addition, the criterion that a housing unit cannot have nine or more individuals unrelated to the householder was dropped. All HVSs based on Census 2000 reflected these changes. However, the definitions and requirements of when a unit is occupied or vacant, owner or rental, have not changed over the history of the HVS.

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.<sup>5</sup> 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 over the forty-three-year period, since the first HVS in 1965.

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 very reliable data on 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 soon and are, for practical purposes, no longer available; thus, they cannot be counted as vacant available units.<sup>6</sup> 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, again 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 2008 was 2.91 percent<sup>7</sup> (Table 5.1). The 2008 rental vacancy rate of 2.91 percent was estimated using data from the 2008 HVS on each item in the above equation, as follows:

$$(62,499) / (62,499 + 2,081,953) \times 100 = 2.91\%$$

### Reliability of the Rental Vacancy Rate

The HVS is a sample survey. The rental vacancy rate of 2.91 percent is, thus, subject, as are other statistics derived from the HVS, to sampling and non-sampling errors. For this reason, this rental vacancy rate is different from the true vacancy rate that would be calculated from a one-hundred-percent-count survey.

Sampling error results from the fact that the actual sample used for the 2008 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, updated through the 2008 HVS. 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.

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5 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.

6 For further discussion of this issue, see Lawrence N. Bloomberg, *The Rental Housing Situation in New York City, 1975*, pages 215-216.

7 In July 2009, the Census Bureau corrected a weighting error and revised the 2008 HVS data. The revised rental vacancy rate is 2.91 percent, while the original rate was 2.88 percent, which was presented in the *Selected Initial Findings of the 2008 New York City Housing and Vacancy Survey*, originally submitted to the City Council on February 10, 2009. For further information, see Appendix G, the Census Bureau's Letter on Correction of the Weighting Error.

**Table 5.1**  
**Number of Occupied and Vacant Available Rental Units and Rental Vacancy Rates**  
**New York City, Selected Years 1960 - 2008**

<b>Year</b>	<b>Number of Occupied Rental Units</b>	<b>Number of Vacant Available Rental Units</b>	<b>Total</b>	<b>Net Rental Vacancy Rate</b>
2008	2,081,953	62,499	2,144,451	2.91%
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, 2005 and 2008 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, 2005 and 2008 are for a sample drawn from the 2000 census.

The City's determination of the need for continuing rent stabilization and rent control is based on the net rental vacancy rate estimated from the survey; therefore, a high standard of reliability is required for the HVS. The Census Bureau was required to design the 2008 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 2008 HVS show that the SEE of the rental vacancy rate of 2.91 percent is 0.16 percent. This means that the chances are 95 out of 100 that the actual rental vacancy rate would vary from the estimated rental vacancy rate of 2.91 percent by no more than 2 standard errors, or by plus or minus 0.31 percent ( $1.96 \times 0.16$ ). That is, given the 2008 rental vacancy rate of 2.91 percent, the chances are 95 out of 100 that the actual vacancy rate is between 3.22 percent and 2.60 percent ( $2.91\% \pm 1.96 \times 0.16$ ).



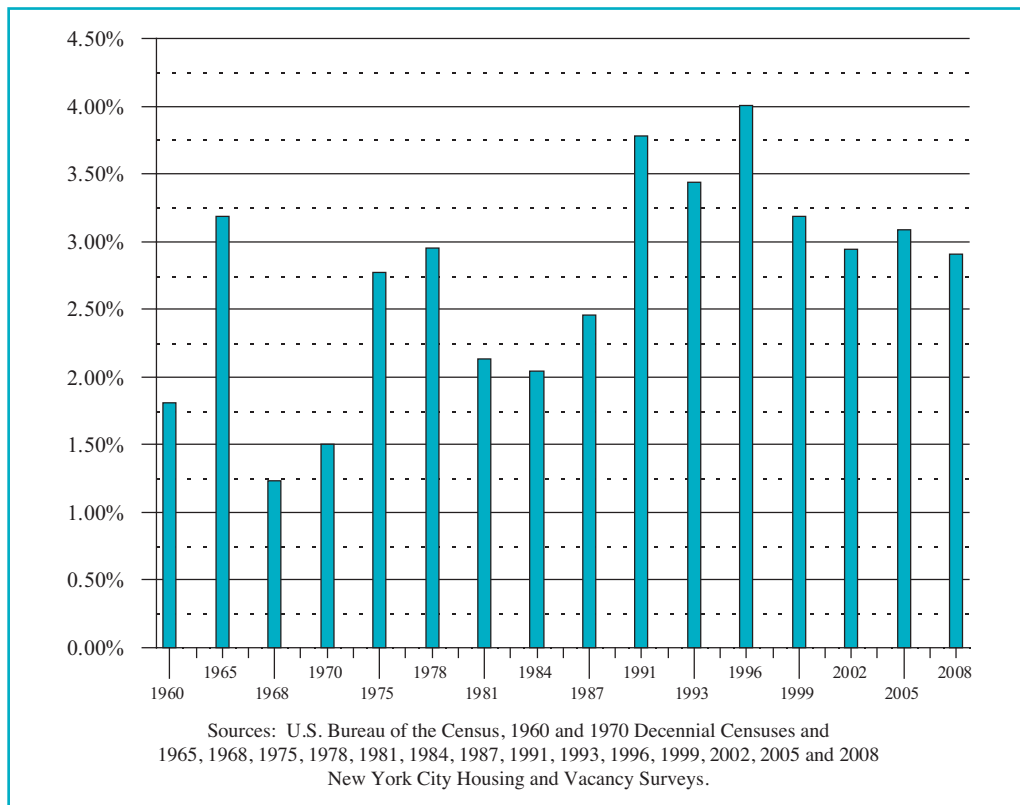
Another kind of error in estimating the rental vacancy rate, based on data from the HVS, is non-sampling error. Non-sampling errors can come from many sources, including if one or more units were erroneously classified as occupied or vacant. However, the incidence of non-sampling errors made in estimating the rental vacancy rate is likely to be low for the HVS, since the primary purpose of the HVS is to estimate the rental vacancy 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 2008 HVS reports that the number of vacant rental units in the City was 62,000, and the city-wide rental vacancy rate was 2.91 percent, compared to 65,000 and 3.09 percent respectively during the same period between February and June three years earlier (Tables 5.1 and 5.2). The 2008 rental vacancy rate is not appreciably different from the 2005 rate; in the three years between 2005 and 2008, there was no alleviation of the acutely inadequate supply of vacant available rental housing units.

**Figure 5.1**  
**Rental Vacancy Rates**  
**New York City, Selected Years 1960 - 2008**



The 2008 rental vacancy rate is statistically much 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).

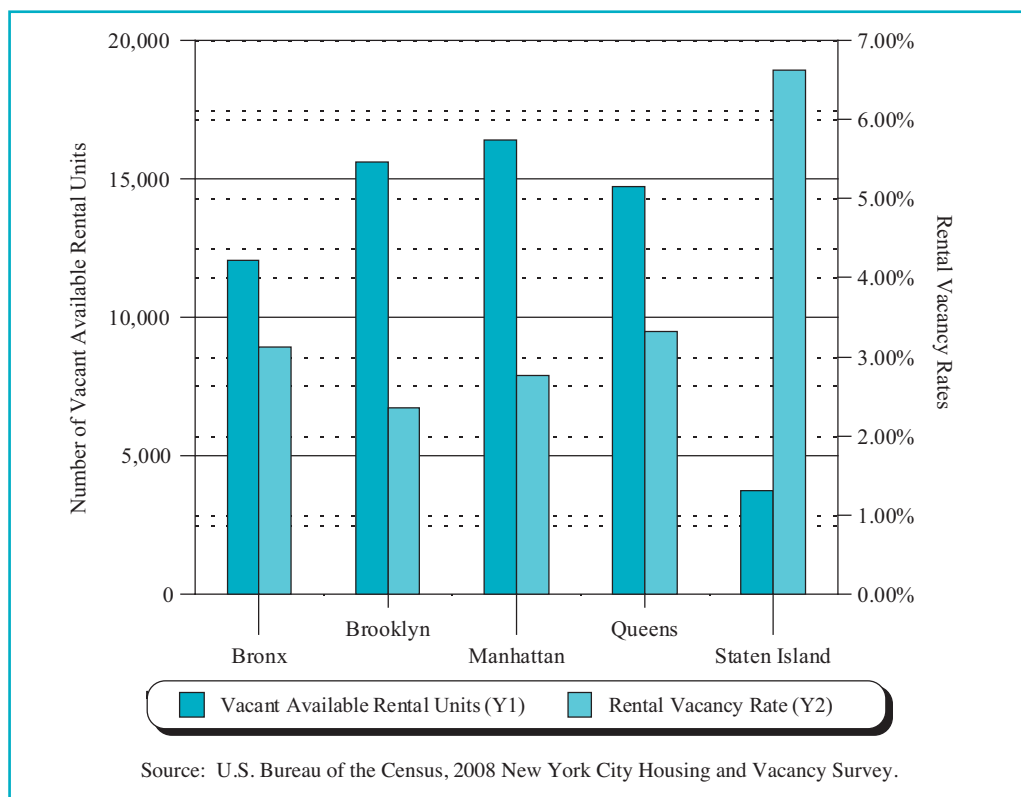
### Rental Vacancies and Vacancy Rates by Boroughs and Sub-Borough Areas

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 also important to look at vacant available rental units and vacancy rates by boroughs and sub-borough areas.

In 2008, more than nine out of ten of the City’s 62,000 vacant rental units were dispersed in the populous four boroughs: Manhattan (16,000 units or 26 percent), Brooklyn (16,000 units or 25 percent), Queens (15,000 units or 24 percent), and the Bronx (12,000 units or 19 percent) In Staten Island, where almost two-thirds of housing units were owner units, the number of vacant rental units was too small to report (Figure 5.2 and Table 5.2).

In Queens and the Bronx, the rental vacancy rates were 3.32 percent and 3.12 percent respectively, higher than the city-wide rate of 2.91 percent, while rates in Manhattan and Brooklyn were 2.76 percent and 2.35 percent respectively, lower than the city-wide rate in 2008 (Table 5.2).

**Figure 5.2**  
**Number of Vacant Available Rental Units and Rental Vacancy Rates by Borough**  
**New York City 2008**



**Table 5.2**  
**Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Borough**  
**New York City 2005 and 2008**

Borough	2005			2008		
	Number	Percent	Vacancy Rate <sup>b</sup>	Number	Percent	Vacancy Rate <sup>b</sup>
Total	64,737	100.0%	3.09%	62,499	100.0%	2.91%
Bronx <sup>a</sup>	9,952	15.4%	2.63%	12,044	19.3%	3.12%
Brooklyn	17,759	27.4%	2.78%	15,600	25.0%	2.35%
Manhattan <sup>a</sup>	22,198	34.3%	3.79%	16,402	26.2%	2.76%
Queens	12,239	18.9%	2.82%	14,731	23.6%	3.32%
Staten Island	**	**	**	**	6.0%*	6.62%*

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

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

\*\* Too few units to report.

Between 2005 and 2008, the number of vacant rental units in Manhattan decreased by 6,000 (Table 5.2). This is mostly the result of the decrease of 6,000 vacant rent-stabilized units in the same period. In 2008, vacant rental units in Manhattan were highly concentrated in the area that covers sub-borough areas 3, 4, 5, and 6. About seven out of ten of the 16,000 vacant rental units in the borough were located in this area and the rental vacancy rate in the area as a whole was 3.98 percent.<sup>8</sup>

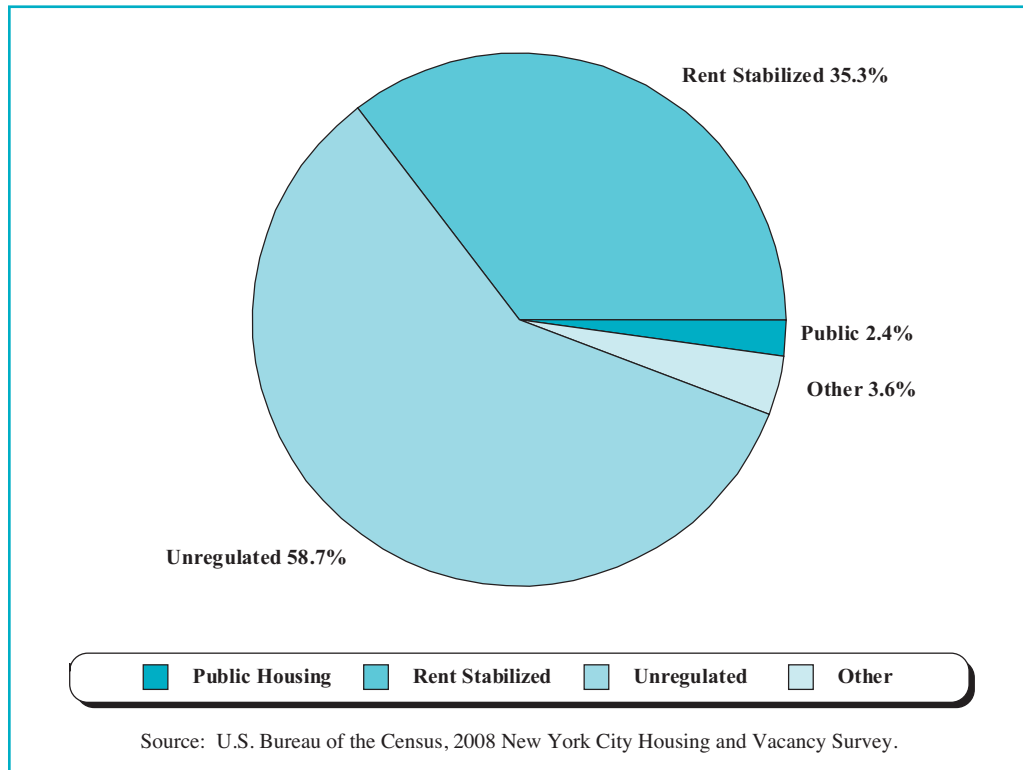
The vacancy rate in Staten Island was 6.62 percent, but this was based on a relatively small number of units, so the rate should be interpreted with caution (Table 5.2).

### Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2008, with 37,000 vacant units or almost three-fifths of all vacant rental units in the City, the vacancy rate for unregulated units was 4.63 percent, a considerable increase from 4.11 percent three years earlier in 2005 (Table 5.3). These vacant free-market rental units were much more available compared to vacant units in other rent-regulation categories, as the vacancy rate for this rental category was substantially higher than the city-wide rate of 2.91 percent and was the highest of any major rent-regulation category, as was the case three years earlier in 2005 (Figure 5.3).

<sup>8</sup> U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Figure 5.3**  
**Distribution of Vacant Available Rental Units by Regulatory Status**  
**New York City 2008**



With 5,000 vacant units, the rental vacancy rate for unregulated units in cooperative and condominium buildings was 9.85 percent (Table 5.3). However, as this high vacancy rate was estimated based on a relatively small number of vacant units in this rental category, the implication of the high rate should be treated as suggestive rather than conclusive.

The 2008 HVS reports that, with 22,000 vacant units, the vacancy rate for rent-stabilized units was 2.19 percent, considerably lower than the city-wide rate of 2.91 percent. As the number of vacant rent-stabilized units dropped by 6,000, the vacancy rate for such units also decreased from 2.68 percent in 2005 to 2.19 percent in 2008 (Table 5.3).

The number of vacant Public Housing units in 2008 was too few to report (Table 5.3). The number of vacant *in rem* units was also very small.

**Table 5.3**  
**Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates**  
**by Regulatory Status**  
**New York City 2005 and 2008**

Number and Percent of Vacant Available Rental Units and Net Rental Vacancy Rates						
Regulatory Status	2005		2008		Rental Vacancy Rate	
	Number	Percent	Number	Percent	2005	2008
All	64,737	100.0%	62,499	100.0%	3.09%	2.91%
Controlled	---	---	---	---	---	---
<i>Stabilized</i>	28,022	43.3%	22,032	35.3%	2.68%	2.19%
Pre-1947	21,261	32.8%	16,917	27.1%	2.84%	2.38%
Post-1947	6,761	10.4%	5,115	8.2%	2.28%	1.75%
All Other Regulated <sup>a</sup>	4,061*	6.3%	**	**	3.22%	**
<i>Unregulated</i>	28,652	44.3%	36,709	58.7%	4.11%	4.63%
In Rental Buildings	24,846	38.4%	31,923	51.1%	3.82%	4.29%
In Coops/Condos	**	5.9%*	4,786*	7.7%	7.98%*	9.85%
Public Housing	**	5.2%*	**	**	1.96%*	**
<i>In Rem</i>	650	1.0%	**	**	6.01%	**

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

### 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 affordability of a unit for occupancy, because no matter how excellent the condition, proper size of the unit, and desirability of the neighborhood, 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. 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.

In the three years between 2005 and 2008, the number of vacant rental units changed little, and the rental vacancy rate changed inappreciably. However, the distribution of vacant units and vacancy rates by rent levels reveal policy-important rental market situations in 2008.

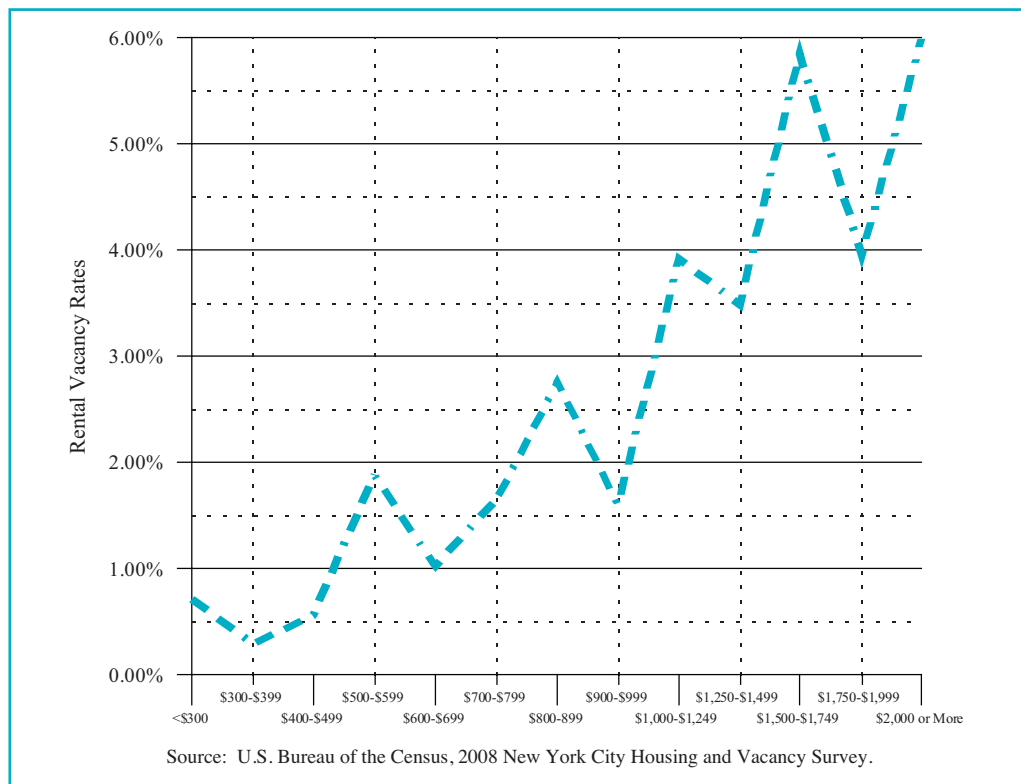
There were extremely few vacant units available with asking rents of less than \$700, only about 5,000 in 2008, down from 11,000 in 2005. With such a small number of vacant rental units, the vacancy rate for such low-rent units was a mere 0.98 percent<sup>9</sup> (Table 5.4). With 12,000 vacant units, the vacancy rate for units with rents between \$700 and \$999 was 2.00 percent in 2008 (Figure 5.4).

Between 2005 and 2008, the number of vacant rental units with asking rents of less than \$1,000 declined by 11,000 units, while the number of vacant rental units with rents of \$1,000 or more increased by 9,000 units (Table 5.4).

The number of vacant rental units with rents between \$1,000 and \$1,999 was 34,000 in 2008, 8,000 more than in 2005. As the number of vacant units in this rent level increased from 2005 to 2008, the vacancy rate for units at this rent level also increased from 3.59 percent to 4.16 percent (Table 5.4). The number of vacant units with rents of \$2,000 or more was 12,000 in 2008, little change from 2005. However, the number of occupied rental units in this high-rent level increased tremendously by 38 percent. As a result, the vacancy rate for this highest rent level declined considerably, from 7.41 percent in 2005 to 5.99 percent in 2008 (Figure 5.5).

In short, the availability of low-rent units in the City was further reduced in the three years between 2005 and 2008. In 2008, there was a pervasive shortage of available vacant units for rents of less than \$1,000 in the City. Particularly, the shortage of those available for less than \$700 was appallingly acute (Table 5.4).

**Figure 5.4**  
**Rental Vacancy Rates by Monthly Rent Level**  
**New York City 2008**



9 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 5.4**  
**Number of Occupied and Vacant Available Rental Units**  
**and Vacancy Rates by Monthly Rent Level in 2008 Dollars**  
**New York City 2005 and 2008**

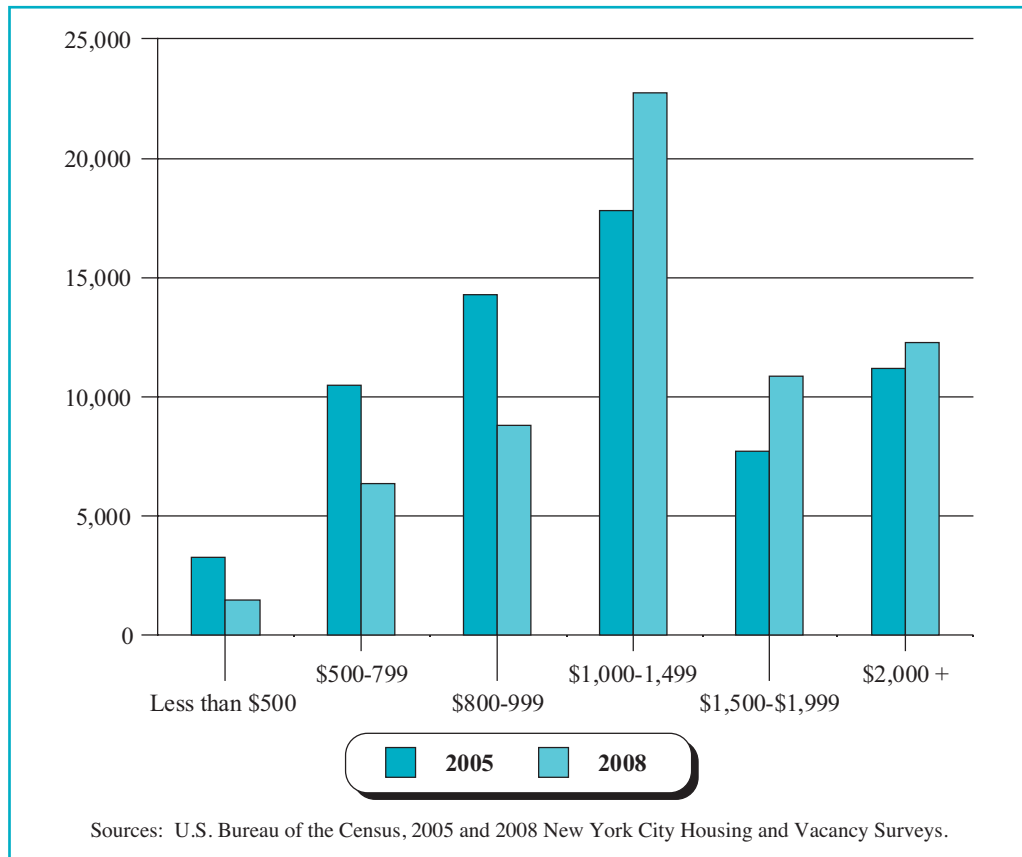
Monthly Rent Level <sup>a</sup>	Number of Renter Occupied Units			Number of Vacant Available Rental Units		Rental Vacancy Rate	
	2005	2008	Change 2005-2008	2005 <sup>c</sup>	2008 <sup>c</sup>	2005	2008
<b>Total<sup>b</sup></b>	<b>2,027,626</b>	<b>2,081,953</b>	<b>+2.7%</b>	<b>64,737</b>	<b>62,499</b>	<b>3.09%</b>	<b>2.91%</b>
<b>\$1-\$399</b>	<b>201,363</b>	<b>189,551</b>	<b>-5.9%</b>	**	**	**	**
\$1-\$299	140,142	122,890	-12.3%	**	**	**	**
\$300 - \$399	61,221	66,661	+8.9%	**	**	**	**
<b>\$400 - \$699</b>	<b>346,221</b>	<b>325,893</b>	<b>-5.9%</b>	<b>9,060</b>	<b>4,001</b>	<b>2.55%</b>	<b>1.21%</b>
\$400 - \$499	76,506	71,022	-7.2%	**	**	**	**
\$500 - \$599	110,800	108,620	-2.0%	**	**	**	**
\$600 - \$699	158,915	146,252	-8.0%	4,448*	**	2.72%	**
<b>\$700 - \$999</b>	<b>617,234</b>	<b>564,736</b>	<b>-8.5%</b>	<b>17,368</b>	<b>11,552</b>	<b>2.74%</b>	<b>2.00%</b>
\$700 - \$799	189,210	163,556	+13.6%	**	**	1.60%*	**
\$800 - \$899	208,610	186,638	-10.5%	6,094	5,315	2.84%	2.77%
\$900 - \$999	219,415	214,542	-2.2%	8,200	**	3.60%	1.60%*
<b>\$1,000 - \$1,999</b>	<b>685,436</b>	<b>773,580</b>	<b>+12.9%</b>	<b>25,491</b>	<b>33,582</b>	<b>3.59%</b>	<b>4.16%</b>
\$1,000 - \$1,499	518,019	578,464	+11.7%	17,789	22,731	3.32%	3.78%
\$1,500 - \$1,999	167,417	195,116	+16.5%	7,702	10,852	4.40%	5.27%
<b>\$2,000 or more</b>	<b>140,057</b>	<b>192,791</b>	<b>+37.7%</b>	<b>11,202</b>	<b>12,288</b>	<b>7.41%</b>	<b>5.99%</b>

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a Contract rent for occupied units; asking rent for vacant units. To convert 2005 rents into rents measured in 2008 dollars, the nominal rent was multiplied by the ratio of CPI-U April 2008/CPI-U April 2005 or 233.8/212.5). 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.
- c In 2005 the total number of vacant units with asking rent less than \$700 was 10,676; in 2008 it was 5,078. The total number of vacant units with asking rent less than \$1,000 in 2005 was 28,045, while in 2008 the number was 16,630.
- \* Since the number of units is small, interpret with caution.
- \*\* Too few units to report.

**Figure 5.5**  
**Vacant Available Rental Units by Monthly Asking Rent in 2008 Dollars**  
**New York City 2005 and 2008**



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

The 2008 HVS reports that 94 percent of all vacant rental units in the City were either rent-stabilized units (35 percent) or unregulated units (59 percent) (Tables 5.3 and 5.5). 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 a low 2.19 percent in 2008. The vast majority of vacant rent-stabilized units had asking rents of either \$900-\$1,249 (45 percent) or \$1,250 and over (27 percent) (Table 5.5); and the vacancy rates were 2.84 percent and 2.90 percent respectively. The number of stabilized vacant units renting at less than \$900 was altogether only 6,000, and the vacancy rate was a mere 1.41 percent. Furthermore, rental vacancies for such units in the three low 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, 27 percent of all vacant rent-stabilized units, although the proportion of vacancy to occupancy was still very low, with a vacancy rate of 2.90 percent.



Also, almost nine in ten vacant unregulated rental units were in two levels of rent: \$900-\$1,249 (24 percent) and \$1,250 and over (63 percent). It is important to point out that the number of vacant unregulated rental units for low and moderate rent levels—rents of less than \$900 even as a whole—was less than 5,000; their vacancy rate was 2.97 percent, while the rate for units with rents of \$1,250 or higher was 6.12 percent in 2008 (Table 5.5).

In short, the rent-stabilized and unregulated rental unit markets provide more middle- and high-rent vacant units but an extremely limited number of moderate- and low-rent vacant units.

**Table 5.5**  
**Vacant Available Rental Units and Rental Vacancy Rates**  
**in Stabilized and Unregulated Housing by Monthly Asking Rent Level**  
**New York City 2008**

Monthly Asking Rent Level	Stabilized Vacant Available Units			Unregulated Vacant Available Units		
	Number	Percent	Vacancy Rate	Number	Percent	Vacancy Rate
All <sup>a</sup>	22,032	100.0%	2.19%	36,709	100.0%	4.63%
Less than \$400	**	**	** <sup>b</sup>	**	**	**
\$400-\$599	**	**	** <sup>b</sup>	**	**	**
\$600-\$699	**	**	** <sup>b</sup>	**	**	**
\$700-\$899	**	16.9%*	1.68%* <sup>b</sup>	**	9.2%*	3.69%*
\$900-\$1,249	9,918	45.0%	2.84%	8,950	24.4%	3.71%
\$1,250 and over	5,959	27.0%	2.90%	23,282	63.4%	6.12%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Totals include units with no cash rent, which are not included in Monthly Rent Level figures.

b A total of 6,155 vacant stabilized units, or 27.9% of all vacant stabilized units, were available for less than \$900, for a vacancy rate of 1.41%. The vacancy rate for vacant unregulated units available for less than \$900 was 2.97%.

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

\*\* Too few units to report.

### Vacancies and Vacancy Rates by Rent Quintiles

Although the rental vacancy rate for the City changed little, from 3.09 percent to 2.91 percent, between 2005 and 2008, there were some noticeable bulges in the vacancy rate by rent levels: the number of vacant rental units with rent less than \$1,000 and the vacancy rates for such units declined, while the number of vacant units with rents between \$1,000 and \$1,999 and \$2,000 or more increased and the vacancy rate for \$1,000-\$1,999 units increased. However, the vacancy rate for units with rents of \$2,000 or more declined from 7.41 percent to 5.99 percent, as described above (Table 5.4).

On the other hand, changes in vacancies and vacancy rates by rent quintiles were mostly statistically inappreciable, except that the rate for the middle quintile declined noticeably from 3.17 percent to 2.29 percent (Table 5.6). The review of vacancy rates by rent quintiles only reiterates the extreme shortage that existed across rent levels, except for the second-highest and highest levels (Figures 5.6 and 5.7).

**Table 5.6**  
**Median Rent in 2008 Dollars and Rental Vacancy Rate by Rent Quintile**  
**New York City 2005 and 2008**

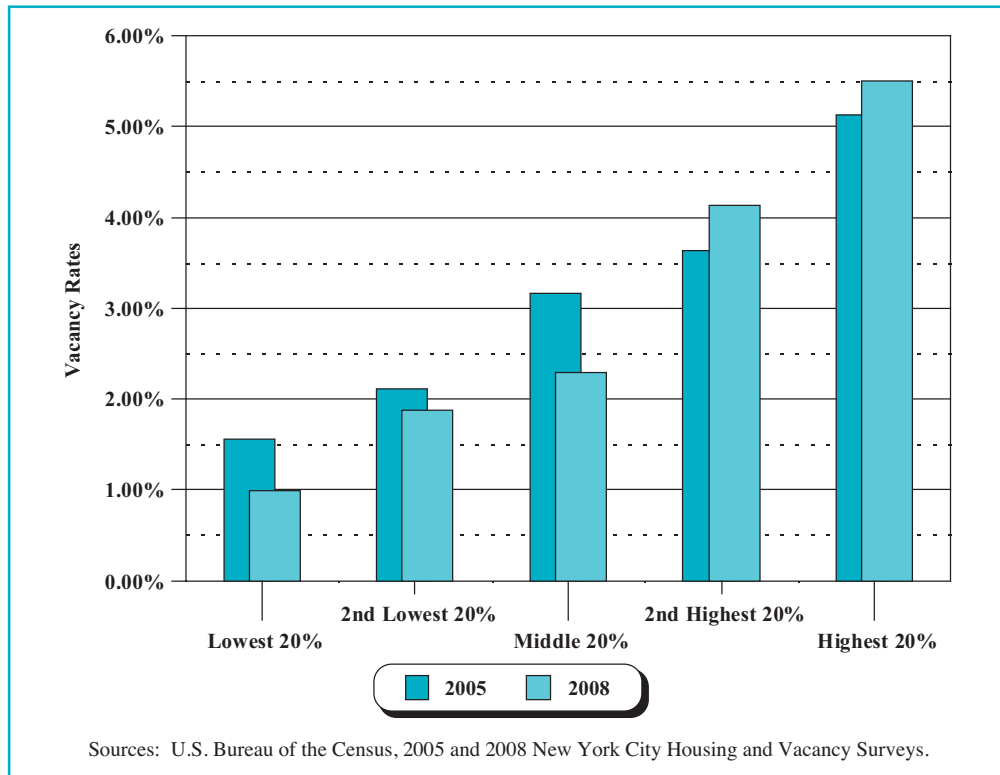
Rent Quintile <sup>a</sup>	2005		2008	
	Median <sup>b</sup> Rent	Rental Vacancy Rate	Median <sup>b</sup> Rent	Rental Vacancy Rate
All	\$935	3.09%	\$963	2.91%
Lowest 20%	\$387	1.56%	\$414	0.99%
2 <sup>nd</sup> Lowest 20%	\$715	2.11%	\$750	1.88%
Middle 20%	\$933	3.17%	\$960	2.29%
2 <sup>nd</sup> Highest 20%	\$1,155	3.63%	\$1,200	4.13%
Highest 20%	\$1,760	5.13%	\$1,900	5.51%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

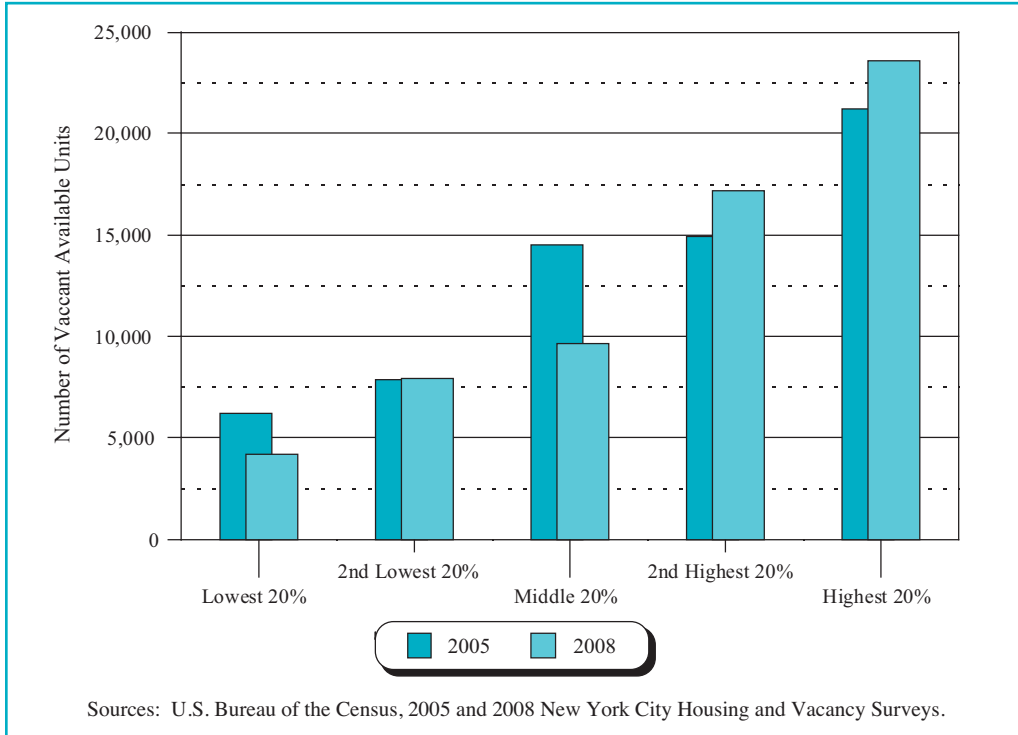
Note:

- a The rent quintile ranges for all occupied and vacant units, in 2008 dollars, for the two years were:  
 2005: \$1-\$604; \$605-\$824; \$825-\$1,044; \$1,045-\$1,370; \$1,371-\$6,432.  
 2008: \$1-\$616; \$617-\$864; \$865-\$1,089; \$1,090-\$1,447; \$1,448-\$8,790.
- b Median rent for all occupied (contract rent) and vacant (asking rent) units in 2008 dollars.

**Figure 5.6**  
**Vacancy Rates by Rent Quintile of Occupied and Vacant Available Rental Units**  
**New York City 2005 and 2008**



**Figure 5.7**  
**Number of Vacant Available Rental Units by Rent Quintile of Occupied**  
**and Vacant Available Rental Units**  
**New York City 2005 and 2008**



**Vacancies and Vacancy Rates by Cumulative Rent Intervals**

The 2008 HVS data on vacant rental units and rental vacancy rates by cumulative asking-rent intervals also reveal 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 2008, 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 \$600 were too few to present, given the level of statistical significance. The vacancy rate for units with asking rents of less than \$700 was extremely low, a mere 0.98 percent. The rate for units with asking rents of less than \$1,000 was very low, 1.52 percent (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: 2.64 percent. But it moved to 5.99 percent for the 12,000 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 5.7**  
**Number of Vacant Available Rental Units and Rental Vacancy Rate**  
**by Cumulative Monthly Asking Rent Intervals in 2008 Dollars**  
**New York City 2005 and 2008**

Cumulative Monthly Asking Rent Level	Number of Vacant Available Rental Units		Cumulative Vacancy Rate	
	2005	2008	2005	2008
All Vacant Rental Units	64,737	62,499	3.09%	2.91%
Less than \$300	**	**	**	**
Less than \$400	**	**	**	**
Less than \$500	**	**	1.16%*	**
Less than \$600	6,228	**	1.58%	0.95%*
Less than \$700	10,676	5,077	1.91%	0.98%
Less than \$800	13,750	7,835	1.83%	1.14%
Less than \$900	19,844	13,150	2.06%	1.50%
Less than \$1,000	28,044	16,629	2.35%	1.52%
Less than \$1,250	40,627	32,695	2.65%	2.17%
Less than \$1,500	45,833	39,359	2.65%	2.32%
Less than \$1750	50,343	47,731	2.75%	2.59%
Less than \$2,000	53,535	50,211	2.81%	2.64%
<b>\$2,000 or More</b>	11,202	12,288	7.41%	5.99%

Sources: U.S. Bureau of the Census, 2005 and 2008 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 Maximum Allowances

As the city-wide rental vacancy rate changed little from 3.09 percent in 2005 to 2.91 percent in 2008, housing choices in New York City were still extremely limited. As discussed above, there were too few vacant units with rents under \$600 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<sup>10</sup> are used to measure the availability of very-low-rent units for households that would use Public Assistance shelter allowances to pay their rent.

10 The basic shelter allowances were implemented in January 1988; revised allowances for families with children were effective November 2003 (New York City Human Resources Administration, "Guide to Budgeting," Form W-203K).

While the basic shelter allowance has remained the same since 1988, the allowance for households with any children was raised slightly in 2003 so, at the time of the 2008 HVS, the monthly Public Assistance shelter allowances in New York City ranged from a low of \$215 for a single person, to \$342 for a mother and a single child, to \$535 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 \$342, the average shelter allowance for 2 to 3 persons, including a child  $[(\$283+\$400)/2]$ .
- 4-5 persons: Number of two-bedroom apartments with an asking or contract rent at or below \$476, the average shelter allowance for 4 to 5 persons, including a child  $[(\$450+\$501)/2]$ .
- 6 or more persons: Number of three-bedroom apartments with an asking or contract rent at or below \$535, the average shelter allowance for 6 or more persons, including a child  $[(\$524+\$546)/2]$ .

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 plumbing facilities, units in dilapidated buildings, units in buildings with three or more building defect types, and units with four or more maintenance deficiencies.

In 2008, 183,000 occupied and vacant rental units met the definition of quality housing and rented within the Basic Shelter Allowance levels described above, a drop of 13.2 percent from 211,000, the comparable number in 2005 (Table 5.8). The number of vacant physically decent units available at those rent levels is too miniscule to report. This compelling finding indicates that the pervasive shortage of physically decent housing units that very-low-income households in the City can afford worsened over the three-year period.

**Table 5.8**  
**Estimate of Physically Decent Rental Units within the Public Assistance**  
**Shelter Allowance**  
**New York City 2005 and 2008**

	Total Physically Decent Units Renting At/Below Public Assistance Shelter Allowance			
	2005		2008	
	Number	Percent	Number	Percent
<b>Total Physically Decent Rental Units<sup>a</sup></b>	1,865,359	100.0%	1,964,555	100.0%
Occupied Physically Decent Units	1,803,850	96.7%	1,904,007	96.9%
Vacant Physically Decent Units	61,510	3.3%	60,549	3.1%
<b>Total Physically Decent Units at/below Shelter Allowance<sup>b</sup></b>	211,092	11.5%	183,243	9.5%
Occupied at/below Shelter Allowance	209,776	11.5%	182,130	9.7%
Vacant for rent at/below Shelter Allowance	*	*	*	*

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a Includes all renter occupied and vacant available rental 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 **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. **As applied in this tabulation for 2005 and 2008**, the 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 \$342, the average shelter allowance for 2 and 3 persons including a child ( $\$283 + \$400/2$ ); 4-5 persons: number of two bedroom apartments with asking or contract rent at or below \$476, the average shelter allowance for 4 and 5 persons including a child ( $\$450 + \$501/2$ ); 6 or more persons: number of three bedroom apartments with asking or contract rent at or below \$535, the average shelter allowance for 6, or 7 or more persons ( $\$524 + \$546/2$ ). Numbers and percents below shelter allowance are sub-totals of all physically decent rental units reporting rent level. The number of vacant physically decent units renting at or below the shelter allowance is 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 was only 13,000 units in 2008, little changed from 2005, when it was 14,000 (Table 5.9). In the meantime, the rental vacancy rate for such units was less than 2.0 percent, a mere 1.88 percent in 2008, no statistically appreciable change over the rate of 1.96 percent in 2005. In summary, during the three-year period between 2005 and 2008, the shortage of privately owned rental units that even median-income households in the City could afford still remained extremely low.

**Table 5.9**  
**Privately Owned Vacant Available Rental Units, Total Units and Rental Vacancy Rates**  
**at Affordable Rent Levels**  
**New York City 2005 and 2008**

Occupancy Status	Number or Percent at “Affordable” Levels <sup>b</sup>	
	2005	2008
Total Privately Owned Vacant Available Plus Renter Occupied at “Affordable” Rent Levels <sup>a,b</sup>	692,805	696,273
Vacant Available For Rent	13,546	13,060
Renter Occupied	679,259	683,213
Percent of vacant privately owned units that are available at “affordable” rent	23.9%	22.2%
Vacancy Rate <sup>c</sup> at “Affordable” Rent	1.96%	1.88%

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a Privately Owned = Controlled, stabilized and unregulated units.
- b The “affordable” rent level is defined as rent at or below 30 percent of the renters’ citywide median income of \$36,200 in 2008, or \$905. In 2005, when median renter income was \$32,000, the “affordable” rent level was \$800.
- c The corresponding vacancy rates for such privately owned units at affordable rent levels in 1996, 1999 and 2002 were 3.42%, 2.61% and 1.62% 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 2008**

	Total Physically Decent Units		
	Number Physically Decent	Number at/below FMR Level <sup>a</sup>	Percent at/below FMR Level
<b>Total Physically Decent Rental Units<sup>b</sup></b>	1,964,555	1,432,351	74.2%
<b>Occupied</b>	1,904,007	1,396,943	74.7%
<b>Vacant for Rent</b>	60,549	35,408	58.5%
<b>Vacancy Rate</b>	3.08%	2.47%	

Source: U.S. Bureau of the Census, 2008 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 2008: 0 bedroom-\$1,095; 1 bedroom-\$1,185; 2 bedrooms-\$1,318; 3 bedrooms-\$1,621; 4 bedrooms-\$1,823; and 5 bedrooms-\$2,096.
- 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.

## 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 2008 was as follows: 0 bedroom – \$1,095; 1 bedroom - \$1,185; 2 bedrooms – \$1,318; 3 bedrooms – \$1,621; 4 bedrooms – \$1,823; and 5 bedrooms – \$2,096 (Fair Market Rents, Existing Section 8, effective February 2008). 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 \$43,800 for units with no bedrooms (studios) to \$64,840 for three-or-more bedroom units (Table 5.12).

The definition of condition used for estimating physically decent units whose rents were within the Public Assistance Maximum 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 fully 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.

**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 2005**

	Total Physically Decent Rental Units		
	Number Physically Decent	Number at/below FMR Level <sup>a</sup>	Percent at/below FMR Level
<b>Total Physically Decent Rental Units<sup>b</sup></b>	1,865,359	1,251,708	68.4%
<b>Occupied</b>	1,803,850	1,218,333	68.9%
<b>Vacant for Rent</b>	61,510	33,375	54.3%
<b>Vacancy Rate</b>	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 5.12**  
**Size Distribution of Physically Decent Units Renting At or Below**  
**Fair Market Rent Level by Occupancy Status**  
**New York City 2008**

Number of Bedrooms	Fair Market Rent Schedule <sup>a</sup>	Total Physically Decent Units <sup>b</sup>				Minimum Annual Income <sup>c</sup>
		Vacant Rental Units	Percent of Vacant Units	Renter Occupied Units	Percent of Occupied Units	
Total	--	35,408	100.0%	1,396,943	100.0%	--
0	\$1,095	**	**	92,569	6.6%	\$43,800
1	\$1,185	13,728	38.8%	559,417	40.0%	\$47,400
2	\$1,318	13,388	37.8%	520,990	37.3%	\$52,720
3+	\$1,621+	5,802	16.4%	223,967	16.0%	\$64,840+

Source: U.S. Bureau of the Census, 2008 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 2008: 0 bedroom-\$1,095; 1 bedroom-\$1,185; 2 bedrooms-\$1,318; 3 bedrooms-\$1,621; 4 bedrooms-\$1,823; and 5 bedrooms-\$2,096 (Fair Market Rents, Existing Section 8, effective for 2008).
- 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.

Applying Fair Market Rents for Existing Section 8, effective February 2008, it is estimated that 1,432,000 physically decent units met the Fair Market Rent limits in 2008. This was 181,000 or 14 percent more than the 1,252,000 such units in 2005 (Tables 5.10 and 5.11). Of the number in 2008, 35,000 units were vacant and available for rent; the corresponding vacancy rate was 2.47 percent. Three quarters of these vacant units were either one-bedroom units (39 percent) or two-bedroom units (38 percent), while most of the remainder were units with three or more bedrooms (16 percent) (Table 5.12).

In summary, although the number of units, occupied and vacant together, at Fair Market Rents grew between 2005 and 2008, the availability of vacant units at such rents did not expand appreciably.

## Median Asking Rents for Vacant Available Units by Borough

As the city-wide vacancy rate changed little in the three-year period between 2005 and 2008, the vacancy rates for units with rents less than \$1,000 declined, while the rate for units with rents between \$1,000 and \$1,999 increased (Tables 5.4 and 5.7). Thus, as a result of fewer choices among vacant available units for rent levels less than \$1,000 and more choices among vacant units renting for \$1,000 to \$1,999, one would expect that inflation-adjusted median asking rents for vacant available units overall and for units in most rental categories would increase during the 2005-2008 period, if other market conditions remained basically the same. In fact, that is what happened. The median asking rent for a vacant unit in the City increased by \$100 or by 9.1 percent, after inflation adjustment, between 2005 and 2008 (Table 5.13).

Between 2005 and 2008, the real median asking rents in the Bronx and Brooklyn increased by \$110 to \$1,100 for each, while it increased by \$100 to \$1,200 in Queens (Table 5.13).

**Table 5.13**  
**Rental Vacancy Rates, Number of Vacant Available Rental Units, Median Asking Rents**  
**and Percent Change in Median Asking Rents by Borough**  
**New York City 2005 and 2008**

Borough	Rental Vacancy Rate		Number of Vacant Available Rental Units	
	2005	2008	2005	2008
All	3.09%	2.91%	64,737	62,499
Bronx <sup>a</sup>	2.63%	3.12%	9,952	12,044
Brooklyn	2.78%	2.35%	17,759	15,600
Manhattan <sup>a</sup>	3.79%	2.76%	22,198	16,402
Queens	2.82%	3.32%	12,239	14,731
Staten Island	**	6.62%*	**	**

Borough	Median Asking Rent		Percent Change
	2005 (in 2008 \$)	2008	2005 – 2008
All	\$1,100	\$1,200	+9.1%
Bronx <sup>a</sup>	\$990	\$1,100	+11.1%
Brooklyn	\$990	\$1,100	+11.1%
Manhattan <sup>a</sup>	\$1,540	\$2,290	+48.7%
Queens	\$1,100	\$1,200	+9.1%
Staten Island	**	\$1,041*	--

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

<sup>a</sup> Marble Hill in the Bronx.

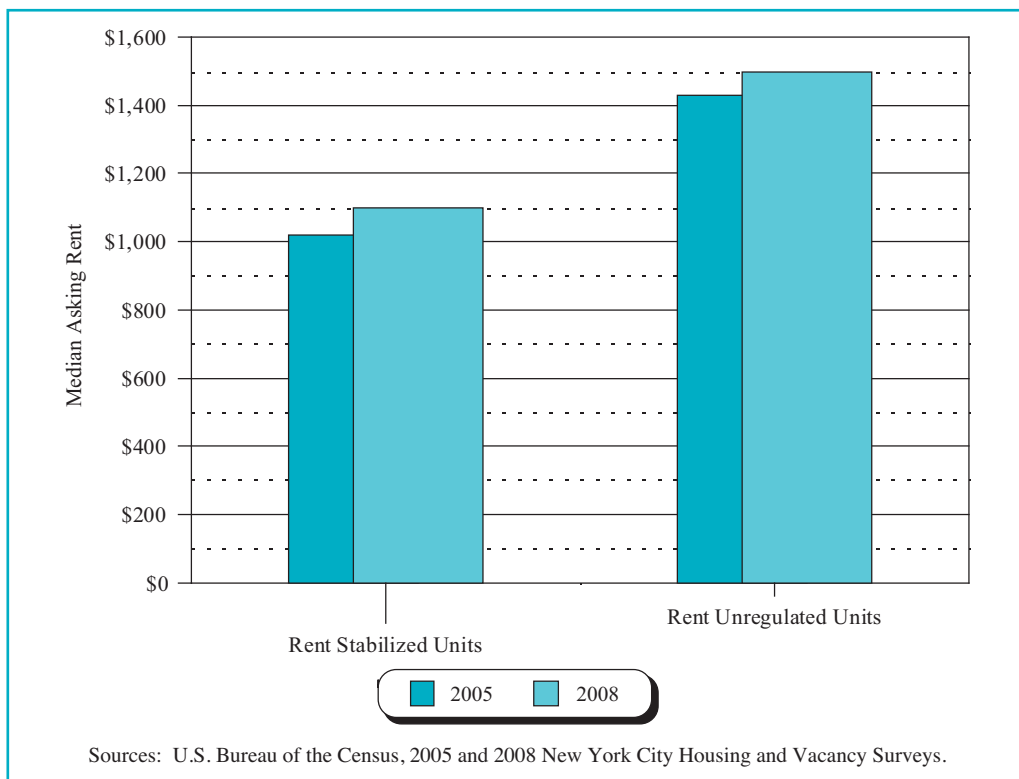
\* Since the number of units is small, interpret with caution.

\*\* Too few units to report.

However, the real median asking rent in Manhattan increased tremendously by 48.7 percent to \$2,290, while the vacancy rate decreased by 1.03 percentage points in the three years between 2005 and 2008 (Table 5.13). In the three-year period, the number of vacant rental units located in Manhattan sub-borough areas 2, 7, 8, 9, and 10, where rents are relatively lower than other areas in the borough, decreased by 5,000. During the same period, the number of vacant rental units with asking rents of less than \$1,000 in the borough as a whole went down by 6,000. Thus, the huge increase in the real median asking rent in Manhattan resulted from a decrease in the number of lower-asking-rent units.<sup>11</sup>

The median asking rent in Staten Island was \$1,041 in 2008. However, this median rent should be used with caution, since the number of vacant rental units in the borough was very small.

**Figure 5.8**  
**Median Asking Rent in 2008 Dollars of Rent Stabilized and Unregulated**  
**Vacant Available Rental Units**  
**New York City 2005 and 2008**



11 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

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

Real median asking rents for rent-stabilized units and unregulated units increased between 2005 and 2008. The real median asking rent for rent-stabilized units as a whole increased by 8.1 percent to \$1,100. The real median asking rent for all unregulated units, those in rental buildings and in cooperative and condominium buildings together, increased from \$1,430 in 2005 to \$1,500 in 2008 (Table 5.14 and Figure 5.8).

However, the asking rent for unregulated units in cooperative and condominium buildings alone increased overwhelmingly by 48.8 percent, while the asking rent for such units in rental buildings increased little during the same three-year period (Table 5.14).

**Table 5.14**  
**Median Asking Rents in 2008 Dollars, Number and Percent of Vacant Available Rental Units by Selected Regulatory Status**  
**New York City 2005 and 2008**

Regulatory Status	Median Asking Rent			Number and Percent of Vacant Available Rental Units			
	in 2008 Dollars			2005		2008	
	2005	2008	Percent Change	Number	Percent	Number	Percent
All Vacant for Rent Units	\$1,100	\$1,200	+9.1%	64,737	100.0%	62,499	100.0%
<i>Stabilized</i>	\$1,018	\$1,100	+8.1%	28,022	43.3%	22,032	35.3%
Pre-1947	\$990	\$1,100	+11.1%	21,261	32.8%	16,917	27.1%
Post-1947	\$1,100	\$1,100	0.0%	6,761	10.4%	5,115	8.2%
All Other Regulated <sup>a</sup>	\$822	**	--	4,061*	6.3%	**	**
<i>All Unregulated</i>	\$1,430	\$1,500	+4.9%	28,652	44.3%	36,709	58.7%
In Rental Buildings	\$1,430	\$1,450	+1.4%	24,846	38.4%	31,923	51.1%
In Coops and Condos	\$1,210*	\$1,800	+48.8%	**	5.9%*	4,786*	7.7%
Public Housing	\$468*	**	--	**	5.2%*	**	**
<i>In Rem</i>	\$550	**	--	650	1.0%	**	**

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

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

## Vacancy Rates and Building and Unit Characteristics

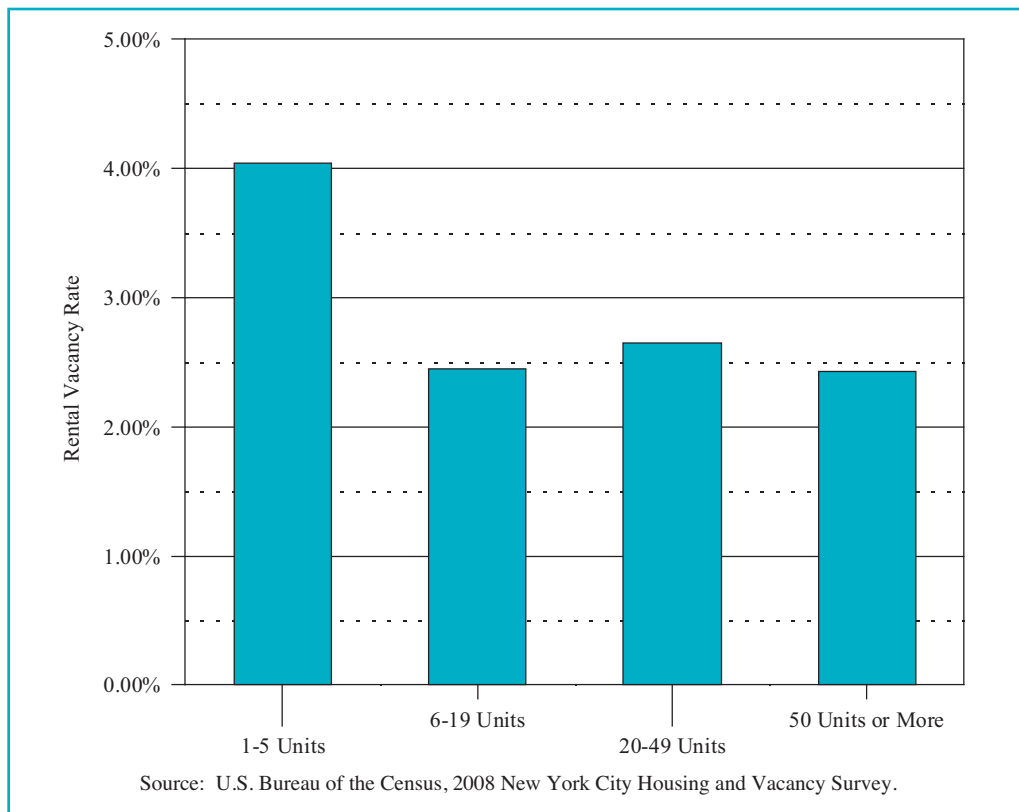
### Rental Vacancy Rates by Building Size

In the City, vacancy rates appeared to bear no systematic relationship to the size of the building. In 2008, the rate for units in small buildings with 1-5 units was 4.04 percent, while the rate for units in buildings with 6-19 units was 2.24 percent (Table 5.15 and Figure 5.9). The rate for units in medium-sized buildings with 20-49 units was 3.40 percent. The rate for units in large buildings with 50 or more units was 2.51 percent.

### Rental Vacancy Rates by Structure Class

The rental vacancy rate for Old Law tenements was 2.50 percent, while the rate for New Law tenements was about the same at 2.55 percent in 2008, both lower than the city-wide rate of 2.91 percent. At the same time, the rate for units in 1-2 family houses was 4.23 percent, considerably higher than the city-wide rate (Table 5.16).

**Figure 5.9**  
**Rental Vacancy Rates by Building Size**  
**New York City 2008**



**Table 5.15**  
**Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Building Size**  
**New York City 2005 and 2008**

Number of Units in Building	Vacant Available Units				Vacancy Rate	
	2005		2008		2005	2008
	Number	Percent	Number	Percent		
All	64,737	100.0%	62,499	100.0%	3.09%	2.91%
1 - 5	19,846	30.7%	22,141	35.4%	3.61%	4.04%
6 - 19	9,817	15.2%	5,862	9.4%	2.97%	2.24%
20 - 49	12,484	19.3%	**	5.9%*	2.83%	3.40%*
50 or More	22,591	34.9%	30,809	49.3%	2.93%	2.51%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

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

\*\* Too few units to report.

**Table 5.16**  
**Number and Percent of Vacant Available Rental Units and Rental**  
**Vacancy Rates by Structure Class**  
**New York City 2005 and 2008**

Structure Class	Number of Vacant Available Rental Units		Percent of All Vacant Available Rental Units		Net Rental Vacancy Rate	
	2005	2008	2005	2008	2005	2008
All Structure Classes	64,737	62,499	100.0%	100.0%	3.09%	2.91%
Old-Law Tenement	6,280	5,007	10.9%	9.2%	3.21%	2.50%
New-Law Tenement	14,994	13,916	26.1%	25.7%	2.71%	2.55%
Post-1929 Multiple Dwelling	21,924	16,933	38.1%	31.2%	3.12%	2.26%
1-2 Family Converted to Apartments	4,023*	**	7.0%	6.6%*	4.24%	4.00%*
Other <sup>a</sup>	**	**	**	**	**	**
1-2 Family Units	9,014	12,216	15.7%	22.5%	3.20%	4.23%
Not Reported	7,202	8,250	--	--	--	--

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

**Table 5.17**  
**Number of Vacant Available Rental Units and Rental Vacancy Rates**  
**by Regulatory Status and Median Asking Rent by Number of Bedrooms**  
**New York City 2008**

Regulatory Status	Number of Bedrooms														
	All Vacant			None			One			Two			Three or More		
	Number	Rate		Number	Rate		Number	Rate		Number	Rate		Number	Rate	
All	62,499	2.91%		7,554	4.14%		25,333	2.87%		21,576	2.82%		8,036	2.57%	
<i>Stabilized</i>	22,032	2.19%		4,151*	3.85%		10,296	2.09%		5,738	1.79%		**	**	**
Pre-1947	16,917	2.38%		**	**		7,761	2.23%		4,781*	2.08%		**	**	**
Post-1947	5,115	1.75%		**	**		**	**		**	**		**	**	**
All Other Regulated <sup>a</sup>	**	**		**	**		**	**		**	**		**	**	**
<i>Unregulated</i>	36,709	4.63%		**	5.92%*		13,944	5.17%		13,926	4.52%		5,655	3.52%	
In Rental Buildings	31,923	4.29%		**	**		11,893	4.82%		12,548	4.26%		5,073	3.25%	
In Coops/Condos	4,786*	9.85%		**	**		**	**		**	**		**	**	**
Public Housing	**	**		**	**		**	**		**	**		**	**	**
<i>In Rem</i>	**	**		**	**		**	**		**	**		**	**	**
<b>Median Asking Rent</b>	\$1,200			\$1,200			\$1,100			\$1,200			\$1,500		

Source: U.S. Bureau of the Census, 2008 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 number of units is small, interpret with caution.

\*\* Too few units to report.

## **Rental Vacancy Rates by Unit Size**

In the City, there is a 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 4.14 percent in 2008, 1.23 percentage points higher than the City's overall rate of 2.91 percent. However, the rate declines as the size of the unit increases, although the declining rate from one-bedroom units to two-bedroom units to three-or-more-bedroom units is rather subtle: 2.87 percent for one-bedroom units, 2.82 percent for two-bedroom units, and 2.57 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, only about 8,000, or 13 percent of all 62,000 vacant rental units in 2008.

The pattern of an inverse relationship between the level of the vacancy rate and the size of the rental unit is much more visible for rent-stabilized units and unregulated units. In 2008, the rate for rent-stabilized studios was 3.85 percent, 1.66 percentage points higher than the rate of 2.19 percent for all rent-stabilized units (Table 5.17). However, the rate declines markedly: 2.09 percent for one-bedroom units and 1.79 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.

The vacancy rate for unregulated studios was 5.92 percent, 1.29 percentage points higher than the rate of 4.63 percent for all unregulated units in 2008 (Table 5.17). The rate dropped visibly as the size of unit increased: 5.17 percent for one-bedroom units, 4.52 percent for two-bedroom units, and 3.52 percent for vacant units with three or more bedrooms.

## **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—contribute 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 the 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 simply being spruced up or renovated and re-rented or 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 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 needed; their housing and/or neighborhood physical and other conditions are not acceptable.

Data from the 2008 HVS, which was conducted between February and June 2008, on major housing market characteristics suggest that the City's housing market's absorption capacity did not change very noticeably. In 2008, 40,000, or about two-thirds of the 62,000 vacant rental units in the City, had been available on the market only for a short term (less than three months), while the remaining 20,000 vacant rental units had been available for a long term (three months or more) (Table 5.18).

Almost all of the 40,000 short-term vacant rental units were scattered in four boroughs, where similar proportions of all vacant rental units in the City were located: the Bronx (20 percent), Brooklyn (23 percent), Manhattan (27 percent), and Queens (24 percent) (Table 5.18). Of the 20,000 long-term vacant rental units, they were also scattered among the same four boroughs: the Bronx (19 percent), Brooklyn (27 percent), Manhattan (22 percent), and Queens (24 percent).

Of the 40,000 vacant rental units that were available for a short term, more than nine in ten were either rent-stabilized (37 percent) or rent-unregulated (56 percent) (Table 5.19). Of the 20,000 vacant rental units that were available for a long term, more than three-fifths were rent-unregulated (63 percent), while one-third were rent-stabilized (33 percent).

Of vacant rent-stabilized units, 69 percent had been available on the market for a short term (Table 5.19), while 64 percent of vacant unregulated rental units, were available on the market for a short term. The 2008 proportional pattern of length of vacancies for rent-stabilized units and unregulated units was similar to that in 2005 (Table 5.20).

**Table 5.18**  
**Percent Distributions of the Length of Vacancies in Vacant Available Rental Units**  
**by Borough and Within Borough**  
**New York City 2008**

<b>Borough</b>	<b>All</b>	<b>Length of Vacancy</b>	
		<b>Less than 3 Months</b>	<b>3 Months or More</b>
Number	62,499 <sup>b</sup>	40,133	20,380
Percent	100.0%	100.0%	100.0%
Bronx <sup>a</sup>	19.3%	20.0%	18.7%*
Brooklyn	25.0%	23.4%	26.8%
Manhattan <sup>a</sup>	26.2%	27.3%	22.4%
Queens	23.6%	24.1%	23.8%
Staten Island	6.0%*	**	**
Percent	100.0%	66.3%	33.7%
Bronx <sup>a</sup>	100.0%	67.9%	32.1%*
Brooklyn	100.0%	63.3%	36.7%
Manhattan <sup>a</sup>	100.0%	70.6%	29.4%
Queens	100.0%	66.6%	33.4%
Staten Island	100.0%	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx

b Includes 1,985 vacant units with length of vacancy not reported. Percents are based on units reporting length of vacancy.

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

\*\* Too few units to report.

**Table 5.19**  
**Number and Distribution of Vacant Available Rental Units**  
**by Regulatory Status by Length of Time Vacant**  
**New York City 2008**

Regulatory Status	Total <sup>a</sup>	Length of Time Vacant	
		Less than 3 Months	Three or More Months
<b>Total</b>	62,499	40,133	20,380
Stabilized	22,032	14,783	6,706
Pre-1947	16,917	10,797	5,577
Post-1947	5,115	**	**
All Other Regulated	**	**	**
Unregulated	36,709	22,590	12,880
In Rental Buildings	31,923	19,402	11,525
In Coops and Condos	4,786*	**	**
Public Housing	**	**	**
<i>In Rem</i>	**	**	**
<b>Within Length of Time Vacant</b>			
<b>Total</b>	100.0%	100.0%	100.0%
Stabilized	35.3%	36.8%	32.9%
Pre-1947	27.1%	26.9%	27.4%
Post-1947	8.2%	9.9%*	**
All Other Regulated	**	**	**
Unregulated	58.7%	56.3%	63.2%
In Rental Buildings	51.1%	48.3%	56.5%
In Coops and Condos	7.7%	7.9%*	**
Public Housing	**	**	**
<i>In Rem</i>	**	**	**
<b>Within Regulatory Status</b>			
<b>Total</b>	100.0%	66.3%	33.7%
Stabilized	100.0%	68.8%	31.2%
Pre-1947	100.0%	65.9%	34.1%
Post-1947	100.0%	77.9%*	**
All Other Regulated	100.0%	**	**
Unregulated	100.0%	63.7%	36.3%
In Rental Buildings	100.0%	62.7%	37.3%
In Coops and Condos	100.0%	70.2%*	**
Public Housing	100.0%	**	**
<i>In Rem</i>	100.0%	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Includes 1,985 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 2005**

Regulatory Status	Total <sup>a</sup>	Length of Time Vacant	
		Less than 3 Months	Three or More Months
<b>Total</b>	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	**	**	**
<i>In Rem</i>	650	247	403
<b>Within Length of Time Vacant</b>			
<b>Total</b>	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%	**	**
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%*	**	**
<i>In Rem</i>	1.0%	7.6%	3.2%
<b>Within Regulatory Status</b>			
<b>Total</b>	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%	**	**
<i>In Rem</i>	100.0%	38.0%	62.0%

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.

## Turnover

Another measure that sheds additional light on how the housing market absorbs 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 2005 and 2008. To meet the conditions of this residential movement, 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 2005. Adopting this analytical definition of turnover, for this report, if the household occupying the unit in 2008 was not the same as the household that occupied it in 2005 according to the 2005 and 2008 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 2005 and 2008 turned over at least once during the three-year period, as in the previous period between 2002 and 2005 (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 2005 and 2008. The proportion of turned-over unregulated rental units in cooperative and condominium buildings was 38 percent. For rent-stabilized units it was 31 percent. On the other hand, the proportion of Public Housing units turning over between 2005 and 2008 was very low, 17 percent, compared to the overall rate of 32 percent for all vacant rental units, illustrating the very small proportion of housing units for very-low-income households that became vacant and available during the period.

**Table 5.21**  
**Percentage of Units that were Renter Occupied in both 2005 and 2008 and**  
**Turned Over at Least Once Between 2005 and 2008 by 2005 Regulatory Status**  
**New York City 2008**

2005 Regulatory Status	Percentage of Units Turning Over At Least Once Between 2005 and 2008 <sup>a</sup>
All Renters	32.1%
Controlled	16.4% <sup>b</sup>
Stabilized	31.3%
Other Regulated	17.3%
Unregulated	43.9%
In Rental Buildings	44.3%
In Coops and Condos	37.7%
Public Housing	17.3%
<i>In Rem</i>	6.3%*

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys, Longitudinal Database.

Notes:

- 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 were rent controlled in 2005, 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.
- \* Since the number of units represented is small, interpret with caution.

The lowest proportion of rental units that turned over at least once between 2005 and 2008 was for units renting for less than \$400 and for between \$400 and \$599, 19 percent for each rent level (Table 5.22). After that, the proportion moved up steadily, as the level of rent increased: from 21 percent for the \$600-\$699 level, to 29 percent for the \$700-\$899 level, to 37 percent for the \$900-\$1,249 level, to 41 percent for the \$1,250-\$1,499 level, and to 47 percent for the \$1,500-\$1,999 level. The highest proportion turning over between the two survey years was 49 percent for units renting for \$2,000 and over.

**Table 5.22**  
**Percentage of Units that were Renter Occupied in both 2005 and 2008**  
**and Turned Over at Least Once Between 2005 and 2008**  
**by 2005 Rent Level in 2008 Dollars**  
**New York City 2008**

2005 Rent Level (in 2008 dollars)	Percentage of Units Turning Over at Least Once between 2005 and 2008 <sup>a</sup>
All	32.1%
Less than \$400	19.2%
\$400 - \$599	18.9%
\$600 - \$699	21.0%
\$700 - \$899	29.1%
\$900 - \$1,249	36.5%
\$1,250 - \$1,499	40.6%
\$1,500 - \$1,999	46.8%
\$2,000 and Over	49.3%

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

### Vacancies in the Owner Housing Market

The proportion of owner housing units in 2008 was 31.4 percent, little changed from 2002 and 2005, when it was 31.1 percent and 31.6 percent respectively, as seen in Chapter 4, “The Housing Inventory” (Table 4.1).

As the growth of the owner housing inventory continued during the three-year period between 2005 and 2008, the number of vacant available owner units increased by a notable 24 percent to 26,000, while the number of occupied owner units increased by just 1 percent to 1,019,000 units. Consequently, the owner vacancy rate increased from 2.08 percent to 2.53 percent during the three-year period (Table 5.23).

In Staten Island, where more than 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 2008 was too small to allow for a statistically meaningful estimation of the owner vacancy rate. The number of vacant owner units in the Bronx was also too small to estimate a statistically reliable vacancy rate.

**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 2005 and 2008**

Borough	Owner Occupied Units		Vacant for Sale		Owner Vacancy Rate		Percent of Vacant	
	2005	2008	2005	2008	2005	2008	2005	2008
All	1,010,370	1,019,345	21,410	26,473	2.08%	2.53%	100.0%	100.0%
Bronx <sup>a</sup>	104,400	106,583	**	**	**	**	**	**
Brooklyn	255,955	255,938	6,031	7,919	2.30%	3.00%	28.2%	29.9%
Manhattan <sup>a</sup>	174,179	183,036	5,708	6,089	3.17%	3.22%	26.7%	23.0%
Queens	365,040	361,713	7,603	7,328	2.04%	1.99%	35.5%	27.7%
Staten Island	110,795	112,075	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Marble Hill in the Bronx.

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

\*\* Too few units to report.

**Table 5.24**  
**Owner Occupied and Vacant for Sale Units and Owner Vacancy Rates by Form of Ownership**  
**New York City 2005 and 2008**

	Number of Owner Occupied Units		Number of Vacant Units Available for Sale		Percent of All Vacant Units Available for Sale		Owner Vacancy Rate	
	2005	2008	2005	2008	2005	2008	2005	2008
All	1,010,370	1,019,345	21,410	26,473	100.0%	100.0%	2.08%	2.53%
Conventional	636,271	624,759	10,255	14,338	47.9%	54.2%	1.59%	2.24%
All Cooperatives	300,824	304,963	8,371	6,524	39.1%	24.6%	2.71%	2.09%
Mitchell-Lama	45,126	34,702	**	**	**	**	**	**
Private Coops	255,698	270,262	8,018	6,015	37.4%	22.7%	3.04%	2.18%
Condominium	73,275	89,622	**	5,610	**	21.2%	**	5.89%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

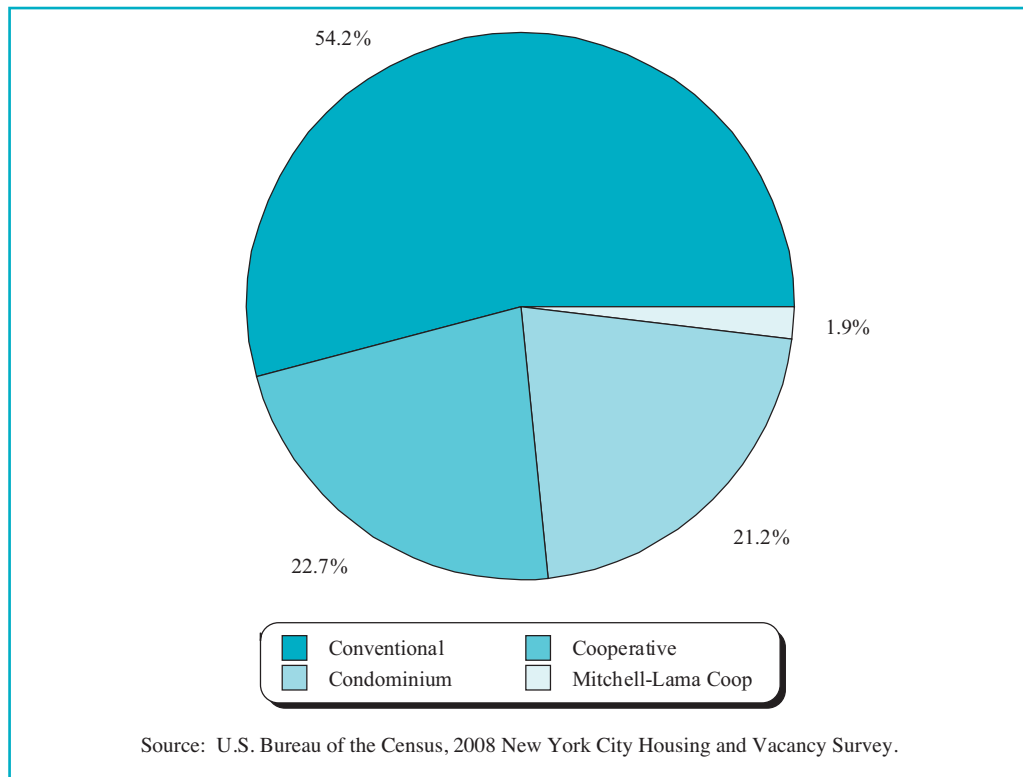
\*\* Too few units to report.

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%. In 2008, the vacancy rate for the 11,626 vacant private cooperatives and condominiums was 3.13%.

## Vacancies and Vacancy Rates by Types of Owner Units

In 2008, when there were 26,000 vacant owner units in the City and the owner vacancy rate was 2.53 percent, over half of all vacant owner units were conventional, mostly one- or two-family units. The vacancy rate for such owner units was 2.24 percent in 2008, a noticeable increase from 2005, when it was 1.59 percent. On the other hand, close to a quarter of vacant owner units in the City were private cooperative units (22.7 percent), with a vacancy rate of 2.18 percent, appreciably decreased from 2005, when it was 3.04 percent (Table 5.24 and Figure 5.10).

**Figure 5.10**  
**Distribution of Vacant Available Owner Units by Form of Ownership**  
**New York City 2008**



## Vacancy Duration by Types of Owner Units

The 2008 HVS, which was conducted between February and June 2008, suggests that compared to 2005, the length of time that vacant owner units were available for sale in 2008 was longer. In 2008, 48 percent of vacant owner units were available on the market for a short term of less than three months, while 52 percent were available for a long term of three months or more (Table 5.25). In 2005, the comparable proportions were reversed: 52 percent and 48 percent respectively.

The vacancy duration of conventional units was slightly longer than the overall duration for all owner units. Of vacant conventional owner units, 45 percent were available for a short term. On the other hand, 50 percent of vacant private cooperative and condominium units had been available for a short term (Table 5.25).



**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 2005 and 2008**

Form of Ownership	2005			2008		
	All	Less than 3 Months	3 or More Months	All	Less than 3 Months	3 or More Months
All	100.0%	51.9%	48.1%	100.0%	47.7%	52.3%
Conventional	100.0%	50.5%	49.5%	100.0%	44.8%	55.2%
Private Coop/Condominium	100.0%	53.0%	47.0%	100.0%	49.5%	50.5%
Mitchell-Lama Coop	100.0%	**	**	100.0%	**	**

Sources: U.S. Bureau of the Census, 2005 and 2008 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

In many previous survey years, the number of vacant unavailable units has always been 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 the number of housing units by tenure and occupancy 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, changed little: it was 138,000 in 2008 and 137,000 in 2005 (Table 5.26).

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 27 percent in 2008. Comparable figures in 2005 were 37,000 or 28 percent (Table 5.26). Of units in this category, 23,000 or 63 percent were located in Manhattan, and of these 16,000 or 73 percent were in cooperative or condominium buildings.<sup>12</sup>

On the other hand, of all unavailable vacant units, the number of vacant units unavailable because they were either undergoing or awaiting renovation was 47,000 or 35 percent, little changed from 2005, when comparable figures were 48,000 or 35 percent (Table 5.26 and Figure 5.11). The 2011 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 2005 became units that were occupied or vacant and available for rent or sale in 2008 (Table 5.27).

<sup>12</sup> U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 5.26**  
**Vacant Units Unavailable for Rent or Sale by Reason for Unavailability**  
**New York City 2002, 2005 and 2008**

Reason Unavailable	2002		2005		2008	
	Units	Percent	Units	Percent	Units	Percent
All	126,816	100.0%	136,712	100.0%	138,126	100.0%
Dilapidated	5,481	4.4	**	**	5,698	4.2
Rented, Not Occupied	6,016	4.8	8,853	6.5	8,507	6.2
Sold, Not Occupied	7,889	6.3	7,348	5.4	6,675	4.9
Undergoing Renovation	21,951	17.4	31,432	23.1	28,677	20.9
Awaiting Renovation	17,958	14.3	16,376	12.0	18,789	13.7
Used/Converted to Nonresidential	**	**	**	**	**	**
In Legal Dispute	10,631	8.4	10,155	7.5	14,501	10.6
Awaiting Conversion/Being Converted to Coop/Condo	**	**	**	**	**	**
Held for Occasional, Seasonal, or Recreational Use	42,902	34.1	37,357	27.5	37,376	27.2
Held Pending Sale of Building	**	**	**	**	**	**
Owner Unable to Sell or Rent Due to Personal Problems	7,240	5.7	9,595	7.1	9,552	7.0
Held for Other Reasons	**	2.8*	8,095	6.0	**	**
Reason Not Reported <sup>a</sup>	**	--	**	--	**	--

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 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.

In general, the situation of units unavailable for sale or rent appears to be a transitory state, regardless of the reason. More than three-quarters (77 percent) of the vacant units unavailable for various reasons in 2005 returned to the active housing stock in 2008 as either occupied units or vacant units that were available for rent or sale (Table 5.27). The remaining twenty-three percent were still vacant and unavailable for rent or sale three years later on 2008. Almost all of the vacant units unavailable because they were rented or sold but not yet occupied in 2005 (98 percent) were determined to be occupied or vacant-for-rent-or-sale in 2008, while 66 percent of those that were unavailable because they were being held for occasional, seasonal, or recreational use in 2005 became occupied or vacant-for-rent-or-sale three years later.

**Table 5.27**  
**Distribution of Vacant Units Unavailable for Rent or Sale in 2005**  
**by Reason for Unavailability and by 2008 Availability**  
**New York City 2005 and 2008**

Reason Unavailable in 2005	2008 Availability		
	Both	Occupied or Vacant Available for Rent or Sale	Vacant Not Available for Rent or Sale
All <sup>a</sup>	100.0%	77.4%	22.6%
Held for Occasional, Seasonal or Recreational Use	100.0%	66.0%	34.0%
Rented or Sold, but not Occupied	100.0%	97.5%	**
Dilapidated	100.0%	**	**
Undergoing or Awaiting Renovation	100.0%	79.9%	20.1%
In Legal Dispute	100.0%	70.9%	**
Held for Other Reasons <sup>b</sup>	100.0%	78.9%	21.1%*

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

**Table 5.28**  
**Vacant Units Unavailable for Rent or Sale by Borough**  
**New York City 2005 and 2008**

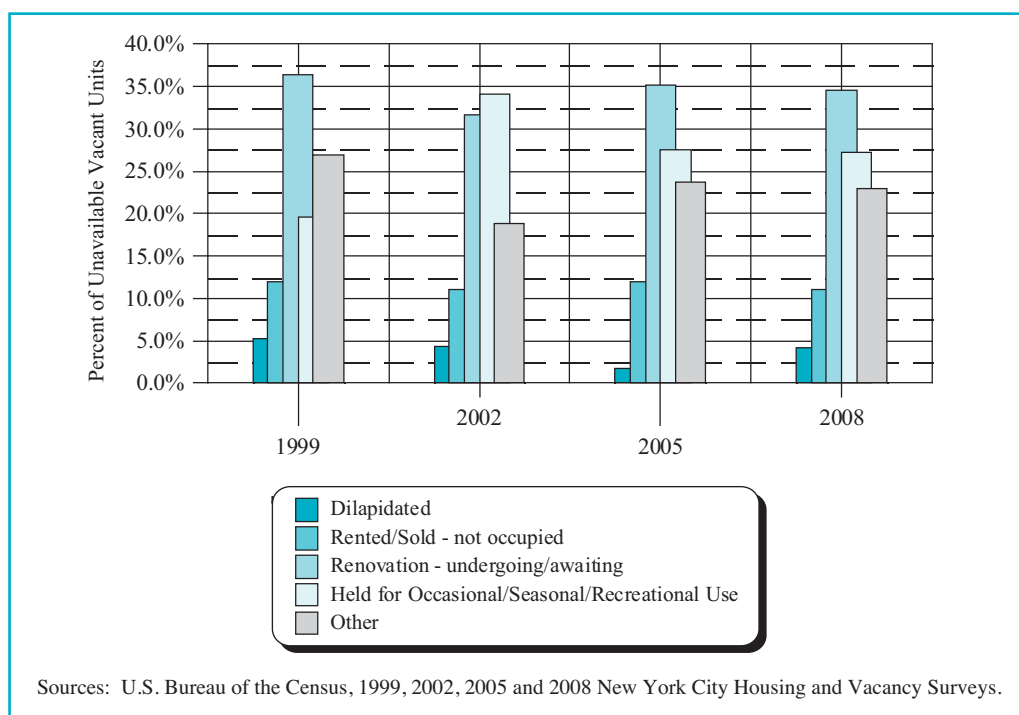
Borough	2005		2008	
	Number	Percent	Number	Percent
Total	136,712	100.0%	138,126	100.0%
Bronx <sup>a</sup>	15,830	11.6%	15,066	10.9%
Brooklyn	43,389	31.7%	35,039	25.4%
Manhattan <sup>a</sup>	49,591	36.3%	54,734	39.6%
Queens	21,393	15.6%	25,618	18.5%
Staten Island	6,508	4.8%	7,668	5.6%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

**Figure 5.11**  
**Composition of the Vacant Unavailable Inventory by Reason for Unavailability**  
**New York City, Selected Years 1999 - 2008**



### Unavailable Vacant Units by Borough

Of the 138,000 unavailable vacant units in the City in 2008, almost two-thirds were concentrated in either Manhattan (55,000 units or 40 percent) or Brooklyn (35,000 units or 25 percent) (Table 5.28). The remaining unavailable vacant units were located mostly in either Queens (26,000 units or 19 percent) or the Bronx (15,000 units or 11 percent).

The reasons for unavailability appear to vary substantially by borough. In the Bronx and Brooklyn, 41 percent and 45 percent respectively 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 2008 because they were undergoing or awaiting renovation will have become occupied or available for sale or rent by 2011. In Manhattan, almost three quarters of unavailable vacant units were either held for occasional use (43 percent) as discussed earlier or undergoing or awaiting renovation (31 percent).

**Table 5.29**  
**Distribution of Reasons Vacant Units are Unavailable for Rent or Sale by Borough**  
**New York City 2008**

Reason Unavailable	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total <sup>a</sup>	138,126	15,066	35,039	54,734	25,618	7,668
All <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Held for Occasional, Seasonal or Recreational Use	27.2%	**	11.0%*	43.1%	22.2%	**
Rented or Sold, but not Occupied	11.1%	**	11.4%*	9.1%	16.0%	**
Dilapidated	4.2%	**	**	**	**	**
Undergoing or Awaiting Renovation	34.6%	40.5%	45.3%	30.6%	28.3%	**
In Legal Dispute	10.6%	**	14.5%	**	16.8%	**
Held for Other Reasons <sup>b</sup>	12.4%	**	14.2%	7.4%*	15.1%*	39.9%*

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Includes unavailable units for which no reason was reported.

b Includes: Being converted to non-residential purpose, being converted/awaiting conversion to coop, owner cannot or does not want to rent due to personal problems, held pending sale of building, held pending demolition, held for other reasons.

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

\*\* Too few units to report.

### Unavailable Vacant Units by Structure Class

The distribution of unavailable vacant units by structure class in 2008 was similar to that in 2005, except for New Law tenements. Of vacant units unavailable for rent or sale in 2008, a quarter were either New Law tenements (16 percent) or Old Law tenements (10 percent), while 32 percent were in multiple dwellings built after 1929 (Table 5.30). Another 31 percent were mostly one- or two-family housing units. The proportion of unavailable vacant units in New Law Tenements decreased by 5 percentage points to 16 percent in 2008.

### 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 markedly inferior. Of unavailable vacant units in 2008, 16 percent were in buildings with one or more building defects, compared to just 8 percent of all occupied and vacant available units (Table 5.31). Similarly, 8 percent of vacant unavailable units were located on streets with boarded-up buildings, compared to just 5 percent of all occupied and vacant available units. Of unavailable vacant units, 4 percent were in dilapidated buildings, compared to a mere 0.5 percent of all occupied and vacant available units.

**Table 5.30**  
**Vacant Units Unavailable for Rent or Sale by Structure Class**  
**New York City 2005 and 2008**

Structure Class	2005		2008	
	Number	Percent	Number	Percent
All Structure Classes <sup>a</sup>	136,712	100.0%	138,126	100.0%
Old-Law Tenement	11,358	9.3%	12,582	9.9%
New-Law Tenement	26,092	21.5%	20,489	16.1%
Post-1929 Multiple Dwelling	35,654	29.3%	39,994	31.5%
1-2 Family Converted to Apartments	7,796	6.4%	7,847	6.2%
Other Multiple Dwelling	4,501*	3.7%	7,289	5.7%
1-2 Family	36,117	29.7%	38,943	30.6%

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

**Table 5.31**  
**Vacant Units Unavailable for Rent or Sale by Building and Neighborhood Conditions**  
**New York City 2008**

Building or Neighborhood Condition	Occupied or Vacant Available	Vacant Not Available
<b>Number of Building Defect Types</b>	100.0%	100.0%
None	92.2%	84.5%
1 or More	7.8%	15.5%
<b>Dilapidated</b>	100.0%	100.0%
Yes	0.5%	4.3%
No	99.5%	95.7%
<b>Boarded Up Buildings on the Street</b>	100.0%	100.0%
Yes	4.5%	7.8%
No	95.5%	92.2%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

## Unavailable Vacant Units by Rent-Regulatory Status

Of the 138,000 unavailable vacant units in 2008, 61,000 (or 44 percent) had been rental units, 27,000 (or 20 percent) had been owner units, and 24,000 (or 17 percent)<sup>13</sup> had also been not-available vacant units in 2005 (Table 5.32). The remaining 26,000 (or 19 percent) were units that were not linked to 2005 units, either because they were non-interviews in 2005 or were newly constructed, gut-rehabilitated, or otherwise added to the sample between 2005 and 2008.

Of the 61,000 unavailable vacant units that had been rental units in 2005, more than four-fifths had been either rent-stabilized (28,000 units or 47 percent) or unregulated rental units (26,000 units or 43 percent) (Table 5.32). Of the 27,000 unavailable vacant units that had been owner units in 2005, a little less than half were conventionally owned housing units (48 percent), while the remainder were cooperative or condominium units.

**Table 5.32**  
**Number and Percent Distribution of 2008 Vacant Units Unavailable for Rent or Sale**  
**by Tenure and Regulatory Status/Form of Ownership in 2005**  
**New York City 2008**

Regulatory Status/ Form of Ownership in 2005	Units Not Available in 2008	
	Number	Percent
<b>Total Units<sup>a</sup></b>	<b>138,126</b>	<b>100.0%</b>
<b>Total Rental Units</b>	<b>61,014</b>	<b>44.2%</b>
Controlled	**	**
Stabilized	28,457	20.6%
Pre-1947	21,093	15.3%
Post-1947	7,364	5.3%
All Other Regulated	**	**
All Unregulated	26,090	18.9%
In Rental Buildings	23,928	17.3%
In Co-ops/ Condos	**	**
Public Housing	**	**
<i>In Rem</i>	655	0.5%
<b>Total Owner Units</b>	<b>27,189</b>	<b>19.7%</b>
Conventional	13,176	9.5%
Coop/Condo (all)	14,013	10.1%
<b>Total Vacant Units Not Available For Sale or Rent</b>	<b>24,023</b>	<b>17.4%</b>
Not Applicable <sup>b</sup>	25,899	18.8%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys, Longitudinal Database.

Notes:

- a Includes units which were not in the sample in 2005.
- b Units that were not in the sample in 2005.
- \* Since the number of units is small, interpret with caution.
- \*\* Too few to report.

13 Percents calculated using unrounded numbers.

# 6 Variations in Rent Expenditure

## Introduction

The housing inventory in New York City is more than three-fifths renter-occupied units. Consequently, critical to a comprehensive analysis of the housing market in New York City is a thorough examination of 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, other rent-regulated units, and even unregulated (free-market rent) units in the City.

This chapter 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 the City, where extensive rent-regulation systems are administered, rents for close to two-thirds of all renter-occupied units are largely decided by non-market conditions, as seen in Chapter 4, “The Housing Inventory.” Specifically, rents and changes in rents for 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—such as Mitchell-Lama units, Public Housing units, *in rem* units, and other-regulated units—are regulated by the respective government agencies at the federal, state, and/or city level, according to the pertinent laws and regulations. Thus, in this chapter, 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 segment will also be analyzed. In the unregulated market, 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, and neighborhood conditions. Thus, rents for different rental categories and in different boroughs and sub-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 City's precipitously inflationary housing market of recent years, particularly between 2005 and 2008, the shortage of affordable rental apartments has become increasingly one of the most serious unsettled housing issues in the City. Therefore, the rent/income ratio, a composite measure of rent viewed in relation to household income, is one of the most serious issues tenants, owners, and policy-makers face in considering how the rental housing market performs in providing affordable housing to tenants in the City. There is no single optimal ratio of income tenants should pay for rent. Tenants' demographic characteristics—such as income, household composition, race and ethnicity, rent-regulation status, and boroughs—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 major types of rent: contract rent, gross rent, and asking rent.<sup>1</sup> 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 only 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, 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 definitions of contract rent and gross rent are different, they are used for different purposes. When issues that primarily concern only the rent tenants agree to pay owners, as specified in the lease, are discussed, contract rent is used. Contract rent is also a better measure of the income owners receive from rent payments. Gross rent eliminates differentials that result from varying practices with respect to the inclusion of utilities, water and sewer, and fuel as part of the rent payment. When overall housing costs tenants pay for contract rent plus any additional costs for utilities and fuel are discussed, gross rent is used. Gross rent is generally considered a more inclusionary measure of the total cost required for a renter to provide shelter for himself/herself and his/her families. In estimating rent/income ratios, gross rents and contract rents are both used.

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1 The HVS also provides data on out-of-pocket rent. The Census Bureau asked households (respondents at sample units) how much of the contract rent they reported was paid out of pocket by them.

## Patterns of and Variations in Rent Expenditures

### Citywide Median Rent

According to the 2008 HVS, in New York City the median monthly contract rent, which excludes tenant payments for utilities and fuel, was \$950, while the median monthly gross rent, which includes utility and fuel payments, was \$1,057 in 2008 (Table 6.1).

From 2005 to 2008, the median contract rent increased by 11.8 percent, from \$850 to \$950. However, during the three-year period between April 2005 and April 2008, the Consumer Price Index (CPI) increased by 10.0 percent. As a result, the real median contract rent increased by 1.6 percent (after adjusting for inflation by changing April 2005 rent into April 2008 dollars) in the three years (Table 6.1).

The contract rent increased by an average annual rate of 3.8 percent over the three years between 2005 and 2008. After inflation, the real contract rent increased by 0.5 percent annually (Figure 6.1).

The median monthly gross rent, which includes utility and fuel payments, increased by 14.9 percent, from \$920 in 2005 to \$1,057 in 2008. However, the inflation-adjusted or real increase in median gross rent was 4.4 percent. The noticeably higher increase in gross rent compared to contract rent was caused by a considerably higher increase in the costs of fuel and utilities in the three years<sup>2</sup> (Table 6.1).

**Table 6.1**  
**Median Contract Rent and Median Gross Rent in Constant (2008) and Current Dollars**  
**and Percent Change**  
**New York City 2002, 2005 and 2008**

				Percent Change	Percent Change	Average Annual Compound Rate of Change
<b>Contract Rent</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>	<b>2002 – 2005</b>	<b>2005 – 2008</b>	<b>2005 – 2008</b>
Constant (2008) Dollars <sup>a</sup>	\$861	\$935	\$950	+8.6%	+1.6%	+0.5%
Current Dollars	\$706	\$850	\$950	+20.4%	+11.8%	+3.8%
<b>Gross Rent</b>						
Constant (2008) Dollars <sup>a</sup>	\$961	\$1,012	\$1,057	+5.3%	+4.4%	+1.5%
Current Dollars	\$788	\$920	\$1,057	+16.8%	+14.9%	+4.7%

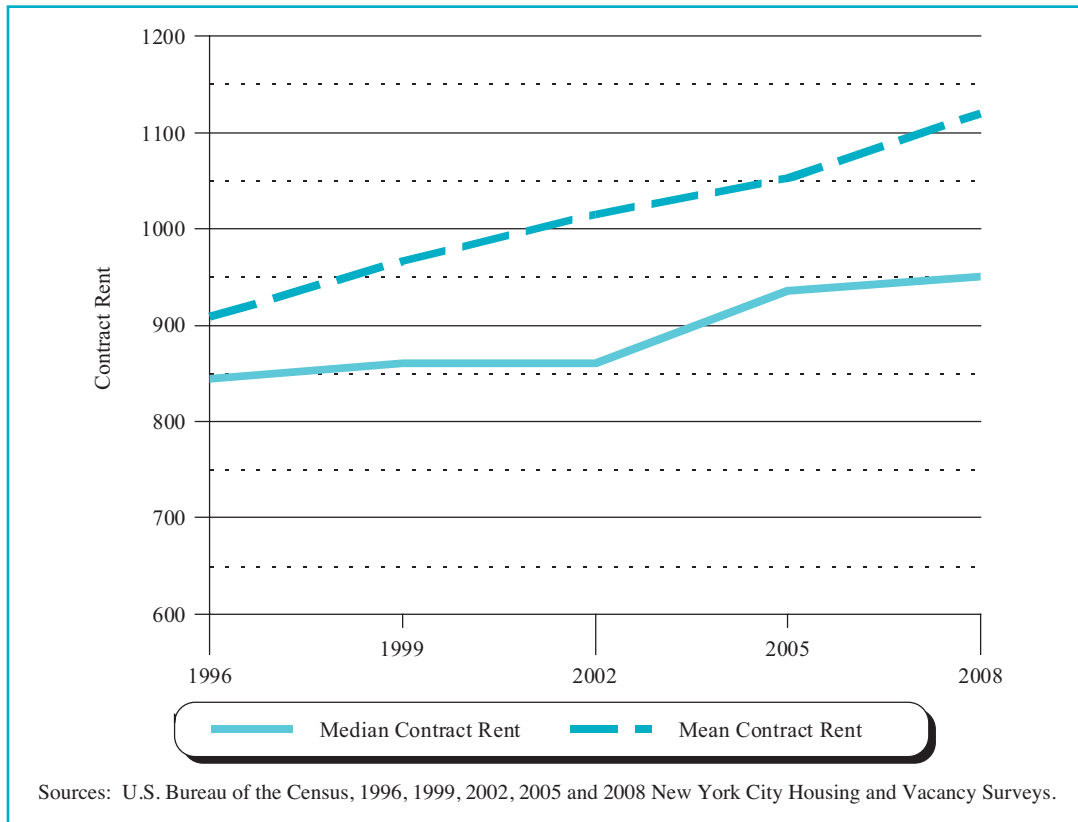
Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a In order to convert nominal 2005 rents into rents measured in 2008 dollars, the Consumer Price Index for all Urban Consumers, or CPI-U, for New York, Northern New Jersey-Long Island was used (i.e., 2005 current value multiplied by the ratio of CPI-U April 2008/CPI-U April 2005 or 233.8/212.5). Percent change in CPI 2002 – 2005 was +10.8%; percent change in CPI 2005 – 2008 was 10.0%.

2 According to the Rent Guidelines Board, the cost for heating rent-stabilized buildings increased at an annual average rate of 20 percent from May 2005 through April 2008 (New York City Rent Guidelines Boards, *Housing NYC: Rents, Markets and Trends 2008*, pages 102 and 103).

**Figure 6.1**  
**Mean and Median Contract Rent in 2008 Dollars**  
**New York City, Selected Years 1996 – 2008**



The rent increase between the first half of 2005, when the 2005 HVS was conducted, and the first half of 2008, when the 2008 HVS was conducted, is likely the result of extremely inflationary housing costs in the City during the three-year period. Also, during the period, the demand for housing remained robust. Between 2005 and 2008, the number of persons in the City increased by 132,000, while the number of housing units increased by only 68,000.<sup>3</sup>

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.

<sup>3</sup> U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

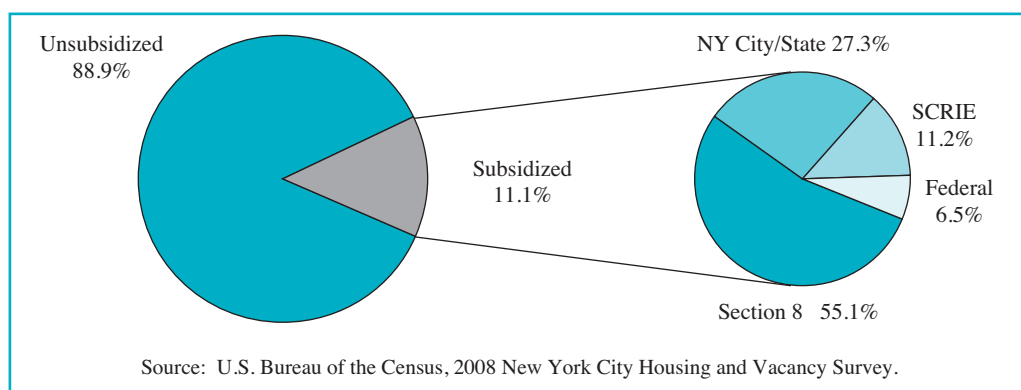
## Types of Rent Subsidy

The 2008 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,
- Jiggetts (rent supplements for Public Assistance recipients who are subject to eviction proceedings involving non-payment of rent),
- the Employment Incentive Housing Program (EIHP),
- the Work Advantage/Homeless Housing 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 households was paid out of pocket by the household, meaning the amount of rent paid above any shelter allowance or other government subsidy.<sup>4</sup>

**Figure 6.2**  
**Rent Subsidized Households as Percent of All Renter Households and**  
**Distribution by Type of Subsidy**  
**New York City 2008**



4 See Appendix F, “New York City Housing and Vacancy Survey Questionnaire, 2008.”

## Usefulness and Limitations of the HVS Rent Subsidy Data

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 interviewers and 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 partial or incorrect, appropriate corrections could be made.

The 2008 HVS reports that 16 percent of renter households in New York City received various rent subsidies from public assistance or one or more of the other seven government programs listed above.<sup>5</sup> **However, in this report, the PA shelter allowance is not treated as a rent subsidy, since the Census Bureau covered it in estimating income in 2008, as in previous survey years.**

Since, like many other social programs, rent subsidy programs covered in the HVS are structured and administered 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 among them and identify the one they received. Also, since some rent subsidies—such as the Public Assistance Shelter Allowance and the Senior Citizens Rent Increase Exemption (SCRIE)—are paid directly to owners, it is very probable that many tenants may not think they received the subsidies. For this reason, many 2008 HVS respondents, as in previous survey years, did not respond to the Public Assistance shelter allowance and SCRIE questions. Thus, rent subsidy data should be used as an **approximate aggregate** of the overall estimate rather than as a reliable enumeration of rent subsidies.<sup>6</sup>

## Subsidized Rents by Type of Subsidy

The proportion of subsidized households varied widely for different rental categories in 2008, 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<sup>7</sup> [units in buildings constructed under Article 4 of the New York State Private Housing Finance Law (PHFL)], 41 percent received subsidies from one or more of the government programs covered in the 2008 HVS, while 36 percent of Mitchell-Lama renter households received such subsidies (Table 6.2). On the other hand, 12 percent of households in rent-stabilized units and 6 percent of rent-unregulated households received a rent subsidy.

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5 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

6 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.

7 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 6.2**  
**Median Contract Rent and Distribution of Renter Households**  
**Receiving and Not Receiving Rent Subsidies**  
**by Selected Regulatory Status Categories**  
**New York City 2008**

Rent Subsidy	Total	Public	Rent Controlled	Rent Stabilized					Other Regulated	Unregulated
				All Stabilized	Pre-1947	Post-1947	ML Rental	In Rem		
All	\$950	\$387	\$721	\$923	\$900	\$980	\$800	\$357	\$535	\$1,200
NR <sup>a</sup>	\$1,000	\$350	\$800	\$950	\$950	\$1,100	\$889	\$421	\$450*	\$1,500
Yes	\$860	\$306	\$700	\$877	\$875	\$900	\$800	\$400	\$654	\$1,176
No	\$960	\$400	\$750	\$925	\$900	\$990	\$785	\$357	\$388	\$1,200
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Yes	11.1%	9.4%	12.1%	11.8%	12.4%	10.4%	35.8%	10.8%	40.5%	6.2%
No	88.9%	90.6%	87.9%	88.2%	87.6%	89.6%	64.2%	89.2%	59.5%	93.8%
Total	100.0%	8.8%	1.9%	47.2%	33.3%	13.8%	2.8%	0.2%	2.8%	36.3%
NR <sup>a</sup>	100.0%	8.6%	**	48.7%	34.6%	14.1%	4.1%	0.1%	2.0%*	35.0%
Yes	100.0%	7.6%	2.1%	50.4%	37.3%	13.1%	8.9%	0.1%	10.6%	20.2%
No	100.0%	9.2%	1.9%	46.8%	32.8%	14.0%	2.0%	0.2%	1.9%	38.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

<sup>a</sup> 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, including Jiggets, Employment Incentive Housing Program and Work Advantage/Homeless Housing Program.

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

\*\* Too few households to report.

In 2008, 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 6.2). The median contract rent paid by subsidized households was \$860, considerably lower than the rent unsubsidized households paid, \$960.

The 2008 HVS reports that, of renter households in the City receiving a subsidy, 55 percent received HUD Section 8 subsidies (Table 6.3). The remaining subsidized households received either a State or City housing program subsidy other than SCRIE (27 percent), SCRIE (11 percent), or another federal housing program subsidy other than HUD Section 8 (7 percent) (Figure 6.2). 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 (\$682), followed by New York City or State housing program subsidy other than SCRIE (\$680) (Table 6.4). The subsidy amount from federal programs other than Section 8 was third (\$409), and the SCRIE subsidy was the lowest (\$154).

Households that received New York City or State programs other than SCRIE paid the lowest median out-of-pocket rent (\$220), and the median contract rent for their units was the second highest (\$900) (Table 6.4). On the other hand, households that received Section 8 paid the second lowest out-of-pocket rent (\$252), and their contract rents were the highest (\$934). Households that received a subsidy from federal programs other than Section 8 paid the second-highest out-of-pocket rent (\$310), and their contract rent was the second lowest (\$719). SCRIE-recipient households paid the highest out-of-pocket rent (\$483), and their contract rent was the lowest (\$637).

**Table 6.3**  
**Median Contract Rent and Distribution of Renter Households**  
**Receiving Rent Subsidies by Type of Subsidy**  
**New York City 2008**

Rent Subsidy	Total <sup>a</sup>
All Renter Households Receiving Subsidy	\$860
Section 8	\$934
SCRIE	\$637
NY <sup>b</sup>	\$900
Federal	\$719
<b>Distribution by Type of Subsidy</b>	
All Renter Households Receiving Subsidy	100.0%
Section 8	55.1%
SCRIE	11.2%
NY <sup>b</sup>	27.3%
Federal	6.5%

Source: U.S. Bureau of the Census, 2008 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, including Jiggetts, Employment Incentive Housing Program, Work Advantage/Homeless Housing Program and other New York City and State housing subsidy programs.

According to the 2008 HVS, the number of renter households receiving each of the following three programs is too small to discuss separately in a statistically reliable manner and, thus, were included in the other New York State or New York City subsidy category: the employment incentive housing program, the work advantage/homeless housing program, and Jiggetts.

**Table 6.4**  
**Median Contract Rent and Median Out-of-Pocket Rent Paid by Renter Households Receiving Rent Subsidies by Type of Rent Subsidy**  
**New York City 2008**

Rent Subsidy	Median Contract Rent	
All Renter Households Receiving Subsidy	\$860	
Section 8	\$934	
SCRIE	\$637	
NY <sup>a</sup>	\$900	
Federal	\$719	
	Median Out-of-Pocket Rent <sup>b</sup>	Subsidy
All Renter Households Receiving Subsidy	\$289	\$571
Section 8	\$252	\$682
SCRIE	\$483	\$154
NY <sup>a</sup>	\$220	\$680
Federal	\$310	\$409

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

- a Another New York City or state rent subsidy, including Jiggetts, Employment Incentive Housing Program, Work Advantage/Homeless Housing Program and other New York City and State housing subsidy programs.
- b Paid out of pocket means the amount of rent not paid by a government housing subsidy program.

**Table 6.5**  
**Median Contract Rent and Distribution**  
**of All Renter Households, Rent Subsidized Households and Unsubsidized Households**  
**New York City 2008**

Households by Subsidy Type	Median Contract Rent	Number of Households	Percent <sup>b</sup>
All Renter Households <sup>a</sup>	\$950	2,046,551	100.0%
Subsidized Households	\$860	207,125	11.1%
Out-of-Pocket Rent	\$289		
Unsubsidized Households	\$960	1,662,062	88.9%
Households Not Reporting on Subsidy	\$1,000	177,363	

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a Includes those for whom there was no response to the subsidy question and excludes 35,402 reporting no cash rent.
- b The percent distribution is based on those reporting on the subsidy question.



## Median Contract Rent of Subsidized Units and Unsubsidized Units

In 2008, the median contract rent of units occupied by rent-subsidized households was \$860 (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 \$90 or 9.5 percent lower than the median rent of \$950 for all rental units and \$100 or 10.4 percent lower than the median rent of \$960 for unsubsidized units (Table 6.5).

Of the \$860 median rent for units occupied by subsidized households, only \$289 or 34 percent was paid by the households out of pocket (Table 6.4). In other words, of the median rent of \$860 these subsidized households paid, \$571, two-thirds (66 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 \$571, close to two times the households’ out-of-pocket rent. Of the portion of the rent paid out of pocket, 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.

## Median Gross Rent of Subsidized Units and Unsubsidized Units

In 2008, the median gross rent for rent-subsidized households was \$943. This was \$114 or 11 percent lower than the median gross rent of \$1,057 for all rental units in the City (Table 6.6). The median gross rent that unsubsidized households paid was \$1,060, not appreciably different from the median gross rent of all renter units.

**Table 6.6**  
**Median Gross Rent and Distribution of All Renter Households, Rent Subsidized Households and Unsubsidized Households**  
**New York City 2008**

Households by Subsidy Type	Median Gross Rent	Number of Households	Percent <sup>b</sup>
All Renter Households <sup>a</sup>	\$1,057	2,046,551	100.0%
Subsidized	\$943	207,125	11.1%
Unsubsidized	\$1,060	1,662,062	88.9%
Not Reporting on Subsidy	\$1,100	177,363	

Source: U.S. Bureau of the Census, 2008 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 35,402 reporting no cash rent.
- b The percent distribution is based on those reporting on the subsidy question.

## Median Contract Rents for Subsidized Units and Unsubsidized Units by Contract Rent Quintile

In 2008, the overall median contract rent for the lowest twenty percent of renter units in the City was \$402 (Table 6.7). In other words, the contract rent of one in ten renter units in the City (204,000 units) was less than \$402 a month; these units were mostly Public Housing, HUD-regulated, rent stabilized, rent-controlled and unregulated units.<sup>8</sup> The rent for subsidized units in the lowest quintile was startlingly low, only \$280, or only 70 percent of the overall median rent in the quintile.

The median contract rent for all rental units in the second-lowest twenty percent of rental units was \$737 (Table 6.7). The rent for subsidized units in this quintile was \$613, or 83 percent of the overall rent in this quintile. For the middle twenty percent of rental units, the overall median rent was \$950. The median rent of subsidized units in the same quintile was \$859, or 90 percent of the overall rent in the quintile.

The overall median rent was \$1,200 for the second-highest twenty percent of rental units (Table 6.7). The rent for unsubsidized units in this quintile was \$1,200, while the rent for subsidized units was \$1,059 or 88 percent of the overall rent in the same quintile.

For the highest twenty percent, the overall median rent of all units was \$1,900, but the rent for subsidized units was \$1,350, or 71 percent of the overall rent in the quintile.

**Table 6.7**  
**Median Contract Rent by Contract Rent Quintile**  
**for All, Subsidized and Unsubsidized Households**  
**New York City 2008**

Contract Rent Quintile <sup>a</sup>	All Renter Households	Subsidized	Unsubsidized	Households Not Reporting Subsidy
All Renter Households	\$950	\$860	\$960	\$1,000
Lowest	\$402	\$280	\$440	\$416
2nd Lowest	\$737	\$613	\$750	\$800
Middle	\$950	\$859	\$960	\$998
2nd Highest	\$1,200	\$1,059	\$1,200	\$1,348
Highest	\$1,900	\$1,350	\$1,900	\$2,400

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a The rent quintile ranges were: All Renter Households: \$1-\$602; \$603-\$849; \$850-\$1,063; \$1,064-\$1,419; \$1,420+. Subsidized: \$1-\$440; \$441-\$739; \$740-\$968; \$969-\$1,199; \$1,200+. Unsubsidized: \$1-\$625; \$626-\$867; \$868-\$1,087; \$1,088-\$1,447; \$1,448+. Not Reporting Subsidy: \$1-\$649; \$650-\$894; \$895-\$1,114; \$1,115-\$1,683; \$1,684+.

<sup>8</sup> U.S. Bureau of the Census, 2008 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 9 percent of renter units in the City were Public Housing units, 37 percent of units in the lowest quintile were Public Housing. Also, because of their sheer proportion of the inventory (47 percent), 35 percent 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 (63 percent) and middle (61 percent) quintiles were rent-stabilized. Of the units in the second-highest quintile 48 percent were rent-stabilized, while 47 percent were unregulated units. Two-thirds of the units in the highest quintile were disproportionately unregulated, but again, because of the very large number of stabilized units in the overall inventory, 30 percent of the units in even the highest quintile were rent-stabilized.

**Table 6.8**  
**Contract Rent Quintiles by Rent Regulatory Status**  
**New York City 2008**

Contract Rent Quintile <sup>a</sup>	Total	Public	Stabilized	Rent Controlled	<i>In Rem</i>	All Other Regulated	All Unregulated
All Renter Households	100.0%	8.8%	47.2%	1.9%	0.2%	5.7%	36.3%
Lowest	100.0%	37.2%	34.9%	4.0%	0.6%	12.2%	11.1%
2nd Lowest	100.0%	5.8%	62.6%	1.7%	0.1%	6.8%	23.0%
Middle	100.0%	**	61.0%	1.5%	**	4.4%	32.4%
2nd Highest	100.0%	**	48.2%	1.2%	**	3.6%	46.8%
Highest	100.0%	**	29.7%	1.0%	**	1.3%	67.7%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a The rent quintile ranges for all renter households were: \$1-\$602; \$603-\$849; \$850-\$1,063; \$1,064-\$1,419; \$1,420+

\*\* Too few households to report.

## Contract Rent Distribution by Subsidized Units and Unsubsidized Units

Compared with the rent distribution of all rental units and unsubsidized units, a substantially larger proportion of subsidized units were very-low-rent units. In 2008, 18 percent of all rental units and 17 percent of unsubsidized rental units rented for a contract rent between \$1 and \$599 a month (Table 6.9). However, 28 percent of subsidized units rented for an equivalent rent level (Figure 6.3).

However, the disparate proportions between all rental units and subsidized rental units diminished to the point of near obliteration at rent levels between \$600 and \$1,499. Rents of 63 percent of all rental units and unsubsidized rental units were between \$600 and \$1,499 (Table 6.9). The comparable proportion of subsidized rental units in the same rent level was little different.

**Table 6.9**  
**Contract Rent Distribution (in 2008 Dollars)**  
**for All Renter Households, Subsidized Households and Unsubsidized Households**  
**New York City 2005 and 2008**

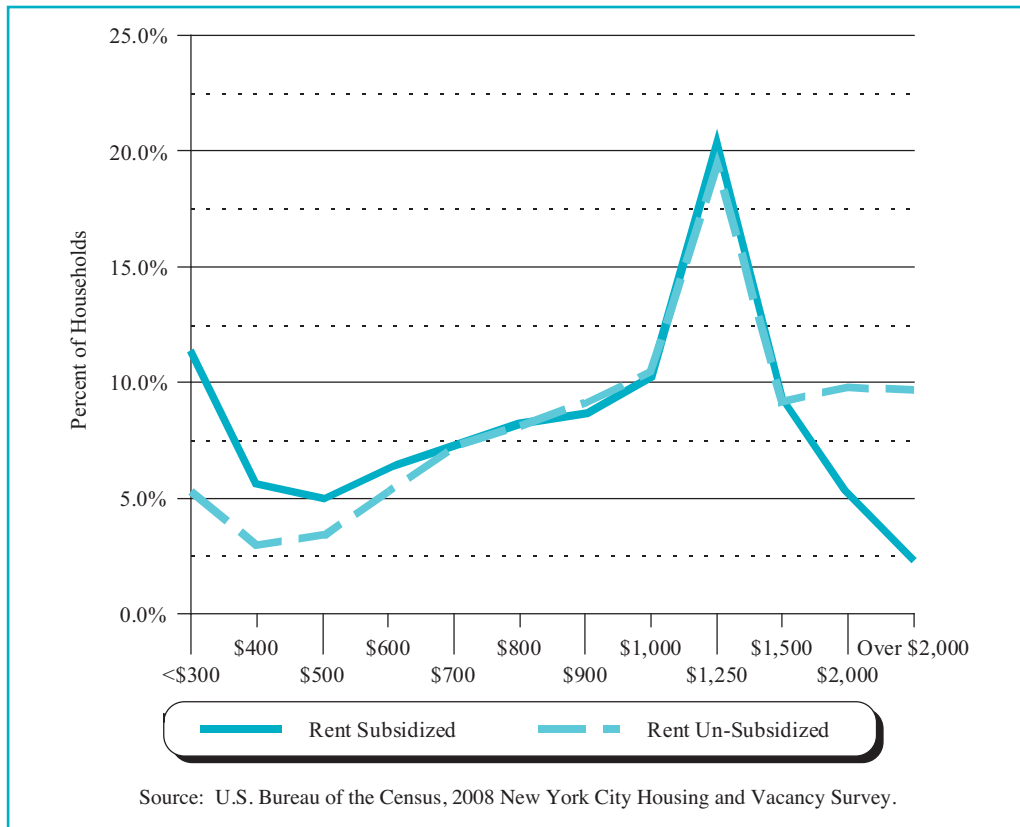
<b>Contract Rent</b>	<b>All Renter Households</b>			
	<b>2005 (in 2008 \$)</b>	<b>Number</b>	<b>Percent</b>	<b>Subsidized</b>
All Renter Households <sup>a</sup>	2,027,626	100.0%	100.0%	100.0%
\$1 - \$299	140,142	7.0%	16.2%	6.2%
\$300 - \$399	61,221	3.1%	5.2%	3.0%
\$400 - \$499	76,506	3.8%	3.6%	4.0%
\$500 - \$599	110,800	5.6%	6.1%	6.0%
\$600 - \$699	158,915	8.0%	7.6%	8.6%
\$700 - \$799	189,210	9.5%	7.8%	10.3%
\$800 - \$899	208,610	10.5%	8.7%	10.4%
\$900 - \$999	219,415	11.0%	10.4%	10.9%
\$1,000 - \$1,499	518,019	26.0%	27.9%	24.8%
\$1,500 - \$1,999	167,417	8.4%	4.3%	8.2%
\$2,000+	140,057	7.0%	2.0%	7.5%
<b>2008</b>	<b>Number</b>	<b>Percent</b>	<b>Subsidized</b>	<b>Unsubsidized</b>
All Renter Households <sup>a</sup>	2,081,953	100.0%	100.0%	100.0%
\$1 - \$299	122,890	6.0%	11.4%	5.3%
\$300 - \$399	66,661	3.3%	5.6%	3.0%
\$400 - \$499	71,022	3.5%	5.0%	3.4%
\$500 - \$599	108,620	5.3%	6.3%	5.3%
\$600 - \$699	146,252	7.1%	7.3%	7.2%
\$700 - \$799	163,556	8.0%	8.2%	8.1%
\$800 - \$899	186,638	9.1%	8.7%	9.1%
\$900 - \$999	214,542	10.5%	10.3%	10.5%
\$1,000 - \$1,499	578,464	28.3%	29.7%	28.5%
\$1,500 - \$1,999	195,116	9.5%	5.2%	9.8%
\$2,000+	192,791	9.4%	2.3%	9.7%

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

**Figure 6.3**  
**Percent Distribution of Rent Subsidized and Unsubsidized Households by Contract Rent**  
**New York City 2008**

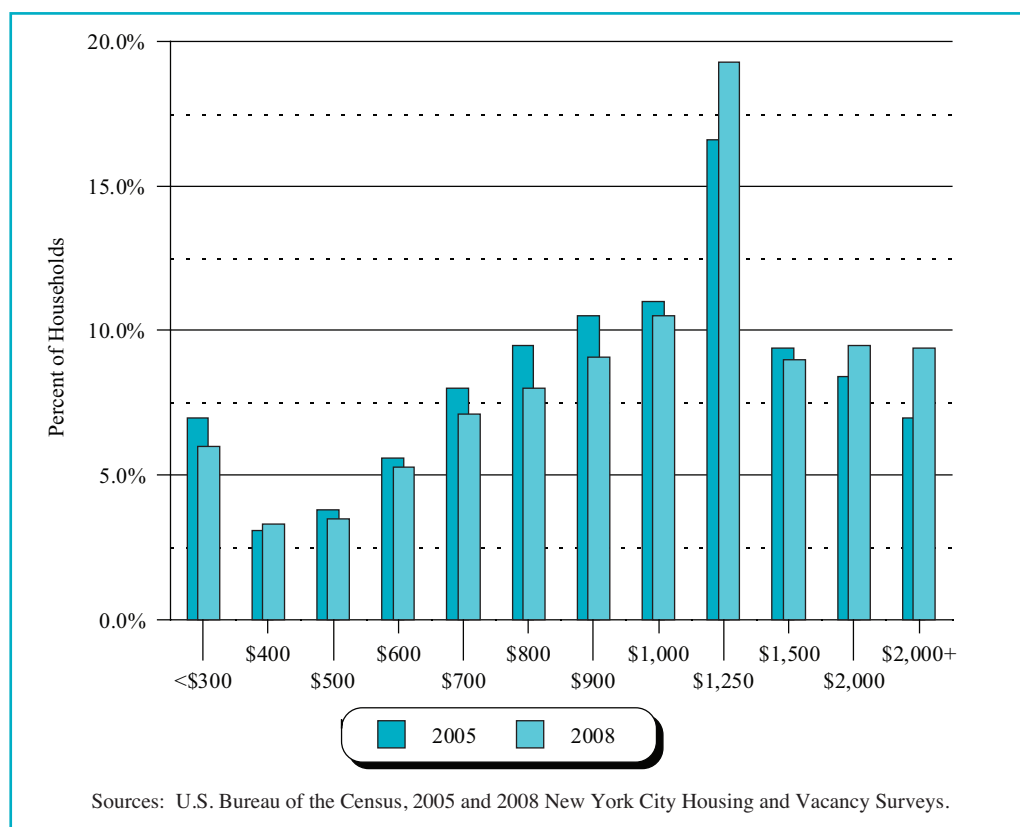


In the top rent level, \$1,500 and over, the proportions of all rental units and unsubsidized rental units were 19 percent and 20 percent respectively, while the corresponding proportion of subsidized rental units in this rent level was substantially lower, a mere 8 percent (Table 6.9).

Comparison of the 2005 real rent distribution with the 2008 distribution reveals that, in the three years, the proportion of low-rent units decreased as the proportion of high-rent units increased (Figure 6.4).

In April 2008 dollars, the number of units with monthly contract rents of less than \$600 decreased by 5.0 percent. The number of units with monthly contract rents between \$600 and \$999 also decreased, by 8.4 percent, between 2005 and 2008 (Table 6.9).

**Figure 6.4**  
**Percent of Renter Households at Different Rent Levels in 2008 Dollars**  
**New York City 2005 and 2008**



On the other hand, the number of units with monthly contract rents of \$1,000 or more increased by 17.1 percent in April 2008 dollars (Table 6.9).

Cumulatively, in April 2008 dollars, the number of units with monthly contract rents of less than \$1,000 decreased by 7.3 percent, or by 85,000 units, while the number of units with monthly contract rents of \$1,000 or more increased by 17.1 percent, or by 141,000 units, between 2005 and 2008 (Table 6.9). This change was a continuation of a long-term trend. During the six years between 2002 and 2008, all rental units with a real contract rent of \$1,000 or more increased by 248,000 units or 34 percent.<sup>9</sup>

<sup>9</sup> U.S. Bureau of the Census, 2002 and 2008 New York City Housing and Vacancy Surveys.

## Contract Rent Distribution by Move-In Period

A review of contract rent distribution by households by move-in date shows that a substantially higher proportion of households that moved into their current residence in 2000 through 2008 paid higher rents than long-term households that moved into their current residence before 2000. Of long-term residents, 27 percent paid contract rents that were higher than \$1,000 (Table 6.10). On the other hand, 59 percent of movers who moved into their current residence between 2000 and 2008 paid contract rents of \$1,000 or more. Of recent movers who moved in between 2005 and 2008, 65 percent paid contract rents of \$1,000 or more. Particularly, a mere 3 percent of long-term residents paid contract rents of more than \$2,000, while 16 percent of recent-movers between 2005 and 2008 paid contract rents of \$2,000 or more.

**Table 6.10**  
**Contract Rent Distribution and Median Contract Rent for All Renter Households**  
**and Households by Date of Move In**  
**New York City 2008**

Contract Rent	All Renter Households		Move In Period		
	Number	Percent	Pre – 2000	2000 – 2008	[2005 – 2008]
All Renter Households <sup>a</sup>	2,081,953	100.0%	37.5%	62.5%	[37.7%]
			100.0%	100.0%	100.0%
\$1 - \$299	122,890	6.0%	9.7%	3.8%	2.8%
\$300 - \$399	66,661	3.3%	5.5%	1.9%	1.3%
\$400 - \$499	71,022	3.5%	6.1%	1.9%	1.5%
\$500 - \$599	108,620	5.3%	8.6%	3.3%	2.6%
\$600 - \$699	146,252	7.1%	11.9%	4.3%	3.4%
\$700 - \$799	163,556	8.0%	11.3%	6.0%	5.3%
\$800 - \$899	186,638	9.1%	10.3%	8.4%	7.3%
\$900 - \$999	214,542	10.5%	9.5%	11.1%	10.5%
\$1,000 - \$1,499	578,464	28.3%	19.2%	33.7%	34.5%
\$1,500 - \$1,999	195,116	9.5%	4.7%	12.4%	14.5%
\$2,000+	192,791	9.4%	3.2%	13.1%	16.3%
<b>Median Contract Rent</b>	<b>\$950</b>		<b>\$750</b>	<b>\$1,100</b>	<b>\$1,176</b>

Source: U.S. Bureau of the Census, 2008 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, Median Household Incomes and Contract Rent Distribution by Borough

Between 2005 and 2008, the real median contract rent in the City increased by 1.6 percent, while the real median renter household income increased by 2.1 percent between 2004 and 2007 (Table 6.11). In 2008, the median rent in Manhattan was \$1,200, the highest of any of the boroughs and 26.3 percent higher than the city-wide median of \$950 (Map 6.1). The 2008 real rent in the borough was a 9.1-percent increase over the three years between 2005 and 2008, while the real median income in the borough increased by 10.9 percent between 2004 and 2007.

The median rent in Queens was \$1,050 in 2008, the second-highest in the City and 10.5 percent higher than the city-wide median (Table 6.11). The 2008 rent in the borough was a 5.4-percent real increase over the three years. During the three-year period between 2004 and 2007, the real median income in the borough changed little, going from \$39,885 in 2004 to \$40,100 in 2007.

In Staten Island, the median rent was \$900 in 2008, while it was \$880 in 2005. The 2008 median rent in the borough was 5.3 percent lower than the city-wide median of \$950, while the real median income in the borough increased by 5.6 percent from 2004 to 2007 (Table 6.11).

The real median rent in Brooklyn increased by 4.4 percent from three years earlier to \$919 in 2008, 3.3 percent lower than the city-wide median, while the real median income in the borough increased by 2.3 percent from 2004 to 2007 (Table 6.11).

The real median rent in the Bronx changed little, going from \$816 in 2005 to \$820 in 2008. It remained the lowest of any of the boroughs and 13.7 percent lower than the city-wide median (Table 6.11). The real median income in the borough decreased considerably by 9.0 percent over the three years between 2004 and 2007.

**Table 6.11**  
**Median Contract Rent and Median Renter Household Income by Borough**  
**New York City 2005 and 2008**

Borough	Real Median Contract Rent <sup>a</sup>		Percent Change	Real Median Household Income <sup>b</sup>		Percent Change
	2005	2008	2005 - 2008	2004	2007	2004 - 2007
All	\$935	\$950	+1.6%	\$35,453	\$36,200	+2.1%
Bronx <sup>c</sup>	\$816	\$820	+0.5%	\$25,482	\$23,200	-9.0%
Brooklyn	\$880	\$919	+4.4%	\$33,237	\$34,000	+2.3%
Manhattan <sup>c</sup>	\$1,100	\$1,200	+9.1%	\$46,008	\$51,000	+10.9%
Queens	\$996	\$1,050	+5.4%	\$39,885	\$40,100	+0.5%
Staten Island	\$880	\$900	+2.3%	\$37,891	\$40,000	+5.6%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

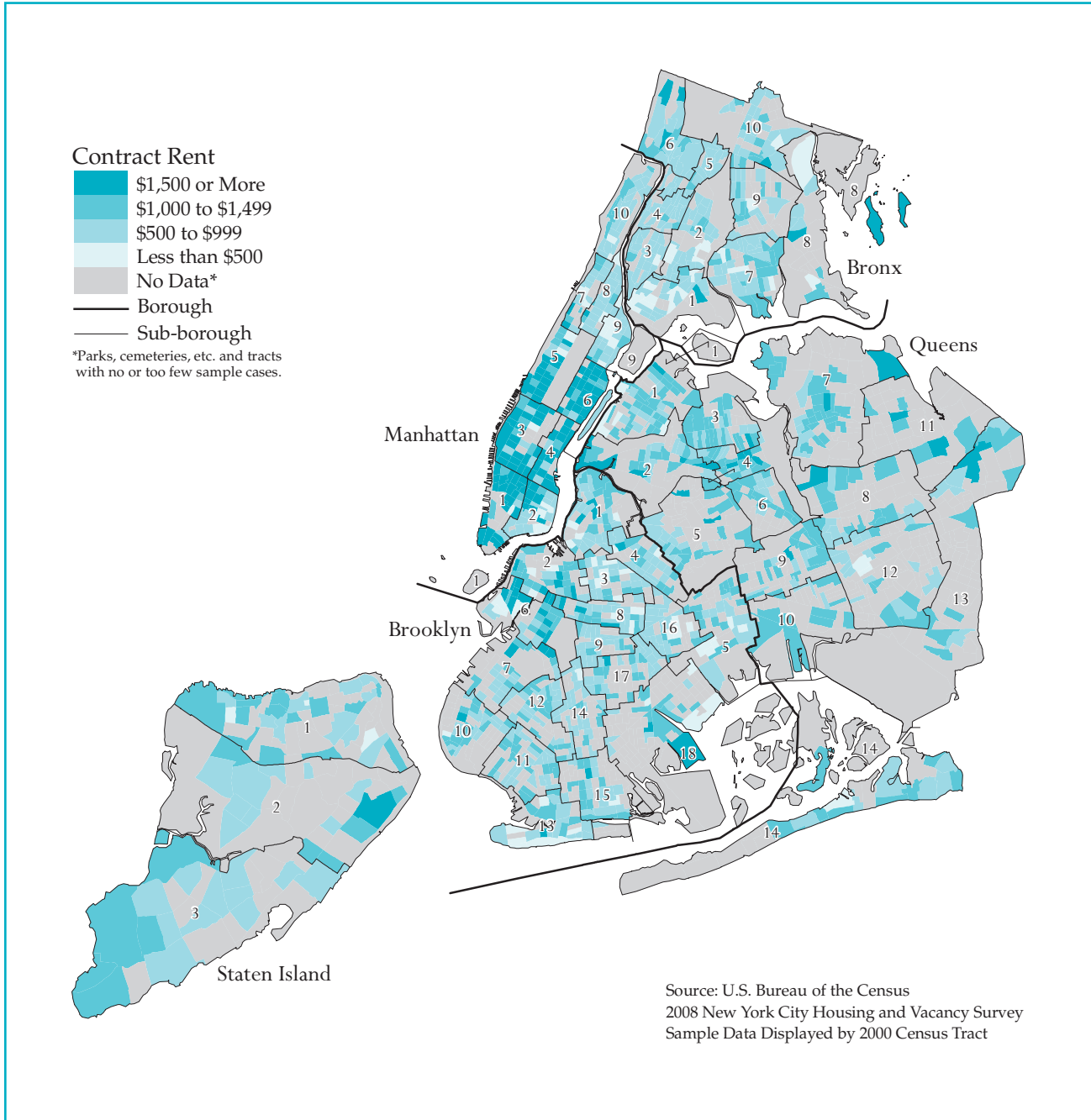
a Monthly rent is reported as of the year of the survey; 2005 rents are in April 2008 dollars.

b Annual income is reported for the year prior to the survey; 2004 incomes are in average 2007 dollars.

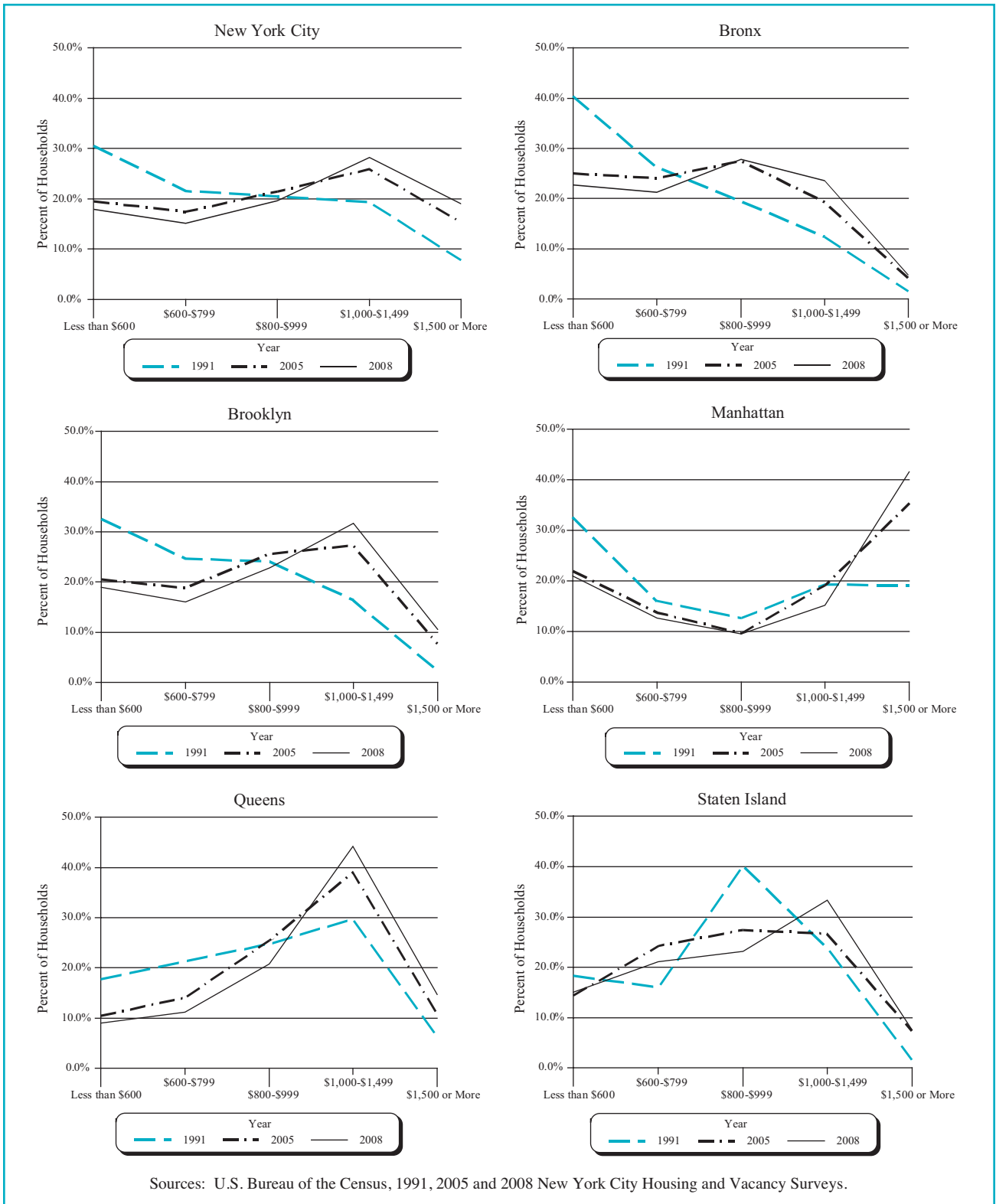
c Marble Hill in the Bronx.



**Map 6.1**  
**Median Contract Rents**  
**New York City 2008**



**Figure 6.5**  
**Percent of Renter Households by Contract Rent Categories by Borough in 2008 Dollars**  
**New York City 1991, 2005 and 2008**

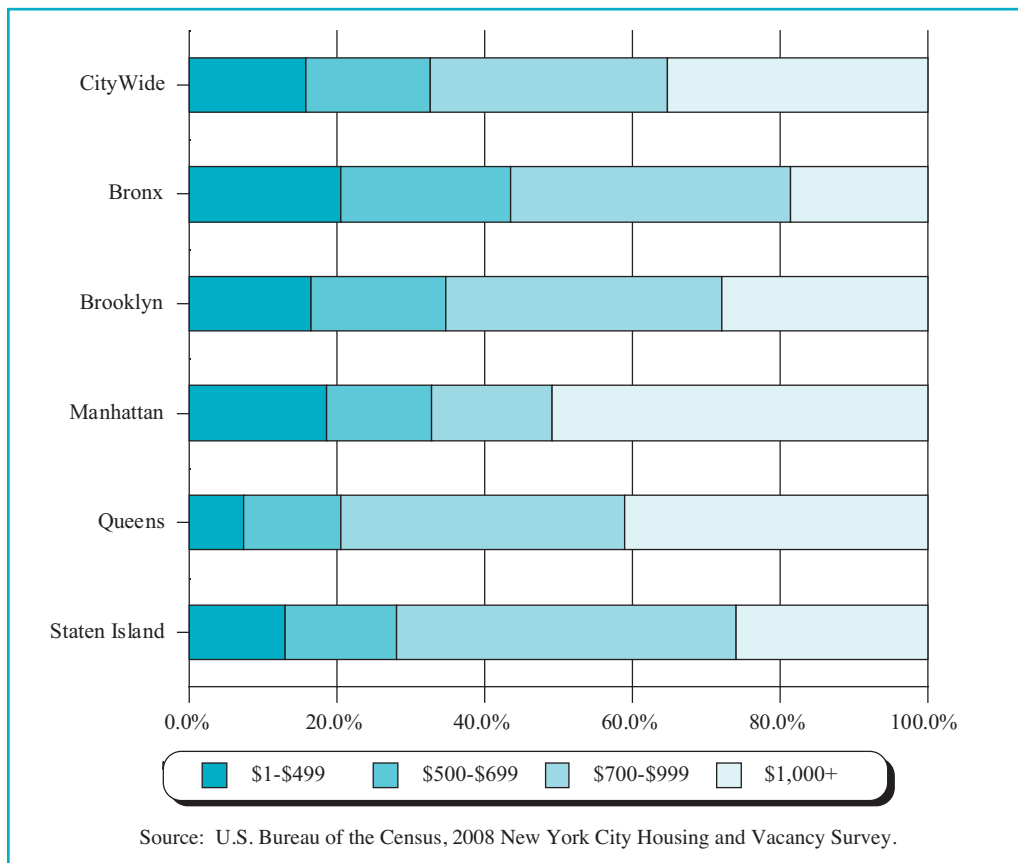


## Contract Rent Distribution and Changes by Borough

The boroughs were markedly different in their distributional patterns of contract rent (Figures 6.5 and 6.6). Compared to the city-wide pattern and the patterns of the other boroughs, a higher proportion of rental units in the Bronx were lower- and moderate-rent units with rents less than \$1,000 in 2008 (Table 6.12). In the borough, more than seven out of ten rental units rented for a contract rent between \$1 and \$599 (23 percent) or between \$600 and \$999 (49 percent), compared to a little more than half of all rental units in the City, with 18 percent and 35 percent respectively in the two low-rent intervals. On the other hand, almost a quarter of the rental units in the borough rented for a contract rent between \$1,000 and \$1,499 (24 percent), compared to 28 of all rental units in the City. In the borough, the proportion of units that rented for between \$1,500 and \$1,999 was very small, about 4 percent; and the proportion of units that rented for \$2,000 and above was too small to be discerned.

In the Bronx, where there was a much higher proportion of low- and moderate-rent units compared to the City as a whole, as in the City as a whole, the proportion of low- and moderate-rent units declined noticeably, as high-rent units increased equivalently (Figures 6.5 and 6.6). Between 2005 and 2008, the proportion of units with rents of less than \$1,000 declined by 5 percentage points, while the proportion of units with rents of \$1,000 or more increased by 5 percentage points, after adjusting for inflation (Table 6.12).

**Figure 6.6**  
**Distribution of Renter Households by Contract Rent Categories within Borough**  
**New York City 2008**



**Table 6.12**  
**Distribution of Renter Occupied Units by Contract Rent in 2008 Dollars by Borough**  
**New York City 2005 and 2008**

<b>2005</b>						
<b>Contract Rent (2008 \$)</b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
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	7.0%	9.2%	7.5%	7.8%	3.4%	7.2%*
\$300 - \$399	3.1%	3.4%	2.7%	4.6%	1.3%	**
\$400 - \$499	3.8%	4.7%	4.2%	4.4%	2.0%	**
\$500 - \$599	5.6%	7.7%	6.2%	5.2%	3.7%	**
\$600 - \$699	8.0%	10.6%	8.7%	6.8%	5.9%	9.3%
\$700 - \$799	9.5%	13.4%	10.0%	6.9%	8.2%	14.9%
\$800 - \$899	10.5%	13.9%	12.2%	5.0%	11.8%	14.6%
\$900 - \$999	11.0%	13.5%	13.4%	4.7%	13.6%	12.8%
\$1,000 - \$1,249	16.6%	13.1%	18.7%	10.2%	25.2%	15.8%
\$1,250 - \$1,499	9.4%	6.1%	8.6%	9.0%	14.0%	10.9%
\$1,500 - \$1,999	8.4%	3.8%	5.7%	13.7%	9.6%	7.0%*
\$2,000 and Over	7.0%	**	2.1%	21.7%	1.2%	**
<b>2008</b>						
<b>Contract Rent</b>	<b>All</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All Renter Occupied Units	2,081,953	373,407	648,251	578,518	429,324	52,453
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
\$1 -- \$299	6.0%	8.3%	5.8%	7.2%	2.9%	**
\$300 - \$399	3.3%	3.6%	3.5%	4.5%	1.1%	**
\$400 - \$499	3.5%	3.6%	4.3%	3.8%	1.6%	**
\$500 - \$599	5.3%	7.2%	5.4%	5.5%	3.5%	**
\$600 - \$699	7.1%	9.1%	7.2%	7.2%	5.3%	6.7%*
\$700 - \$799	8.0%	12.0%	8.8%	5.4%	5.9%	14.4%
\$800 - \$899	9.1%	14.1%	10.1%	5.1%	8.1%	13.8%
\$900 - \$999	10.5%	13.7%	12.7%	4.4%	12.7%	9.4%
\$1,000 - \$1,249	19.3%	17.8%	23.0%	8.7%	28.8%	21.6%
\$1,250 - \$1,499	9.0%	5.7%	8.7%	6.5%	15.4%	11.7%
\$1,500 - \$1,999	9.5%	4.1%	7.5%	13.7%	12.1%	6.2%*
\$2,000 and Over	9.4%	**	3.1%	27.9%	2.6%	**

Source: U.S. Bureau of the Census, 2005 and 2008 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

Brooklyn had a slightly higher proportion of lower-rent units compared to the city-wide proportion. Of rental units in Brooklyn, close to three-fifths rented for less than \$1,000 (58 percent), while more than two-fifths rented for \$1,000 or more. In the borough, 11 percent of the rental units rented for \$1,500 or more, with 3 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 considerably between 2005 and 2008 (Table 6.12).

The rent distribution in Manhattan skewed very heavily toward high-rent units, with an unparalleled concentration of high-rent units compared to the city-wide distribution (Figures 6.5 and 6.6). Of rental units in the borough, 43 percent rented for less than \$1,000, while the remaining 57 percent rented for \$1,000 or more, with an overwhelming 28 percent renting for \$2,000 or more, the highest proportion of such high-rent units among the five boroughs (Table 6.12). On the other hand, Manhattan had the lowest proportion of units renting between \$1,000 and \$1,499 of any borough—just 15 percent.

Surprisingly, between 2005 and 2008, proportionate changes in the distribution of real rents in Manhattan were less visible than in the other four boroughs. In Manhattan, the proportionate decrease in the number of units with rents less than \$600, units with rents between \$600 and \$999, and units with rents between \$1,000 and \$1,999 between 2005 and 2008 was marginal. However, the increase in the proportion of high rent units with rents of \$2,000 or more in the three years was considerable (Table 6.12).<sup>10</sup>

In Queens, the rent distribution was shaped very much like a normal curve, with a higher proportion of units having middle-level rents (Figures 6.5 and 6.6). In the borough, the rents of 44 percent of all rental units were \$1,000 to \$1,499, while the proportion of rental units with rents between \$1 and \$599 and the proportion of units with rents of \$1,500 or more were each only 9 percent and 15 percent respectively, with only 3 percent renting for \$2,000 or more (Table 6.12).

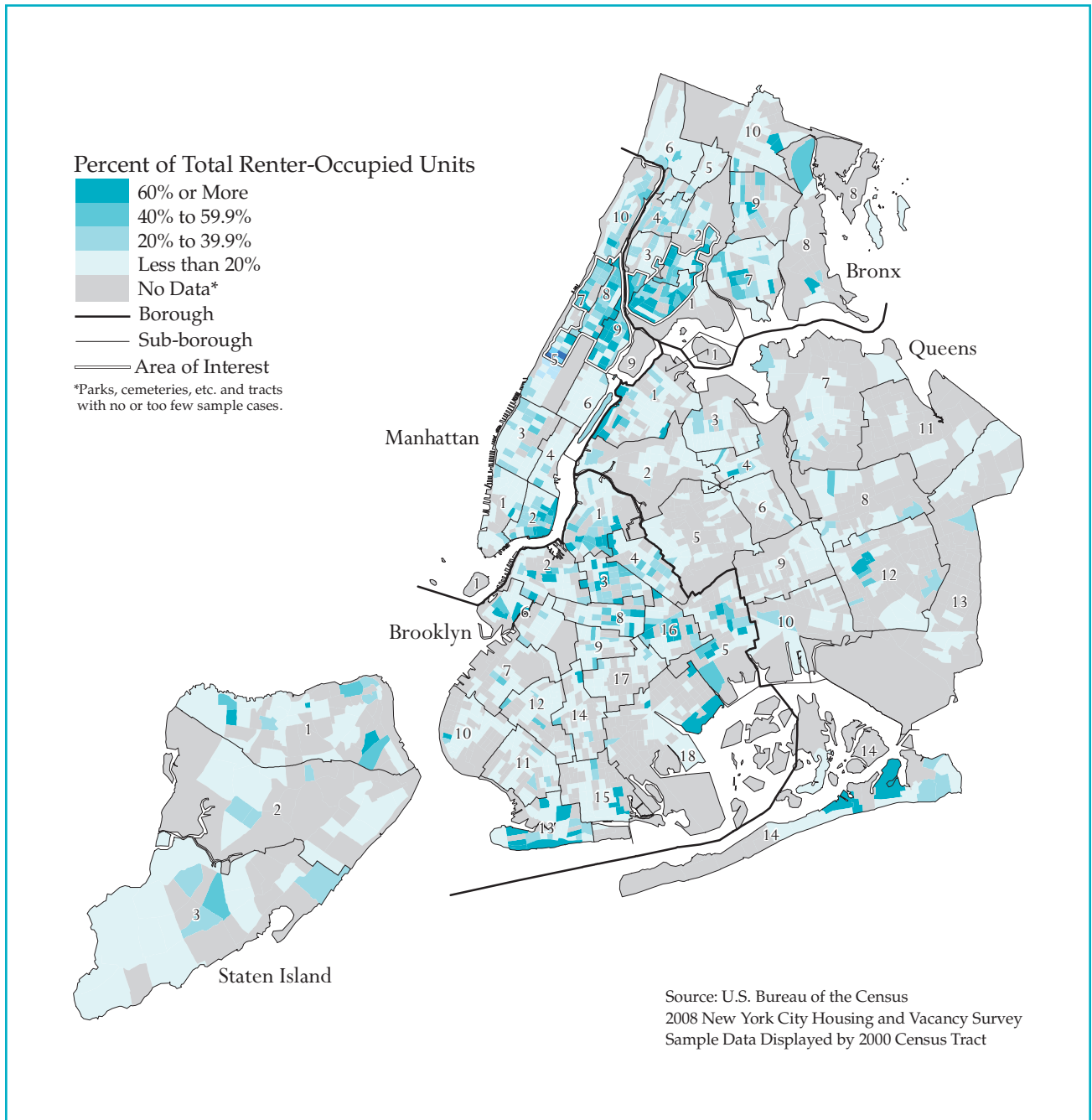
In Queens, low- and moderate-rent units, particularly those with rents between \$600 and \$999, declined considerably by 8 percentage points, while middle- and high-rent units, those with rents of \$1,000 or more, increased by 9 percentage points in the three years from 2005 to 2008 (Table 6.12).

In Staten Island, the rent distribution also looked like a normal curve, with about four-fifths of units having rents of \$600-\$999 (44 percent) and \$1,000-\$1,499 (33 percent) (Figures 6.5 and 6.6). Units that rented for \$1,500 or more in the borough were relatively few, only 8 percent out of all 52,000 rental units in the borough in 2008. In Staten Island, the proportion of rental units with rents between \$600 and \$999 declined by 7 percentage points, while the proportion of units with rents between \$1,000 and \$1,499 increased by 7 percentage points between 2005 and 2008 (Table 6.12).

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10 The rent intervals and characterization of each of the four intervals used here do not reflect those used for any specific policy and/or programs. Instead, they are grouped approximately reflecting the distribution pattern of rent data from the 2008 HVS.

**Map 6.2**  
**Renter-Occupied Units with Monthly Contract Rents of Less Than \$600**  
**New York City 2008**



## Housing Needs of Very-Low-Rent Areas

Of rental units in the City, 369,000 or 18 percent rented for less than \$600 in 2008 (Table 6.9). These low-rent units were found in a higher concentration in two principal geographic areas (Map 6.2), down from four areas of concentration of units renting for less than \$500 in 2005. The concentration of these low rent units was associated with several other characteristics of their occupants, the housing units and neighborhoods that were likewise concentrated.

These two areas (referred to in Table 6.13 as “Groups”) were: Group 1, in the South Bronx, primarily in sub-borough 1 Mott Haven/Hunts Point; and Group 2 in northern Manhattan, covering the top part of sub-borough 5 (Upper West Side), and sub-borough areas 7, 8 and 9 (Morningside Heights/Hamilton Heights, Central and East Harlem).

**Table 6.13**  
**Characteristics of Areas with High Percentage of Renter-Occupied Units with**  
**Monthly Contract Rents Less than \$600**  
**New York City 2008**

Characteristics of the Area	All	Bronx		Manhattan	
	NYC	All	Group 1	All	Group 2
Race/Ethnicity of Householder <sup>a</sup>	100.0%	100.0%	100.0%	100.0%	100.0%
White	36.9	12.5	**	53.7	29.7
Black	24.4	30.9	28.4	14.7	39.9
Puerto Rican	11.1	24.9	36.3	8.0	11.4
Non-PR Hispanic	17.7	28.7	30.5	14.1	13.8
Asian	9.4	2.8	**	8.8	3.8
Other	0.6	**	**	0.6*	**
Immigrant Householder <sup>a</sup>	37.0%	31.5%	27.2%	23.7%	19.2%
Median Household Income <sup>a</sup>	\$45,000	\$28,000	\$14,213	\$62,200	\$35,000
Median Renter Household Income	\$36,200	\$23,200	\$12,984	\$51,000	\$29,000
Renters' Household Income	100.0%	100.0%	100.0%	100.0%	100.0%
<\$20,000	30.4	44.4	62.0	27.2	40.2
\$20,000 - \$49,000	31.3	33.1	26.5	20.7	26.4
\$50,000+	38.3	22.5	11.6	52.1	33.4
Median Contract Rent	\$950	\$820	\$561	\$1,200	\$680
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%
<\$500	12.7	15.5	39.8	15.5	31.6
\$500 - \$799	20.4	28.3	30.3	18.1	26.8
\$800 - \$999	19.6	27.8	14.6	9.5	11.0
\$1,000+	47.2	28.3	15.2	56.8	30.5
Median Gross Rent/Income Ratio	31.5	36.2	36.9	28.8	27.7
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.4	21.4	9.7	22.5	15.8
Renter Occupied & For Rent	64.4	75.6	86.4	70.9	78.4
Vacant Not Available	4.1	3.0	3.9*	6.5	5.8
One+ Building Defects (Renters)	10.0%	12.2%	10.1%	10.9%	12.5%
Four+ Maintenance Deficiencies (Renters)	9.2%	15.5%	13.1%	7.9%	7.6%
Crowded Renter Households	10.1%	11.5%	7.6%	6.3%	7.5%
Boarded Up Windows on Street (Renters)	5.1%	5.6%	4.7%	6.6%	12.1%
Boarded Up Windows on Street (All)	4.5%	5.0%	4.6%	5.6%	10.9%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a All occupied units.

\* Since the number is small, interpret with caution.

\*\* Too few to report.

In the southern Bronx area, 40 percent of the rental units still rented for less than \$500, compared to 16 percent for the Bronx as a whole and just 13 percent for the City. This reflects the very high 62 percent proportion of renter households with incomes less than \$20,000 in the area and the median renter income of just \$12,984. The median contract rent in the area was \$561 (Table 6.13).

Ninety-five percent of the householders in this area were either black (28 percent) or Hispanic: Puerto Rican (36 percent) and non-Puerto Rican Hispanic (31 percent). Despite the low rents, the very low incomes produce a very high median gross rent/income ratio of 36.9 in this area. Compared to the Bronx as a whole, housing structural and maintenance conditions and neighborhood conditions are not particularly worse in this area. In the area 7.6 percent of rental units were crowded, compared to 10.1 percent citywide (Table 6.13). Much of the rental housing is located in public housing (27 percent) or pre-1947 rent stabilized buildings (28 percent).<sup>11</sup>

In the northern Manhattan area with a higher concentration of units renting for less than \$600, 40 percent of householders were black, 30 percent were white, and a quarter were either Puerto Rican (11 percent) or non-Puerto Rican (14 percent) Hispanic. In this area, 78 percent of housing units were rentals, with a median contract rent of \$680. In this area of Manhattan, 32 percent of rental units rented for \$500 or less, compared to 16 percent for the borough. The median renter household income of \$29,000 was 57 percent of the rest of Manhattan's renter income but 80 percent of the City's overall median renter household income in 2007. Because renter household incomes were not too low compared to the area's rents, the median gross rent/income ratio was a relatively moderate 27.7 percent. Renter housing in this area is 33 percent pre-1947 rent stabilized and 17 percent public housing, with the remainder a mix of different regulatory types. Housing unit maintenance conditions were not bad in this area, but 12.1 percent of rental units were on the same street as a building with broken or boarded-up windows, almost twice the comparable proportion for all of Manhattan. The incidence of renter crowding was just 7.5 percent, compared to 10.1 percent citywide (Table 6.13).

Although these two areas have some characteristics in common: low rents and low crowding rates, they are dissimilar in other respects: the Manhattan area is more racially and ethnically diverse and has a relatively higher income level than the southern Bronx area. The Bronx area has extremely low incomes and a resulting high median rent/income ratio. The Manhattan area appears to need further preservation attention to remedy poor building and neighborhood conditions, while the Bronx area appears to need to improve unit maintenance conditions.

### **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 rents of *in rem* and Public Housing were \$357 and \$387 respectively, the lowest of any of the rental categories and only 38 percent and 41 percent respectively of the median rent of \$950 for all rental units in the City in 2008 (Table 6.14). The contract rent of "other" regulated units (non-Mitchell-Lama units) was also very low, \$535 or only 56 percent of the overall median rent (Figure 6.7).

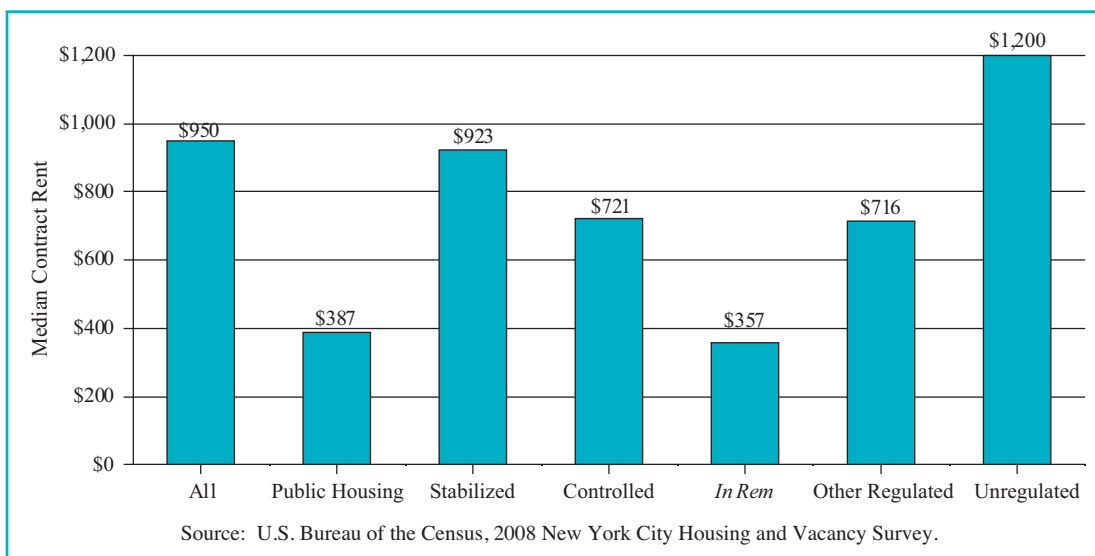
The rents of rent-controlled units and Mitchell-Lama units were \$721 and \$800 respectively, \$229 and \$150 lower than the city-wide rent (Table 6.14).

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11 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.



**Figure 6.7**  
**Median Contract Rent by Rent Regulatory Status**  
**New York City 2008**



On the other hand, the median contract rent of all unregulated units was \$1,200 in 2008. The rent of such units in private cooperative and condominium buildings was \$1,390, which was extraordinarily higher by \$440 or 46 percent than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was \$1,200, which was \$250 or 26 percent higher than the city-wide median rent (Table 6.14).

Between 2005 and 2008, the real median contract rent of unregulated units in cooperative and condominium buildings jumped by \$180, or 15 percent, to \$1,390 in 2008 (Table 6.14).

The median contract rent of rent-stabilized units was \$923, slightly 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: \$980 compared to \$900. (In this report, rent-stabilized units in buildings built before 1947 will be referred to as “pre-1947 rent-stabilized units.” Similarly, rent-stabilized units in buildings built in or after 1947 will be 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 post-1947 rent-stabilized units and unregulated units, particularly such units in cooperative and condominium buildings. 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 previously been renting for below the legal maximum rent, and the owner would therefore be permitted to increase the rent up to the legal rent.

**Table 6.14**  
**Median Contract Rent in 2008 Dollars of All Renter Households, Subsidized Households and**  
**Unsubsidized Households and Out-of-Pocket Rent of Subsidized Households by Regulatory Status**  
**New York City 2005 and 2008**

2005 (in 2008 dollars)				
Regulatory Status	All Renter Households <sup>a</sup>	Subsidized Households	Out-of-Pocket Rent	Unsubsidized Households
	Median Contract Rent	Median Contract Rent		Median Contract Rent
All	\$935	\$847	\$261	\$924
Controlled	\$606	**	**	\$605
Stabilized	\$929	\$880	\$281	\$913
Pre-1947	\$891	\$880	\$266	\$880
Post-1947	\$989	\$858	\$322	\$977
All Unregulated	\$1,100	\$1,100	\$261	\$1,100
In Rental Buildings	\$1,100	\$1,100	\$260	\$1,100
In Coops/Condos	\$1,210	**	**	\$1,210
Public Housing	\$376	\$328	\$210	\$362
<i>In Rem</i>	\$333	**	**	\$333
Mitchell Lama	\$825	\$880	\$389	\$777
Other Regulated	\$530	\$673	\$200	\$413
2008				
Regulatory Status	All Renter Households <sup>a</sup>	Subsidized Households <sup>b</sup>	Out-of-Pocket Rent	Unsubsidized Households
	Median Contract Rent	Median Contract Rent		Median Contract Rent
All	\$950	\$860	\$289	\$960
Controlled	\$721	\$700	\$480*	\$750
Stabilized	\$923	\$877	\$300	\$925
Pre-1947	\$900	\$875	\$300	\$900
Post-1947	\$980	\$900	\$300	\$990
All Unregulated	\$1,200	\$1,176	\$230	\$1,200
In Rental Buildings	\$1,200	\$1,180	\$230	\$1,200
In Coops/Condos	\$1,390	**	**	\$1,300
Public Housing	\$387	\$306	\$277	\$400
<i>In Rem</i>	\$357	\$400	\$230	\$357
Mitchell Lama	\$800	\$800	\$366	\$785
Other Regulated	\$535	\$654	\$241	\$388

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Excludes those reporting no cash rent.

b Subsidy includes Section 8, other federal programs, SCRIE, and other state and city housing programs, including in 2008 Jiggetts, Employment Incentive Housing Program and Work Advantage/Homeless Housing Program.

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

\*\* Too few households to report.

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 by the State DHCR under the Major Capital Improvement (MCI) Program. 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.<sup>12</sup>

In 2008, the median contract rent for rent-subsidized units in most rent-regulated categories was lower than both that for all rental units and that for rent-unsubsidized units in the City. The median contract rent for subsidized unregulated units in rental buildings was not much lower than that of all unregulated units in rental buildings or that of unsubsidized units in this category, as in 2005 (Table 6.14).

### Median Contract Rent of Recent-Movers

In 2008, rents of 63 percent of occupied and vacant rental units were controlled or regulated by various rent-regulation systems in the City (Table 4.22). Consequently, rents have been 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 in controlled and regulated units would be expected to be much lower than the rents of tenants who have recently moved into such units.

**Table 6.15**  
**Percentage of Occupants Who Moved in Between 2005 and 2008 by Rent Level**  
**New York City 2008**

Contract Rent Level	Percentage of Households Who Moved In
	2005 - 2008
All	37.7%
Less than \$600	17.1%
\$600 - \$799	21.9%
\$800 - \$999	34.3%
\$1,000 - \$1,499	46.1%
\$1,500 and Over	61.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

12 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.

According to the 2008 HVS, 38 percent of the City’s tenants were recent-movers—that is, they moved into their units between 2005 and 2008 (Table 6.15). Their median contract rent was \$1,176, \$326 or 38 percent more than the \$850 rent paid by tenants who moved into their current units before 2005 (Table 6.16).

Moreover, the proportion of recent-movers grew vividly as the level of rent went up. Specifically, during the three-year period between 2005 and 2008, the proportions of recent-movers that moved into units with contract rents of less than \$600 and between \$600 and \$799 were 17 percent and 22 percent respectively. The proportion progressively moved further up unambiguously as the rent level increased: to 34 percent, to 46 percent, to 61 percent for units with rents of \$800-\$999, \$1,000-\$1,499, and \$1,500 or more respectively (Table 6.15).

In rent-stabilized units, 33 percent of tenants were recent-movers who moved into their current units between 2005 and 2008. The median rent these recent-movers paid in 2008 was \$1,050, \$187 or 22 percent higher than the \$863 rent of long-term tenants who moved into their current units before 2005 (Table 6.16).

The variance in rents was larger for tenants in unregulated units in cooperative and condominium buildings, where the highest proportion of households (58 percent) had moved between 2005 and 2008: \$1,700 versus \$1,136 (Table 6.16). The rent of recent-movers was extraordinarily higher: \$564 or 50 percent higher than that of long-term tenants in such units.

**Table 6.16**  
**Percentage of Occupants Who Moved in Between 2005 and 2008 and**  
**Median Contract Rents by Regulatory Status and Move-In Date**  
**New York City 2008**

Regulatory Status	Moved in Between 2005 and 2008		Moved in Before 2005	Percent Difference in Median Rent
	Percent	Median Contract Rent	Median Contract Rent	
All Renters	37.7%	\$1,176	\$850	38.4%
Controlled	*	*	\$653	--
Stabilized	32.5%	\$1,050	\$863	21.7%
Pre-1947	33.0%	\$1,000	\$826	21.1%
Post 1947	31.3%	\$1,100	\$928	18.5%
All Unregulated	53.6%	\$1,360	\$1,100	23.6%
In Rental Buildings	53.3%	\$1,350	\$1,100	22.7%
In Coops/Condos	58.3%	\$1,700	\$1,136	49.6%
All Other Regulated	17.9%	\$800	\$700	14.3%
Mitchell Lama	19.0%	\$860	\$785	9.6%
Other Regulated	16.8%	\$650	\$500	30.0%
Public Housing	19.1%	\$387	\$388	0.3%
<i>In Rem</i>	17.8%	\$412	\$357	15.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\* Too few units to report.

## Changes in Median Contract Rents and Median Household Incomes by Rent-Regulation Categories

After adjusting for inflation, in the three years between 2005 and 2008, the real median contract rent of all rental units grew by 1.6 percent, while the real median renter household income increased by 2.1 percent between 2004 and 2007 (Table 6.17). During the three-year period between 2005 and 2008, the real rent of rent-controlled units jumped by 19.0 percent, from \$606 to \$721, while real household income in these units declined by 2.3 percent.

The rent of a rent-controlled unit can be increased up to 7.5 percent each year, as long as the rent does not exceed the Maximum Base Rent (MBR). According to the Office of Rent Administration of the New York State DHCR, for the 2004/2005 and 2006/2007 MBR cycles, the MBR Standard Adjustment Factor (SAF) increased by 17.2 percent and 8.2 percent respectively, which are much higher increases than in previous MBR cycles.<sup>13</sup>

In addition, owners of rent-controlled units can increase rent with DHCR's approval of a Major Capital Improvement, whenever owners do major rehabilitation or renovation work in their buildings that contain rent-controlled units. Fuel Cost Adjustments can also be granted on an annual basis.

Thus, the State DHCR's approval between 2004 and 2008 of increased MBR Standard Adjustment Factors, Major Capital Improvements, and Fuel Cost Adjustments, among other things, could be major sources of the 19-percent real increase in rent for rent-controlled units between 2005 and 2008.

Between 2005 and 2008, the real rent of rent-stabilized units changed little, while real household income in these units increased by 1.5 percent between 2004 and 2007 (Table 6.17). The real rent increase for pre-1947 rent-stabilized units was inappreciable, while real income declined for households in such units by 1.3 percent. At the same time, the real rent of post-1947 rent-stabilized units changed little, while the real income of households in such units declined by 1.6 percent.

Between 2005 and 2008, the real median contract rent of unregulated rental units in rental buildings rose by 9.1 percent, from \$1,100 to \$1,200, while the real median income of households in these units grew by 6.4 percent between 2004 and 2007 (Table 6.17). At the same time, the real rent of such units in cooperative and condominium buildings increased substantially by 14.9 percent, while the real income of households in these units increased by just 2.3 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) increased little between 2005 and 2008 (Table 6.17). On the other hand, the real income of Public Housing households declined substantially by 16.1 percent during the three-year period between 2004 and 2007.

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13 Upon application by the owner, the MBR for a rent-controlled unit is increased in two-year cycles by the Standard Adjustment Factor (SAF), calculated from multiple cost components. According to the Office of Rent Administration of the New York State DHCR, for the 2002/2003, 2004/2005, and 2006/2007 cycles, the SAF increased by 10.5 percent, 17.2 percent, and 8.2 percent respectively, compared to 3.0 percent, 3.8 percent, and 4.3 percent for the previous three MBR cycles. These large recent increases in the MBR would allow up to a 7.5-percent rent increase in the collectible rent for each year, as long as the rent does not exceed the MBR. During the three cycles, DHCR granted 25,012 MBR applications: 8,907 (2002/2003); 8,468 (2004/2005); and 7,637 (2006/2007).

**Table 6.17**  
**Median Contract Rent, Median Household Income**  
**and Percent Change in Each by Regulatory Status**  
**New York City 2005 and 2008**

Regulatory Status	Real Median Contract Rent		Percent Change	Real Median Renter Household Income		Percent Change
	2005 <sup>a</sup>	2008	2005-2008	2004 <sup>b</sup>	2007	2004-2007
All	\$935	\$950	+1.6%	\$35,453	\$36,200	+2.1%
Controlled	\$606	\$721	+19.0%	\$24,569	\$24,000	-2.3%
Stabilized	\$929	\$923	-0.6%	\$35,453	\$36,000	+1.5%
Pre-1947	\$891	\$900	+1.0%	\$35,453	\$35,000	-1.3%
Post-1947	\$989	\$980	-0.9%	\$38,600	\$38,000	-1.6%
All Other Regulated	\$754	\$716	-5.0%	\$16,619	\$16,454	-1.0%
Mitchell-Lama	\$825	\$800	-3.0%	\$24,374	\$24,036	-1.4%
Other Regulated	\$530	\$535	+0.9%	\$12,231	\$11,880	-2.9%
All Unregulated	\$1,100	\$1,200	+9.1%	\$46,532	\$50,000	+7.5%
In Rental Buildings	\$1,100	\$1,200	+9.1%	\$46,532	\$49,500	+6.4%
In Coops/Condos	\$1,210	\$1,390	+14.9%	\$55,396	\$56,684	+2.3%
Public Housing	\$376	\$387	+2.9%	\$15,402	\$12,920	-16.1%
<i>In Rem</i>	\$333	\$357	+7.2%	\$21,050	\$19,899	-5.5%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a In April 2008 dollars.

b In 2007 dollars.

**Table 6.18**  
**Median Contract Rents (in 2008 Dollars) by Borough and by Regulatory Status**  
**New York City 2005 and 2008**

Regulatory Status	Borough					
	All	Bronx <sup>a</sup>	Brooklyn	Manhattan <sup>a</sup>	Queens	Staten Island
<b>2005 (in 2008 \$)</b>						
All	\$935	\$816	\$880	\$1,100	\$996	\$880
Controlled	\$606	\$550	\$550	\$624	\$589	**
Stabilized	\$929	\$825	\$891	\$1,056	\$990	\$935
Pre-1947	\$891	\$804	\$880	\$1,034	\$946	**
Post-1947	\$989	\$880	\$935	\$1,190	\$1,039	\$880
All Other Regulated	\$754	\$825	\$594	\$779	\$715	\$330*
Mitchell-Lama	\$825	\$880	\$715	\$825	\$770	**
Other Regulated <sup>b</sup>	\$530	\$528	\$358	\$770	\$248	**
All Unregulated	\$1,100	\$1,012	\$1,018	\$2,421	\$1,100	\$935
In Rental Buildings	\$1,100	\$1,045	\$1,001	\$2,421	\$1,100	\$924
In Coops/Condos	\$1,210	\$853	\$1,100	\$2,255	\$1,100	**
Public Housing	\$376	\$380	\$380	\$358	\$427	**
<i>In Rem</i>	\$333	**	**	\$333	**	**
<b>2008</b>						
All	\$950	\$820	\$919	\$1,200	\$1,050	\$900
Controlled	\$721	\$500*	\$745	\$700	\$900	**
Stabilized	\$923	\$826	\$900	\$1,014	\$1,000	\$850
Pre-1947	\$900	\$814	\$900	\$993	\$996	**
Post-1947	\$980	\$900	\$900	\$1,300	\$1,000	\$770
All Other Regulated	\$716	\$800	\$600	\$654	\$850	**
Mitchell-Lama	\$800	\$860	\$720	\$750	\$900	**
Other Regulated <sup>b</sup>	\$535	\$600	\$400	\$600	\$282	**
All Unregulated	\$1,200	\$1,050	\$1,100	\$2,500	\$1,200	\$950
In Rental Buildings	\$1,200	\$1,050	\$1,100	\$2,500	\$1,200	\$950
In Coops/Condos	\$1,390	\$950	\$1,000	\$2,600	\$1,200	**
Public Housing	\$387	\$382	\$400	\$370	\$452	**
<i>In Rem</i>	\$357	\$349	\$400	\$357	**	**

Sources: U.S. Bureau of the Census, 2005 and 2008 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.

## Median Contract Rent by Borough and by Rent Regulation Categories

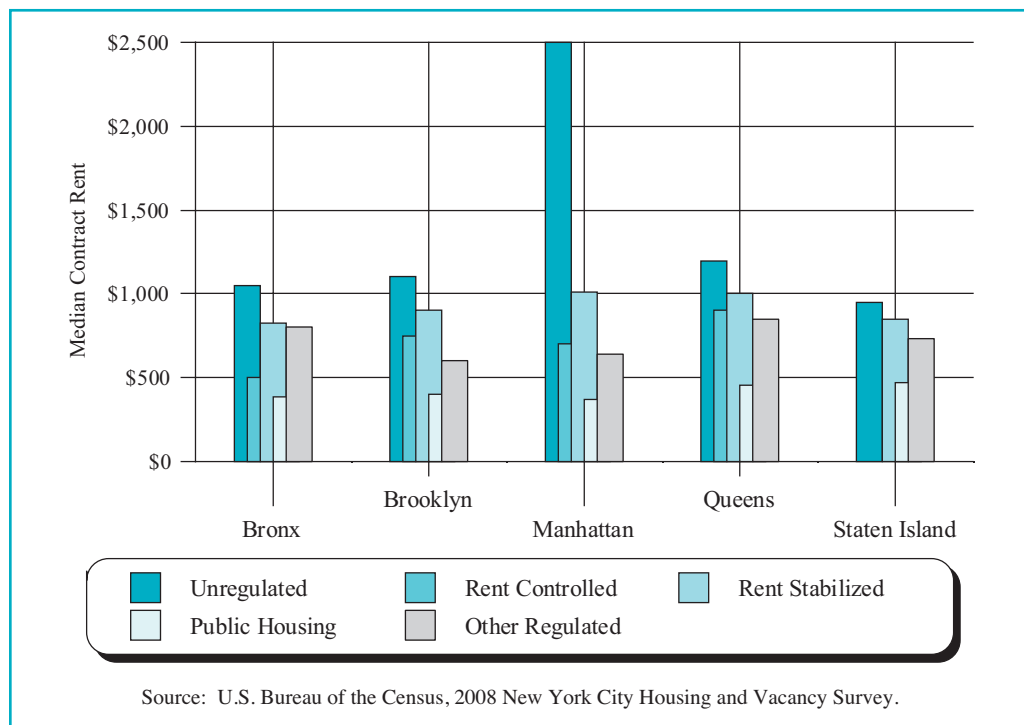
In 2008, the median contract rent of rent-controlled units in Manhattan, where more than half of all rent-controlled units in the City were located, was \$700, while the rent of such units in Brooklyn, where 26 percent of the City’s rent-controlled units were located, was \$745 (Tables 4.24 and 6.18). The rent of rent-controlled units in Queens was \$900. The rent of rent-controlled units in the Bronx was \$500 (Figure 6.8).

The rent of rent-stabilized units in Manhattan was \$1,014, the highest for such units in any of the boroughs in 2008, and almost as high in Queens at \$1,000. These were \$91 or 10 percent, and \$77 higher than the \$923 city-wide rent for such units. The rent for post-1947 stabilized units in Manhattan was \$1,300, while it was \$993 for pre-1947 stabilized units (Table 6.18). The rent for rent-stabilized units in the Bronx was \$826 (Figure 6.8).

The 2008 median rent for unregulated units in rental buildings in Manhattan was \$2,500 (Table 6.18 and Figure 6.8). The rent of unregulated rental units in cooperative and condominium buildings in Manhattan was the most expensive in the City, \$2,600, or 1.9 times the rent for all such units in the City, which was \$1,390.

The median contract rent of Public Housing units in the Bronx was \$382, about the same as the rent for all such units in the City, which was \$387 (Table 6.18).

**Figure 6.8**  
**Median Contract Rent by Rent Regulatory Status by Borough**  
**New York City 2008**



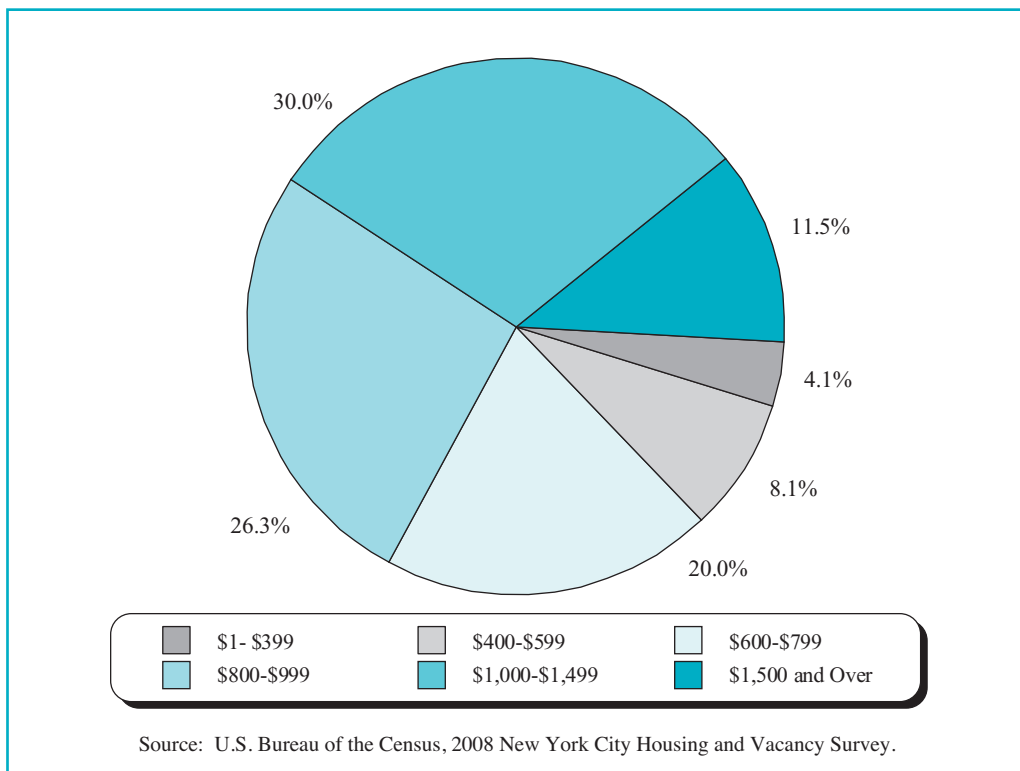


## Contract Rent Distribution by Rent Regulation Categories

Of all renter units in the City, 18 percent rented for a contract rent between \$1 and \$599 a month, while 35 percent rented for a rent of \$600 to \$999 (Table 6.19). In addition, 28 percent had rents of \$1,000 to \$1,499. The rents of the remaining 19 percent were \$1,500 or more: 10 percent rented for \$1,500 to \$1,999, and another 9 percent rented for \$2,000 or more. Compared to this city-wide distribution of rent, an unparalleledly larger proportion of rent-controlled units were low- and moderate-rent units. Of all rent-controlled units in the City, 68 percent rented for less than \$1,000; 38 percent rented for less than \$600.

On the other hand, rent-stabilized units as a whole rented for all rent levels. In 2008, of all rent-stabilized units, 46 percent rented for \$600 to \$999 (Table 6.17). In addition, another 30 percent rented for \$1,000 to \$1,499 (Figure 6.9). At the same time, 12 percent of rent-stabilized units rented for less than \$600, while another 12 percent of rent-stabilized units rented for \$1,500 or more. 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**  
**Distribution of Renter Occupied Stabilized Units by Contract Rent**  
**New York City 2008**

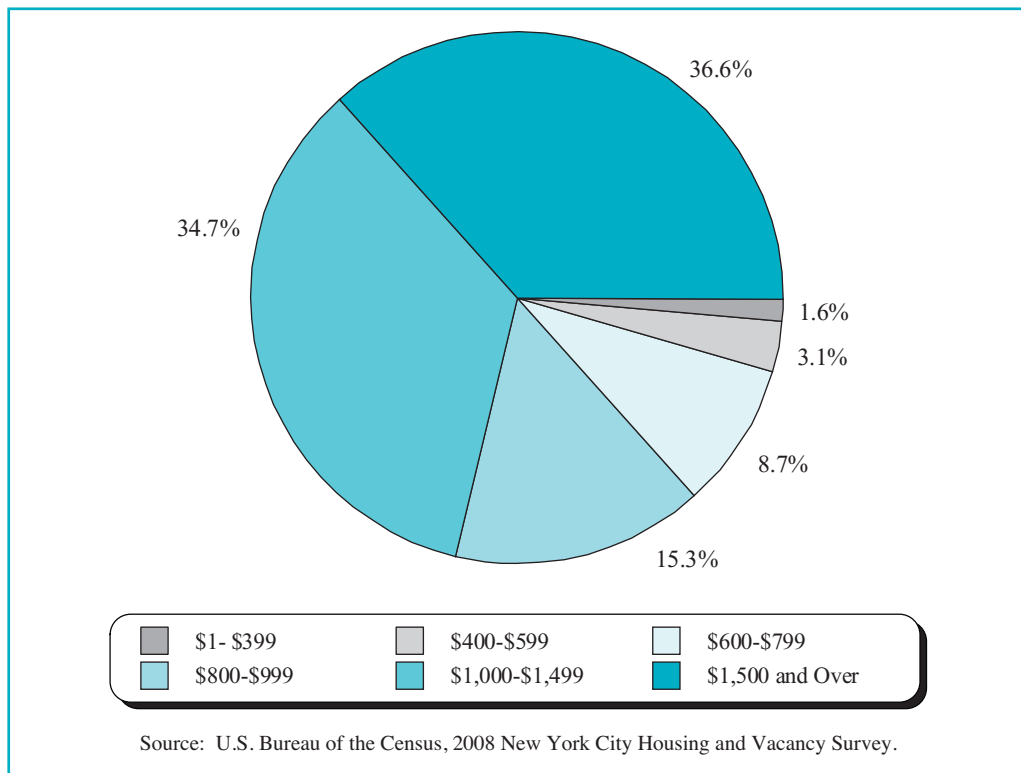


Compared to the city-wide distribution of all rental units and the distribution in other rental categories, a substantially larger proportion of unregulated rental units rented for higher rents (Table 6.19, Figure 6.10). About seven in ten of all unregulated rental units rented for a contract rent of \$1,000 or more: 35 percent for \$1,000 to \$1,499; 14 percent for \$1,500 to \$1,999; and an overwhelming 22 percent for \$2,000 or more. In other words, more than one in five unregulated rental units in the City rented for \$2,000 or more.

Of the 161,000 unregulated households renting for \$2,000 or more in the City in 2008, by far the most, 91 percent, were in rental buildings, with the rest in coops and condos. Not surprisingly, 80 percent were located in Manhattan. Eight in ten were adult or single adult households with no children, whose median age was 30 and 35 respectively. Of these households, 37 percent were one-person households; 39 percent were two-persons and 25 percent were 3-or-more persons. More than seven in ten were in professional (41 percent) or management (32 percent) occupations, which are high paying occupations, as discussed in Chapter 3, “Household Incomes and the Labor Market.” These households certainly have high enough incomes to pay such a level of rent: the median income of even a one-worker household was \$80,000; it was \$143,000 for a two-worker household.<sup>14</sup>

*In rem* and Public Housing units were the least expensive. Eighty-two percent of *in rem* units and Public Housing units rented for a contract rent between \$1 and \$600 in 2008 (Table 6.19).

**Figure 6.10**  
**Distribution of Renter Occupied Unregulated Units by Contract Rent**  
**New York City 2008**



14 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 6.19**  
**Distribution of Renter Occupied Units by Contract Rent by Regulatory Status**  
**New York City 2008**

Contract Rent	Rent Controlled <sup>b</sup>			Rent Stabilized			All			Public Housing	In Rem
	All	Rent Controlled <sup>b</sup>	All	Pre-1947	Post-1947	All Other Regulated	Unregulated	All			
<b>All Renter Occupied<sup>a</sup></b>	2,081,953	39,901	981,735	693,834	287,901	117,945	755,421	183,809	3,142		
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
\$1 - \$299	6.0%	15.9%	1.9%	1.8%	2.2%	21.1%	0.9%	36.0%	23.4%		
\$300 - \$399	3.3%	8.3%*	2.2%	2.6%	1.4%	7.6%	0.7%	14.7%	31.4%		
\$400 - \$499	3.5%	**	3.2%	3.5%	2.2%	5.0%	1.0%	13.3%	16.5%		
\$500 - \$599	5.3%	**	5.0%	5.7%	3.3%	7.8%	2.1%	17.8%	10.6%		
\$600 - \$699	7.1%	9.7%*	9.7%	10.2%	8.3%	6.0%	3.3%	9.5%	6.4%		
\$700 - \$799	8.0%	7.9%*	10.3%	10.6%	9.5%	10.1%	5.5%	4.6%	3.6%*		
\$800 - \$899	9.1%	**	12.2%	13.0%	10.2%	12.7%	6.4%	2.3%	**		
\$900 - \$999	10.5%	**	14.1%	14.1%	14.2%	6.1%	9.0%	**	**		
\$1,000 - \$1,249	19.3%	18.0%	20.9%	20.2%	22.4%	15.7%	22.5%	**	**		
\$1,250 - \$1,499	9.0%	**	9.1%	8.3%	11.0%	3.8%	12.3%	**	**		
\$1,500 - \$1,999	9.6%	**	8.6%	8.3%	9.3%	3.2%*	14.3%	**	**		
\$2,000 & Over	9.4%	**	2.9%	1.7%	5.8%	**	21.9%	**	**		

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Includes households paying no cash rent (35,402) which are not included in percent distribution.

b Among rent controlled units, 38% rented for less than \$600 and 68% rented for less than \$1,000.

\* 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 2008**

<b>Borough</b>	<b>Number of Bedrooms</b>				
	<b>All</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3 or More</b>
All Renter Occupied Units	\$950	\$900	\$900	\$1,000	\$1,176
Bronx <sup>a</sup>	\$820	\$650	\$800	\$875	\$1,000
Brooklyn	\$919	\$800	\$858	\$1,000	\$1,124
Manhattan <sup>a</sup>	\$1,200	\$1,200	\$1,350	\$1,000	\$907
Queens	\$1,050	\$900	\$971	\$1,150	\$1,350
Staten Island	\$900	**	\$800	\$1,000	\$1,250

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Marble Hill in the Bronx.

\*\* Too few units to report.

### Median Contract Rent by Unit Size

Rents would generally increase as the size of the unit increases. This relationship generally holds, except in Manhattan. In 2008, the rent for studios in the City was \$900, and the rent for one-bedroom units was also \$900. Rents for two-bedroom units and three-bedroom units were \$1,000 and \$1,176 respectively (Table 6.20).

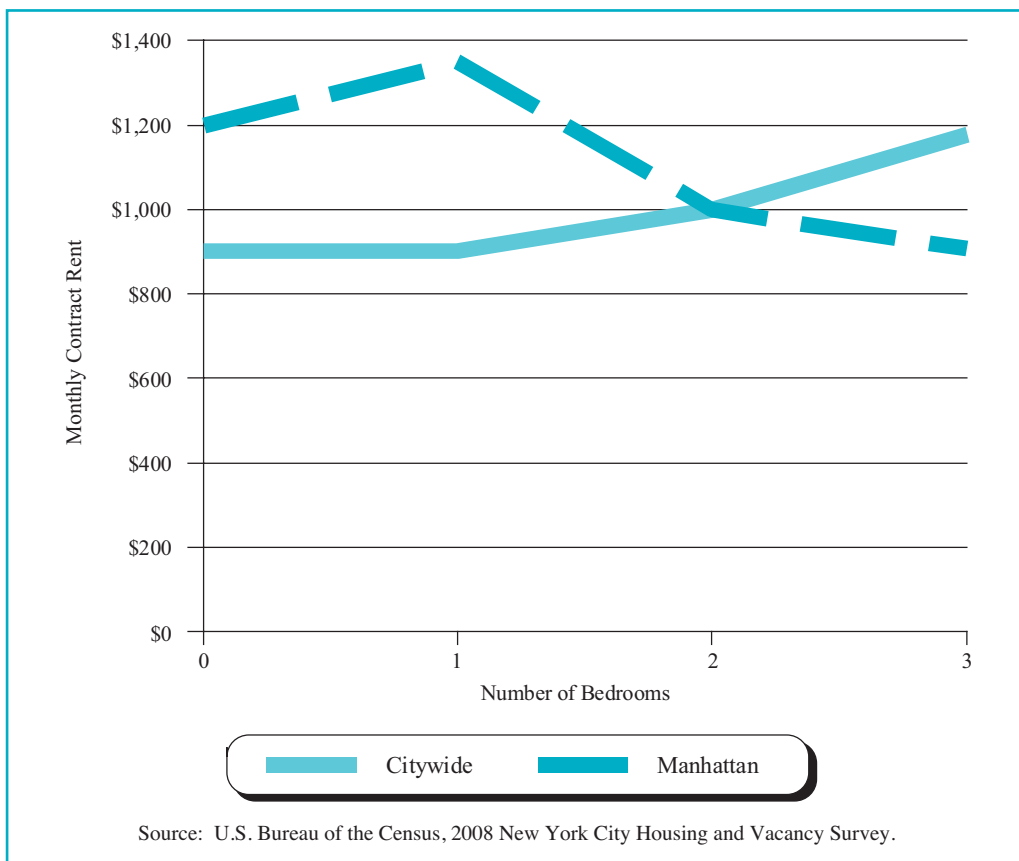
In Manhattan, however, the median contract rent for one-bedroom units was \$1,350, higher than the rent of \$1,200 for studios in 2008. The rent for one-bedroom units was \$1,350, but the rents for two-bedroom and three-or-more-bedroom units were \$1,000 and \$907 respectively (Figure 6.11). Major reasons for this illogical pattern are as follows: in Manhattan, many large renter units were in the heavily rent-subsidized very-low-rent categories of Public Housing, *in rem*, 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 \$2,500, 2.1 times the borough-wide median rent, and about 7 times the rent for Public Housing (\$370) or *in rem* (\$357) units in the borough. The median rent for post-1947 rent-stabilized units was \$1,300, more than three-and-a-half times the rent for Public Housing or *in rem* units in Manhattan (Table 6.21). In Manhattan, 65 percent of rent-stabilized units and 63 percent of unregulated units were studios or one-bedroom units.

On the other hand, 65 percent of Public Housing and 70 percent of *in rem* units were either two-bedroom units or three-bedroom units.

Moreover, studios are located in expensive areas, while large units are located in relatively less expensive areas. Specifically, while 81 percent of studios in Manhattan are located in the expensive lower midtown area (sub-borough areas 1 through 6), only 41 percent of three-bedroom units are located in this area of Manhattan.<sup>15</sup>

City-wide, a somewhat positive relationship between unit size and rent level is exhibited within each rent-regulation category, except for very old units, such as rent-controlled and *in rem* units. For rent-controlled units, the median contract rent for two-bedroom units was \$734, while the rent for one-bedroom units was \$790. The median rent for three-bedroom apartments in this category was even substantially lower at \$500 (Table 6.22).

**Figure 6.11**  
**Monthly Contract Rent by Number of Bedrooms**  
**New York City and Manhattan 2008**



15 U.S. Bureau of the Census, 2008 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 2008**

Rent Regulatory Status	Number	Median Contract Rent	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
All	578,518	\$1,200	94,066	\$1,200	252,141	\$1,350	168,664	\$1,000	63,647	\$907
Controlled	20,354	\$700	**	**	7,576	\$750	6,577	\$763	4,723*	\$500
Stabilized	292,017	\$1,014	57,005	\$1,067	132,291	\$1,100	77,920	\$969	24,801	\$943
Pre-1947	227,161	\$993	45,181	\$1,000	101,519	\$1,000	58,268	\$900	22,193	\$900
Post-1947	64,856	\$1,300	11,824	\$1,100	30,772	\$1,307	19,652	\$1,300	**	\$1,240
All Other Regulated	30,569	\$654	4,356*	\$559	13,047	\$595	9,283	\$700	**	\$1,000*
Mitchell-Lama	14,265	\$750	**	**	5,362	\$595	6,083	\$800	**	**
Other Regulated	16,303	\$600	**	**	7,685	\$473	**	\$362*	**	**
All Unregulated	173,475	\$2,500	26,445	\$2,000	82,335	\$2,500	48,592	\$2,700	16,103	\$3,000
In Rental Buildings	154,476	\$2,500	22,969	\$2,100	72,600	\$2,500	44,843	\$2,700	14,064	\$3,000
Sublet	18,999	\$2,600	**	\$1,800*	9,735	\$2,750	**	\$3,200*	**	**
Coops/Condos										
Public Housing	59,597	\$370	4,621*	\$303	16,308	\$300	25,262	\$385	13,407	\$515
In Rem	2,506	\$357	**	\$401*	584	\$400	1,031	\$380	731	\$357
<b>Year Built</b>										
1980 or Later	61,772	\$2,500	10,647	\$2,000	31,828	\$2,625	15,852	\$2,750	**	\$3,500*
1970 - 1979	41,095	\$1,432	7,167	\$1,100	18,322	\$1,632	11,485	\$1,500	4,121*	\$931
1947 - 1969	111,457	\$780	12,878	\$990	42,011	\$1,109	42,566	\$625	14,001	\$650
Before 1947	364,194	\$1,200	63,374	\$1,200	159,980	\$1,250	98,761	\$1,050	42,080	\$1,200

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

**Table 6.22**  
**Median Contract Rents by Regulatory Status and by Number of Bedrooms**  
**New York City 2008**

Rent Regulatory Status	Number of Bedrooms				
	All	0	1	2	3 or More
All	\$950	\$900	\$900	\$1,000	\$1,176
Controlled	\$721	**	\$790	\$734	\$500
Stabilized	\$923	\$885	\$900	\$965	\$1,060
Pre-1947	\$900	\$890	\$892	\$935	\$1,000
Post-1947	\$980	\$875	\$950	\$1,040	\$1,200
Mitchell-Lama	\$800	\$550	\$640	\$864	\$1,000
Unregulated	\$1,200	\$1,300	\$1,100	\$1,200	\$1,400
In Rental Buildings	\$1,200	\$1,300	\$1,100	\$1,200	\$1,400
In Coops/Condos	\$1,390	\$1,390	\$1,300	\$1,400	\$1,300*
Public Housing	\$387	\$298	\$300	\$414	\$460
<i>In Rem</i>	\$357	\$401*	\$400	\$357	\$357
Other Regulated	\$535	\$250	\$333	\$650	\$862

Source: U.S. Bureau of the Census, 2008 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 2,082,000 occupied rental units in the City in 2008, 755,000 or 36 percent were unregulated rental units (Table 6.19). Of all occupied unregulated rental units, 712,000 or 94 percent were in rental buildings, while 44,000 or 6 percent were in cooperative or condominium buildings (Table 6.24). In 2008, the median contract rent for unregulated units in cooperative or condominium buildings was \$1,390, 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 was \$2,500, or 2.1 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 \$1,050 in the Bronx, to \$1,100 in Brooklyn and \$1,200 in Queens. The number of unregulated units situated in cooperative and condominium buildings in Staten Island was too small to estimate reliable rents.

**Table 6.23**  
**Median Contract Rent of Unregulated Units by Borough and by Type of Building**  
**New York City 2005 and 2008**

Borough	Total	In Rental Buildings	In Coops and Condos
<b>2005 (in 2008 dollars)</b>			
All	\$1,100	\$1,100	\$1,210
Bronx <sup>a</sup>	\$1,012	\$1,045	\$853
Brooklyn	\$1,018	\$1,001	\$1,100
Manhattan <sup>a</sup>	\$2,421	\$2,421	\$2,255
Queens	\$1,100	\$1,100	\$1,100
Staten Island	\$935	\$924	*
<b>2008</b>			
All	\$1,200	\$1,200	\$1,390
Bronx <sup>a</sup>	\$1,050	\$1,050	\$950
Brooklyn	\$1,100	\$1,100	\$1,000
Manhattan <sup>a</sup>	\$2,500	\$2,500	\$2,600
Queens	\$1,200	\$1,200	\$1,200
Staten Island	\$950	\$950	*

Sources: U.S. Bureau of the Census, 2005 and 2008 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 2008 (Table 6.24). More than seven out of ten unregulated rental units rented for \$1,000 or more: 35 percent rented for \$1,000-\$1,499, and 36 percent rented for \$1,500 or more, including 22 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, 94 percent, was in rental buildings. However, of unregulated units in cooperative and condominium buildings, the vast majority had high rents. The rents of 76 percent of such units were \$1,000 or more, and an overwhelming proportion of these, 34 percent, rented for \$2,000 or more.



From 2005 to 2008, the proportion of unregulated units renting for less than \$1,000 declined from 39 percent to 29 percent (Table 6.24). Commensurately, the proportion of such units renting for \$1,000 or more increased considerably from 61 percent to 71 percent. In 2005, 36 percent of unregulated units in cooperative and condominium buildings rented for less than \$1,000 in 2008 dollars. In 2008, 24 percent of such units rented for less than \$1,000.

The proportion of unregulated units renting for \$2,000 or more increased from 16 percent to 22 percent over the period. In 2008, the 161,000 unregulated units renting for \$2,000 or more were a remarkable increase of 54,000, or 51 percent, over the 107,000 such units in 2005. Of all unregulated rental units renting for \$2,000 or more in 2008, 91 percent were in rental buildings (compared to 94 percent of all unregulated units), while 9 percent were in cooperative or condominium buildings. In 2005, the proportions of such units in rental buildings and in cooperative or condominium buildings were about the same as in 2008.<sup>16</sup>

In the three years between 2005 and 2008, the number of unregulated units in rental buildings renting for \$2,000 or more increased by 50,000 units, or by 52 percent, after adjusting for inflation (Table 6.24).

**Table 6.24**  
**Distribution of Unregulated Renter Occupied Units by Contract Rent Interval (in 2008 Dollars) by**  
**Type of Building**  
**New York City 2005 and 2008**

Contract Rent Interval	Total		In Coops and Condos		In Rental Buildings	
	2005	2008	2005	2008	2005	2008
Number	668,711	755,421	43,893	43,823	624,818	711,598
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
\$1 - \$299	1.2%	0.9%	** <sup>a</sup>	** <sup>a</sup>	1.2%	1.0%
\$300 - \$399	0.9%	0.7%	** <sup>a</sup>	** <sup>a</sup>	0.9%	0.7%
\$400 - \$499	2.1%	1.0%	** <sup>a</sup>	** <sup>a</sup>	2.1%	1.0%
\$500 - \$599	2.5%	2.1%	** <sup>a</sup>	** <sup>a</sup>	2.5%	2.0%
\$600 - \$699	5.0%	3.3%	6.9% <sup>a</sup> **	** <sup>a</sup>	4.9%	3.3%
\$700 - \$799	7.0%	5.5%	** <sup>a</sup>	** <sup>a</sup>	7.0%	5.6%
\$800 - \$899	9.9%	6.4%	7.8% <sup>a</sup> **	** <sup>a</sup>	10.1%	6.4%
\$900 - \$999	10.5%	9.0%	9.6% <sup>a</sup>	** <sup>a</sup>	10.6%	9.3%
\$1,000 - \$1,249	19.6%	22.5%	16.2%	19.1%	19.9%	22.7%
\$1,250 - \$1,499	13.4%	12.3%	13.9%	11.0%	13.4%	12.4%
\$1,500 - \$1,999	11.5%	14.3%	11.2%	12.0%	11.5%	14.5%
\$2,000 and Over	16.4%	21.9%	22.8%	34.0%	16.0%	21.2%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a In 2005 35.8% of unregulated units in coops/condos rented for less than \$1,000 per month in 2008 dollars.

In 2008, 23.9% of such units rented for less than \$1,000 per month.

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

\*\* Too few households to report.

16 U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

**Table 6.25**  
**Number of Renter Occupied Units**  
**in Private Cooperative and Condominium Buildings by Regulatory Status of Unit**  
**New York City 2005 and 2008**

Regulatory Status	2005		2008		Change 2005-2008
	Number	Percent	Number	Percent	
All Renter Occupied Units in Coops and Condos <sup>a</sup>	108,569	100.0%	110,867	100.0%	
Rent Regulated	64,676	59.6%	67,044	60.5%	+0.9pts
Unregulated	43,893	40.4%	43,823	39.5%	-0.9pts

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Excluding Mitchell-Lama cooperatives.

**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 2005 and 2008**

Borough	Regulatory Status					
	Rent Regulated		Unregulated		Percent Difference	
	2005 <sup>c</sup>	2008	2005 <sup>c</sup>	2008	2005 <sup>c</sup>	2008
All Renter Occupied Units in Coops and Condos <sup>a</sup>	\$942	\$1,000	\$1,210	\$1,390	+28.5%	+39.0%
Bronx <sup>b</sup>	\$952	\$926	\$853	\$950	-10.4%	+2.6%
Brooklyn	\$963	\$950	\$1,100	\$1,000	+14.2%	+5.3%
Manhattan <sup>b</sup>	\$1,190	\$1,500	\$2,255	\$2,600	+89.5%	+73.3%
Queens	\$864	\$1,000	\$1,100	\$1,200	+27.3%	+20.0%
Staten Island	*	*	*	*	--	--

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Excluding Mitchell-Lama cooperatives.

b Marble Hill in the Bronx.

c In 2008 dollars.

\* Too few units 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 111,000 in 2008. The share of rent-regulated units in such buildings was 61 percent or 67,000 units in 2008 (Table 6.25).

In 2008, the rent of unregulated units in cooperative and condominium buildings was considerably higher than that of rent-regulated units in such buildings in the City. In 2008, the median contract rent of unregulated rental units in such buildings was \$1,390, which was \$390 or 39 percent higher than the rent of rent-regulated units in such buildings (Table 6.26). The difference was extremely large in Manhattan. The rent of unregulated rental units in such buildings in the borough was \$2,600—that is, 1.7 times the rent of rent-regulated units in such buildings.

**Table 6.27**  
**Median Contract Rent by Housing and Neighborhood Conditions**  
**New York City 2008**

<b>Housing and Neighborhood Conditions</b>	<b>Median Contract Rent</b>
<b>All Renter Occupied Housing</b>	\$950
<b>Dilapidation Status</b>	
Dilapidated	\$800
Not Dilapidated	\$950
<b>Number of Building Defect Types</b>	
None	\$950
1	\$934
2	\$900
3 or More	\$881
<b>Number of Maintenance Deficiencies</b>	
None	\$1,000
1-2	\$940
3-4	\$881
5 or More	\$850
<b>Presence of Boarded-Up Building on Same Street</b>	
Yes	\$900
No	\$960
<b>Neighborhood Satisfaction Rating</b>	
Excellent	\$1,200
Good	\$968
Fair	\$830
Poor	\$800

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

## **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 2008 HVS confirms such a solidly positive relationship between rents and housing, building, and/or neighborhood conditions in the City. Specifically, the median contract rent of units in buildings that were not dilapidated was \$950, or \$150 higher than that of units in dilapidated buildings (Table 6.27). The rent of units in buildings without any building defects was \$950, but the level of rent slid gradually as the number of defects increased: \$934 for units in buildings with one defect type, \$900 for units in buildings with two defect types, and \$881 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 2008 HVS. The rent of units without maintenance deficiencies was \$1,000; it fell to \$940, \$881, and \$850 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies (Table 6.27).

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 \$960, while it was \$900 for units located on a street where boarded-up buildings were present in 2008 (Table 6.27). The rent level was highest, \$1,200, for units in neighborhoods rated “excellent” by survey respondents. The rent level declined as the neighborhood rating declined: \$968 for units in neighborhoods rated “good,” \$830 for units in neighborhoods rated “fair,” and \$800 for units in neighborhoods rated “poor.”

## **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 use 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 limitations: first, it does not take into account the needs and preferences of different households for specific kinds of rental units—for example, units with unique physical features and units in certain locations, which have easy access to public transportation systems and certain activity facilities. 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 these households should have in order to maintain a decent life. Despite these limitations, the rent/income ratio is appealing as an indicator to measure 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.

The rent/income ratio is interpreted in the following conceptually simple manner:

If a household has a very high rent/income ratio, it is considered that the household is paying more than the average household should, or the household is earning less than it needs to pay for adequate rental units, without sacrificing other basic needs. On the other hand, if a household has a low rent/income ratio, the general interpretation is either that the rent the household pays is lower than the average household is expected to pay, or that its income is high enough to pay the rent with a relatively modest proportion of its income.

**Table 6.28**  
**Median Gross and Contract Rent/Income Ratios**  
**New York City, Selected Years 1960-2008**

Year	Median Contract Rent/Income Ratio	Median Gross Rent/Income Ratio <sup>a</sup>
2008	28.8	31.5%
2005	28.8	31.2%
2002	26.5	28.6%
1999	27.4	29.4%
1996	27.8	30.0%
1993	27.5	30.0%
1991	26.6	28.5%
1987	26.0	29%
1984	26.0	29%
1981	24.0	27%
1978	25.0	28%
1975	b	25%
1970	b	20%
1968	b	21%
1965	b	20%
1960	b	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, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

- a For 1993, 1996, 1999, 2002, 2005 and 2008 the ratio was calculated using imputed rent and income. For prior years the ratio was based on reported rent and income only.
- b Not available for these years.

In this report, rental housing affordability is estimated by the gross rent/income ratio and the contract rent/income ratio. The contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities, if they are provided by the owner, without additional, separate charges to the tenant. This is why many housing planners and policy analysts use the contract rent as the basic housing cost for tenants, and the contract rent/income ratio as an indicator of rental housing affordability.

Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant. Therefore, when overall housing costs tenants pay for contract rent plus any additional costs for utilities and fuel are discussed, gross rent is widely used. However, as costs for fuel and utilities (including electricity) change and as their usage of fuel and utilities changes, these additional charges and their gross

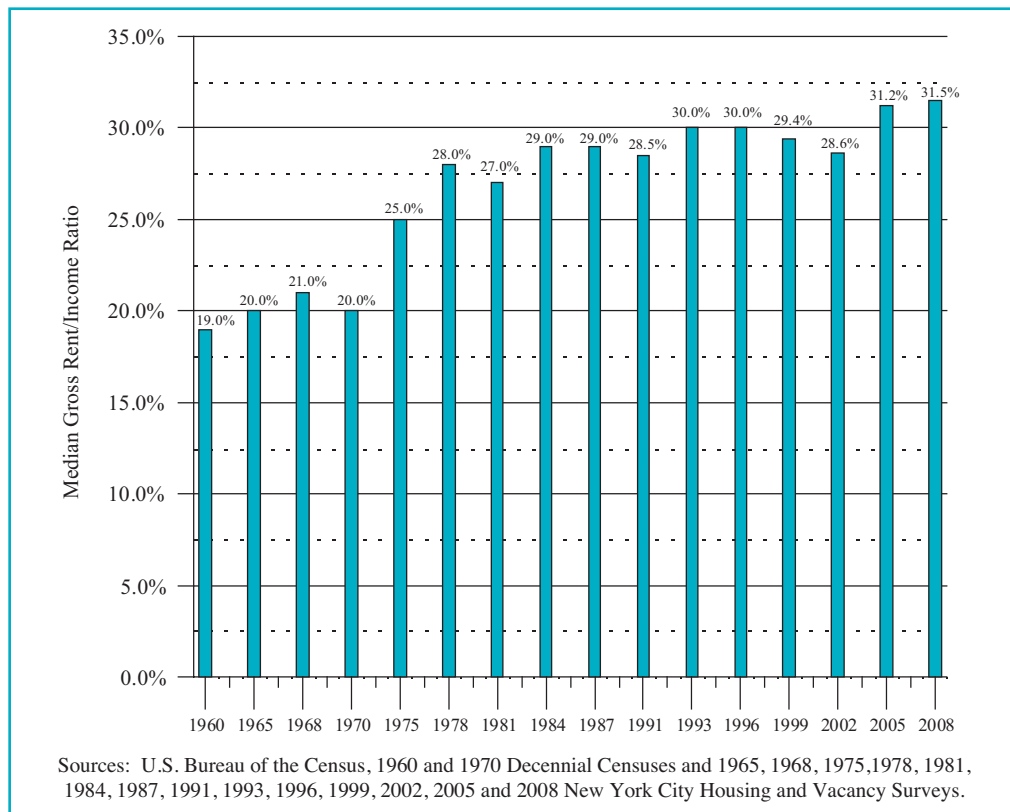
rent change. On the other hand, the contract rent specified in the lease does not change during the contract period. For this reason, data on gross rent/income ratios covered in this section should be interpreted with a clear understanding of the unique definition and function of gross rent.

In addition, since the meaning and usefulness and the contract rent/income and gross rent/income ratios are different, analysts and planners should select and apply the appropriate rent/income ratio, knowing the strengths and limitations of each affordability measure.

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

The median gross rent/income ratio, or the proportion of income that households spend for the gross rent of the units they occupy, was 31.5 percent in 2008, little changed from 2005, when it was 31.2 percent. The median contract rent/income ratio was 28.8 percent in 2008, as it was three years earlier in 2005 (Table 6.28 and Figure 6.12). (Rent data are for the survey year, while income data are for the year before the survey year). The long term trend seen in Table 6.28 shows a gradual increase in the gross rent/income ratio from 19 percent in 1960 to 29 percent in 1984, to 30 percent in 1993 and to 31.5 percent in 2008.

**Figure 6.12**  
**Median Gross Rent/Income Ratio**  
**New York City, Selected Years 1960 - 2008**



## Median Gross Rent/Income Ratio and Median Contract 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 rent/income ratios progressively moving down. The median gross rent/income ratio was 61.4 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2007, 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 6.29). The ratio declined to 46.9 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 24.2 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 median contract rent/income ratio was 54.8 percent for very poor households whose incomes were at or below 50 percent of the AMI in 2007 (Table 6.29). The median contract rent/income ratio declined to 41.9 percent, to 22.0 percent, and to 16.0 percent respectively for low-income households whose incomes were at or below 80 percent of the AMI, for moderate-income households whose incomes were between 81 percent and 100 percent of the AMI; and for households with incomes greater than the AMI. The basic finding here is that low household incomes contribute predominately to high rent/income ratios. This finding will be further examined below.

**Table 6.29**  
**Median Contract Rent, Median Contract Rent/Income Ratio, Median Gross Rent and**  
**Median Gross Rent/Income Ratio by Area Median Income Level**  
**New York City 2008**

Percent of Area Median Income (AMI) Level <sup>a</sup>	Median Contract Rent	Median Contract Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio
All Renters	\$950	28.8%	\$1,057	31.5%
Greater than AMI (100%)	\$1,300	16.0%	\$1,400	17.2%
81% – 100% AMI	\$1,000	22.0%	\$1,130	24.2%
≤80% AMI	\$850	41.9%	\$950	46.9%
51% – 80% AMI	\$950	27.8%	\$1,055	30.6%
≤50% AMI	\$800	54.8%	\$884	61.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Percent of New York, New York PMSA Median Income (\$59,700, as of February 2008) adjusted for household size and market conditions to \$76,800 by the U.S. Department of Housing and Urban Development (HUD).

**Table 6.30**  
**Median Renter Income, Median Gross Rent and Median Gross Rent/Income Ratio by Household Income Level**  
**New York City 2005 and 2008**

Household Income Level	Median Income		Median Gross Rent		Median Gross Rent/Income Ratio	
	2005 <sup>a</sup>	2008	2005 <sup>a</sup>	2008	2005 <sup>a</sup>	2008
<b>All Renters</b>	\$35,453	\$36,200	\$1,012	\$1,057	31.2	31.5
<\$5,000	0	0	\$946	\$899	101.0	101.0
\$5,000 - \$9,999	\$8,309	\$8,110	\$689	\$638	100.1	95.6
\$10,000 - \$14,999	\$12,630	\$12,000	\$825	\$800	78.4	78.9
\$15,000 - \$19,999	\$17,283	\$17,026	\$864	\$900	60.4	63.5
\$20,000 - \$29,999	\$24,649	\$24,156	\$913	\$965	43.8	47.8
\$30,000 - \$39,999	\$34,345	\$34,000	\$996	\$1,037	34.0	36.6
\$40,000 - \$49,999	\$44,427	\$44,000	\$1,034	\$1,075	27.4	29.4
\$50,000 - \$69,999	\$58,719	\$58,000	\$1,100	\$1,130	22.9	23.7
\$70,000 - \$99,999	\$83,093	\$80,000	\$1,183	\$1,280	17.3	19.1
\$100,000 - \$124,999	\$110,791	\$108,000	\$1,408	\$1,480	15.4	16.3
\$125,000 - \$149,999	\$136,273	\$134,500	\$1,452	\$1,500	12.8	13.5
\$150,000 - \$174,999	\$160,979	\$158,000	\$1,650	\$1,860	12.0	14.5
\$175,000 - \$199,999	\$183,913	\$185,000	\$1,667	\$2,012	11.0	13.1
\$200,000 and over	\$276,978	\$270,000	\$2,366	\$2,500	10.3	10.6

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a 2005 rent is in April 2008 dollars; 2004 income is in average 2007 dollars.



## Median Rent/Income Ratios by Household Income Level

The solid gradient effect in the relationship between incomes and gross rent/income ratios was confirmed in the detailed distribution of rent/income ratios by household income level. The median gross rent/income ratio for households with incomes between \$15,000 and \$19,999 in 2007 was 63.5 percent. The ratio slid progressively without interruption as household incomes increased (Table 6.30). The ratio dropped briskly to 47.8 percent for households with incomes between \$20,000 and \$29,999 and to 29.4 percent for households with incomes between \$40,000 and \$49,999. The ratio continued to go down further as household income rose: to 19.1 percent for households with incomes between \$70,000 and \$99,999, to 13.5 percent for households with incomes between \$125,000 and \$149,999, to a mere 10.6 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 878,000 households, or 42 percent of all renter households in the City, with incomes below \$30,000, had an onerous rent burden, paying well over 48 percent or more of their income for rent (Table 6.32). Of renter households in rent-stabilized units and unregulated units, the gross rent/income ratio for those with incomes below \$30,000 was even higher: 51 percent and greater (Table 6.34).

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 and incomes increased slightly between 2005 and 2008 and between 2004 and 2007 respectively, the sources of the high rent/income ratio for low-income households certainly appear to be their lower incomes that determine their appallingly serious rent burdens.

Review of median contract rent distribution and median contract rent/income ratios by household income level also confirms the steady gradient relationship between incomes and rent/income ratios (Tables 6.31, 6.33, and 6.35).

**Table 6.31**  
**Median Renter Income, Median Contract Rent and Median Contract Rent/Income Ratio by Household Income Level**  
**New York City 2005 and 2008**

Household Income Level	Median Income		Median Contract Rent		Median Contract Rent/Income Ratio	
	2005 <sup>a</sup>	2008	2005 <sup>a</sup>	2008	2005 <sup>a</sup>	2008
<b>All Renters</b>	\$35,453	\$36,200	\$935	\$950	28.8	28.8
< \$5,000	0	0	\$867	\$800	101.0	101.0
\$5,000 - \$9,999	\$8,309	\$8,110	\$616	\$579	90.1	86.2
\$10,000 - \$14,999	\$12,630	\$12,000	\$759	\$724	72.0	71.1
\$15,000 - \$19,999	\$17,283	\$17,026	\$798	\$800	54.3	56.0
\$20,000 - \$29,999	\$24,649	\$24,156	\$830	\$864	40.5	43.0
\$30,000 - \$39,999	\$34,345	\$34,000	\$919	\$950	31.0	33.2
\$40,000 - \$49,999	\$44,427	\$44,000	\$935	\$981	25.3	26.8
\$50,000 - \$69,999	\$58,719	\$58,000	\$1,017	\$1,000	21.0	21.3
\$70,000 - \$99,999	\$83,093	\$80,000	\$1,100	\$1,200	16.0	17.3
\$100,000 - \$124,999	\$110,791	\$108,000	\$1,320	\$1,399	14.3	15.0
\$125,000 - \$149,999	\$136,273	\$134,500	\$1,320	\$1,400	11.9	12.5
\$150,000 - \$174,999	\$160,979	\$158,000	\$1,540	\$1,800	11.6	13.3
\$175,000 - \$199,999	\$183,913	\$185,000	\$1,620	\$1,950	10.7	12.3
\$200,000 and over	\$276,978	\$270,000	\$2,200	\$2,400	10.1	10.1

Source: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

<sup>a</sup> 2005 rent is in April 2008 dollars; 2004 income is in average 2007 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 2008**

<b>Household Income Level</b>	<b>Number</b>	<b>Percent</b>	<b>Median Income</b>	<b>Median Gross Rent</b>	<b>Median Gross Rent/Income Ratio</b>
<b>All Renters</b>	2,081,953	100.0%	\$36,200	\$1,057	31.5
< \$5,000	172,254	8.3%	0	\$899	101.0
\$5,000 - \$9,999	183,710	8.8%	\$8,110	\$638	95.6
\$10,000 - \$14,999	146,077	7.0%	\$12,000	\$800	78.9
\$15,000 - \$19,999	130,889	6.3%	\$17,026	\$900	63.5
\$20,000 - \$29,999	244,853	11.8%	\$24,156	\$965	47.8
\$30,000 - \$39,999	214,506	10.3%	\$34,000	\$1,037	36.6
\$40,000 - \$49,999	192,502	9.2%	\$44,000	\$1,075	29.4
\$50,000 - \$69,999	275,012	13.2%	\$58,000	\$1,130	23.7
\$70,000 - \$99,999	238,035	11.4%	\$80,000	\$1,280	19.1
\$100,000 - \$124,999	111,765	5.4%	\$108,000	\$1,480	16.3
\$125,000 - \$149,999	53,619	2.6%	\$134,500	\$1,500	13.5
\$150,000 - \$174,999	30,834	1.5%	\$158,000	\$1,860	14.5
\$175,000 - \$199,999	18,268	0.9%	\$185,000	\$2,012	13.1
\$200,000 and over	69,629	3.3%	\$270,000	\$2,500	10.6

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 6.33**  
**Number and Percent of Renter Households, Median Income, Contract Rent and Contract Rent/Income Ratio**  
**by Household Income Level**  
**New York City 2008**

<b>Household Income Level</b>	<b>Number</b>	<b>Percent</b>	<b>Median Income</b>	<b>Median Contract Rent</b>	<b>Median Contract Rent/Income Ratio</b>
<b>All Renters</b>	2,081,953	100.0%	\$36,200	\$950	28.8
< \$5,000	172,254	8.3%	0	\$800	101.0
\$5,000 - \$9,999	183,710	8.8%	\$8,110	\$579	86.2
\$10,000 - \$14,999	146,077	7.0%	\$12,000	\$724	71.1
\$15,000 - \$19,999	130,889	6.3%	\$17,026	\$800	56.0
\$20,000 - \$29,999	244,853	11.8%	\$24,156	\$864	43.0
\$30,000 - \$39,999	214,506	10.3%	\$34,000	\$950	33.2
\$40,000 - \$49,999	192,502	9.2%	\$44,000	\$981	26.8
\$50,000 - \$69,999	275,012	13.2%	\$58,000	\$1,000	21.3
\$70,000 - \$99,999	238,035	11.4%	\$80,000	\$1,200	17.3
\$100,000 - \$124,999	111,765	5.4%	\$108,000	\$1,399	15.0
\$125,000 - \$149,999	53,619	2.6%	\$134,500	\$1,400	12.5
\$150,000 - \$174,999	30,834	1.5%	\$158,000	\$1,800	13.3
\$175,000 - \$199,999	18,268	0.9%	\$185,000	\$1,950	12.3
\$200,000 and over	69,629	3.3%	\$270,000	\$2,400	10.1

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

### **Median Rent/Income Ratios by Subsidized Households and Unsubsidized Households**

The rent for rent-subsidized households is the housing cost paid for their units—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 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 rent/income ratio and the out-of-pocket rent/income ratio will aid in better understanding the rent burden subsidized households face.

The standard affordability measure of 30.0 percent for the rent/income ratio, which is the rent/income ratio HUD uses for determining affordability in the Consolidated Plan and the Section 8 program,<sup>17</sup> 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 rent/income ratio of rent-subsidized households and the standard 30.0 percent rent/income ratio affordability measurement.

<sup>17</sup> The HUD benchmark for housing affordability is a 30-percent rent/income ratio. Source: Basic Laws on Housing and Community Development, Subcommittee on Housing and Community Development of the Committee on Banking Finance and Urban Affairs, revised through December 31, 1994, Section 3 (a) (2).

**Table 6.34**  
**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 2008**

Household Income Level	Number	Percent	Median Income	Median Gross Rent	Median Gross Rent/Income Ratio
<b>Stabilized &amp; Unregulated Renters<sup>a</sup></b>	1,737,156	100.0%	\$41,300	\$1,130	31.7
< \$5,000	124,060	7.1%	0	\$1,010	101.0
\$5,000 - \$9,999	106,410	6.1%	\$8,028	\$888	101.0
\$10,000 - \$14,999	102,502	5.9%	\$12,000	\$930	92.4
\$15,000 - \$19,999	101,642	5.9%	\$17,040	\$1,000	69.2
\$20,000 - \$29,999	197,753	11.4%	\$24,000	\$1,033	51.2
\$30,000 - \$39,999	182,986	10.5%	\$34,000	\$1,085	39.1
\$40,000 - \$49,999	173,960	10.0%	\$44,000	\$1,100	30.0
\$50,000 - \$69,999	253,666	14.6%	\$58,000	\$1,155	24.0
\$70,000 - \$99,999	221,547	12.8%	\$80,000	\$1,303	19.5
\$100,000 - \$124,999	107,206	6.2%	\$108,000	\$1,500	16.5
\$125,000 - \$149,999	50,507	2.9%	\$134,000	\$1,520	13.9
\$150,000 - \$174,999	29,388	1.7%	\$158,000	\$1,860	14.8
\$175,000 - \$199,999	18,063	1.0%	\$185,000	\$2,012	13.1
\$200,000 and over	67,465	3.9%	\$270,000	\$2,550	10.8

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a All renter households excluding rent controlled, public housing, *in rem*, Mitchell-Lama, other regulated.

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 57.4 percent in 2008 (Table 6.36). That is, the overall gross rent of the apartment of a household receiving the following major rent subsidies—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 57.4 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 28.5 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 57.4 percent of their income, although the rent they actually paid was only 28.5 percent (Table 6.36). 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: 28.9 percentage points (57.4 percent – 28.5 percent).

**Table 6.35**  
**Number and Percent of Stabilized and Unregulated Renter Households, Median Income, Contract Rent and**  
**Contract Rent/Income Ratio by Household Income Level**  
**New York City 2008**

Household Income Level	Number	Percent	Median Income	Median Contract Rent	Median Contract Rent/Income Ratio
<b>Stabilized &amp; Unregulated Renters<sup>a</sup></b>	1,737,156	100.0%	\$41,300	\$1,000	28.9
< \$5,000	124,060	7.1%	0	\$900	101.0
\$5,000 - \$9,999	106,410	6.1%	\$8,028	\$780	101.0
\$10,000 - \$14,999	102,502	5.9%	\$12,000	\$820	82.5
\$15,000 - \$19,999	101,642	5.9%	\$17,040	\$900	61.4
\$20,000 - \$29,999	197,753	11.4%	\$24,000	\$900	45.7
\$30,000 - \$39,999	182,986	10.5%	\$34,000	\$998	35.0
\$40,000 - \$49,999	173,960	10.0%	\$44,000	\$1,000	27.0
\$50,000 - \$69,999	253,666	14.6%	\$58,000	\$1,042	21.6
\$70,000 - \$99,999	221,547	12.8%	\$80,000	\$1,200	17.6
\$100,000 - \$124,999	107,206	6.2%	\$108,000	\$1,400	15.5
\$125,000 - \$149,999	50,507	2.9%	\$134,000	\$1,442	12.9
\$150,000 - \$174,999	29,388	1.7%	\$158,000	\$1,800	14.0
\$175,000 - \$199,999	18,063	1.0%	\$185,000	\$1,950	12.3
\$200,000 and over	67,465	3.9%	\$270,000	\$2,405	10.2

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a All renter households excluding rent controlled, public housing, *in rem*, Mitchell-Lama, other regulated.

The affordability gap here for rent-subsidized households was 27.4 percentage points (57.4 percent – 30.0 percent) (Table 6.36). Thus, many of these subsidized households could not have afforded the apartments they occupied without the subsidy they received.

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 \$934, the highest of the four household subsidy types. Of this amount, these households paid only 27 percent or \$252 out of pocket (Table 6.4). The difference between the rent the landlord received and the portion of that rent these households actually paid was \$682 (\$934 - \$252) on average, which was the amount of the Section 8 subsidy, whether it was a Section 8 certificate or voucher. This was 2.7 times these households' out-of-pocket rent (\$682/\$252).

**Table 6.36**  
**Median Gross Rent/Income Ratio, Number and Percent of All Renter Households,**  
**Subsidized Households and Unsubsidized Households**  
**New York City 2008**

Household Subsidy Category	Median Gross Rent/Income Ratio <sup>a</sup>	Number of Renter Households	Percent of Renter Households
All Renter Households	31.5	2,081,953 <sup>b</sup>	100.0%
Subsidized Households	57.4	207,125	11.1%
Out-of-Pocket Rent/ Income Ratio	28.5		
Unsubsidized Households	30.0	1,662,062	88.9%
Not-Reporting Subsidy	32.5	177,363	

Source: U.S. Bureau of the Census, 2008 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 35,402 households paying no cash rent, that are not included in the percent distribution.

**Table 6.37**  
**Median Contract Rent/Income Ratio, Number and Percent of All Renter Households,**  
**Subsidized Households and Unsubsidized Households**  
**New York City 2008**

Household Subsidy Category	Median Contract Rent/Income Ratio <sup>a</sup>	Number of Renter Households	Percent of Renter Households
All Renter Households	28.8	2,081,953 <sup>b</sup>	100.0%
Subsidized Households	52.0	207,125	11.1%
Out-of-Pocket Rent/ Income Ratio	21.8		
Unsubsidized Households	27.4	1,662,062	88.9%
Not-Reporting Subsidy	29.2	177,363	

Source: U.S. Bureau of the Census, 2008 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 35,402 households paying no cash rent, that are not included in the percent distribution.

An examination of the median contract rent/income ratio for rent-subsidized households and for unsubsidized households again confirms the following finding of the above analysis of the median gross rent/income ratio by subsidized and unsubsidized households: Many of the rent-subsidized households could not have afforded the apartment they occupied without the subsidy they received, since the affordability gap is very large (Tables 6.31, 6.33, 6.35, and 6.37).

### Affordability for Different Rent-Regulation Categories

The proportion of income renter households pay for their units varies among the different rent-regulation categories. 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 35.5 percent, the highest of any rent-regulation category in 2008. It was also the highest in 2005 at 33.5 percent (Tables 6.38 and 6.39). 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 \$24,000, a mere 66 percent of the median renter household income for the City in 2007 (Table 6.17). In addition, as discussed earlier, the median contract rent of rent-controlled units increased by 19 percent from 2005, after adjusting for inflation. According to the Office of Rent Administration of the New York State DHCR, for the 2004/2005 and 2006/2007 MBR cycles, the MBR Standard Adjustment Factor increased by 17.2 percent and 8.2 percent respectively. In addition, owners of rent-controlled units can increase rents with DHCR's approval of a Major Capital Improvement. In addition, these owners can receive a Fuel Cost Adjustment on an annual basis.

**Table 6.38**  
**Median Gross Rent/Income Ratios of All Renter Households, Subsidized Households**  
**and Unsubsidized Households and Out-of-Pocket Gross Rent/Income Ratios**  
**of Subsidized Households by Regulatory Status**  
**New York City 2008**

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	31.5	57.4	28.5	30.0
Controlled	35.5	52.5*	41.6*	34.3
Stabilized	31.7	65.1	30.1	29.5
Pre-1947	31.7	64.7	29.8	29.1
Post-1947	31.6	69.4	31.1	30.2
All Unregulated	31.9	64.2	23.8	30.9
In Rental Buildings	31.9	63.9	23.7	30.9
In Coops/Condos	30.7	**	**	30.4
All Other Regulated	35.5	47.3	28.2	32.1

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.



The median gross rent/income ratio for households in rent-stabilized units was 31.7 percent, little different from the city-wide ratio of 31.5 percent in 2008 (Table 6.38).

The median gross rent/income ratio for unregulated rental units as a whole and for such units in rental buildings was 31.9 percent, not appreciably different from the city-wide ratio of 31.5 percent (Table 6.38). But the ratio for unregulated rental units in cooperative and condominium buildings was only 30.7 percent, the lowest of any rent-regulation category.

The rent burden for subsidized households was particularly high for those in post-1947 rent-stabilized units. The total rent, as the sum of out-of-pocket gross rent plus rent subsidy, for rent-subsidized households in post-1947 rent-stabilized units was appalling, 69.4 percent of their income in 2008, while the proportion of the total rent paid out of their own pockets was only 31.1 percent (Table 6.38). The resulting difference between their overall gross rent/income ratio and their out-of-pocket rent/income ratio was 38.3 percentage points (69.4 percent – 31.1 percent), and the affordability gap between their overall rent/income ratio and the standard rent/income ratio of 30.0 percent was 39.4 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 gross rent/income ratio, a relatively lower out-of-pocket rent/income ratio, and a huge affordability gap was repeated for subsidized households in pre-1947 rent-stabilized units and in unregulated rental units in rental buildings (Table 6.38). 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 6.39**  
**Median Gross Rent/Income Ratios by Selected Rent Regulation Status**  
**New York City 2005 and 2008**

<b>Rent Regulation Status</b>	<b><u>2005</u></b>	<b><u>2008</u></b>
<b>All</b>	<b>31.2%</b>	<b>31.5%</b>
<b>Rent Controlled</b>	<b>33.5%</b>	<b>35.5%</b>
<b>Rent Stabilized</b>	<b>31.9%</b>	<b>31.7%</b>
Pre-1947 Stabilized	<b>32.2%</b>	<b>31.7%</b>
Post-1947-Stabilized	<b>30.5%</b>	<b>31.6%</b>
<b>Private non-regulated<sup>(a)</sup></b>	<b>31.9%</b>	<b>31.9%</b>

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

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

**Table 6.40**  
**Median Contract Rent/Income Ratios by Selected Rent Regulation Status**  
**New York City 2005 and 2008**

Rent Regulation Status	<u>2005</u>	<u>2008</u>
<b>All</b>	<b>28.8%</b>	<b>28.8%</b>
<b>Rent Controlled</b>	<b>29.0%</b>	<b>30.3%</b>
<b>Rent Stabilized</b>	<b>29.3%</b>	<b>28.6%</b>
Pre-1947 Stabilized	29.4%	28.4%
Post-1947-Stabilized	29.1%	29.1%
<b>Private non-regulated<sup>(a)</sup></b>	<b>29.3%</b>	<b>29.3%</b>

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

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

**Table 6.41**  
**Median Contract 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 2008**

Regulatory Status	All Renter Households	Subsidized Households		Unsubsidized Households
	Contract Rent/Income Ratio	Contract Rent/Income Ratio	Out-of-Pocket Rent/Income Ratio	Contract Rent/Income Ratio
All	28.8	52.0	21.8	27.4
Controlled	30.3	47.7*	36.8*	30.0
Stabilized	28.6	59.1	21.6	26.7
Pre-1947	28.4	58.0	20.7	26.1
Post-1947	29.1	65.3	23.7	27.6
All Unregulated	29.3	54.5	16.6	28.6
In Rental Buildings	29.3	54.5	16.2	28.6
In Coops/Condos	27.8	**	**	27.7
All Other Regulated	31.9	43.2	25.2	28.4

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- \* Since the number of households is small, interpret with caution.  
\*\* Too few households to report.

The contract rent/income ratio for all renter households in 2008 was 28.8 percent, as in 2005 (Table 6.40). The ratio for rent-controlled households was 30.3 percent in 2008, or 1.3 percentage points higher than the ratio in 2005 (Table 6.40). For all renter households, the contract rent/income ratio was 2.7 percentage points lower than the gross rent/income ratio in 2008. However, for rent-controlled households, the contract rent/income ratio was 5.2 percentage points lower than the gross rent/income ratio. The primary reason for the substantially higher gross rent/income ratio compared to contract rent/income ratio for rent-controlled households could be, among other things, that as costs for fuel and utilities increased between 2005 and 2008, owners of rent-controlled units were able to raise the gross rent with Fuel Cost Adjustments, granted by the State DHCR on an annual basis, as discussed above.

Review of contract rent/income ratios of subsidized households by regulatory status reveals that the rent burden and the affordability gap for subsidized households were extremely high, as findings of the above examination of the gross rent/income ratios of subsidized households showed (Table 6.41).

**Table 6.42**  
**Distribution of Gross Rent/Income Ratio of All Renter Households, Subsidized Households**  
**and Unsubsidized Households**  
**New York City 2008**

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%	4.9%	2.4%	19.3%	4.9%
10% - 19.9%	20.3%	8.3%	14.7%	21.7%
20% - 29.9%	21.7%	12.8%	19.5%	23.3%
30% - 39.9%	14.5%	11.7%	15.8%	14.7%
40% - 49.9%	8.8%	9.1%	9.6%	8.8%
50% - 59.9%	6.4%	7.6%	4.5%	6.3%
60% - 69.9%	4.4%	6.1%	4.7%	4.2%
70% - 79.9%	3.2%	4.2%	2.3%	3.0%
80% - 99.9%	4.5%	8.4%	3.0%	4.0%
100% and Over	11.3%	29.3%	6.6%	8.9%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

## Rent/Income Ratio Level and Receipt of Subsidy

In 2008, according to the gross rent/income distribution, 46.9 percent of renter households in the City paid below the standard affordability measure of 30.0 for gross rent; 23.3 percent paid between 30.0 and 49.9 percent; and 29.8 percent paid 50.0 percent or more (Table 6.42).

On the other hand, of rent-subsidized households, 23.5 percent paid less than 30.0 percent of their income for gross rent: 20.8 percent paid between 30.0 percent and 49.9 percent; and a notable 55.6 percent paid 50 percent or more, not considering the subsidy (Table 6.42).

Of unsubsidized households, 49.9 percent had gross rent/income ratios below 30.0 percent in 2008 (Table 6.42). Therefore, 50.1 percent had ratios of 30.0 percent or more: 23.5 percent had ratios between 30.0 percent and 49.9 percent, and 26.4 percent had ratios of 50.0 percent or more.

According to the contract rent/income ratio distribution, 51.8 percent of renter households paid 30 percent or less of their income for contract rent, while 26.4 percent paid 50.0 percent or more in 2008 (Table 6.43). Comparable proportions of rent-subsidy households that paid less than 30 percent and 50 percent or more of their income for contract rent were 27.7 percent and 51.9 percent respectively.

**Table 6.43**  
**Distribution of Contract Rent/Income Ratio of All Renter Households, Subsidized Households**  
**and Unsubsidized Households**  
**New York City 2008**

Contract Rent/Income Ratio Categories	All Renter Households	Subsidized Households		Unsubsidized Households
		Contract Rent/Income Ratio	Out-of-Pocket Contract Rent/Income Ratio	Contract Rent/Income Ratio
All	100.0%	100.0%	100.0%	100.0%
Less than 10%	6.3%	3.2%	27.1%	6.4%
10% - 19.9%	23.2%	10.5%	18.7%	24.8%
20% - 29.9%	22.3%	14.0%	20.0%	23.7%
30% - 39.9%	13.4%	11.9%	12.1%	13.5%
40% - 49.9%	8.5%	8.5%	6.9%	8.7%
50% - 59.9%	5.6%	7.8%	4.0%	5.3%
60% - 69.9%	4.2%	5.6%	2.8%	4.1%
70% - 79.9%	2.7%	4.0%	**	2.4%
80% - 99.9%	4.2%	9.8%	2.3%	3.6%
100% and Over	9.7%	24.7%	4.6%	7.7%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

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

\*\* Too few households to report.

**Table 6.44**  
**Median Gross Rent (in 2008 Dollars) and Median Gross Rent/Income Ratio**  
**of All Renter Households, Subsidized Households and Unsubsidized Households by Race/Ethnicity**  
**New York City 2005 and 2008**

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 Gross Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio	Median Gross Rent	
<b>2005 (in 2008 Dollars)</b>									
All	\$1,012	31.2	\$908	57.9	28.8	\$1,003	29.2		
White	\$1,188	30.3	\$850	47.4	31.1	\$1,205	29.0		
Black	\$877	29.6	\$891	57.6	27.8	\$858	26.9		
Puerto Rican	\$835	31.7	\$932	71.9	28.7	\$770	27.4		
Non-Puerto Rican Hispanic	\$983	34.6	\$964	65.3	29.4	\$979	32.3		
Asian	\$1,117	33.2	\$921	33.3	19.0	\$1,139	32.9		
<b>2008</b>									
All	\$1,057	31.5	\$943	57.4	28.5	\$1,060	30.0		
White	\$1,270	29.1	\$849	52.5	28.8	\$1,292	28.2		
Black	\$940	32.0	\$929	49.9	26.5	\$938	29.6		
Puerto Rican	\$820	32.8	\$1,000	77.2	29.8	\$780	28.6		
Non-Puerto Rican Hispanic	\$1,002	35.0	\$1,002	62.6	29.0	\$1,010	33.2		
Asian	\$1,140	33.4	\$942	56.6	25.6	\$1,150	32.7		

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

## Affordability by Different Racial and Ethnic Groups

The rent burden each racial and ethnic group experienced in 2008 was considerably different from group to group. The gross rent/income ratio for non-Puerto Rican Hispanic households was 35.0 percent, 3.5 percentage points higher than the rent/income ratio of 31.5 percent for all renter households and little different from 2005, when it was 34.6 percent (Table 6.44).

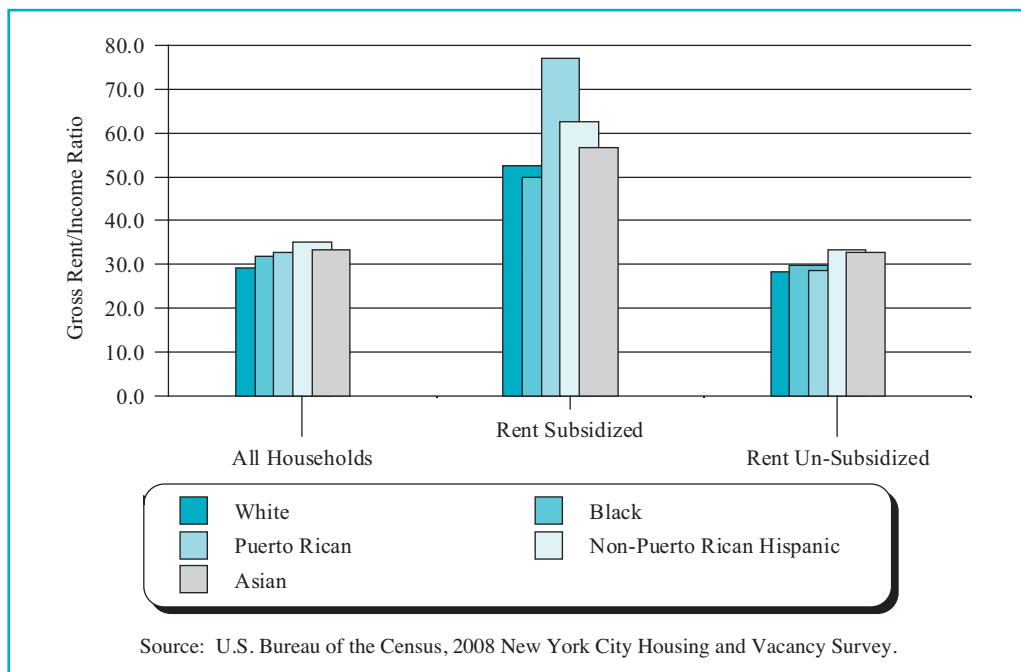
The ratio for Asian households was 33.4 percent. It was 33.2 percent for the group in 2005 (Table 6.44).

On the other hand, the ratio for Puerto Rican households was 32.8 percent in 2008, while it was 31.7 percent in 2005. The 2008 ratio for Puerto Ricans was slightly higher than the overall ratio (Table 6.44).

The ratio for black households was 32.0 percent in 2008, a little higher than the overall ratio and up 2.4 percentage points from their ratio in 2005 (Table 6.44).

The ratio for white households was 29.1 percent, 2.4 percentage points lower than the city-wide ratio. The group's ratio in 2005 was 30.3 percent (Table 6.44).

**Figure 6.13**  
**Median Gross Rent/Income Ratio of All Renter Households,**  
**Rent Subsidized and Rent Unsubsidized Households by Race/Ethnicity**  
**New York City 2008**



**Table 6.45**  
**Median Contract Rent (in 2008 Dollars) and Median Contract Rent/Income Ratio**  
**of All Renter Households, Subsidized Households and Unsubsidized Households by Race/Ethnicity**  
**New York City 2005 and 2008**

Race/Ethnicity	All Renter Households			Subsidized Households			Unsubsidized Households		
	Median Contract Rent	Median Contract Rent/Income Ratio	Median Contract Rent/Income Ratio	Median Contract Rent	Median Contract Rent/Income Ratio	Median Out-of-Pocket Contract Rent/Income Ratio	Median Contract Rent	Median Contract Rent/Income Ratio	
<b>2005 (in 2008 Dollars)</b>									
All	\$935	28.8	53.5	\$847	22.8	27.0	\$924	27.0	
White	\$1,100	28.4	46.1	\$809	26.6	27.1	\$1,100	27.1	
Black	\$803	27.2	53.8	\$839	22.5	24.9	\$770	24.9	
Puerto Rican	\$748	29.4	64.4	\$853	21.5	25.0	\$704	25.0	
Non-Puerto Rican Hispanic	\$880	31.3	58.3	\$880	22.6	29.8	\$880	29.8	
Asian	\$1,045	30.0	29.5	\$877	18.0	29.8	\$1,045	29.8	
<b>2008</b>									
All	\$950	28.8	52.0	\$860	21.8	27.4	\$960	27.4	
White	\$1,200	26.8	49.2	\$800	24.4	26.2	\$1,200	26.2	
Black	\$850	29.2	45.5	\$832	20.4	27.0	\$842	27.0	
Puerto Rican	\$735	29.5	66.0	\$900	22.6	26.4	\$700	26.4	
Non-Puerto Rican Hispanic	\$900	31.4	53.7	\$900	20.6	30.0	\$900	30.0	
Asian	\$1,050	30.1	53.3	\$900	22.7	29.7	\$1,050	29.7	

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

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, compared to the median rent and median household income of all renter households. Even though their median gross rent was \$1,002 in 2008, which was 95 percent of the city-wide rent (Table 6.44), their median household income was only \$30,664 in 2007, only 85 percent of the median household income of all renter households (Table 3.25).

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 and Table 6.44).

The rent/income ratio for rent-subsidized Puerto Rican households was extremely high, 77.2 percent, while their out-of-pocket rent/income ratio was 29.8 percent (Table 6.44). The difference between the two ratios was 47.4 percentage points, and the affordability gap was enormous, 47.2 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 gross rent. It was 62.6 percent for non-Puerto Rican Hispanic households, 56.6 percent for Asian households, 52.5 percent for white households, and 49.9 percent for black households (Table 6.44). The affordability gaps for these groups were 20 percentage points or more. Based on this, it can be said that, without the rent subsidies they received, a preponderate proportion of rent-subsidized households in all racial and ethnic groups could not have afforded the apartments they occupied.

Major findings of the review of contract rent/income ratios by racial and ethnic groups are very much consistent with findings of the above analysis of the gross rent/income ratios by such groups (Table 6.45).

### **Affordability of Rental Housing by Household Type**

Single elderly households paid the highest proportion of their income for gross rent of any household group: an onerously high 50.6 percent in 2008, 19.1 percentage points higher than the average renter household in the City (Table 6.46). The affordability gap for these single elderly households was very high, 20.6 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 46.8 percent was 15.3 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 16.8 percentage points (Table 6.46).

The rent/income ratios for elderly households and single adult households were 34.4 percent and 32.6 percent respectively (Table 6.46).

The proportion of income that adult households paid for rent in 2008 was the lowest of any household group, only 24.9 percent, or 6.6 percentage points lower than the median gross rent/income ratio for the City (Table 6.46). Adult households with minor children paid 29.9 percent of their income for rent, 1.6 percentage points lower than the city-wide median.



**Table 6.46**  
**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 2008**

Household Type	All Renter Households			Subsidized Households			Unsubsidized Households		
	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio
All	\$1,057	\$36,200	31.5	\$943	\$15,000	57.4	\$1,060	\$40,000	30.0
Single Elderly	\$675	\$11,088	50.6	\$662	\$9,708	60.3	\$680	\$12,000	47.6
Single Adult	\$1,050	\$36,000	32.6	\$887	\$12,132	63.4	\$1,055	\$40,000	31.2
Single with Minor Child(ren)	\$951	\$18,888	46.8	\$1,100	\$13,400	83.3	\$900	\$20,000	40.1
Elderly Household	\$880	\$25,136	34.4	\$752	\$14,920	40.6	\$900	\$26,400	33.6
Adult Household	\$1,210	\$59,000	24.9	\$1,160	\$25,000	45.4	\$1,215	\$60,000	24.3
Adult Household with Minor Child(ren)	\$1,140	\$44,000	29.9	\$1,172	\$26,693	46.3	\$1,139	\$46,300	28.4

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 6.47**  
**Median Contract Rent, Median Household Income and Median Contract Rent/Income Ratio**  
**of All Renter Households, Subsidized Households and Unsubsidized Households**  
**by Household Type**  
**New York City 2008**

Household Type	All Renter Households			Subsidized Households			Unsubsidized Households		
	Contract Rent	Household Income	Contract Rent/Income Ratio	Contract Rent	Household Income	Contract Rent/Income Ratio	Contract Rent	Household Income	Contract Rent/Income Ratio
All	\$950	\$36,200	28.8	\$860	\$15,000	52.0	\$960	\$40,000	27.4
Single Elderly	\$600	\$11,088	44.7	\$600	\$9,708	54.8	\$600	\$12,000	41.0
Single Adult	\$950	\$36,000	30.0	\$800	\$12,132	55.9	\$955	\$40,000	28.9
Single with Minor Child(ren)	\$850	\$18,888	41.5	\$1,000	\$13,400	70.0	\$800	\$20,000	36.9
Elderly Household	\$800	\$25,136	31.2	\$700	\$14,920	36.0	\$800	\$26,400	30.2
Adult Household	\$1,100	\$59,000	22.8	\$1,008	\$25,000	41.5	\$1,100	\$60,000	22.5
Adult Household with Minor Child(ren)	\$1,000	\$44,000	26.8	\$1,035	\$26,693	40.6	\$1,000	\$46,400	25.6

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Compared to their incomes, the gross rent that various rent-subsidized household groups paid as a combination of their out-of-pocket rent and their rent subsidy was extremely high in 2008. Particularly, the median gross rent/income ratio for subsidized single households with minor children was troublingly high: 83.3 percent (Table 6.46). This means that, if these households had had to pay their total rent without any rent subsidy, they would have had to spend most 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 28.3 percent of their income. The affordability gap was 53.3 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: 63.4 percent of their household income in 2008. But the proportion of their income that went out of pocket toward rent was 29.0 percent. The affordability gap for this household type was 33.4 percentage points (Table 6.46). Again, most of these single-adult households could not have afforded the apartment in which they lived without the rent subsidy they received. Similarly, single elderly subsidized households had a high gross rent/income ratio of 60.3 and even with the subsidy their out of pocket ratio was still 35.0, the highest of all household types. Their affordability gap was 30.3 percentage points, considerably large.

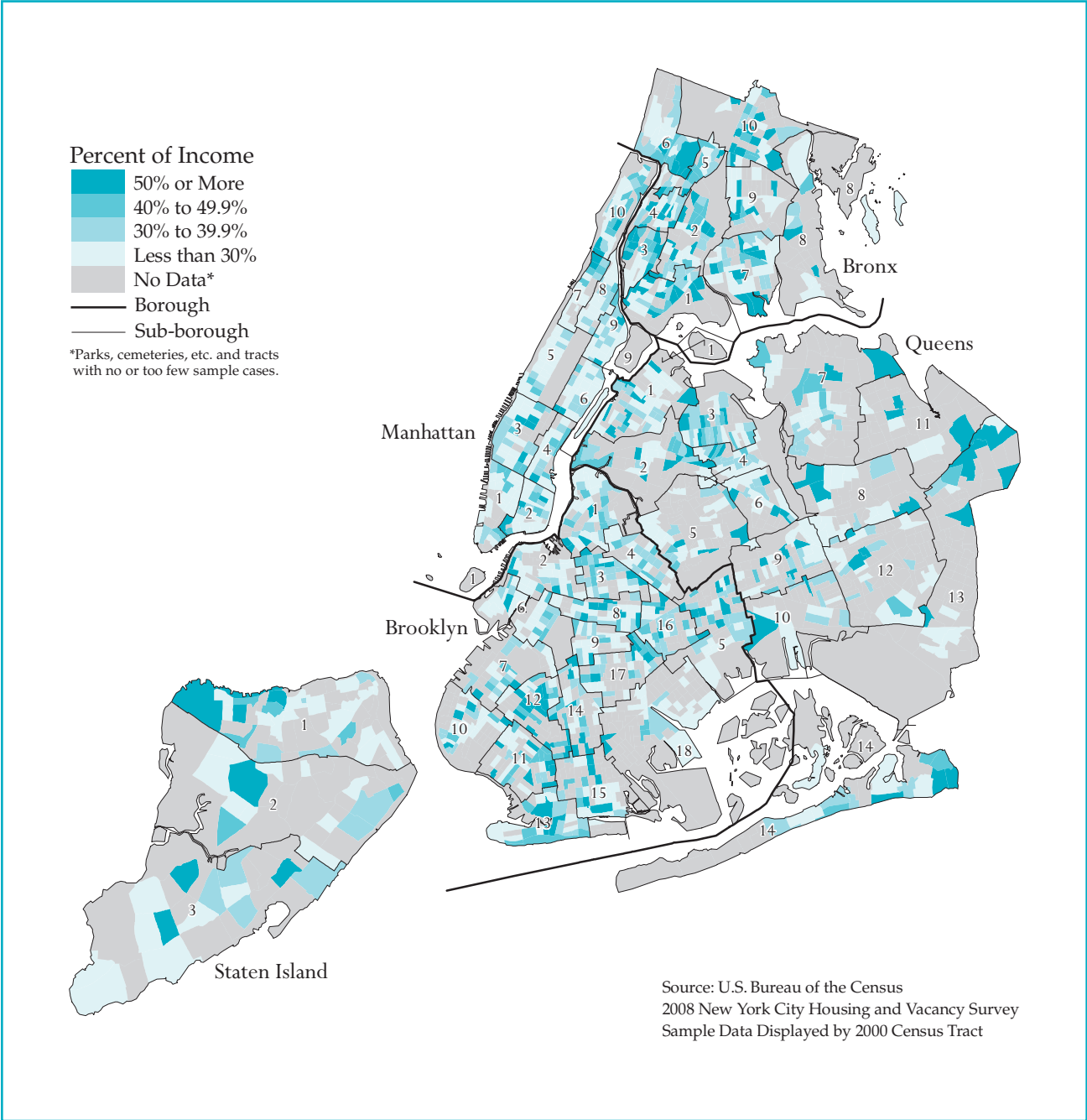
The median gross rent/income ratios for other subsidized household types were lower than the ratio of 57.4 percent for all subsidized households in the City (Table 6.46). However, the affordability gaps for these other subsidized households were also considerably large.

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 \$15,000 in 2007, a mere 41 percent of the median household income of all renter households (Table 6.46). 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, \$13,400, \$9,708, and \$12,132 respectively, all about or less than 40 percent of the median income of all renter households.

The overall proportion of income that rent-unsubsidized household groups paid for gross rent was 30.0 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: 47.6 percent and 40.1 percent respectively (Table 6.46). 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 \$20,000 respectively, only 33 percent and 55 percent respectively of the median income of all renter households in 2007. 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.

An examination of contract rent/income ratios by household types also confirms that the affordability gap which subsidized renter household types with extremely low household incomes—particularly the following three household types: single elderly households, single adult households, and single adult households with minor children—experienced was so serious they could not have afforded the apartment they lived in without the rent subsidy they received (Table 6.47).

**Map 6.3**  
**Median Gross Rent to Income Ratios**  
**New York City 2008**



**Table 6.48**  
**Distribution of Renter Households by Gross Rent/Income Ratio Category and Median Gross Rent/Income Ratio by Borough**  
**New York City 2008**

<b>Gross Rent/ Income Ratio</b>	<b>Total</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 10%	4.9%	3.2%	3.7%	8.8%	3.1%	**
10% - 19.9%	20.3%	17.5%	19.0%	23.2%	20.7%	20.4%
20% - 29.9%	21.7%	18.8%	23.2%	20.0%	23.4%	26.2%
30% - 39.9%	14.5%	14.3%	14.7%	13.6%	15.2%	16.1%
40% - 49.9%	8.8%	8.7%	9.7%	8.5%	8.3%	**
50% - 59.9%	6.4%	6.0%	7.3%	5.3%	6.8%	7.1%*
60% - 69.9%	4.4%	4.2%	4.7%	3.7%	5.1%	**
70% - 79.9%	3.2%	3.7%	3.5%	2.4%	3.3%	**
80% - 99.9%	4.5%	5.5%	4.6%	3.7%	4.8%	**
100% and Over	11.3%	18.2%	9.4%	10.8%	9.4%	8.3%*
<b>Median</b>	<b>31.5</b>	<b>36.2</b>	<b>32.1</b>	<b>28.8</b>	<b>31.6</b>	<b>28.8</b>

Source: U.S. Bureau of the Census, 2008 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.

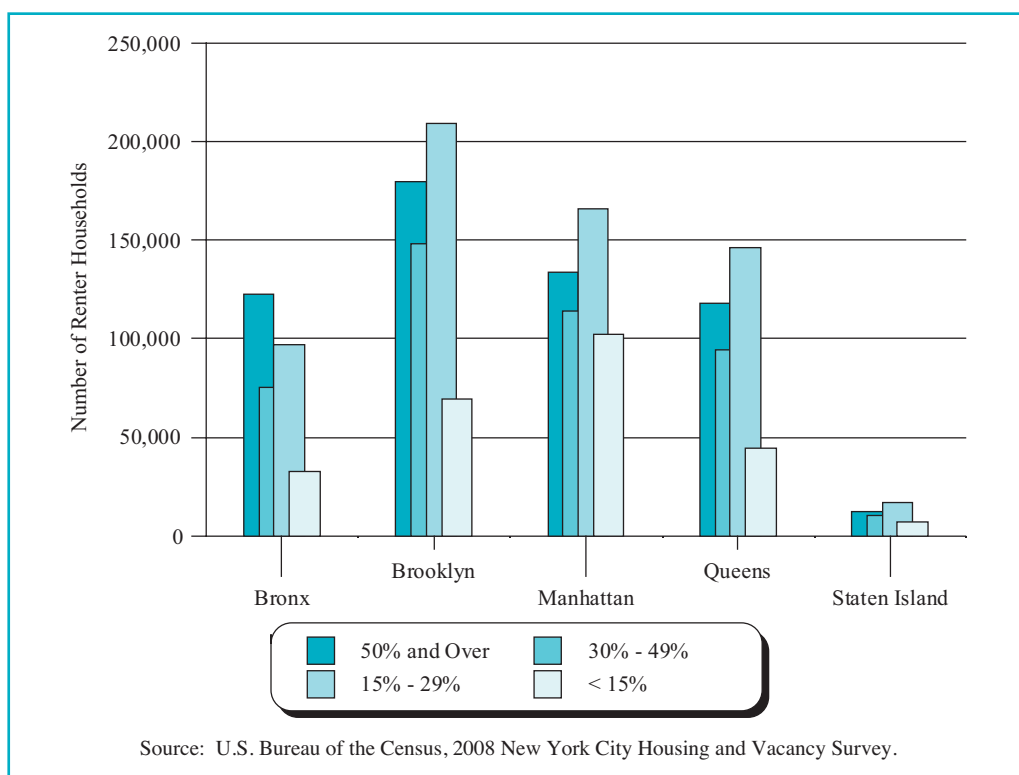
### Affordability by Location

Gross rent required a substantially larger share of household income in the Bronx, where the median rent/income ratio was 36.2 percent (Table 6.48). Rental units in Manhattan and Staten Island, with gross rent/income ratios of 28.8 percent each, were more affordable than units in the other boroughs. Median gross rent/income ratios in Brooklyn and Queens were 32.1 percent and 31.6 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, 52.0 percent and 46.8 percent respectively of renter households paid less than 30.0 percent of their income for gross rent (Table 6.48). In Brooklyn, Queens, and the Bronx, 45.9 percent, 47.2 percent, and 39.5 percent respectively of renter households paid that proportion of their income for rent (Figure 6.14).

In the Bronx, 37.6 percent of renter households paid 50.0 percent or more of their income for gross rent, while 29.8 percent of renters as a whole in the City had rent/income ratios that high (Table 6.48).

**Figure 6.14**  
**Distribution of Renter Households by Gross Rent/Income Ratio within Borough**  
**New York City 2008**



In four sub-borough areas in the City, the median gross rent/income ratios were 40 percent or over in 2008: 40.8 percent for Morrisania/East Tremont; 41.9 percent for Highbridge/South Concourse; and 41.6 percent for Williamsbridge/Baychester in the Bronx. In Borough Park in Brooklyn, the median rent/income ratio was 45.3 percent (Map 6.3 and Table A.20).<sup>18</sup>

The median contract rent/income ratio in the Bronx was much higher than the ratio for all renter households in the City: 32.3 percent compared to 28.8 percent (Table 6.49). On the other hand, the ratios in Manhattan and Staten Island were 27.0 percent and 24.9 percent respectively, lower than the city-wide ratio, while the ratio in Brooklyn was 29.2 percent, not much different from the city-wide ratio. The ratio in Queens was 28.8 percent, the same as the city-wide ratio.

In short, the primary cause 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 \$23,200 in 2007, only 64 percent of the median income of all renters in the City in 2007, while the median gross rent for the borough was \$930, or 88 percent of the median gross rent for the City as a whole in 2008 (Tables A.11 and A.20).

<sup>18</sup> See Tables A.20 and A.23 in Appendix A: “2008 HVS Data for Sub-borough Areas.”

**Table 6.49**  
**Distribution of Renter Households by Contract Rent/Income Ratio Category and Median Contract Rent/Income Ratio by Borough**  
**New York City 2008**

<b>Contract Rent/ Income Ratio</b>	<b>Total</b>	<b>Bronx<sup>a</sup></b>	<b>Brooklyn</b>	<b>Manhattan<sup>a</sup></b>	<b>Queens</b>	<b>Staten Island</b>
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 10%	6.3%	5.2%	5.2%	10.2%	3.7%	7.7%*
10% - 19.9%	23.2%	20.2%	22.8%	24.4%	23.7%	29.6%
20% - 29.9%	22.3%	20.4%	23.4%	20.5%	24.5%	22.3%
30% - 39.9%	13.4%	13.4%	13.2%	12.9%	14.2%	12.2%
40% - 49.9%	8.5%	7.9%	9.9%	7.7%	7.8%	8.1%*
50% - 59.9%	5.6%	5.0%	6.0%	5.3%	5.7%	**
60% - 69.9%	4.2%	4.3%	4.4%	3.0%	5.3%	**
70% - 79.9%	2.7%	2.8%	2.9%	2.6%	2.6%	**
80% - 99.9%	4.2%	5.8%	4.2%	3.6%	4.1%	**
100% and Over	9.7%	15.0%	7.9%	9.7%	8.2%	7.4%*
<b>Median</b>	<b>28.8</b>	<b>32.3</b>	<b>29.2</b>	<b>27.0</b>	<b>28.8</b>	<b>24.9</b>

Source: U.S. Bureau of the Census, 2008 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.



# Housing and Neighborhood Conditions

## Introduction

Good housing is expected to provide a whole bundle of services to its occupants. First, it provides safety, security, and privacy for a wide variety of activities in the occupants' daily lives. The first bundle of basic housing services is the structural safety of the building, since the primary function of housing is protecting the occupants from a hostile environment and from dangers that might derive from the unit itself, or the building in which the unit is situated. The second bundle of good housing services is the presence and functional adequacy of the environment and equipment within the unit that allows households to conduct their daily necessary activities in a safe and comfortable manner. The third bundle of good housing services consists of neighborhood services that include not only the physical condition of the neighborhood, but also a broad combination of private and public services needed for daily living, preferred activity centers, aesthetic satisfaction, convenience and comfort. Last but not least, good housing provides financial 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 major aspects of those conditions: the physical condition of housing units, buildings, residential structures in the neighborhood 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, thus, analyzes a set of physical 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 2008, as three years earlier, housing conditions, particularly building and neighborhood conditions in the City, were the best since the HVS started covering comparable conditions in the 1970s. Still, a considerable number of physically poor units remain 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 good housing means a decent home in a suitable neighborhood. The quality of neighborhood services has improved substantially in recent years. However, many residents in the 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 on the resident's street, and, second, residents' rating of the physical quality of residential structures in 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 geographical concentrations of poor housing conditions on the quality of life in certain neighborhoods by making analytical attempts, first, to draw 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 portray 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 Inventory," and this chapter reveal, with the City's New Housing Marketplace Plan, not only did the housing inventory expand tremendously between 2005 and 2008, but physical housing and neighborhood conditions greatly improved as well. Thus, the remarkable improvements in the housing supply and condition in the City deserve to be further reviewed analytically 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 composite data on a useful index 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.<sup>1</sup> 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 in buildings determined to be dilapidated by interviewers on both the first and second visits was relatively 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,<sup>2</sup> 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, this and previous HVS reports have covered only occupied units, in discussing the number and proportion of units in dilapidated buildings.

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1 U.S. Bureau of the Census, Field Representative’s Manual, 2008 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.

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 2008, building conditions in New York City were at the best recorded since the HVS started covering them. Almost all housing units were in non-dilapidated buildings. Of all occupied units (renter and owner units together), a mere 0.5 percent were in dilapidated buildings in 2008, the same as in 2005 and 2002 (Table 7.1). The overall dilapidation rate remained at the all-time low for the forty-three-year period since 1965.

**Table 7.1**  
**Incidence of Dilapidation in Renter Occupied and All Occupied Units**  
**New York City, Selected Years 1965-2008**

Year	Dilapidation Rate <sup>a</sup>	
	Renter Households	All Households
2008	0.6%	0.5%
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; 1978-2008 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 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:

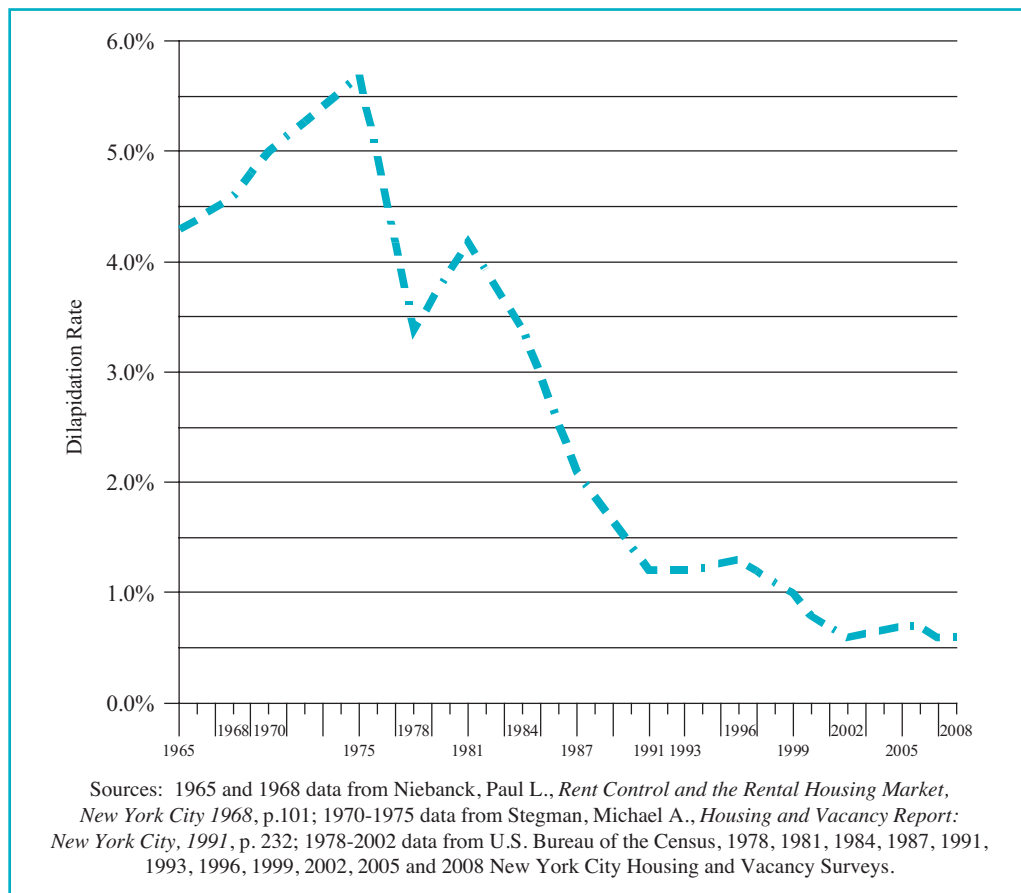
a Dilapidation rate is defined as the number of occupied units in dilapidated buildings as a percentage of total occupied units for renter households or all households.

The dilapidation rate for renter-occupied units was 0.6 percent in 2008, while it was 0.7 percent in 2005. Building conditions for renters in the City have improved tremendously 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).

Since the 2008 dilapidation rate for the City as a whole remained remarkably low, as in 2005, 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 the Bronx, where the rate was 1.1 percent for all occupied units and 1.2 percent for renter-occupied units (Table 7.2). Two-thirds of the dilapidated occupied units in the City were concentrated in two boroughs: the Bronx (36 percent) and Manhattan (32 percent).

Dilapidation rates in each of the five boroughs were extremely low or negligible, and the change in the dilapidation rate in each of the boroughs was inappreciably small between 2005 and 2008 (Table 7.2).

**Figure 7.1**  
**Dilapidation Rate for Renter Occupied Units**  
**New York City, Selected Years 1965 - 2008**



**Table 7.2**  
**Renter Occupied and All Occupied Units in Dilapidated Buildings by Borough**  
**New York City 2005 and 2008**

Borough	Renter Households					
	2005			2008		
	Number Of Units	Dilapidation Rate	Percent of Total	Number Of Units	Dilapidation Rate	Percent of Total
All Renters	13,806	0.7%	100.0%	11,701	0.6%	100.0%
Bronx <sup>a</sup>	**	**	**	4,493*	1.2%	38.4%
Brooklyn	5,625	0.9%	40.7%	**	**	**
Manhattan <sup>a</sup>	**	0.7%*	27.6%*	4,174*	0.7%	35.7%
Queens	**	**	**	**	**	**
Staten Island	**	**	**	**	**	**
All Households						
All	15,418	0.5%	100.0%	14,788	0.5%	100.0%
Bronx <sup>a</sup>	**	**	**	5,270	1.1%	35.6%
Brooklyn	6,270	0.7%	40.7%	**	**	**
Manhattan <sup>a</sup>	**	0.5%*	25.9%*	4,776*	0.6%	32.3%
Queens	**	**	**	**	**	**
Staten Island	**	**	**	**	**	**

Sources: U.S. Bureau of the Census, 2005 and 2008 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 general, the overall structural condition, the dilapidation rate, is closely related to a building's structural type and age. In 2008, more than eight 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 0.9 percent.

**Table 7.3**  
**Number, Incidence and Percent Distribution of Renter Occupied Units in Dilapidated Buildings**  
**by Building Structure Classification**  
**New York City 2008**

Structure Classification	Number of Units	Dilapidation Rate	Percent of Dilapidated
<b>All</b>	11,701 <sup>a</sup>	0.6% <sup>a</sup>	100.0% <sup>b</sup>
<b>Multiple Dwellings</b>	9,761 <sup>a</sup>	0.5% <sup>a</sup>	82.5% <sup>b</sup>
Old Law Tenement	**	**	**
New Law Tenement	4,708*	0.9%	42.4%
Post-1929 Multiple Dwelling	**	**	**
Other	**	**	**
<b>1-2 Unit Family Houses</b>	**	**	**

Source: U.S. Bureau of the Census, 2008 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.

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

\*\* 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, since 1991 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 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. Dilapidation is largely based on the composite, but potentially subjective, judgment of mostly non-professional interviewers regarding the overall condition of buildings, despite training and the guidance provided in the Field Representative's Manual, exclusively prepared for the HVS. The Census Bureau's interviewers observed the following thirteen specific structural features of four different areas of buildings to determine if such areas were defective (Table 7.4):

- 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

The structural defects of buildings covered in the HVS, as shown above, must be repaired if the structure is to continue to provide safe and proper housing services.

**Table 7.4**  
**Incidence of Observable Building Defects for Renter Occupied and All Occupied Units**  
**by Type of Defect**  
**New York City 2005 and 2008**

Type of Building Defect	Percent of Units in Buildings with Defects			
	Renter Occupied		All Occupied	
	2005	2008	2005	2008
<b>Any Defect</b>	<b>9.1%</b>	<b>10.0%</b>	<b>7.4%</b>	<b>7.8%</b>
<b>Any External Defect</b>	<b>3.0%</b>	<b>2.9%</b>	<b>2.5%</b>	<b>2.5%</b>
Missing Siding	1.2%	1.3%	1.1%	1.1%
Sloping or Bulging Walls	0.6%	0.3%	0.5%	0.2%
Major Cracks	0.7%	0.8%	0.6%	0.7%
Loose Cornice or Roofing	0.8%	0.8%	0.7%	0.7%
<b>Any Window Defect</b>	<b>2.5%</b>	<b>2.7%</b>	<b>2.0%</b>	<b>2.2%</b>
Broken or Missing	1.1%	1.0%	0.8%	0.8%
Rotted/Loose Frames/Sashes	1.3%	1.3%	1.0%	1.1%
Boarded-Up	0.4%	0.5%	0.3%	0.4%
<b>Any Stairway Defect</b>	<b>4.8%</b>	<b>4.2%</b>	<b>4.0%</b>	<b>3.5%</b>
Loose/Broken Railings	1.4%	1.4%	1.2%	1.2%
Loose/Broken Steps	3.8%	3.1%	3.0%	2.5%
<b>Any Floor Defect</b>	<b>5.5%</b>	<b>5.8%</b>	<b>4.1%</b>	<b>4.2%</b>
Sagging or Sloping	1.9%	1.8%	1.4%	1.3%
Doorsills or Frames Slanted/Shifted	1.2%	0.7%	0.9%	0.5%
Deeply Worn	2.2%	2.2%	1.6%	1.6%
Holes or Missing Flooring	1.6%	2.0%	1.3%	1.5%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

## Units in Buildings with Structural Defects by Borough

After fourteen years of steady improvement, from 14.0 percent in 1991 to 10.9 percent in 1999, 10.0 percent in 2002, and 9.1 percent in 2005, structural conditions in renter-occupied units slipped slightly between 2005 and 2008, as the proportion of units in buildings with any of the thirteen building defects listed above increased slightly to 10.0 percent (Table 7.5). Consequently, between 2005 and 2008 the proportion of renter-occupied units in structures with no building defects decreased from 90.9 percent to 90.0 percent (Tables 7.5 and 7.6).

**Table 7.5**  
**Incidence of One or More Observable Building Defects**  
**for Renter Occupied Units by Borough**  
**New York City, Selected Years 1991 - 2008**

Borough	Percent of Units in Buildings with One or More Defects						
	1991	1993	1996	1999	2002	2005	2008
All	14.0%	10.7%	11.4%	10.9%	10.0%	9.1%	10.0%
Bronx <sup>a</sup>	24.0%	8.8%	14.3%	15.8%	13.3%	11.3%	12.2%
Brooklyn	13.0%	10.0%	13.1%	13.6%	11.0%	10.6%	8.4%
Manhattan <sup>a</sup>	14.1%	15.0%	12.0%	9.2%	8.2%	9.5%	10.9%
Queens	5.8%	7.0%	5.8%	6.4%	7.5%	4.6%	9.1%
Staten Island	19.8%	10.9%	9.1%	**	13.0%	**	10.0%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 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**  
**Percent of Renter Occupied Units in Buildings with One or More and No Observable**  
**Building Defects by Borough**  
**New York City 2005 and 2008**

Borough	In Buildings with One or More Defects		In Buildings with No Defects	
	2005	2008	2005	2008
All	9.1%	10.0%	90.9%	90.0%
Bronx <sup>a</sup>	11.3%	12.2%	88.7%	87.8%
Brooklyn	10.6%	8.4%	89.4%	91.6%
Manhattan <sup>a</sup>	9.5%	10.9%	90.5%	89.1%
Queens	4.6%	9.1%	95.4%	90.9%
Staten Island	**	10.0%	93.6%	90.0%

Sources: U.S. Bureau of the Census, 2005 and 2008 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 2005 and 2008, structural condition improved only in Brooklyn, where the proportion of renter-occupied units in buildings with one or more observable building defects was 8.4 percent, compared to 10.6 percent three years earlier. In 2008, the structural condition of renter-occupied buildings in Brooklyn was the best of any of the boroughs (Tables 7.5 and 7.6).

In Queens, after years with noticeably better structural condition than the other boroughs, structural conditions worsened in 2008 as the proportion of renter-occupied units in buildings with defects almost doubled, increasing by 4.5 percentage points to 9.1 percent from 4.6 percent in 2005 (Tables 7.5 and 7.6).

In the Bronx and Manhattan, the incidence of building defects in renter-occupied units also increased slightly to 12.2 percent and to 10.9 percent respectively in 2008. In 2008, the structural condition of renter-occupied buildings was the worst in the Bronx (Table 7.6).

When structural conditions in renter-occupied units in the City in 1991 and 2008 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 seventeen-year period (Table 7.5, Maps 7.1 and 7.2).

All occupied units showed a pattern of increase in defects in Queens and Staten Island and a decrease in Brooklyn between 2005 and 2008 (Table 7.7).

**Table 7.7**  
**Percent of All Occupied Units in Buildings with One or More and No Observable Building Defects by Borough**  
**New York City 2005 and 2008**

<b>Borough</b>	<b>In Buildings with One or More Defects</b>		<b>In Buildings with No Defects</b>	
	<b>2005</b>	<b>2008</b>	<b>2005</b>	<b>2008</b>
All	7.4%	7.8%	92.6%	92.2%
Bronx <sup>a</sup>	9.8%	10.3%	90.2%	89.7%
Brooklyn	8.7%	6.9%	91.3%	93.1%
Manhattan <sup>a</sup>	7.9%	8.7%	92.1%	91.3%
Queens	4.5%	6.8%	95.5%	93.2%
Staten Island	3.6%	5.8%	96.4%	94.2%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx.

**Table 7.8**  
**Incidence of One or More Observable Building Defects**  
**for Renter Occupied Units by Building Structure Classification**  
**New York City 2005 and 2008**

Structure Classification	Number/Percent of Units in Buildings with One or More Defects			
	2005		2008	
	Number of Units	Percent Incidence	Number of Units	Percent Incidence
<b>All Renter Households<sup>a</sup></b>	167,095	9.1%	186,075	10.0
<b>Multiple Dwellings<sup>a</sup></b>	152,063	9.4%	172,384	10.5
Old-Law Tenement	27,014	15.8%	26,008	14.5
New-Law Tenement	75,804	15.1%	85,713	17.4
Post-1929 Multiple Dwelling	24,048	3.8%	32,707	4.8
Other	12,341	10.2%	11,280	10.1
<b>1-2 Unit Family Houses</b>	15,032	6.6%	13,690	6.2

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Includes units in multiple dwellings with no structure class reported (12,856 in 2005; 16,675 in 2008).

### 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 2008, of occupied rental units in New Law tenement buildings (which were built between 1901 and 1929), 17.4 percent were in buildings with one or more building defects, the highest percentage of any building structure class (Table 7.8). At the same time, of occupied rental units in Old Law tenement buildings (built before 1901), 14.5 percent were in buildings with such defects. The comparable proportion for units in buildings built after 1929 was only 4.8 percent, approximately a fourth of the proportion for New Law tenement buildings and less than half the city-wide proportion of 10.0 percent.

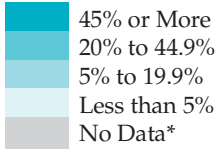
### Renter Occupied Units in Buildings with Structural Defects by Rent-Regulation Status

An analysis of building defects by rent-regulation categories further proves that, in general, the older the building, the more building defects. In 2008, of pre-1947 rent-stabilized units, 15.8 percent were in buildings with one or more building defects, while only 4.4 percent of stabilized units in buildings built in or after 1947 were in buildings with such structural conditions (Table 7.9).<sup>3</sup> The proportion of rent-controlled units in structurally defective buildings was 13.6 percent, higher than the city-wide proportion of 10.0 percent and a marked increase of 2.9 percentage points in the three years between 2005 and 2008.

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.”

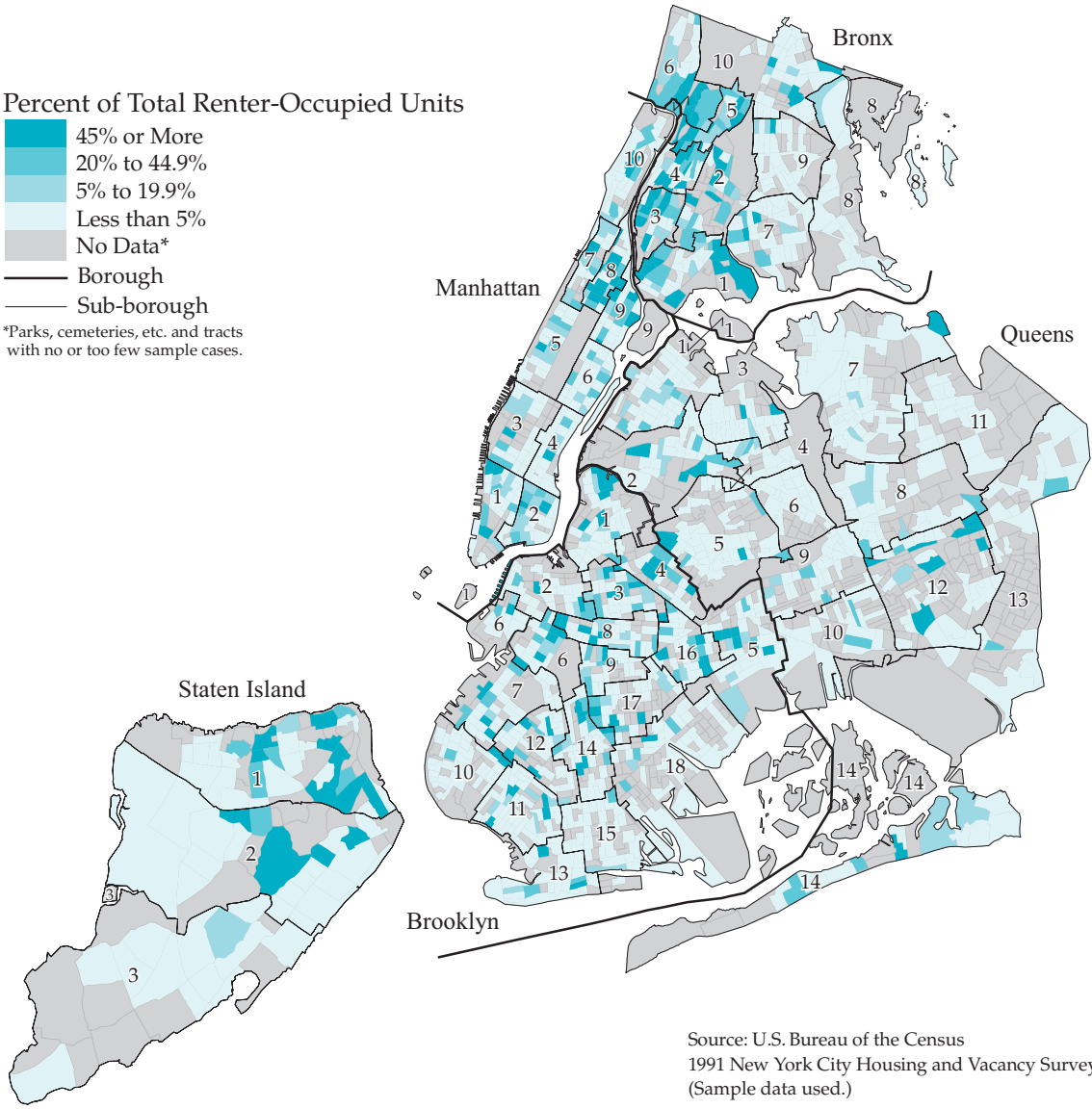
**Map 7.1**  
**Percentage of Renter-Occupied Units in Buildings with One or More Defect Types**  
**New York City 1991**

Percent of Total Renter-Occupied Units



— Borough  
 — Sub-borough

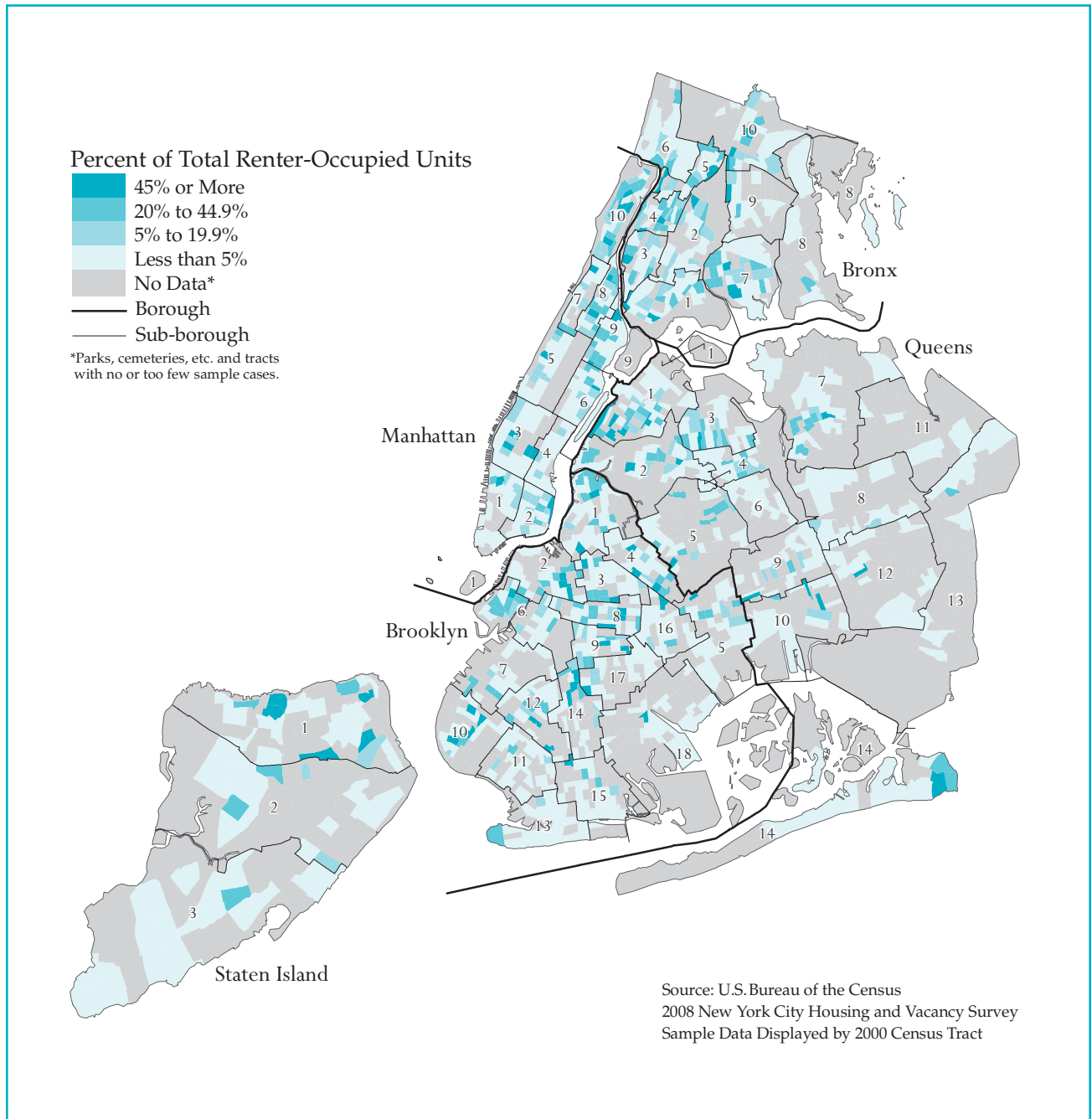
\*Parks, cemeteries, etc. and tracts with no or too few sample cases.



Source: U.S. Bureau of the Census  
 1991 New York City Housing and Vacancy Survey  
 (Sample data used.)

Data shown by 1990 census tract

**Map 7.2**  
**Percentage of Renter-Occupied Units in Buildings with One or More Defect Types**  
**New York City 2008**



The structural condition of Public Housing in the City was reasonably good compared to that of controlled and stabilized units. In 2008, only 8.5 percent of Public Housing units were in a building with one or more building defects, but that is up by 5.3 percentage points, to more than double the rate of 3.2 percent found in 2005 (Table 7.9).

The proportion of units in *in rem* buildings with structural defects decreased by 14.6 percentage points, from 47.2 percent in 2005 to 32.6 percent in 2008 (Table 7.9). The proportion of *in rem* units in buildings with such structural conditions was still more than three times the city-wide proportion. There are three reasons for such a high proportion: first, *in rem* units are in tax-delinquent buildings that were not properly maintained or repaired by their owners for a long period of time, so improvements to the buildings' structural condition also require a long period of time; second, 94 percent of *in rem* units are in old law or new law tenements, by far the oldest of the city's housing stock;<sup>4</sup> and, third, HPD returns to responsible private owners *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 official records, the number of *in rem* units declined by 39 percent, or by about 3,000 units, during the three-year period between June 30, 2005, and June 30, 2008.<sup>5</sup>

**Table 7.9**  
**Incidence of One or More Observable Building Defects**  
**for Renter Occupied Units by Regulatory Status**  
**New York City 2005 and 2008**

Regulatory Status	Percent of Units with One or More Defects	
	2005	2008
All	9.1%	10.0%
Controlled	10.7%	13.6%
Stabilized	11.7%	12.4%
Pre-1947	14.9%	15.8%
Post-1947	3.7%	4.4%
Other Regulated	**	**
Mitchell-Lama Rental	**	**
Unregulated	6.8%	7.5%
In Rental Buildings	7.1%	7.8%
In Coops and Condos	**	**
Public Housing	3.2%	8.5%
<i>In Rem</i>	47.2%	32.6%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

\*\* Too few units to report.

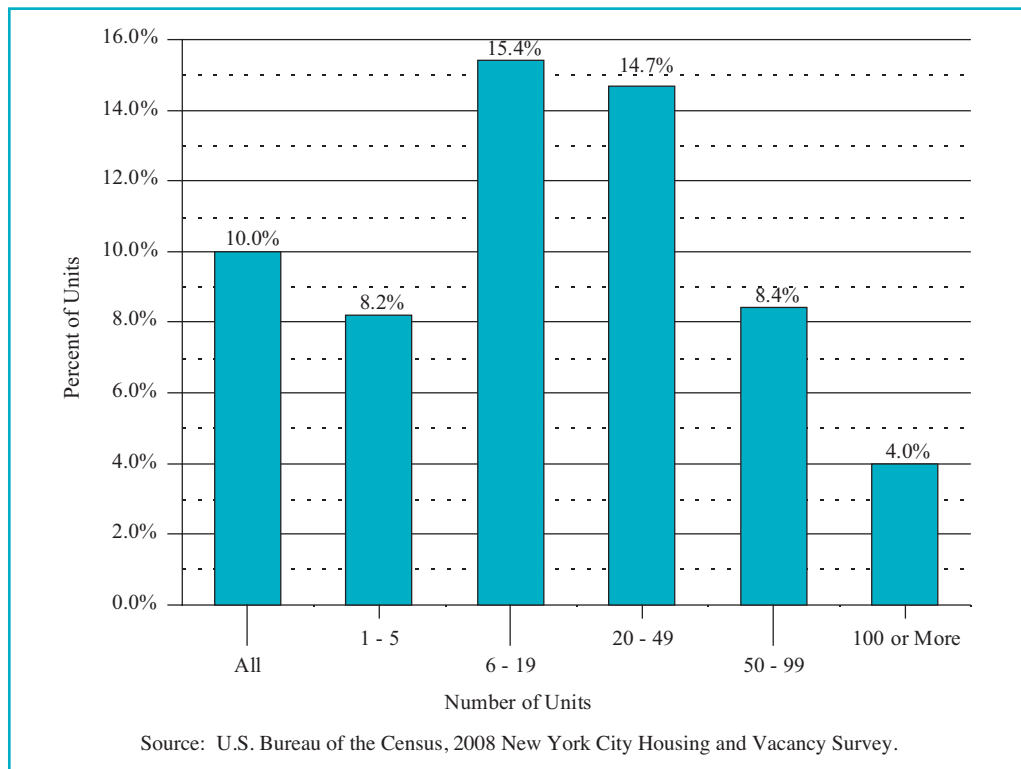
4 U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

5 New York City Department of Housing Preservation and Development, Office of Budget, Fiscal and Performance Analysis.

## Renter-Occupied Units in Buildings with Structural Defects by Building Size

A review of the 2008 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 with 1-5 units, the larger the building, the better the structural condition. In 2008, of renter-occupied units in buildings with 6-19 units, 15.4 percent had one or more building defects (Table 7.10 and Figure 7.2). The proportion declined steadily as building size increased: to 8.4 percent and 4.0 percent for such units in buildings with 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 the premises and to 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 2008, 79 percent of units in buildings with 6-19 units were built before 1947 (Table 7.11). The proportion of such old buildings declined as the size of the building increased: 77 percent for buildings with 20-49 units, 51 percent for buildings with 50-99 units, and 17 percent for buildings with 100 or more units.

**Figure 7.2**  
**Incidence of Building Defects in Renter Occupied Buildings**  
**by Number of Units in Building**  
**New York City 2008**



**Table 7.10**  
**Incidence of One or More Observable Building Defects for Renter Occupied Units**  
**by Building Size Category**  
**New York City 2008**

Building Size Category	Percent Units with One or More Defects
All	10.0%
1 – 5 Units	8.2%
6 – 19 Units	15.4%
20 – 49 Units	14.7%
50 – 99 Units	8.4%
100 or More Units	4.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 7.11**  
**Distribution of Renter Occupied and All Occupied Units by Year Built**  
**within Building Size Categories**  
**New York City 2008**

Building Size Category	All	Pre-1947	1947-69	1970-79	1980+
<b>Renter Occupied Units</b>					
All	100.0%	61.2%	23.8%	5.5%	9.6%
1 – 2 Units	100.0%	65.9%	18.2%	2.9%	13.0%
3 – 5 Units	100.0%	75.1%	9.8%	3.2%	11.9%
6 – 19 Units	100.0%	82.4%	8.4%	1.5%	7.8%
20 – 49 Units	100.0%	79.2%	15.0%	1.8%	4.0%
50 – 99 Units	100.0%	54.3%	34.6%	3.9%	7.2%
100 or More Units	100.0%	18.5%	49.4%	17.2%	15.0%
<b>All Occupied Units</b>					
All	100.0%	57.6%	26.7%	5.0%	10.7%
1 – 2 Units	100.0%	62.0%	21.8%	3.5%	12.7%
3 – 5 Units	100.0%	73.2%	10.9%	3.3%	12.6%
6 – 19 Units	100.0%	79.4%	9.3%	1.5%	9.8%
20 – 49 Units	100.0%	77.4%	16.2%	1.6%	4.7%
50 – 99 Units	100.0%	51.0%	38.4%	3.2%	7.4%
100 or More Units	100.0%	17.1%	54.0%	14.2%	14.7%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 7.12**  
**Distribution of Renter Occupied Units**  
**by Number of Building Defect Types by Dilapidation Status**  
**New York City 2008**

Dilapidation Status	Number of Building Defect Types				
	Total	0	1	2	3 or More
All	100.0%	90.0%	6.6%	2.2%	1.2%
Dilapidated	100.0%	38.5%*	**	**	44.0%
Non-Dilapidated	100.0%	90.3%	6.6%	2.2%	0.9%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\* 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 measure of specific building defects in particular areas of buildings—significantly supplement each other. The 2008 HVS reports that, of occupied rental units in dilapidated buildings, 44 percent 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.

### 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 2008, the proportion of owner-occupied units situated in dilapidated buildings was 0.3 percent, while the dilapidation rate for renter-occupied units was 0.6 percent (Tables 7.1 and 7.13). In 2008, 3.2 percent of owner-occupied units were in buildings with one or more defects. The comparable proportion of renter units in such buildings was 10.0 percent (Table 7.5).



**Table 7.13**  
**Incidence of Dilapidation and Observable Building Defects**  
**for Owner Occupied Units**  
**New York City 2005 and 2008**

<b>Condition</b>	<b>2005</b>	<b>2008</b>
In Dilapidated Building	**	0.3%*
In Building with Observable Defects	3.7%	3.2%
1 Defect	2.9%	2.4%
2 Defects	0.6%	0.6%
3 or More Defects	**	**

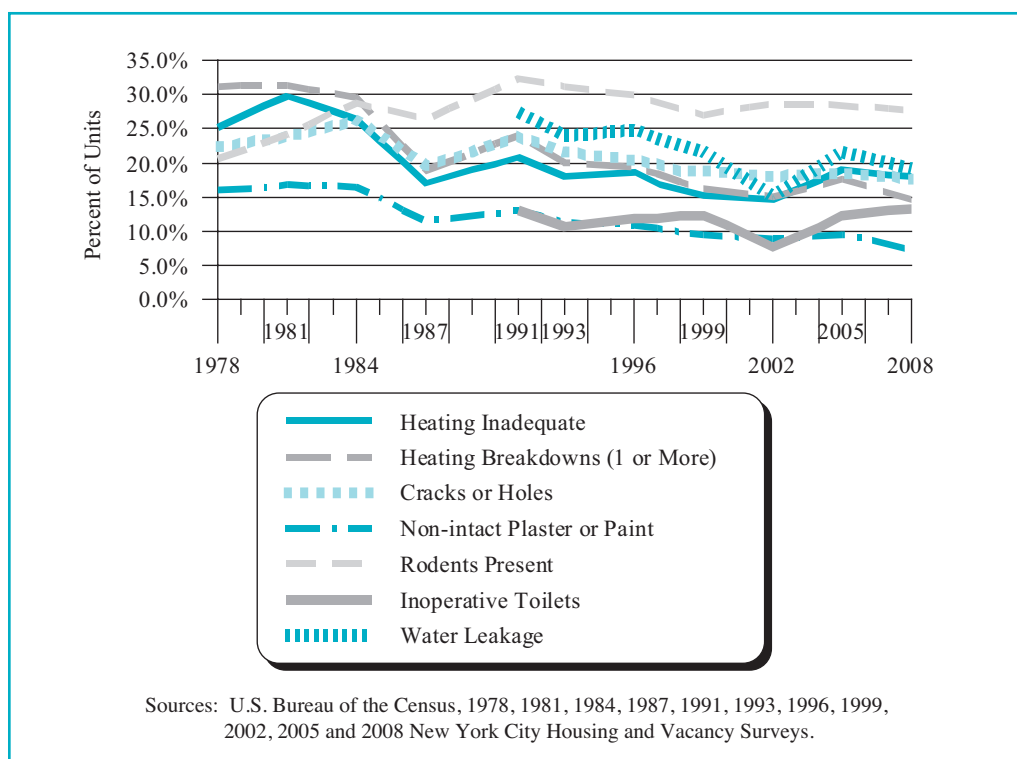
Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

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

\*\* Too few units to report.

**Figure 7.3**  
**Incidence of Maintenance and Equipment Deficiencies**  
**in Renter Occupied Units by Type of Deficiency**  
**New York City, Selected Years 1978 - 2008**



Sources: U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

## 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, for the HVS, 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 in the City 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 1991-2008**

Deficiency Type	1991	1993	1996	1999	2002	2005	2008
Heating Inadequate	20.9%	18.2%	18.7%	15.3%	14.8%	19.1%	18.1%
Heating Breakdowns							
None	75.9%	79.9%	80.4%	83.7%	84.9%	82.3%	85.3%
1 or More Times	24.1%	20.1%	19.6%	16.3%	15.1%	17.7%	14.7%
4 or More Times	9.9%	7.5%	8.2%	6.5%	6.5%	6.8%	5.7%
Cracks or Holes in Walls, Ceilings, Floors	23.9%	21.8%	20.6%	18.9%	18.2%	18.6%	17.8%
Broken Plaster/Peeling Paint <sup>a</sup>	13.2%	11.4%	11.1%	9.6%	9.1%	9.7%	7.4%
Rodents Present	32.4%	31.2%	30.1%	27.1%	28.7%	28.5%	27.7%
Inoperative Toilets	13.1%	10.9%	12.0%	12.5%	10.3%	12.3%	13.5%
Water Leakage from Outside Unit	27.4%	24.1%	24.9%	21.7%	21.3%	21.8%	19.4%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Area of non-intact plaster or paint exceeding 8.5 x 11.0 inches.

**Table 7.15**  
**Incidence of No Maintenance Deficiencies and of Five or More Deficiencies**  
**in Renter Occupied Units by Borough**  
**New York City, Selected Years 1996-2008**

	Percent of Renter Occupied Units With									
	No Deficiencies					5 or More Deficiencies				
<b>Borough</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	42.1%	45.5%	46.3%	43.9%	45.9%	6.1%	4.4%	4.0%	4.9%	4.4%
Bronx <sup>a</sup>	30.4%	36.7%	31.9%	34.1%	30.3%	9.7%	6.5%	7.3%	8.4%	7.7%
Brooklyn	43.1%	41.8%	46.1%	42.1%	44.7%	6.0%	5.3%	4.7%	4.9%	4.7%
Manhattan <sup>a</sup>	37.9%	44.7%	45.5%	41.0%	50.7%	7.3%	4.3%	3.2%	4.9%	3.4%
Queens	53.2%	55.9%	57.8%	57.6%	51.2%	2.6%	2.1%	1.6%	2.3%	2.8%
Staten Island	58.3%	59.1%	68.4%	50.9%	61.6%	*	*	*	*	*

Sources: U.S. Bureau of the Census, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Marble Hill in the Bronx.

\* Too few units to report.

In 2008, housing maintenance conditions in the City 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 a mere 3.0 percent, while it was 3.4 percent in 2005 (Table 7.16). The proportion of renter-occupied units with such deficiencies was only 4.4 percent in 2008, still one of the lowest recorded since such conditions were first measured in 1991. The maintenance conditions of renter-occupied units in the City have improved considerably: The proportion of such with five or more deficiencies was 7.7 percent in 1991<sup>6</sup> and 4.9 percent in 2005 (Table 7.15).

The proportion of renter-occupied units with no maintenance deficiencies in the City was 45.9 percent in 2008, further improved from 43.9 percent in 2005 (Table 7.15). The proportion of renter-occupied units with no heating breakdowns improved from 82.3 percent in 2005 to 85.3 percent in 2008 (Table 7.14).

In 2008, 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 59.2 percent and 68.1 percent respectively (Table 7.16). In the three years between 2005 and 2008, maintenance conditions improved dramatically in Manhattan as the proportion of all units with no deficiencies climbed 9.2 percentage points to 54.4 percent. Conditions also improved in Staten Island by 3.0 percentage points in that time. However, between 2005 and 2008, the proportion of all households with no deficiencies declined in Queens and the Bronx by 5.7 percentage points to 59.2 percent and by 4.1 percentage points to 37.0 percent respectively. The Bronx continues to have the least good maintenance conditions of any borough, both for renter housing and all occupied units. Only 30.3 percent of renter occupied units in the Bronx had no deficiencies and 7.7 percent had five or more in 2008 (Tables 7.15 and 7.16).

**Table 7.16**  
**Incidence of No Maintenance Deficiencies and of Five or More Deficiencies**  
**In All Occupied Units by Borough**  
**New York City 2005 and 2008**

Borough	Percent of All Occupied Units With			
	No Deficiencies		5 or More Deficiencies	
	2005	2008	2005	2008
All	52.2%	52.8%	3.4%	3.0%
Bronx <sup>a</sup>	41.1%	37.0%	6.9%	6.2%
Brooklyn	49.2%	49.9%	3.5%	3.5%
Manhattan <sup>a</sup>	45.2%	54.4%	4.0%	2.7%
Queens	64.9%	59.2%	1.4%	1.7%
Staten Island	65.1%	68.1%	*	*

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

a Marble Hill in the Bronx.

\* Too few units to report.

6 U.S. Bureau of the Census, 1991 New York City Housing and Vacancy Survey.

**Table 7.17**  
**Characteristics of Areas with High Percentage of Renter Occupied Units with Four or More Maintenance Deficiencies**  
**New York City 2008**

Characteristics of the Area	All		Bronx		Manhattan		Brooklyn	
	NYC	All	All	Group 1	All	Group 2	All	Group 3
Race/Ethnicity of Householder (All)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.2	17.8	17.8	5.8	60.2	19.1	41.7	16.4
Black	22.4	30.9	30.9	29.7	13.0	30.4	33.4	65.8
Puerto Rican	8.8	22.4	22.4	22.8	6.5	12.0	7.6	5.9
Non-PR Hispanic	14.5	25.2	25.2	38.8	11.6	34.8	8.8	9.4
Asian	10.4	3.4	3.4	2.7	8.2	3.0	7.8	2.0
Other	0.6	**	**	**	0.6	0.6	0.8	0.5
Immigrant Householder (All)	37.1%	31.6%	31.6%	37.7%	21.8%	32.9%	40.6%	39.4
Median Household Income (All)	\$45,000	\$28,000	\$28,000	\$23,000	\$62,200	\$30,000	\$40,000	\$35,000
Median Household Income (Renters)	\$36,200	\$23,200	\$23,200	\$22,200	\$51,000	\$25,850	\$34,000	\$31,000
Household Income (All)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$20,000	25.3	39.8	39.8	44.1	23.1	40.0	25.8	30.3
\$20,000 - \$49,999	27.6	31.3	31.3	35.3	18.4	27.7	32.5	37.7
\$50,000 - \$99,999	26.6	20.8	20.8	17.9	22.9	20.3	27.6	24.4
\$100,000+	20.5	8.1	8.1	2.8	35.5	12.1	14.2	7.6
Median Contract Rent	\$950	\$820	\$820	\$800	\$1,200	\$700	\$919	\$876
Contract Rent Distribution	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$500	12.7	15.5	15.5	14.2	15.5	24.7	13.5	15.7
\$500 - \$799	20.4	28.3	28.3	32.9	18.1	32.0	21.4	22.6
\$800 - \$999	19.6	27.8	27.8	28.6	9.5	17.2	22.8	27.5
\$1,000 - \$1,499	28.3	23.5	23.5	23.1	15.2	20.3	31.7	27.4
\$1,500+	19.0	4.8	4.8	**	41.6	12.1	10.6	6.8
Median Gross Rent/Income Ratio	31.5	36.2	36.2	39.4	28.8	30.8	32.1	31.3
All Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied & For Sale	31.4	21.4	21.4	7.7	22.5	9.4	27.4	14.9
Renter Occupied & For Rent	64.4	75.6	75.6	89.4	70.9	85.3	69.0	82.3
Vacant not Available	4.1	3.0	3.0	2.9	6.5	5.3	3.6	2.8
One+ Building Defects (Renters)	10.0%	12.2%	12.2%	14.0%	10.9%	19.1%	8.4%	15.9%
Four+ Maintenance Deficiencies (Renters)	9.2%	15.5%	15.5%	26.1%	7.9%	15.3%	10.2%	24.9%
Crowded Renter Households	10.1%	11.5%	11.5%	14.5%	6.3%	9.0%	10.4%	12.6%
Boarded Up Windows on Street (Renters)	5.1%	5.6%	5.6%	5.7%	6.6%	10.5%	5.1%	10.2%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: \*\*Too few to report.

The proportion of renter-occupied units with no deficiencies increased by 2.6 percentage points to 44.7 percent in Brooklyn, by 9.7 points to 50.7 percent in Manhattan and by 10.7 percentage points to 61.6 percent in Staten Island in 2008. On the other hand, that proportion decreased by 3.8 percentage points to 30.3 percent in the Bronx and by 6.4 percentage points to 51.2 percent in Queens between 2005 and 2008 (Table 7.15).

### **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 has 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 describing characteristics of housing, households, and neighborhoods in the areas with such concentrations.

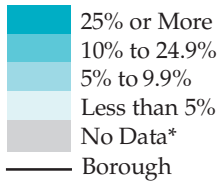
The improvement in maintenance conditions in the City in all five boroughs between 1991 and 2008 was impressive (Maps 7.3 and 7.4). Nonetheless, conditions in the following three areas were still seriously poor with high concentrations of poorly maintained units and structurally defective buildings in 2008: 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 (23 percent) or non-Puerto Rican Hispanic (39 percent), while 30 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 \$22,200 in 2007, only 61 percent of the City's tenants' income of \$36,200. Their median contract rent was \$800, 84 percent of the city-wide median rent of \$950 in 2008. As a consequence of the relatively much lower proportion of the City's income and the much higher proportion of rent, compared to the city-wide income and rent, the area's median gross rent/income ratio was 39.4 percent, 7.9 percentage points higher than the city-wide ratio of 31.5 percent in 2008. 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, 14 percent were situated in buildings with one or more building defects, while 26 percent had four or more maintenance deficiencies. Comparable situations in the City were 10 percent and 9 percent in 2008. Moreover, 14.5 percent of the area's tenants were crowded, 4.4 percentage points higher than the city-wide proportion of tenants.

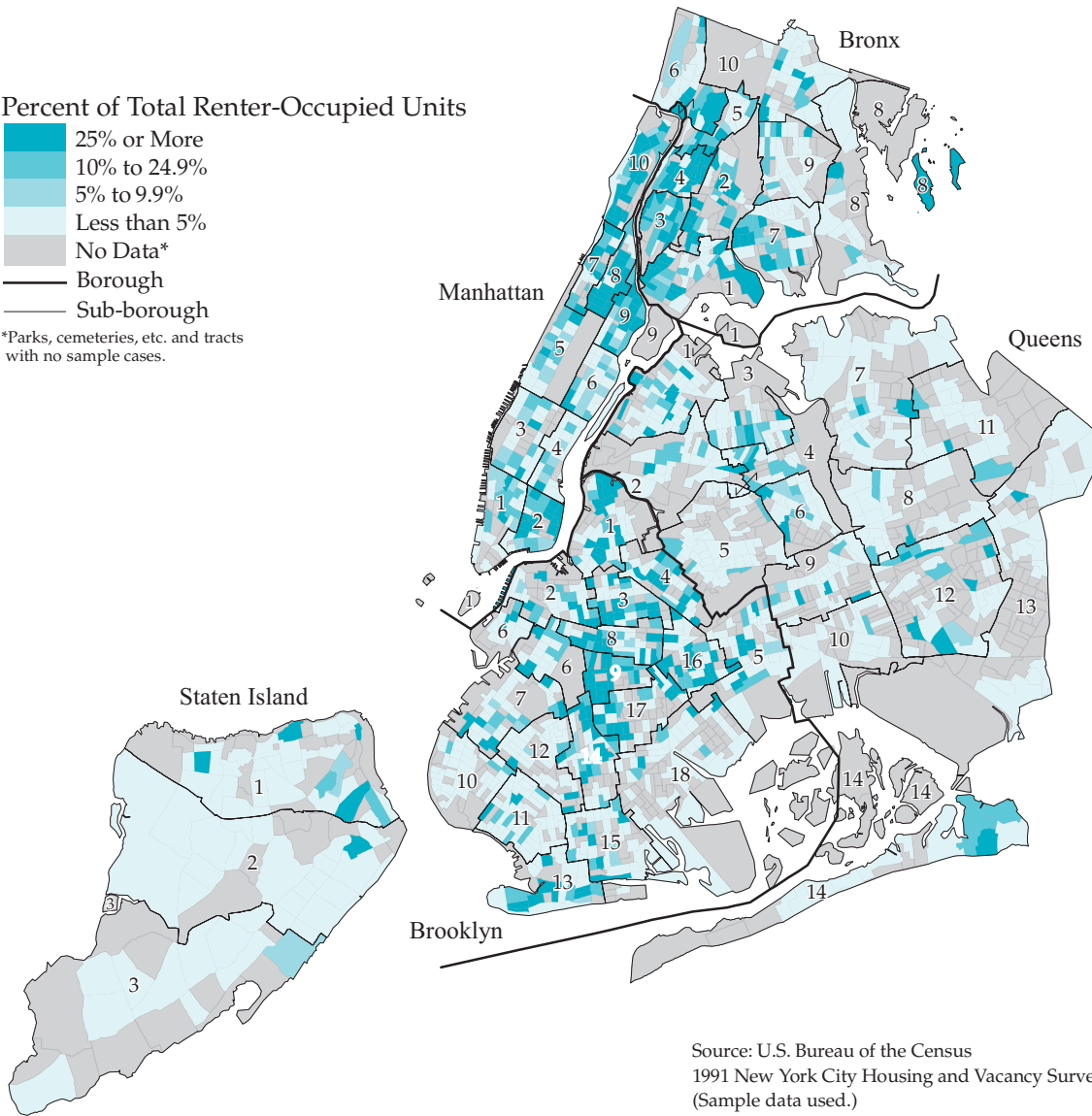
In the northern Manhattan area that covers most of sub-borough areas 7, 8, 9, and 10, with a high concentration of poorly maintained units, two thirds of the householders were either black (30 percent) or non-Puerto Rican Hispanic (35 percent). Of all housing units in the area, 85 percent were rentals (Table 7.17). The area's median renter household income was \$25,850, or 71 percent of the city-wide renter median in 2007, while the area's median contract rent was \$700, or 74 percent of the city-wide median in 2008. Since the area's income proportion of the city-wide renter income is not much different than the area's rent proportion of the city-wide rent, the area's median gross rent/income ratio of 30.8 percent is barely lower than the city-wide median of 31.5 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, 19 percent of rental units were situated in buildings with one or more building defects, while 15 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 10 percent and 9 percent respectively. At the same time, 11 percent of the rental units in the area were located on the same street as boarded-up buildings, while only 5 percent of rental units in the City were located in such physically distressed neighborhoods in 2008. Of renter households in the area, 9.0 percent were crowded, 1.1 percentage points lower than the city-wide rate in 2008.

**Map 7.3**  
**Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies**  
**New York City 1991**

Percent of Total Renter-Occupied Units



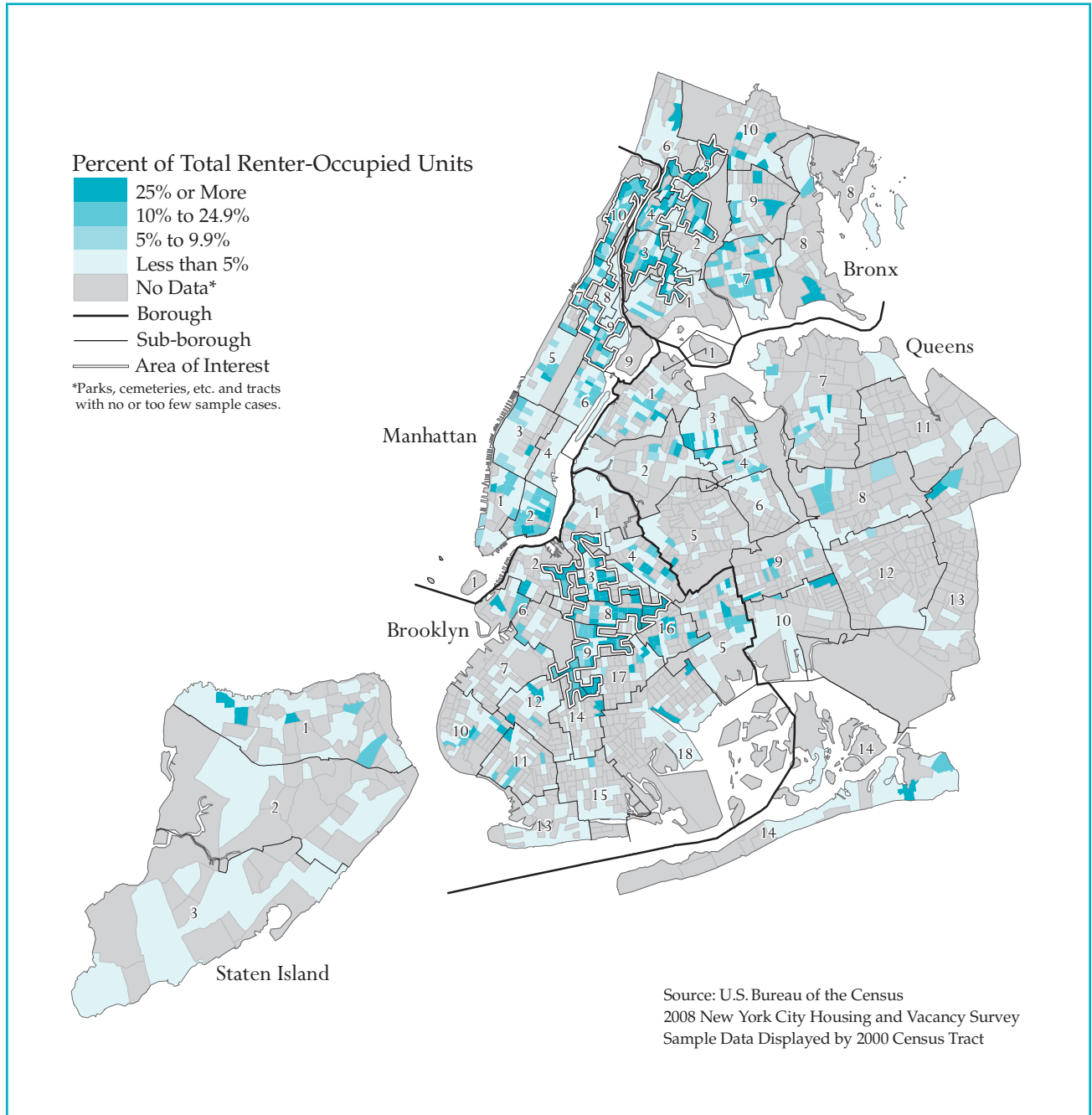
\*Parks, cemeteries, etc. and tracts with no sample cases.



Source: U.S. Bureau of the Census  
 1991 New York City Housing and Vacancy Survey  
 (Sample data used.)

Data shown by 1990 census tract

**Map 7.4**  
**Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies**  
**New York City 2008**





About two thirds of the householders in the north-central Brooklyn area with a high concentration of poorly maintained units were black; another almost one in six were white (Table 7.17). More than four-fifths of the area's units were rentals. The area's median renter household income was \$31,000, or 86 percent of the city-wide median, while the area's median contract rent was \$876, or 92 percent of the city-wide median. Although the area's rent proportion of the city-wide median was higher than the corresponding proportion of the City's median income, the area's rent/income ratio was 31.3 percent, very close to the city-wide median of 31.5 percent. Despite the fact that renters in the area paid a roughly similar proportion of their income for rent to the city-wide rent/income ratio, substantially higher proportions of their housing, buildings, and neighborhoods were in poor condition. Of renter units in the area, 16 percent were situated in buildings with one or more building defects, while 10 percent of the rental units in the City were in such buildings. An astonishing 25 percent of renter units in the area had four or more maintenance deficiencies, compared to 9 percent of those in the City as a whole. In addition, 10 percent of the rental units in the area were located on the same street as boarded-up buildings, twice the percentage of units in the City as a whole in such physically distressed neighborhoods. Moreover, 12.6 percent of renter households in the area were crowded, 2.5 percentage points higher than the overall rate for the City in 2008.

In short, in the areas with a high concentration of poorly maintained units, not only maintenance conditions, but also the buildings themselves needed to be repaired. In addition, in the northern Manhattan area and the north-central Brooklyn area, neighborhood physical conditions urgently needed to be improved. Moreover, in the west and south Bronx and Brooklyn, 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 2008, the rental vacancy rate for units with rents of less than \$900 in the City was 1.50 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.

**Table 7.18**  
**Incidence of Five or More Maintenance and Equipment Deficiencies**  
**in Renter Occupied Units by Building Structure Classification**  
**New York City 1996, 1999, 2002, 2005 and 2008**

Structure Classification	Percent of Units with Five or More Deficiencies				
	1996	1999	2002	2005	2008
<b>All</b>	6.1%	4.4%	4.0%	4.9%	4.4%
<b>Multiple Dwellings</b>	6.9%	5.0%	4.6%	5.6%	5.0%
Old-Law Tenement	11.1%	6.6%	4.2%	6.8%	4.0%
New-Law Tenement	9.7%	6.2%	6.8%	8.4%	7.6%
Post-1929 Multiple Dwelling	4.3%	4.0%	3.3%	3.3%	3.5%
Other	3.5%	3.0%*	**	3.9%*	4.8%*
<b>1-2 Unit Family Houses</b>	2.5%	**	1.4%*	**	1.7%*

Sources: U.S. Bureau of the Census, 1996, 1999, 2002, 2005 and 2008 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 Structure Class

In 2008, as maintenance conditions in the City still remained very good, the condition of units in Old Law tenements also remained very good. Of such renter-occupied units, only 4.0 percent had five or more maintenance deficiencies, a considerable improvement from 6.8 percent in 2005 (Table 7.18). The comparable proportion in New Law tenement buildings, at 7.6 percent, was higher than in any other structural category. The proportion for post-1929 multiple dwellings was 3.5 percent in 2008, while the proportion for one- or two-family houses was very 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.

## Maintenance Conditions by Rent Regulation Categories

The maintenance condition of units is identifiably different in each rent-regulation category. Measured by units with no maintenance deficiencies, the maintenance condition of unregulated rental units, particularly those in cooperative and condominium buildings, was the best of all categories in 2008, as 62.4 percent had no maintenance deficiencies. Of unregulated rental units in rental buildings, 58.1 percent had no maintenance deficiencies (Table 7.19).

**Table 7.19**  
**Incidence of Maintenance and Equipment Deficiencies (None and Five or More)**  
**in Renter Occupied Units by Regulatory Status**  
**New York City 2005 and 2008**

Regulatory Status	No Deficiencies		5 or More Deficiencies	
	2005	2008	2005	2008
All	43.9%	45.9%	4.9%	4.4%
Controlled	42.9%	41.3%	**	**
Stabilized	36.4%	38.4%	6.9%	5.8%
Pre-1947	32.7%	34.8%	8.2%	7.0%
Post-1947	46.2%	47.2%	3.5%	2.9%
Other Regulated	43.9%	45.3%	3.8%*	**
Mitchell-Lama	45.4%	49.3%	**	**
HUD and Other Regulated	42.6%	41.7%	**	**
Unregulated	57.5%	58.4%	2.4%	2.2%
In Rental Buildings	57.7%	58.1%	2.5%	2.3%
In Coops and Condos	55.6%	62.4%	**	**
Public Housing	37.8%	34.9%	3.7%	5.5%
<i>In Rem</i> <sup>a</sup>	**	38.5%	**	6.2%*

Sources: U.S. Bureau of the Census, 2005 and 2008 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 2005, 70.1% of renter-occupied *in rem* units had 1-4 maintenance deficiencies.  
In 2008, 55.3% of renter-occupied *in rem* units had 1-4 maintenance deficiencies.

The maintenance condition of post-1947 rent-stabilized units was also very good: 47.2 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 2008: 34.8 percent of pre-1947 rent-stabilized units and 34.9 percent of Public Housing units had no maintenance deficiencies.

Of *in rem* units, 38.5 percent showed no maintenance deficiencies (Table 7.19).

### Maintenance Conditions by Building Size

Maintenance conditions appear to be best for the smallest buildings (1-5 units) and the largest buildings (100+ units). In 2008, of renter-occupied units in buildings with 1-5 units, including one- or two-unit conventional single-family houses, and in buildings with 100 or more units, many situated in relatively newer buildings, only 2.8 percent and 2.9 percent respectively, 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 situated in relatively older buildings, 5.4 percent and 7.2 percent respectively, had five or more maintenance deficiencies. The proportion of such maintenance deficiencies was 4.0 percent of units in buildings with 50-99 units.

**Table 7.20**  
**Incidence of Five or More Maintenance and Equipment Deficiencies**  
**in Renter Occupied Units by Building Size**  
**New York City 2008**

Building Size Category	Percent Units with Five or More Deficiencies
All	4.4%
1 - 5 Units	2.8%
6 - 19 Units	5.4%
20 - 49 Units	7.2%
50 - 99 Units	4.0%
100 or More Units	2.9%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

### Maintenance Conditions by Rent Level

In general, the higher the rent, the better the maintenance condition. In 2008, the maintenance condition of rental units with contract rents less than \$1,250 was relatively poorer than the overall condition: Only at rents of \$1,500 or more do half or more of the units have no maintenance deficiencies. While 45.9 percent of all rental units in the City had no maintenance deficiencies, the proportion climbs as the rent level increases: for units with rents of \$600-\$699, 39.5 percent had no maintenance deficiencies; for units with rents of \$900-\$1,249, it was 44.7 percent; for units with rents of \$1,250-\$1,499, it was 49.3 percent; at \$1,500–2,000, it was 50.8 percent; and at rents of \$2,000 or more, it was the highest at 63.2 percent (Table 7.21).

**Table 7.21**  
**Incidence of Maintenance and Equipment Deficiencies**  
**by Contract Rent Level for Renter Occupied Units**  
**New York City 2008**

Contract Rent Level	Number of Deficiencies				
	Total	0	1-2	3-4	5 or More
All	100.0%	45.9%	36.5%	13.3%	4.4%
\$1 - \$399	100.0%	38.5%	39.6%	15.5%	6.5%
\$400 - \$599	100.0%	40.2%	39.6%	14.9%	5.3%
\$600 - \$699	100.0%	39.5%	37.8%	15.1%	7.6%
\$700 - \$899	100.0%	41.5%	36.7%	17.2%	4.5%
\$900 - \$1,249	100.0%	44.7%	37.0%	13.7%	4.6%
\$1,250 - \$1,499	100.0%	49.3%	36.2%	10.8%	3.6%
\$1,500 - \$2,000	100.0%	50.8%	36.2%	10.7%	**
\$2,000 and Over	100.0%	63.2%	29.7%	5.9%	**
<b>Median Contract Rent</b>	\$950	\$1,000	\$940	\$881	\$850

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\*\* Too few units to report.

**Table 7.22**  
**Distribution of Renter Occupied Units by Number of Maintenance and Equipment Deficiencies**  
**by Building Condition**  
**New York City 2008**

Building Condition	Number of Deficiencies				
	Total	0	1-2	3-4	5 or More
All	100.0%	45.9%	36.5%	13.3%	4.4%
<b>Dilapidation Status</b>					
Dilapidated	100.0%	**	**	**	**
Not Dilapidated	100.0%	46.0%	36.4%	13.3%	4.3%
<b>Number of Building Defect Types</b>					
None	100.0%	47.4%	36.6%	12.4%	3.5%
One	100.0%	28.9%	38.7%	21.6%	10.7%
Two	100.0%	27.4%	32.2%	26.0%	14.4%
Three or More	100.0%	**	43.2%	23.2%*	**

Source: U.S. Bureau of the Census, 2008 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 with rents of \$600-\$699, 7.6 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 higher rent levels: for units with rents of \$1,250-\$1,499, the proportion was 3.6 percent (Table 7.21). The proportions at the top two rent levels were based on too few units to present.

Functionally, structural defects 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 defects are largely connected to capital disinvestment, while maintenance deficiencies are a reflection of efforts to reduce current operating expenses.

In 2008, of rental units in non-dilapidated buildings, 46.0 percent had no maintenance deficiencies, while only 4.3 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, 47.4 percent had no maintenance deficiencies, while only 3.5 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 2008, 66.8 percent of owner units, compared to 45.9 percent of renter units, had no maintenance deficiencies (Tables 7.22 and 7.23). Of owner units, condominium owner units had the best maintenance condition: 72.6 percent were maintenance-deficiency free, followed by private cooperative units, of which 67.4 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 2008**

Form of Ownership	Number of Deficiencies				
	Total	0	1-2	3-4	5 or More
All	100.0%	66.8%	29.7%	3.2%	**
Conventional	100.0%	66.4%	30.4%	3.0%	**
Coop					
Private	100.0%	67.4%	28.1%	4.0%	**
Mitchell-Lama	100.0%	56.6%	40.3%	**	**
Condominium	100.0%	72.6%	25.4%	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\*\* 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 2008, 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 still, a considerable number of units, particularly rental units in older smaller multiple dwellings, such as Old Law and New Law Tenement buildings, showed 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.

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. “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 condition, do 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.

**Table 7.24**  
**Incidence of All Occupied Units that are Physically Poor by Borough**  
**New York City 2005 and 2008**

Borough	Number and Percent of All Occupied Units that are Physically Poor <sup>b</sup>			
	2005		2008	
	Number	Percent	Number	Percent
All	240,132	7.9%	195,738	6.3%
Bronx <sup>a</sup>	66,639	14.1%	46,906	9.8%
Brooklyn	74,479	8.5%	63,151	7.0%
Manhattan <sup>a</sup>	64,238	8.7%	52,302	6.9%
Queens	30,361	3.9%	30,362	3.8%
Staten Island	4,414*	2.7%	**	1.8%*

Sources: U.S. Bureau of the Census, 2005 and 2008 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 plumbing facilities 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.

## 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 is required by and submitted to HUD, is “a housing unit that is either in a dilapidated building, lacks a complete kitchen and/or bath (plumbing facilities) 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 2008 HVS reports that the number of all physically poor occupied housing units in the City was 196,000 units, or 6 percent of the total number of 3,101,000 occupied units in 2008 (Tables 7.24 and 7.25). Of these physically poor occupied units, 178,000, or 91 percent, were renter-occupied units (Table 7.26).

**Table 7.25**  
**All Occupied Units that are Physically Poor**  
**by Borough by Type of Physically Poor Condition**  
**New York City 2008**

Borough	All Households	Physically Poor <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	3,101,298	195,738 (6.3%)	40,435	14,788	23,178	132,257
Bronx <sup>b</sup>	479,990	46,906 (9.8%)	4,981*	5,270	6,281	35,550
Brooklyn	904,189	63,151 (7.0%)	11,933	**	5,014	46,390
Manhattan <sup>b</sup>	761,554	52,302 (6.9%)	14,229	4,776*	9,023	30,059
Queens	791,038	30,362 (3.8%)	8,292	**	**	18,631
Staten Island	164,528	** (1.8%)*	**	**	**	**
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>b</sup>	15.5%	24.0%	12.3%	35.6%	27.1%	26.9%
Brooklyn	29.2%	32.3%	29.5%	**	21.6%	35.1%
Manhattan <sup>b</sup>	24.6%	26.7%	35.2%	32.3%	38.9%	22.7%
Queens	25.5%	15.5%	20.5%	**	**	14.1%
Staten Island	5.3%	1.5%*	**	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.

**Table 7.26**  
**Incidence of Physically Poor Renter Occupied Units by Borough**  
**New York City, Selected Years 1991 - 2008**

Borough	Number and Percent Physically Poor <sup>b</sup> Units							
	1991	1993	1996	1999	2002	2005	2008	2008
	Percent	Percent	Percent	Percent	Percent	Percent	Number	Percent
All	16.8%	13.4%	13.6%	10.4%	9.7%	11.0%	177,946	8.5%
Bronx <sup>a</sup>	22.0%	15.8%	19.0%	14.5%	15.3%	17.1%	44,797	12.0%
Brooklyn	18.1%	14.2%	14.3%	11.9%	9.6%	11.3%	58,088	9.0%
Manhattan <sup>a</sup>	18.9%	16.7%	15.6%	10.9%	10.0%	10.9%	49,642	8.6%
Queens	8.4%	6.7%	6.1%	5.2%	5.1%	5.9%	23,631	5.5%
Staten Island	8.8%	6.1%	8.4%	**	6.5%*	8.3%	**	**

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 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 plumbing facilities 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.

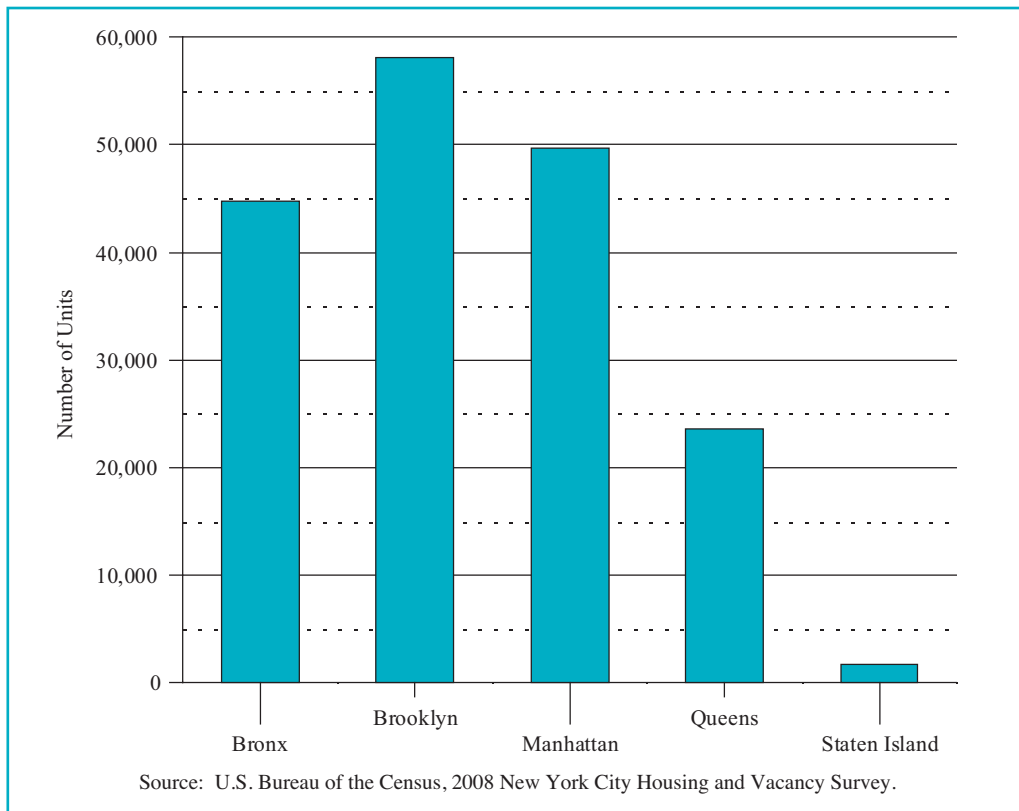


The proportion of physically poor units, particularly physically poor renter-occupied units, declined considerably in the seventeen years since 1991, when the number of such units was estimated for the first time. The proportion of physically poor renter-occupied units dropped from 17 percent in 1991 to 14 percent in 1996, to 11 percent in 2005 and by another 3 percentage points to 9 percent in 2008. The proportion of such units also declined markedly in each of the five boroughs between 1991 and 2008 (Table 7.26, Maps 7.5 and 7.6).

The proportion of physically poor renter-occupied units in the Bronx dropped tremendously by 10 percentage points in the seventeen years, from 22 percent in 1991 to 12 percent in 2008 (Table 7.26). However, this is still the highest incidence of physically poor housing of any borough. The number of physically poor renter-occupied units in the borough was 45,000, or 25 percent of the 178,000 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).

The proportions of physically poor units were cut tremendously between 1991 and 2008, by 10 percentage points for Manhattan, from 19 percent to 9 percent and in Brooklyn by 9 percentage points from 18 percent to 9 percent (Table 7.26). In Manhattan in 2008 there were 50,000 physically poor renter-occupied units. In Brooklyn the number was 58,000 (Table 7.27).

**Figure 7.4**  
**Number of Physically Poor Renter Occupied Units by Borough**  
**New York City 2008**



In terms of housing condition as measured by the proportion of physically poor renter-occupied units, Queens was the best: the proportion was reduced from 8 percent in 1991 to 6 percent in 2008 (Table 7.26). In 2008, of all 178,000 physically poor renter-occupied units in the City, 24,000, or 13 percent, were located in Queens, while 21 percent of all renter-occupied units in the City were located in the borough. The number of physically poor renter-occupied units in Staten Island was too few to present in a statistically reliable manner (Table 7.27).

**Table 7.27**  
**Physically Poor Renter Occupied Units**  
**by Borough by Type of Physically Poor Condition**  
**New York City 2008**

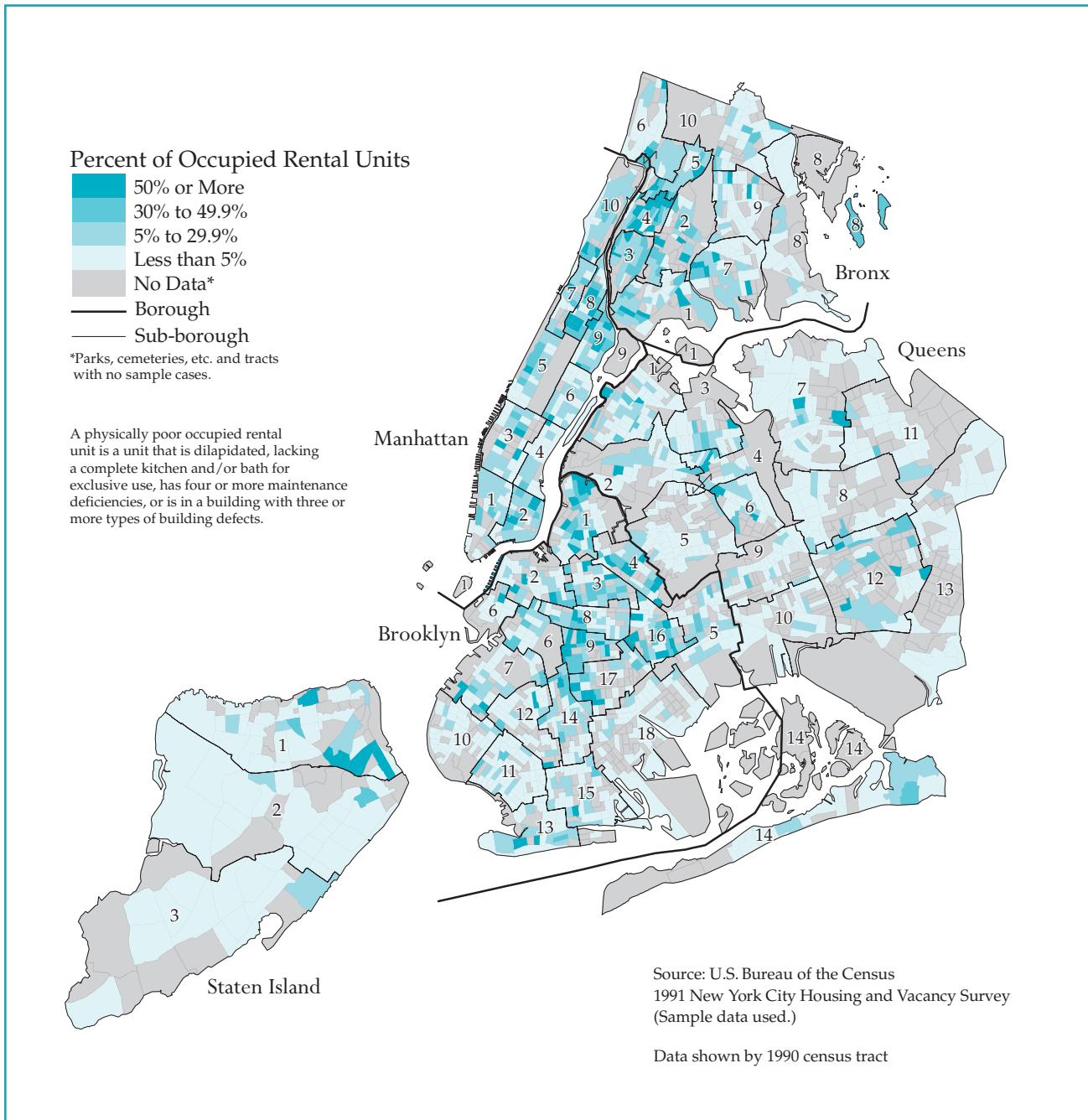
Borough	All Renter Households	Physically Poor <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
Bronx <sup>b</sup>	373,407	44,797 (12.0%)	4,107*	4,493*	5,932	35,264
Brooklyn	648,251	58,088 (9.0%)	9,960	**	4,709*	44,191
Manhattan <sup>b</sup>	578,518	49,642 (8.6%)	13,111	4,174*	8,413	29,127
Queens	429,324	23,631(5.5%)	5,554	**	**	15,406
Staten Island	52,453	**	**	**	**	**
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx <sup>b</sup>	17.9%	25.2%	12.5%	38.4%	27.3%	28.1%
Brooklyn	31.1%	32.6%	30.3%	**	21.7%	35.2%
Manhattan <sup>b</sup>	27.8%	27.9%	39.9%	35.7%	38.7%	23.2%
Queens	20.6%	13.3%	16.9%	**	**	12.3%
Staten Island	2.5%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

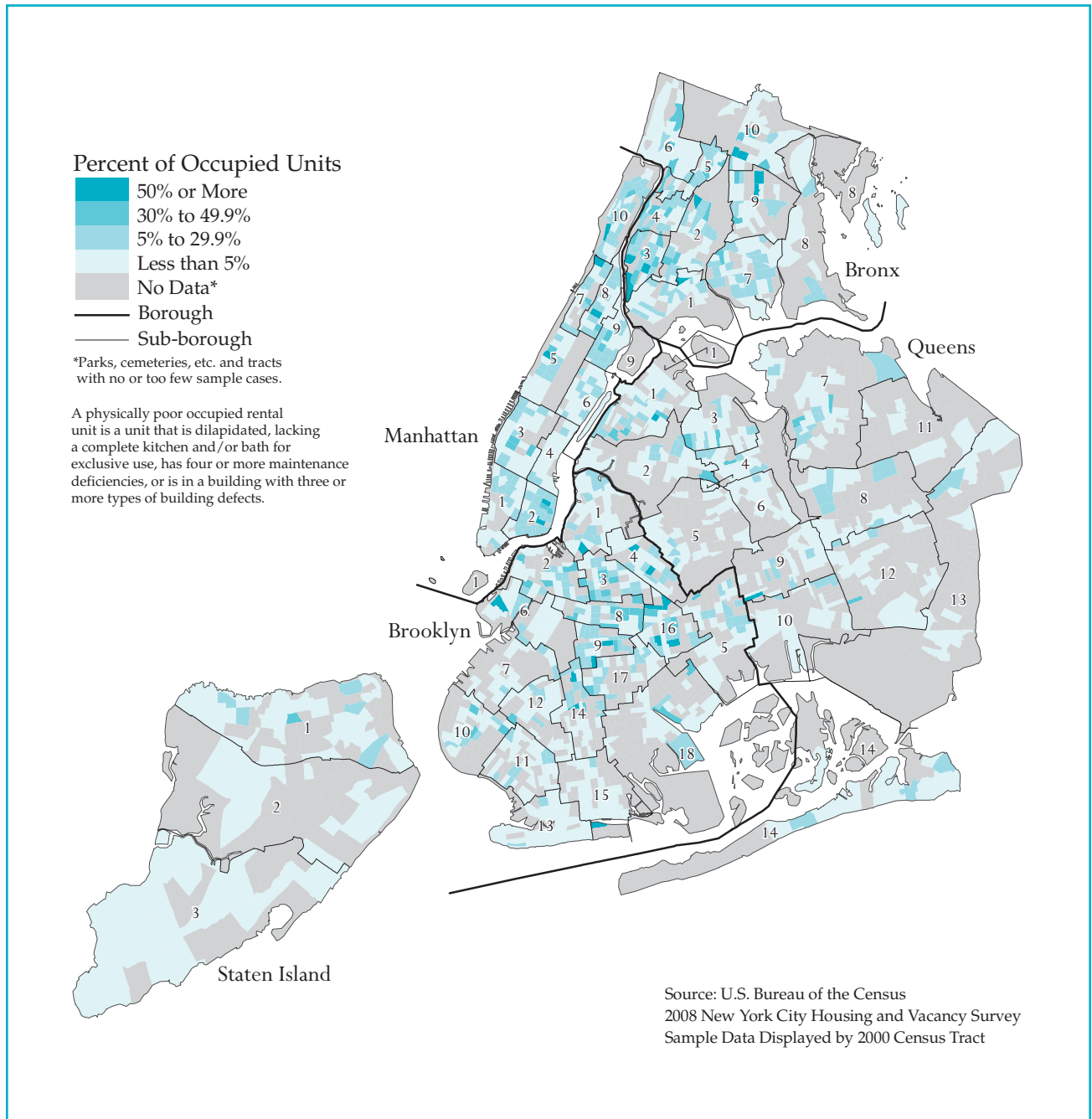
Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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 Renter-Occupied Units as a Percentage of Total Occupied Rental Units**  
**New York City 1991**



**Map 7.6**  
**Physically Poor Renter-Occupied Units as a Percentage of Total Occupied Rental Units**  
**New York City 2008**



**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 2008**

Structure Class	All	Physically Poor <sup>c</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All <sup>a</sup>	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
<b>Multiple Dwellings<sup>a</sup></b>	1,805,610	166,627 (9.2%)	29,768	9,761	19,975	120,166
Old-Law Tenement	195,094	19,019 (9.7%)	**	**	**	12,677
New-Law Tenement	531,644	67,185 (12.6%)	6,554	4,708*	10,147	51,936
Post-1929 Multiple Dwelling	733,233	48,133 (6.6%)	6,199	**	**	39,351
Other	38,310	7,476 (19.5%)	6,329	**	**	**
Converted	86,138	8,059 (9.4%)	**	**	**	4,969*
<b>1-2 Unit Houses</b>	276,343	11,319 (4.1%)	**	**	**	5,425
<b>Distribution</b>						
All <sup>b</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Multiple Dwellings</b>						
Old-Law Tenement	10.5%	11.8%	**	**	19.0%*	11.0%
New-Law Tenement	28.6%	41.7%	24.2%	42.4%	48.6%	45.1%
Post-1929 Multiple Dwelling	39.4%	29.9%	22.9%	**	**	34.1%
Other	2.1%	4.6%	23.4%	**	**	**
Converted	4.6%	5.0%	**	**	**	4.3%
<b>1-2 Unit Houses</b>	14.9%	7.0%	11.5%*	**	**	4.7%

Source: U.S. Bureau of the Census, 2008 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 plumbing facilities 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.

## 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 178,000 physically poor renter-occupied units in 2008, 54 percent were in either Old Law tenement buildings (12 percent) or New Law tenement buildings (42 percent). New Law tenement units' proportion of physically poor renter-occupied units in the City (42 percent) was much higher than their proportion of renter-occupied units in the structure class, which was 29 percent (Table 7.28). The 13-percent incidence of physically poor units in this category is notable. New Law Tenements alone had 45 percent of the renter units with 4 or more maintenance deficiencies. On the other hand, 30 percent of physically poor renter-occupied units were in multiple dwellings built after 1929, compared to 39 percent of all renter-occupied units in the City.

As stated earlier, the city-wide proportion for renter-occupied units in physically poor condition was 9 percent in 2008. However, as in 2002 and 2005, the incidence of poor housing was more frequent in medium-sized buildings in 2008. Of renter-occupied units in buildings with 6 – 19 units and 20 – 49 units, 11 percent and 13 percent respectively were in physically poor housing, compared to 9 percent for buildings with 50-99 units and just 6 percent for buildings with 100 or more units. The equivalent proportions for smaller buildings with 3-5 units and with 1-2 units were 7 percent and 4 percent respectively (Table 7.29).

In 2008, of the 178,000 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). Of all the physically poor renter studios, 53 percent did not have complete kitchens and/or plumbing facilities for the exclusive use of the tenant. In other words, more than half of physically poor studios were SRO or SRO-type rental units.

**Table 7.29**  
**Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Building Size**  
**New York City 2008**

<b>Number of Units In Building</b>	<b>Total Renter Occupied Units</b>	<b>Number Physically Poor<sup>a</sup></b>	<b>Percent that are Physically Poor (Incidence)</b>	<b>Percent of Physically Poor Units</b>
All	2,081,953	177,946	8.5%	100.0%
1 – 2	276,343	11,319	4.1%	6.4%
3 - 5	279,283	18,985	6.8%	10.7%
6 – 19	330,089	36,558	11.1%	20.5%
20 – 49	437,226	57,422	13.1%	32.3%
50 – 99	346,348	29,758	8.6%	16.7%
100 +	412,663	23,905	5.8%	13.4%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

**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 2008**

Number of Bedrooms	Total	Physically Poor <sup>a</sup>	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	2,081,953	177,946	32,895	11,701	21,735	125,591
None	175,040	21,379	11,270	**	**	8,492
One	858,220	70,131	10,207	4,237*	10,448	49,719
Two	743,514	57,760	6,981	**	6,796	45,706
Three or More	305,179	28,676	4,436*	**	**	21,674
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	8.4%	12.0%	34.3%	**	**	6.8%
One	41.2%	39.4%	31.0%	36.2%	48.1%	39.6%
Two	35.7%	32.5%	21.2%	33.1%*	31.3%	36.4%
Three or More	14.7%	16.1%	13.5%	**	**	17.3%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

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

\*\* Too few units to report.

In 2008, pre-1947 rent-stabilized housing had the highest incidence of physically poor housing except for *in rem* units: 14 percent, compared to 9 percent of all renter units in the City (Table 7.31). In fact, 53 percent of the City's units in poor condition were in pre-1947 stabilized housing, while this category held only 33 percent of all renter-occupied units in the City.

The lower the rent, the more likely it is that units will be in physically poor condition. In 2008, of renter-occupied units with a contract rent between \$400 and \$599, 13 percent were physically poor, and of units renting between \$600 and \$699 and below \$400, 12 percent were physically poor units. Of units with rents of \$900-\$1,249, 8 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 7.32).

**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 2008**

Rent Regulation Status	All Renter Occupied Units	Physically Poor Units <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
Controlled	39,901	** (7.7%)*	**	**	**	**
Stabilized	981,735	110,977 (11.3%)	16,927	7,931	15,893	80,885
Pre-1947	693,834	93,699 (13.5%)	14,475	7,065	14,812	67,093
Post-1947	287,901	17,278 (6.0%)	**	**	**	13,792
Other Regulated	117,945	8,436 (7.2%)	**	**	**	6,559
Mitchell-Lama	58,978	**	**	**	**	**
HUD & Other	58,967	6,130 (10.4%)	**	**	**	4,657*
Unregulated	755,421	37,258 (4.9%)	11,573	**	4,776*	20,618
In Rental Buildings	711,598	36,216 (5.1%)	11,370	**	4,776*	19,779
In Coops/Condos	43,823	**	**	**	**	**
Public Housing	183,809	17,717 (9.6%)	**	**	**	14,993
<i>In Rem</i>	3,142	495 (15.8%)	**	141*	163*	281
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.9%	1.7%	**	**	**	**
Stabilized	47.2%	62.4%	51.5%	67.8%	73.1%	64.4%
Pre-1947	33.3%	52.7%	44.0%	60.4%	68.1%	53.4%
Post-1947	13.8%	9.7%	**	**	**	11.0%
Other Regulated	5.7%	4.7%	**	**	**	5.2%
Mitchell-Lama	2.8%	**	**	**	**	**
HUD & Other	2.8%	3.4%	**	**	**	3.7%
Unregulated	36.3%	20.9%	35.2%	**	22.0%	16.4%
In Rental Buildings	34.2%	20.4%	34.6%	**	22.0%	15.7%
In Coops/Condos	2.1%	**	**	**	**	**
Public Housing	8.8%	10.0%	**	**	**	11.9%
<i>In Rem</i>	0.2%	0.3%	**	**	0.7%*	0.2%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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 7.32**  
**Physically Poor Renter Occupied Units by Contract Rent Interval (in 2008 dollars)**  
**New York City 2005 and 2008**

	2005			2008		
	Total	Number Physically Poor <sup>a</sup>	Percent Physically Poor	Total	Number Physically Poor <sup>a</sup>	Percent Physically Poor
All Renter Occupied <sup>b</sup>	2,027,626	223,777	11.0%	2,081,953	177,946	8.5%
\$1 - \$399	201,363	28,742	14.3%	189,551	22,440	11.8%
\$400 - \$599	187,307	29,143	15.6%	179,641	23,512	13.1%
\$600 - \$699	158,915	25,285	15.9%	146,252	17,326	11.8%
\$700 - \$899	397,820	47,672	12.0%	350,194	33,503	9.6%
\$900 - \$1,249	549,605	57,830	10.5%	608,713	48,320	7.9%
\$1,250 and Over	495,302	32,378	6.5%	572,200	32,081	5.6%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.

**Figure 7.5**  
**Incidence of Physically Poor Renter Occupied Units**  
**and Specific Physically Poor Conditions by Race/Ethnicity**  
**New York City 2008**



## Characteristics of Renter Households in Physically Poor Units

Seven in ten of the households occupying physically poor rental units in 2008 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 physically poor units, blacks accounted for 33 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 11 percent and 18 percent respectively (Figure 7.5).

**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 2008**

Race/ Ethnicity	All Renter Occupied	Physically Poor Units <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
White	767,758	38,409 (5.0%)	8,728	**	4,652*	24,895
Black	507,116	58,556 (11.5%)	10,370	4,991*	5,039	42,401
Puerto Rican	231,452	24,832 (10.7%)	**	**	**	20,093
Non-Puerto Rican Hispanic	368,603	41,636 (11.3%)	8,001	**	7,321	28,091
Asian	194,970	14,024 (7.2%)	**	**	**	9,620
Other	12,054	**	**	**	**	**
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	36.9%	21.6%	26.5%	**	21.4%	19.8%
Black	24.4%	32.9%	31.5%	42.7%	23.2%	33.8%
Puerto Rican	11.1%	14.0%	**	**	**	16.0%
Non-Puerto Rican Hispanic	17.7%	23.4%	24.3%	**	33.7%	22.4%
Asian	9.4%	7.9%	9.7%*	**	**	7.7%
Other	0.6%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units (Table 7.34). In 2008, of households in physically poor 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 8 percent. Of all single-adult-with-minor-children renter households, 13 percent lived in physically poor units, the highest percentage of any household type. Also, 26 percent of households in physically poor renter units were adults with minor children, while this household type's share of all renter households was just 22 percent.

**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 2008**

Household Type	All Renter Occupied	Physically Poor Units <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
Single Elderly	231,515	15,800 (6.8%)	4,125*	**	**	9,938
Single Adult	542,674	42,694 (7.9%)	12,887	**	5,552	24,221
Single with Minor Child(ren)	167,705	22,454 (13.4%)	**	**	**	18,427
Elderly Household	131,470	10,042 (7.6%)	**	**	**	7,902
Adult Household	559,932	39,970 (7.1%)	7,334	**	5,152	27,461
Adult Household with Minor Child(ren)	448,657	46,987 (10.5%)	5,214	**	5,630	37,642
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.1%	8.9%	12.5%	**	**	7.9%
Single Adult	26.1%	24.0%	39.2%	28.8%*	25.5%	19.3%
Single with Minor Child(ren)	8.1%	12.6%	**	**	**	14.7%
Elderly Household	6.3%	5.6%	**	**	**	6.3%
Adult Household	26.9%	22.5%	22.3%	**	23.7%	21.9%
Adult Household with Minor Child(ren)	21.5%	26.4%	15.8%	**	25.9%	30.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.

On the other hand, compared to their share of all renter households, fewer single-elderly households and single-adult households lived in physically poor rental units. Of households in physically poor renter-occupied units, only 9 percent were single-elderly households, while their share of all renter households was 11 percent. At the same time, 24 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 7.35**  
**Number, Incidence and Distribution of Physically Poor Renter Occupied Units**  
**by Income Group by Type of Physically Poor Condition**  
**New York City 2008**

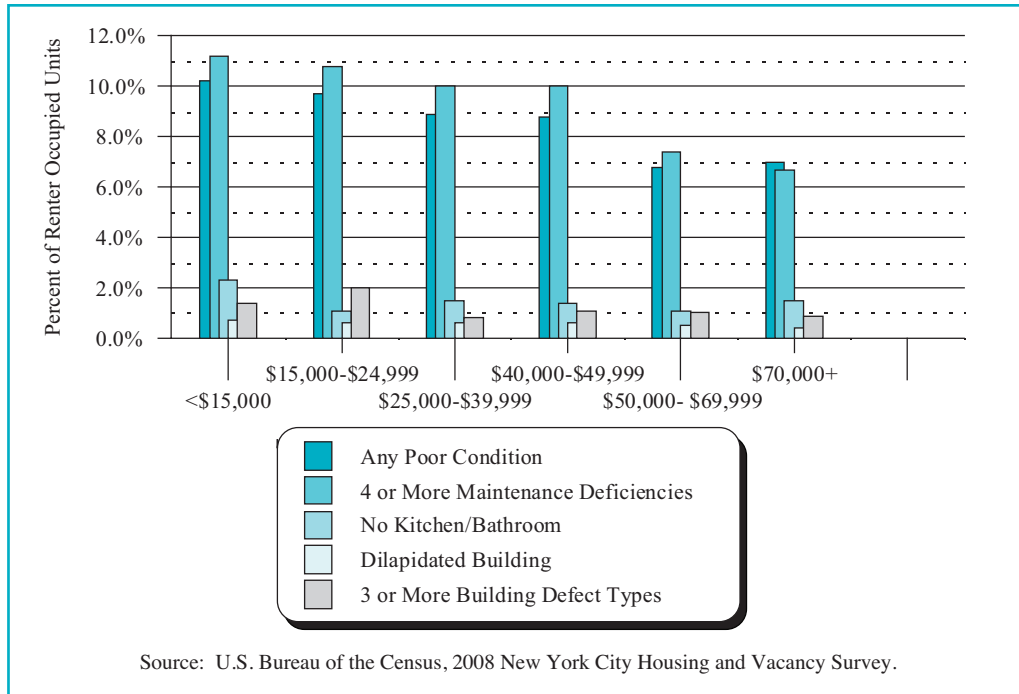
Household Income Group	All Renter Occupied	Physically Poor Units <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All <sup>b</sup>	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
< \$15,000 <sup>b</sup>	502,041	50,970 (10.2%)	11,632	**	6,449	34,591
\$15-24,999	258,206	25,106 (9.7%)	**	**	4,564*	19,301
\$25-39,999	332,042	29,542 (8.9%)	4,872*	**	**	21,781
\$40-49,999	192,502	16,964 (8.8%)	**	**	**	12,777
\$50-69,999	275,012	18,769 (6.8%)	**	**	**	13,830
\$70,000 +	522,150	36,595 (7.0%)	7,704	**	4,080*	23,311
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< \$15,000 <sup>b</sup>	24.1%	28.6%	35.4%	28.2%*	29.7%	27.5%
\$15-24,999	12.4%	14.1%	**	**	21.0%	15.4%
\$25-39,999	15.9%	16.6%	14.8%	**	**	17.3%
\$40-49,999	9.2%	9.5%	**	**	**	10.2%
\$50-69,999	13.2%	10.5%	9.6%*	**	**	11.0%
\$70,000 +	25.1%	20.6%	23.4%	**	18.8%	18.6%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Includes units occupied by households whose incomes are zero or negative.
- \* Since the number of units is small, interpret with caution.
- \*\* Too few units to report.

**Figure 7.6**  
**Incidence of Physically Poor Renter Occupied Units**  
**and Specific Physically Poor Conditions by Income Group**  
**New York City 2008**



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, 43 percent had incomes less than \$25,000 in 2007, while 37 percent of all renter households had incomes at that level (Table 7.35). Particularly, of households in physically poor rental units, almost 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 2007, 11 percent lived in physically poor housing, compared to 8 percent of renter households with income not below poverty level (Table 7.36). Of renter households receiving Public Assistance, 16 percent lived in physically poor housing, compared to 9 percent for households not receiving Public Assistance.

Of renter households in physically poor units in the City in 2008, 54 percent paid more than 30 percent of their income for gross rent, while 52 percent of all renter households paid that much (Table 7.37). At the same time, 31 percent of renter households occupying physically poor units paid more than 50 percent of their income for rent, while just 29 percent of all renter households in the City paid that much. In other words, there was not much appreciable difference between the proportion of income households in physically poor units paid for gross rent and the proportion all renter households paid for rent.

**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 2008**

<b>Income Status</b>	<b>Total</b>	<b>In Physically Poor Housing<sup>a</sup></b>	
		<b>Number</b>	<b>Percent</b>
<b>By Tenure</b>			
<b>All Renter Households</b>	2,081,953	177,946	8.5%
<b>Below Poverty Level</b>			
Yes	476,433	50,251	10.5%
No	1,605,520	127,695	8.0%
<b>Receive Public Assistance</b>			
Yes	288,816	45,981	15.9%
No	1,376,005	117,628	8.5%
<b>All Households</b>	3,101,298	195,738	6.3%
<b>Below Poverty Level</b>			
Yes	572,996	51,652	9.0%
No	2,528,303	144,086	5.7%
<b>Receive Public Assistance</b>			
Yes	323,483	47,361	14.6%
No	2,148,435	131,087	6.1%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.

Of heads of all renter households in the City in 2008, 20 percent were born in Puerto Rico or the rest of the Caribbean, but 28 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, 8 percent and 9 percent of all renter household heads in the City were from western/eastern Europe and from Asia, while only 3 percent and 7 percent respectively of household heads living in physically poor renter units were from those regions.

Of heads of all renter households in the City in 2008, 9 percent were living in physically poor units, but the highest rates of incidence by birthplace region fell to householders born in the non-Puerto Rican Caribbean (17 percent) and those born in Puerto Rico (12 percent). Of heads of households living in physically poor rental units, 21 percent were born in the rest of the Caribbean, compared to 14 percent of all renter households (Table 7.38).

In 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 (including Russia) and Asia.

**Table 7.37**  
**Number, Incidence and Distribution of Physically Poor Renter Occupied Units**  
**by Gross Rent/Income Ratio by Type of Physically Poor Condition**  
**New York City 2008**

Gross Rent/Income Ratio	All Renter Occupied	Physically Poor Units <sup>a</sup> (Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All <sup>b</sup>	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
30% or less	912,256	77,295 (8.5%)	14,364	5,136	7,760	53,703
31% - 40%	262,986	20,910 (8.0%)	**	**	**	15,379
41% - 50%	166,963	16,835 (10.1%)	**	**	**	11,803
51% - 70%	201,798	13,716 (6.8%)	**	**	**	9,696
Over 70%	357,231	37,559 (10.5%)	5,590	**	4,679*	28,474
<b>Distribution</b>						
All <sup>c</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
30% or less	48.0%	46.5%	48.1%	49.7%	40.4%	45.1%
31% - 40%	13.8%	12.6%	13.1%*	**	**	12.9%
41% - 50%	8.8%	10.1%	**	**	**	9.9%
51% - 70%	10.6%	8.2%	10.7%*	**	**	8.1%
Over 70%	18.8%	22.6%	18.7%	**	24.4%	23.9%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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**  
**Number, Incidence and Distribution of Physically Poor Renter Occupied Units**  
**by Birthplace of Householder by Type of Physically Poor Condition**  
**New York City 2008**

Birthplace Region	All Renter Occupied	Physically Poor Units <sup>a</sup> (Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All <sup>b</sup>	2,081,953	177,946 (8.5%)	32,895	11,701	21,735	125,591
USA	721,262	80,343 (11.1%)	11,798	4,441*	6,486	63,150
Puerto Rico	88,099	10,627 (12.1%)	**	**	**	8,756
Caribbean	195,300	33,919 (17.4%)	4,875*	**	**	26,783
Latin America	135,982	15,110 (11.1%)	**	**	**	10,073
Europe/USSR	115,522	5,083 (4.4%)	**	**	**	**
Asia	133,013	11,773 (8.9%)	**	**	**	8,381
Africa	25,782	** (11.8%)*	**	**	**	**
Other	23,224	**	**	**	**	**
<b>Distribution</b>						
All <sup>c</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
USA	50.2%	49.7%	46.2%	51.4%	40.9%	50.7%
Puerto Rico	6.1%	6.6%	**	**	**	7.0%
Caribbean	13.6%	21.0%	19.1%	**	20.9%*	21.5%
Latin America	9.5%	9.4%	12.2%*	**	**	8.1%
Europe/USSR	8.0%	3.1%	**	**	**	2.7%*
Asia	9.2%	7.3%	**	**	**	6.7%
Africa	1.8%	1.9%	**	**	**	2.4%*
Other	1.6%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.



## 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).

**Table 7.39**  
**Number, Incidence and Distribution of All Households in Physically Poor Units**  
**by Race/Ethnicity by Type of Physically Poor Condition**  
**New York City 2008**

Race/ Ethnicity	All Occupied Households	Physically Poor Units <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All	3,101,298	195,738 (6.3%)	40,435	14,788	23,178	132,257
White	1,340,085	46,561 (3.5%)	13,095	**	5,184	27,327
Black	695,799	64,146 (9.2%)	11,558	6,304	5,748	45,319
Puerto Rican	274,005	25,974 (9.5%)	**	**	**	20,575
Non-Puerto Rican Hispanic	449,199	43,199 (9.6%)	8,838	**	7,524	28,278
Asian	322,241	15,368 (4.8%)	**	**	**	10,268
Other	19,969	**	**	**	**	**
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	43.2%	23.8%	32.4%	**	22.4%	20.7%
Black	22.4%	32.8%	28.6%	42.6%	24.8%	34.3%
Puerto Rican	8.8%	13.3%	8.1%*	**	**	15.6%
Non-Puerto Rican Hispanic	14.5%	22.1%	21.9%	22.3%*	32.5%	21.4%
Asian	10.4%	7.9%	9.1%*	**	**	7.8%
Other	0.6%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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 Households in Physically Poor Units**  
**by Income Group by Type of Physically Poor Condition**  
**New York City 2008**

Household Income Group	All Occupied Households	Physically Poor Units <sup>a</sup> (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
<b>Number</b>						
All <sup>b</sup>	3,101,298	195,738 (6.3%)	40,435	14,788	23,178	132,257
< \$15,000 <sup>b</sup>	621,379	53,133 (8.6%)	12,426	4,657*	6,846	34,591
\$15-24,999	330,283	25,795 (7.8)	**	**	4,735*	19,478
\$25-39,999	433,814	30,829 (7.1%)	5,349	**	**	22,245
\$40-49,999	254,711	18,975 (7.4%)	**	**	**	13,217
\$50-69,999	422,836	21,001 (5.0%)	4,111*	**	**	14,943
\$70,000 +	1,038,276	46,005 (4.4%)	11,345	**	4,612*	27,782
<b>Distribution</b>						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< \$15,000 <sup>b</sup>	20.0%	27.1%	30.7%	31.5%	29.5%	26.2%
\$15-24,999	10.6%	13.2%	8.0%	**	20.4%	14.7%
\$25-39,999	14.0%	15.8%	13.2%	**	**	16.8%
\$40-49,999	8.2%	9.7%	9.9%	**	**	10.0%
\$50-69,999	13.6%	10.7%	10.2%	**	**	11.3%
\$70,000 +	33.5%	23.5%	28.1%	20.5%*	19.9%	21.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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 2008**

<b>Household Type</b>	<b>All Occupied Units</b>	<b>Number Physically Poor<sup>a</sup></b>	<b>Percent that are Physically Poor (Incidence)</b>	<b>Percent of Physically Poor Units</b>
All	3,101,298	195,738	6.3%	100.0%
Single Elderly	352,028	16,880	4.8%	8.6%
Single Adult	701,810	45,262	6.4%	23.1%
Single with Minor Child(ren)	189,573	22,879	12.1%	11.7%
Elderly Household	297,979	13,167	4.4%	6.7%
Adult Household	829,685	44,751	5.4%	22.9%
Adult Household with Minor Child(ren)	730,223	52,798	7.2%	27.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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**  
**Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Birthplace of Householder**  
**New York City 2008**

<b>Birthplace Region</b>	<b>All Occupied Units</b>	<b>Number Physically Poor<sup>a</sup></b>	<b>Percent that are Physically Poor (Incidence)</b>	<b>Percent of All Physically Poor Occupied Units</b>
All <sup>b</sup>	3,101,298	195,738	6.3%	100.0%
USA	1,118,640	88,949	8.0%	50.5%
Puerto Rico	100,340	11,037	11.0%	6.3%
Caribbean	262,407	35,857	13.7%	20.4%
Latin America	179,215	16,203	9.0%	9.2%
Europe/USSR	201,852	6,343	3.1%	3.6%
Asia	207,583	12,814	6.2%	7.3%
Africa	32,228	**	9.5%*	1.7%*
Other	31,699	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.

## 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 situated in certain buildings, but also the neighborhoods where the housing units are located. The services a neighborhood provides relate not only to the physical condition of the neighborhood, but also to the quality of a broad combination of private and public services needed for daily living in a suitable environment. 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. The Census Bureau collects data on the presence of boarded-up buildings in the following way: 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.

Secondly, the Census Bureau collects data on residents' rating of the physical quality of *residential structures* in their neighborhood. The procedure used to collect these data is somewhat subjective and perception-based, since "neighborhood" is not defined, nor are the rating levels from which residents can choose. Answers relate to what the respondent perceives to be his or her neighborhood and his or her definitions of excellent, good, fair, and poor.

However, 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 physical quality of residential structures in the neighborhood 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.

This part of the chapter covers only data collected by the Census Bureau on two neighborhood physical condition characteristics using the two questions described above. Analysis of the data on these two neighborhood characteristics allows for an instant view 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 2008 HVS reports that neighborhood conditions in the City were the best in the 30-year period since 1978, when the HVS started measuring neighborhood conditions. The proportion of all households near buildings with broken or boarded-up windows (“boarded-up buildings”) on the same street was a mere 4.5 percent in 2008, a 1.1-percentage-point improvement from 2005 (Table 7.43).

The proportion of renter households near buildings with broken or boarded-up windows on the same street was a mere 5.1 percent in 2008, a 1.2-percentage-point improvement from 2005, and the best since the HVS started to measure neighborhood conditions (Table 7.43). Neighborhood quality has improved tremendously since 1978, when the proportion of renter households near boarded-up buildings was 25.4 percent. It was 17.3 percent in 1987, 11.4 percent in 1996, and 6.3 percent in 2005<sup>7</sup> (Table 7.43).

Between 2005 and 2008, neighborhood quality improved substantially in Brooklyn. The proportion of renter units on streets with boarded-up buildings in the borough declined by 4.1 percentage points to 5.1 percent (Table 7.43). Neighborhood condition in other boroughs changed little in the three years. The proportion of renter-occupied units on streets with boarded-up buildings in Staten Island was too small to report. Neighborhood condition in Queens was also very good, where such proportion was merely 2.8 percent.

**Table 7.43**  
**Incidence of Units on Same Street as Building with Broken/Boarded-Up Windows, by Borough**  
**For Renter Occupied and All Occupied Households**  
**New York City, Selected Years 1991-2008**

<b>Renter Occupied</b>							
<b>Borough</b>	<b>1991</b>	<b>1993</b>	<b>1996</b>	<b>1999</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
All	15.7%	13.7%	11.4%	8.8%	8.7%	6.3%	5.1%
Bronx <sup>a</sup>	16.2%	9.1%	10.0%	6.9%	4.7%	4.7%	5.6%
Brooklyn	18.0%	14.7%	16.0%	12.7%	13.7%	9.2%	5.1%
Manhattan <sup>a</sup>	20.6%	22.0%	12.6%	11.3%	9.8%	6.8%	6.6%
Queens	4.7%	5.0%	4.7%	2.4%	3.7%	2.6%	2.8%
Staten Island	17.1%	9.9%	9.4%	**	6.9%*	**	**
<b>All Occupied</b>							
All	13.0%	11.5%	10.0%	7.3%	7.9%	5.6%	4.5%
Bronx <sup>a</sup>	14.1%	8.2%	9.3%	6.4%	4.8%	5.3%	5.0%
Brooklyn	16.2%	13.4%	14.8%	11.2%	13.1%	8.3%	4.8%
Manhattan <sup>a</sup>	18.0%	19.1%	11.5%	9.4%	8.3%	6.3%	5.6%
Queens	4.2%	4.8%	4.0%	2.4%	4.6%	2.7%	3.2%
Staten Island	10.5%	5.7%	6.9%	3.1%	3.7%	2.8%	2.5%*

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

a Marble Hill in the Bronx (1993, 1996, 1999, 2002, 2005 and 2008); in Manhattan (1991).

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

\*\* Too few units to report.

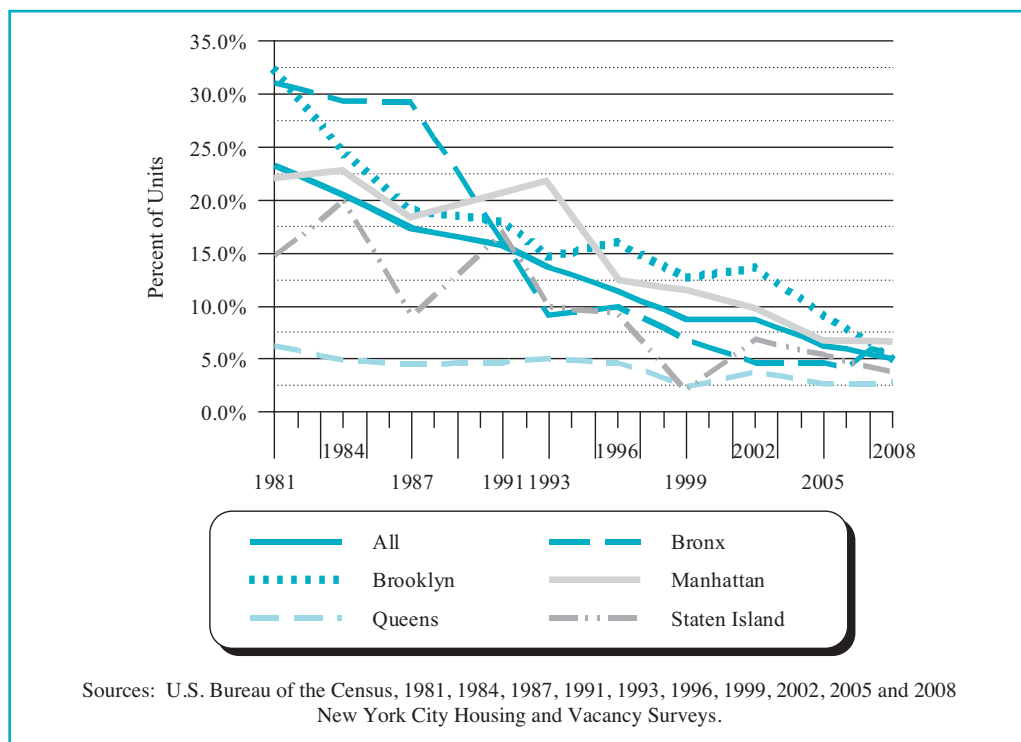
<sup>7</sup> U.S. Bureau of the Census, 1978, 1987, and 1996 New York City Housing and Vacancy Surveys.

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 through 2008 (Figure 7.7). The greatest improvement for renters was in Manhattan, by 14.0 percentage points in seventeen years, from 20.6 percent in 1991 to just 9.8 percent in 2002 and 6.6 percent 2008 (Table 7.43). Similarly, for renters in the Bronx, neighborhood conditions indicated by broken/boarded up windows improved by 10.6 percentage points over the seventeen years, declining from 16.2 percent to 5.6 percent. The improvement in two areas of the two boroughs—the South Bronx and the northern portion of Manhattan—between 1991 and 2008 is strikingly visible when the conditions in the two survey years are geographically compared (Maps 7.7 and 7.8).

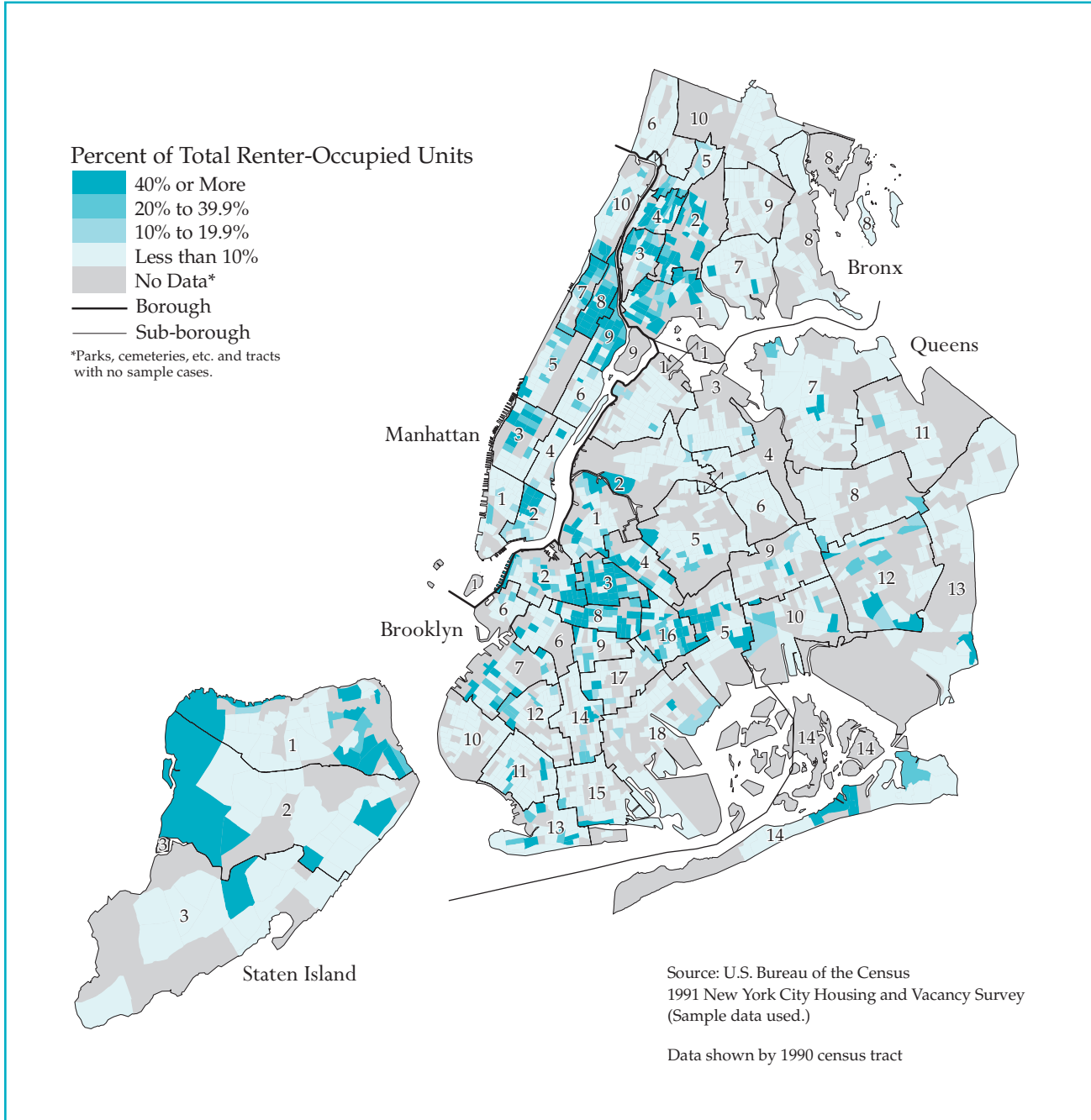
In Brooklyn, neighborhood physical condition for renter units also improved greatly by 12.9 percentage points between 1991 and 2008 (Table 7.43). In the seventeen years between 1991 and 2008, an exceptionally impressive improvement in neighborhood condition was made in Staten Island, where the proportion of renter-occupied units on streets with boarded-up buildings declined remarkably from 17.1 percent to a negligibly low level (Figure 7.7).

During the seventeen-year period between 1991 and 2008, of all five boroughs in the City, Queens was the best in terms of rental units' neighborhood physical condition. The proportion of renter-occupied units on streets with boarded-up buildings in the borough was extremely low: from 4.7 percent in 1991 to 2.4 percent in 1999 and 2.8 percent in 2008. The steady citywide improvement in neighborhood condition for renter units between 1991 and 2008 is very visible (Maps 7.7 and 7.8). Parallel improvements are clearly seen in the data for all households (Table 7.43).

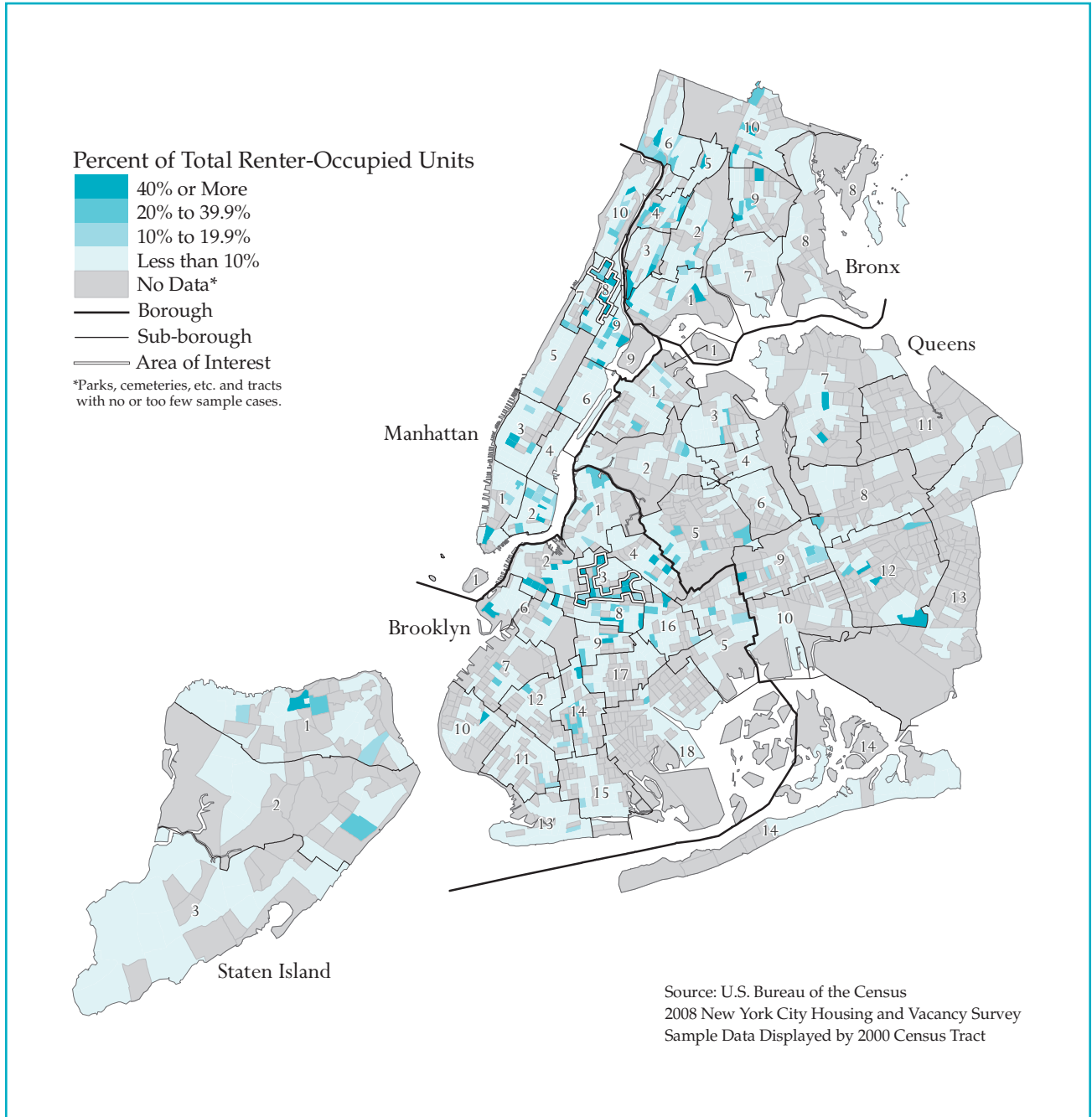
**Figure 7.7**  
**Incidence of Renter Occupied Units on Same Street**  
**as a Building with Broken/Boarded-up Windows by Borough**  
**New York City, Selected Years 1981 – 2008**



**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 Same Street as a Building with**  
**Broken or Boarded-Up Windows**  
**New York City 2008**





**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 2008**

Contract Rent Level	Percentage on Street with a Building with Broken/Boarded-Up Windows
All	5.1%
\$1 - \$399	5.0%
\$400 - \$599	7.7%
\$600 - \$699	5.8%
\$700 - \$899	5.5%
\$900 - \$1,249	4.9%
\$1,250 and Over	4.3%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

**Table 7.45**  
**Distribution of All Households' Ratings of the Physical Condition**  
**of Residential Structures in the Neighborhood by Borough**  
**New York City 2005 and 2008**

Borough	Rating of Physical Condition of Residential Structures in Neighborhood				
	All	Excellent	Good	Fair	Poor
<b>2005</b>					
All Households	100.0%	23.4%	54.1%	19.1%	3.4%
Bronx <sup>a</sup>	100.0%	14.5%	50.5%	28.7%	6.3%
Brooklyn	100.0%	17.7%	56.6%	22.1%	3.5%
Manhattan <sup>a</sup>	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%	*
<b>2008</b>					
All Households	100.0%	22.5%	55.3%	18.4%	3.8%
Bronx <sup>a</sup>	100.0%	11.3%	50.2%	29.2%	9.2%
Brooklyn	100.0%	17.5%	59.0%	19.5%	4.0%
Manhattan <sup>a</sup>	100.0%	30.5%	50.7%	15.7%	3.1%
Queens	100.0%	22.3%	59.6%	16.1%	2.0%
Staten Island	100.0%	40.9%	49.4%	8.4%	*

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

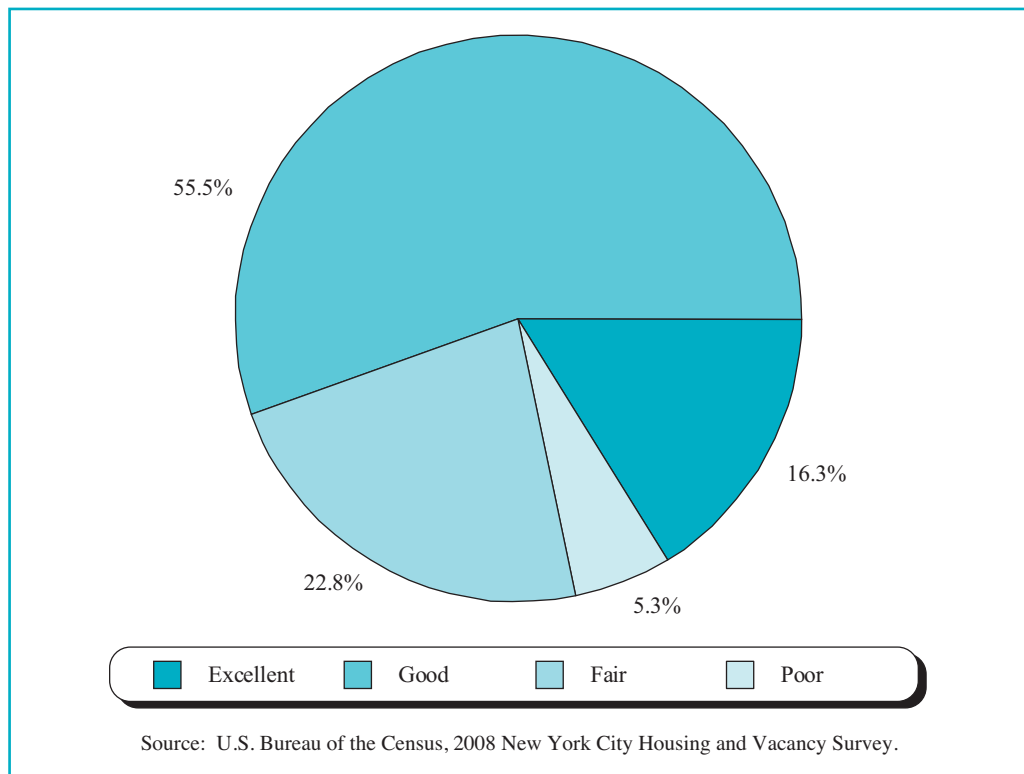
a Marble Hill in the Bronx.

\* Too few units to report.

## 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 generally declines as the level of contract rent increases. In 2008, this pattern started with renter-occupied units with rents of \$400-\$599. Of renter-occupied units with such low contract rents, 7.7 percent were on streets with boarded-up buildings (Table 7.44). The corresponding proportion for units with contract rents of \$600-\$699 was 5.8 percent. The proportion dropped continuously as rent increased, to 4.3 percent for units with rents of \$1,250 or more.

**Figure 7.8**  
**Distribution of Renter Ratings of the Physical Condition**  
**of Residential Structures in the Neighborhood**  
**New York City 2008**



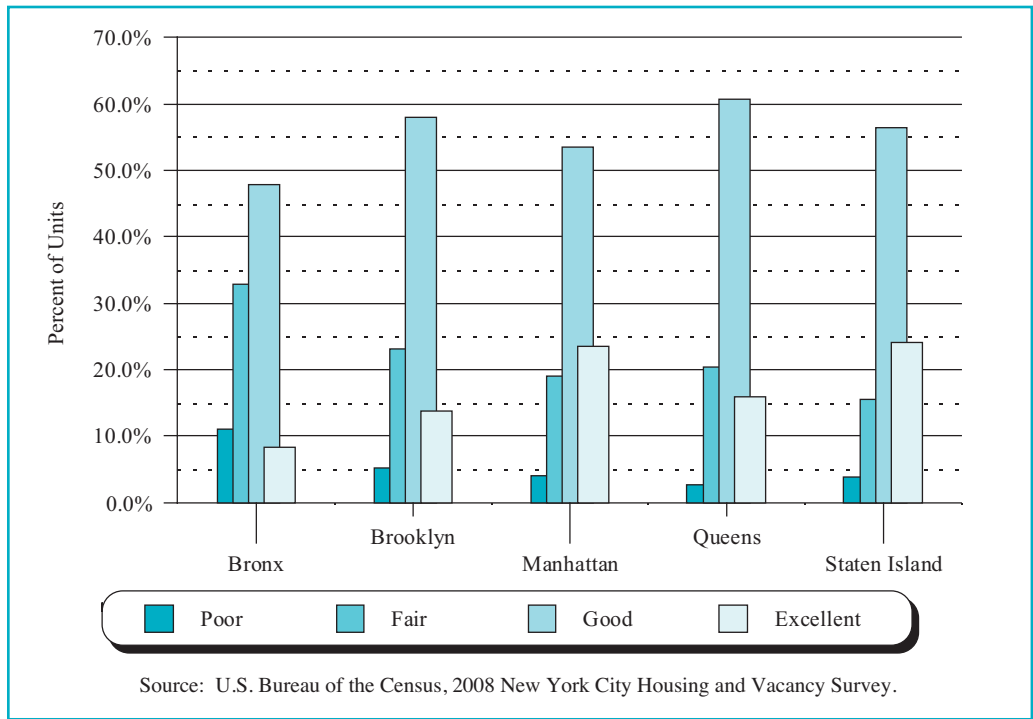
## Residents' Ratings of Neighborhood Physical Condition

New Yorkers' opinions about the physical condition of neighborhood residential structures in 2008 were the best in the 30-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 2008 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 77.8 percent. The proportion was 77.5 percent in 2005 (Table 7.45).

Renter households' rating of "good" or "excellent" was 71.8 percent in 2008, while it was 71.3 percent in 2005. The 2008 rate was still the best in the thirty-year period since the HVS began to measure household opinion of neighborhood quality in 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.<sup>8</sup> The longer term improvement citywide between 1991 and 2008 is clearly visible (Maps 7.9 and 7.10).<sup>9</sup>

Between 2005 and 2008, the levels of tenants' ratings of the physical condition of their neighborhoods increased appreciably in Brooklyn and Manhattan, while the level declined in the Bronx and Queens. The level of tenants' ratings of neighborhood condition changed little in Staten Island (Figure 7.9 and Table 7.46). Tenants' high rating of the condition of their neighborhoods improved in Brooklyn in the three years between 2005 and 2008 by 2.7 percentage points to 71.7 percent and in Manhattan by 1.2 percentage points to 77.0 percent (Table 7.46). Contrarily, residents' satisfaction in the Bronx and Queens declined by 3.6 percentage points to 56.2 percent and by 1.2 percentage point to 76.8 percent respectively.

**Figure 7.9**  
**Renter Household Ratings of Physical Condition of Residential Structures**  
**in the Neighborhood by Borough**  
**New York City 2008**



8 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.

9 In 2008, the Census Bureau shaded tracts with only 0, 1, or 2 sample cases as no data, which may somewhat affect visual comparison with earlier maps.

**Table 7.46**  
**Distribution of Renter Households' Ratings of the Physical Condition**  
**of Residential Structures in the Neighborhood by Borough**  
**New York City 2005 and 2008**

Borough	Rating of Physical Condition of Residential Structures in Neighborhood				
	All	Excellent	Good	Fair	Poor
<b>2005</b>					
All Renter Households	100.0%	16.9%	54.4%	24.1%	4.6%
Bronx <sup>a</sup>	100.0%	10.4%	49.4%	32.7%	7.4%
Brooklyn	100.0%	12.5%	56.5%	26.2%	4.7%
Manhattan <sup>a</sup>	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%	*
<b>2008</b>					
All Renter Households	100.0%	16.3%	55.5%	22.8%	5.3%
Bronx <sup>a</sup>	100.0%	8.4%	47.8%	32.8%	11.1%
Brooklyn	100.0%	13.7%	58.0%	23.1%	5.3%
Manhattan <sup>a</sup>	100.0%	23.5%	53.5%	19.1%	4.0%
Queens	100.0%	16.0%	60.8%	20.5%	2.7%
Staten Island	100.0%	24.1%	56.5%	15.5%	*

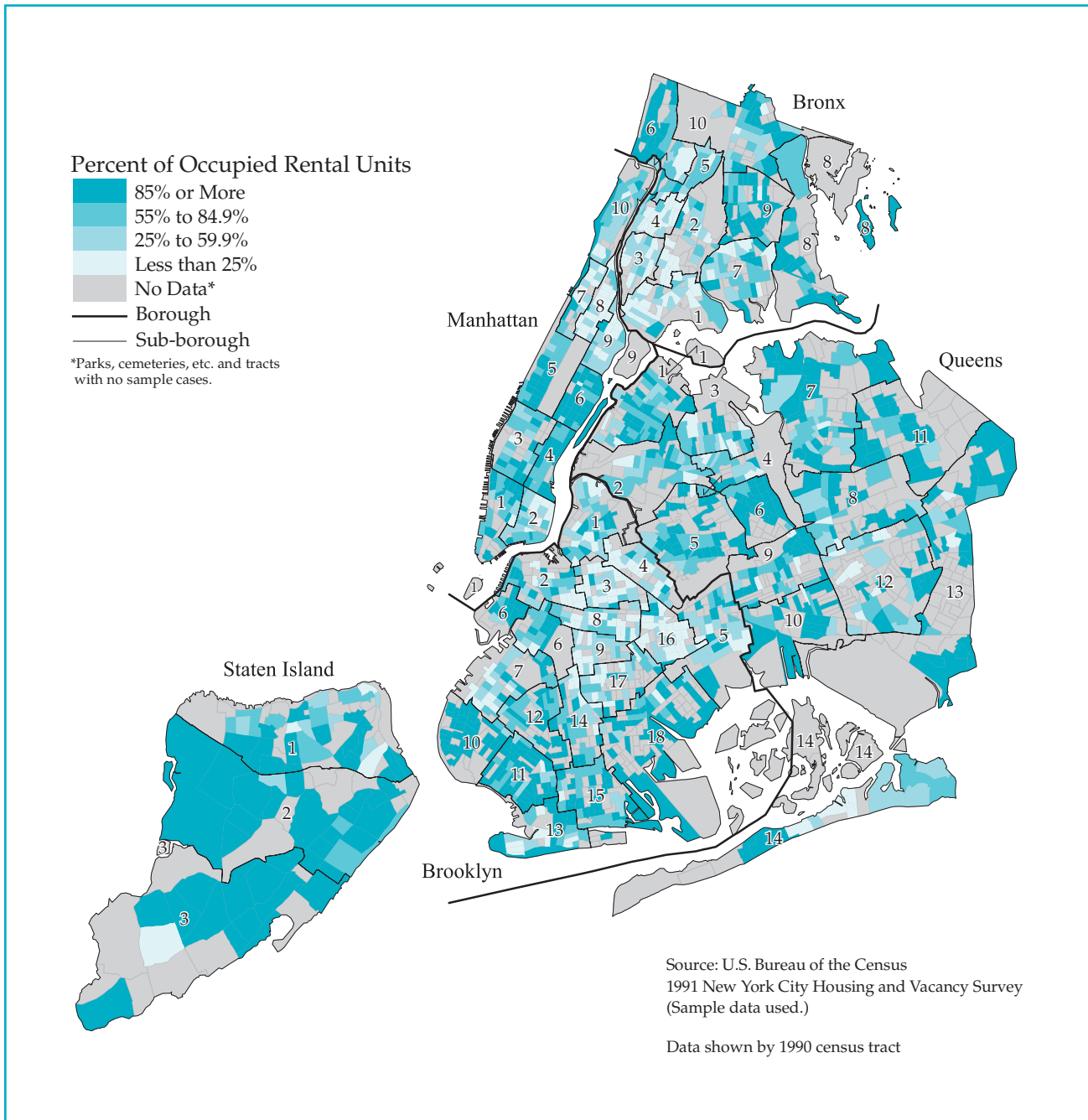
Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

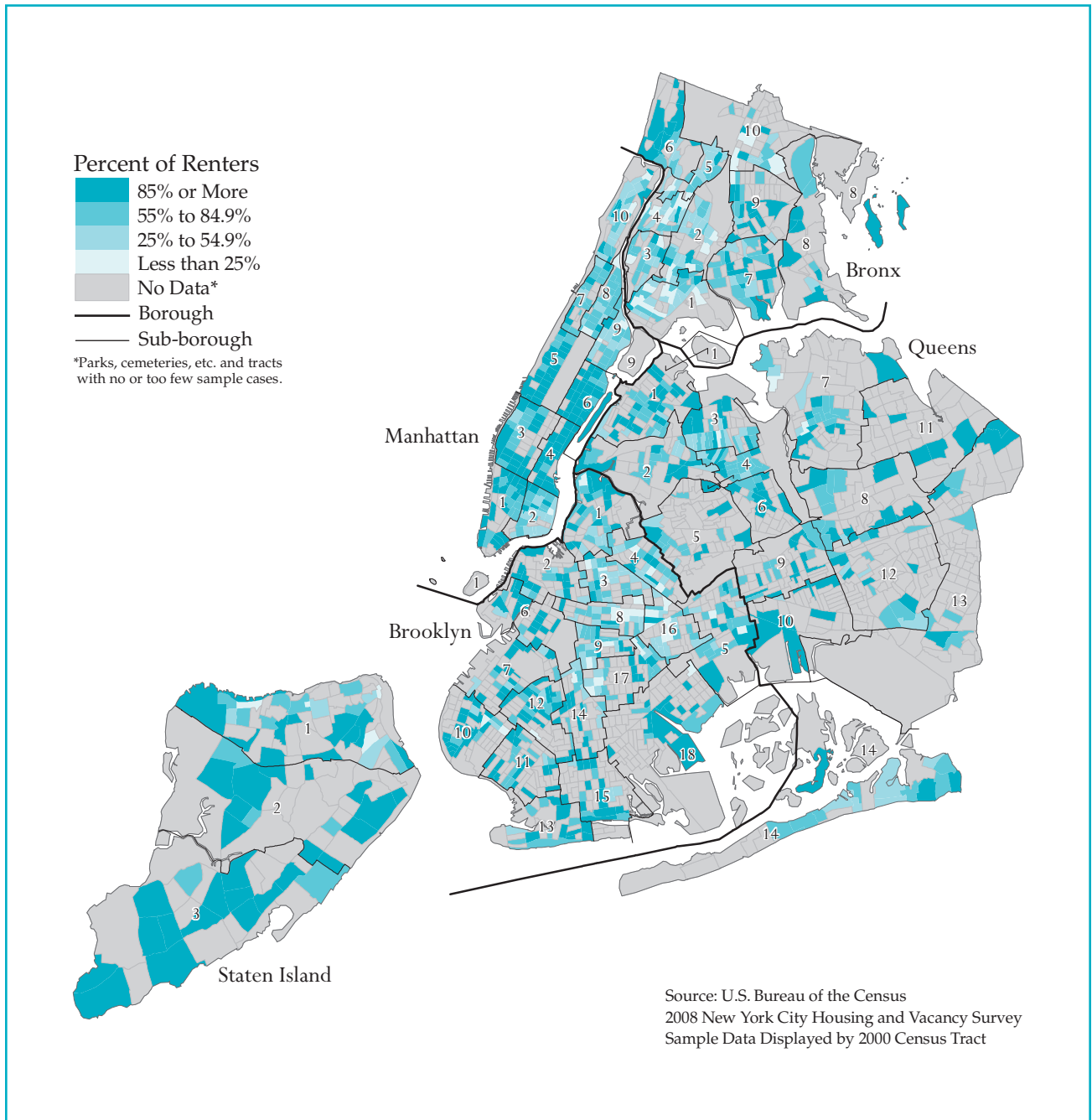
a Marble Hill in the Bronx.

\* Too few units to report.

**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 2008**



## 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 9.0 percent rated their neighborhood's physical condition as "excellent" (Table 7.47). But ratings moved up steadily as rent levels moved up: to 11.6 percent for those paying \$700-\$899. Ratings continuously climbed to 13.7 percent for renters paying \$900-\$1,249 and jumped to 27.6 percent "excellent" 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, 8.6 percent rated the physical condition of residential structures in their neighborhood as "poor" (Table 7.47). The rate decreased as the rent level increased, dwindling to 4.9 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 2.4 percent.

**Table 7.47**  
**Distribution of Renter Households' Ratings of the Physical Condition**  
**of Residential Structures in the Neighborhood by Contract Rent Level**  
**New York City 2008**

Rating of Physical Condition of Residential Structures in Neighborhood					
Contract Rent Level	All	Excellent	Good	Fair	Poor
All Renter Households <sup>a</sup>	100.0%	16.3%	55.5%	22.8%	5.3%
\$1 - \$399	100.0%	9.0%	51.2%	31.3%	8.6%
\$400 - \$599	100.0%	9.5%	53.5%	28.4%	8.6%
\$600 - \$699	100.0%	10.7%	50.4%	31.1%	7.8%
\$700 - \$899	100.0%	11.6%	56.2%	25.9%	6.3%
\$900 - \$1,249	100.0%	13.7%	58.0%	23.3%	4.9%
\$1,250 and Over	100.0%	27.6%	56.1%	13.9%	2.4%
<b>Median Contract Rent</b>	<b>\$950</b>	<b>\$1,200</b>	<b>\$968</b>	<b>\$830</b>	<b>\$800</b>

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

a Includes those who reported no cash rent.

## 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 2008 HVS, the data on the two indicators of neighborhood condition supported each other. Specifically, of renters whose units were on streets with boarded-up buildings, 9.7 percent rated their neighborhood's physical condition as "poor," while, of renters whose units were on streets without boarded-up buildings, only 5.0 percent rated their neighborhood's physical condition as "poor" (Table 7.48). Conversely, of renters who lived on streets without boarded-up buildings, 72.7 percent rated their neighborhood's physical condition as either "good" or "excellent," while, of renters in units on streets with boarded-up buildings, only 59.5 percent rated their neighborhood's physical condition as either "good" or "excellent."

**Table 7.48**  
**Distribution of Renter Households' Ratings of the Physical Condition of Residential Buildings**  
**in the Neighborhood by the Presence/Absence**  
**of Buildings with Broken or Boarded-Up Windows on Renter's Street**  
**New York City 2008**

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	7.8%	16.9%
Good	51.7%	55.8%
Fair	30.7%	22.2%
Poor	9.7%	5.0%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.



## Housing and Neighborhood Conditions of Immigrant Households

The 2008 HVS reports that building conditions for non-immigrant households were slightly better than those for immigrant households (Tables 7.49 and 7.50). Non-immigrant households' ratings of the physical condition of residential structures in the neighborhood as "good" or "excellent" were also slightly better than that of 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 2008**

Condition Characteristic	All Renter Households	Immigrant Renter Households	Non-Immigrant Renter Households <sup>b</sup>
<b>Total</b>	2,081,953	520,452	884,563
<b>Physically Poor<sup>a</sup></b>	8.5%	11.3%	11.2%
<b>Unit Conditions</b>			
0 Maintenance Deficiencies	45.9%	44.2%	44.9%
4+ Maintenance Deficiencies	9.2%	9.1%	9.5%
Crowding			
1.01+ persons per room	10.1%	18.8%	7.8%
1.51+ persons per room	3.9%	7.1%	3.2%
Mean household size (persons)	2.53	3.08	2.40
<b>Building Conditions</b>			
Dilapidated	0.6%	*	0.6%
One or More Defect Types	10.0%	11.9%	9.4%
<b>Neighborhood Conditions</b>			
Rating Good/Excellent	71.8%	70.3%	71.7%
Rating Fair/Poor	28.2%	29.7%	28.3%
Boarded Up Buildings on Street	5.1%	4.9%	5.3%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities 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.

\* Too few units to report.

**Table 7.50**  
**Incidence of Unit, Building and Neighborhood Condition Problems**  
**By Immigrant Status for All Households**  
**New York City 2008**

Condition Characteristic	All Households	All Immigrant Households	All Non-Immigrant Households <sup>b</sup>
<b>Total</b>	3,101,298	772,430	1,311,107
<b>Physically Poor<sup>a</sup></b>	6.3%	8.2%	8.3%
<b>Unit Conditions</b>			
0 Maintenance Deficiencies	52.8%	51.3%	51.9%
4+ Maintenance Deficiencies	6.5%	6.4%	6.7%
Crowding			
1.01+ persons per room	8.0%	15.1%	6.0%
1.51+ persons per room	2.9%	5.3%	2.3%
Mean household size (persons)	2.63	3.19	2.49
<b>Building Conditions</b>			
Dilapidated	0.5%	0.4%*	0.5%
One or More Defect Types	7.8%	9.4%	7.4%
<b>Neighborhood Conditions</b>			
Rating Good/Excellent	77.8%	75.9%	78.0%
Rating Fair/Poor	22.2%	24.1%	22.0%
Boarded Up Buildings on Street	4.5%	4.6%	4.3%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

- a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
- b Includes householders born in U.S. or Puerto Rico.
- \* Since the number of units in dilapidated buildings is small, interpret with caution.

### 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 that for renters. In 2008, of all owners, the proportion living on a street with a boarded-up building was only 3.3 percent, compared to 5.1 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 substantially higher than those of renters: 90.1 percent of owners rated the condition of their neighborhood as "good" (54.7 percent) or "excellent" (35.4 percent), compared to 71.8 percent of renters (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 Households' Ratings of the**  
**Physical Condition of Residential Structures in the Neighborhood**  
**New York City 2005 and 2008**

	2005	2008
<b>Percentage on Same Street with Broken or Boarded-Up Windows</b>	4.3%	3.3%
<b>Percentage Rating Physical Condition of Residential Structures in Neighborhood</b>		
Excellent	36.4%	35.4%
Good	53.6%	54.7%
Fair	9.1%	9.1%
Poor	0.9%	0.8%

Sources: U.S. Bureau of the Census, 2005 and 2008 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 tremendously 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 and high quality housing by creating new housing and preserving existing housing. The City rehabilitated or newly constructed a total of 26,765 units through various City-funded housing programs between July 1, 2005, and June 30, 2008, the three-year period between the 2005 HVS and the 2008 HVS. Of these units, 13,613 were moderately rehabilitated and 13,152 were gut-rehabilitated or newly constructed.<sup>10</sup> In addition, the City made another substantial contribution to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax abatements in the amount of \$300,658,000 for improving the physical conditions of buildings containing 208,696 housing units in the City. The 19,412 units newly constructed with the benefit of the 421-A and 421-B programs and 2,967 units created through 421-G conversions from non-residential to residential units in lower Manhattan also undoubtedly contributed to further improved conditions in their neighborhoods.<sup>11</sup>

Moreover, the City supported and/or worked with quasi-public agencies (such as the New York City Housing Development Corporation (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.

<sup>10</sup> New York City Department of Housing Preservation and Development, Office of Budget, Fiscal and Performance Analysis.

<sup>11</sup> New York City Department of Housing Preservation and Development, Office of Budget, Fiscal and Performance Analysis.

## Crowded Households

In population-dense New York City, where the number of people and households increased faster in the 1990s and through 2008 than the housing stock, as discussed in Chapter 2, “Residential Population and Households,” and Chapter 4, “The Housing Inventory,” 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 not only to each household as it seeks space satisfaction of its unique needs and preferences, but also to housing policy makers and planners in the City.

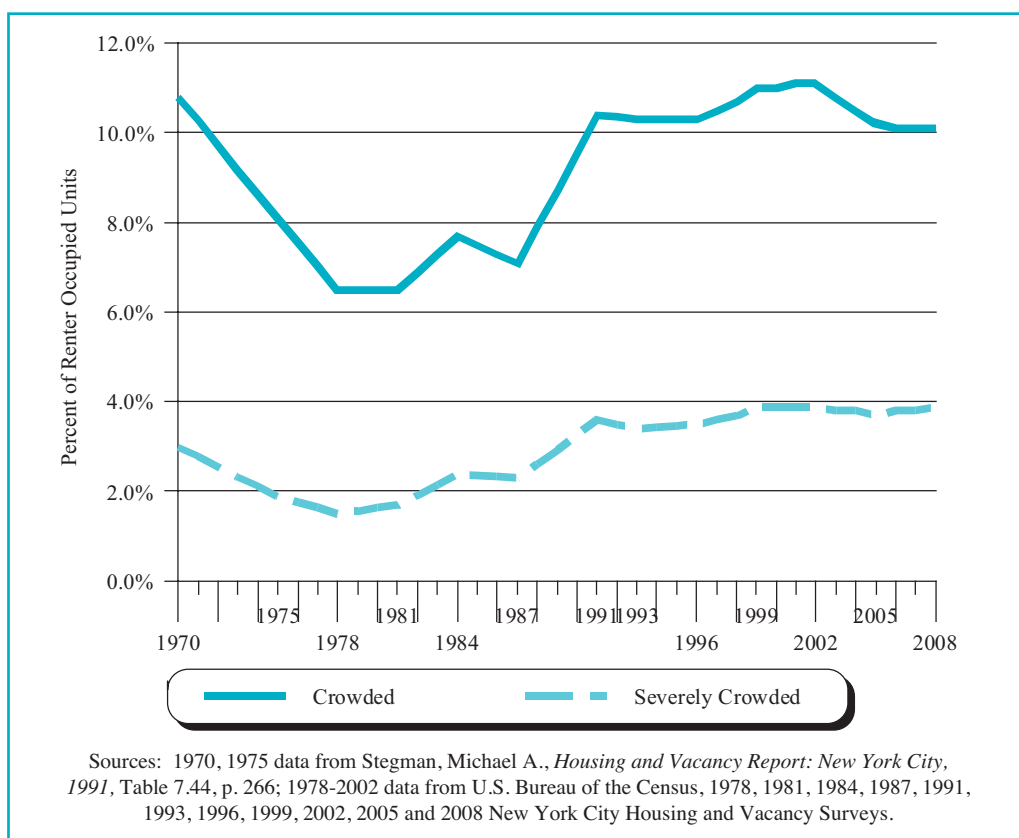
In 2008, the percentage of renter households in the City that were crowded (more than one person per room), remaining high, was 10.1 percent, inappreciably different from the 10.2 percent rate in 2005. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 3.9 percent in 2008, compared to 3.7 percent in 2005 (Table 7.52 and Figure 7.10).

**Table 7.52**  
**Incidence of Crowding and Severe Crowding in Renter Occupied Units**  
**New York City, Selected Years 1960-2008**

Year	Crowded Units (>1 Person Per Room)	Severely Crowded Units (>1.5 Persons Per Room)
	Percent	Percent
2008	10.1%	3.9%
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; 1978-2008 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

**Figure 7.10**  
**Incidence of Crowding and Severe Crowding in Renter Occupied Units**  
**New York City, Selected Years 1970 - 2008**



The rate of crowding for all households (renter households and owner households together) 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 2008, 8.0 percent were crowded and 2.9 percent were severely crowded (Table 7.53).

In 2008, 13.9 percent of renter-occupied units in Queens were crowded, little different from 2005, when it was 13.8 percent (Table 7.53). The borough's 2008 rate was the highest of any borough in the City and 3.8 percentage points higher than the city-wide rate of 10.1 percent. The rate in the Bronx was 11.5 percent, while it was 12.5 percent in 2005 (Map 7.11).

In Brooklyn in 2008 10.4 percent of renter households were crowded, close to the city-wide rate (Table 7.53). In Staten Island, 8.1 percent of renter households were crowded. The borough's 2008 rate was a 2.7-percentage-point decrease from the rate three years earlier, and was 2.0 percentage points lower than the city-wide rate.

**Table 7.53**  
**Incidence of Crowding and Severe Crowding in All Occupied and Renter Occupied Units**  
**by Borough**  
**New York City 2002, 2005 and 2008**

<b>All Households</b>	<b>Percent Crowded (&gt;1 Person Per Room)</b>			<b>Percent Severely Crowded (&gt;1.5 Persons Per Room)</b>		
	<b>2002</b>	<b>2005</b>	<b>2008</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
<b>Borough</b>						
All	8.6%	7.9%	8.0%	3.0%	2.7%	2.9%
Bronx <sup>a</sup>	11.1%	10.8%	10.0%	3.0%	3.7%	3.2%
Brooklyn	10.3%	8.1%	8.4%	3.0%	2.5%	2.9%
Manhattan <sup>a</sup>	5.4%	5.4%	5.3%	2.8%	2.4%	2.9%
Queens	9.3%	9.0%	9.8%	3.4%	2.9%	3.2%
Staten Island	3.5%	4.6%	3.4%	**	**	**

<b>Renter Households</b>	<b>Percent Crowded (&gt;1 Person Per Room)</b>			<b>Percent Severely Crowded (&gt;1.5 Persons Per Room)</b>		
	<b>2002</b>	<b>2005</b>	<b>2008</b>	<b>2002</b>	<b>2005</b>	<b>2008</b>
<b>Borough</b>						
All	11.1%	10.2%	10.1%	3.9%	3.7%	3.9%
Bronx <sup>a</sup>	13.0%	12.5%	11.5%	3.8%	4.5%	3.7%
Brooklyn	12.6%	10.0%	10.4%	3.6%	3.3%	3.7%
Manhattan <sup>a</sup>	6.1%	6.1%	6.3%	3.1%	2.6%	3.5%
Queens	14.3%	13.8%	13.9%	5.6%	4.9%	5.2%
Staten Island	7.6%	10.8%	8.1%	**	**	**

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

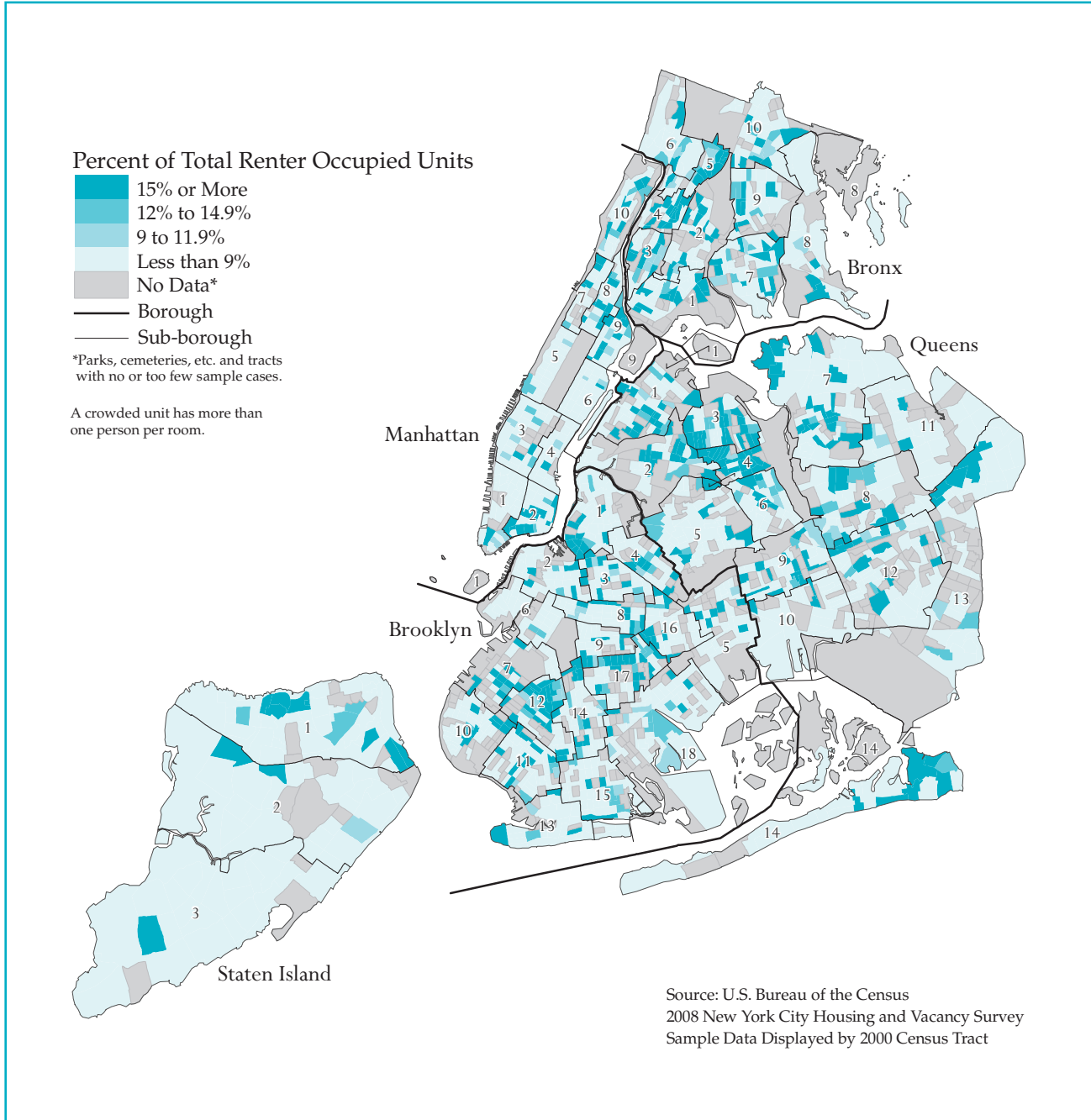
a Marble Hill in the Bronx.

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

\*\* Too few units to report.

Only 6.3 percent of renter households in Manhattan were crowded, little different from the rate in 2005, when it was 6.1 percent. This was 3.8 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).

### Map 7.11 Crowded Renter Households New York City 2008



## 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 2008 HVS again confirms this phenomenon. In the City as a whole, 7.7 percent of renter households were households with five or more persons. Of these large households, 65.1 percent were crowded (Table 7.54). Of crowded renter households in the City 49.3 percent consisted of five or more persons.

**Table 7.54**  
**Incidence of Crowding in Renter Occupied Units**  
**by Borough by Household Size**  
**New York City 2008**

Borough	All	Household Size			
		1 Person	2 Persons	3-4 Persons	5 or More Persons
<b>All Renter Households</b>					
Percent Crowded	10.1%	--	4.0%	14.9%	65.1%
Percent of Households	100.0%	37.2%	28.5%	26.6%	7.7%
Percent of Crowded	100.0%	--	11.4%	39.3%	49.3%
<b>Bronx<sup>a</sup></b>					
Percent Crowded	11.5%	--	**	14.9%	64.5%
Percent of Households	100.0%	32.3%	26.6%	31.1%	10.0%
Percent of Crowded	100.0%	--	**	40.2%	55.7%
<b>Brooklyn</b>					
Percent Crowded	10.4%	--	3.0%	12.6%	67.2%
Percent of Households	100.0%	33.1%	30.4%	27.6%	8.9%
Percent of Crowded	100.0%	--	8.7%	33.7%	57.6%
<b>Manhattan<sup>a</sup></b>					
Percent Crowded	6.3%	--	6.4%	13.6%	60.4%
Percent of Households	100.0%	51.2%	29.0%	16.1%	3.8%
Percent of Crowded	100.0%	--	29.4%	34.6%	36.0%
<b>Queens</b>					
Percent Crowded	13.9%	--	4.6%	18.8%	68.3%
Percent of Households	100.0%	28.3%	27.7%	35.2%	8.8%
Percent of Crowded	100.0%	--	9.2%	47.5%	43.4%
<b>Staten Island</b>					
Percent Crowded	8.1%	--	**	**	**
Percent of Households	100.0%	40.3%	20.3%	29.2%	10.1%
Percent of Crowded	100.0%	--	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes:

a Marble Hill in the Bronx.

\*\* Too few units to report.



**Table 7.55**  
**Incidence of Crowding and Severe Crowding**  
**in Renter Occupied Units by Number of Persons in Household**  
**New York City 2008**

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	10.1%	3.9%
1	--	--
2	4.0%	4.0%
3	7.4%	1.7%
4	26.8%	5.9%
5	54.5%	20.9%
6	78.7%	21.3%
7 or More	89.0%	43.8%

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

The percentage of crowded households by household size clearly confirms crowding as a phenomenon of large households. For renter households in 2008, only 4.0 percent of two-person households were crowded; the rate for three-person households was 7.4 percent (Table 7.55). However, the rate for four-person households was an unparalleledly high 26.8 percent, far more than twice the city-wide rate. The rate rocketed as household size increased further, soaring to 54.5 percent for five-person households and 78.7 percent for six-person households. The crowding rate for households with seven or more persons was an unbelievably high 89.0 percent. In other words, almost all such large households are crowded. Thus, the source of the high crowding situation is definitely the large household.

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 2008, 8.8 percent of renter households in the borough were households with five or more persons, compared to the city-wide proportion of 7.7 percent (Table 7.54). Of these large renter households in Queens, 68.3 percent were crowded. Of all crowded renter households in the borough, 43.4 percent were such big households. In addition, the proportion of renter households with three to four persons in the borough was also very high, 35.2 percent, compared to the city-wide proportion of 26.6 percent. Of these households with three to four persons in Queens, 18.8 percent were crowded; an overwhelming 47.5 percent of the crowded renter households in the borough were households with three to four persons.

A disproportionately larger proportion of immigrant renter households was crowded: 18.8 percent, almost two times the proportion of all renter households (Table 7.56). Again, this is attributable to the larger mean household size of 3.08 for immigrant renter households, compared to the mean household size of 2.53 for all renter households (Table 2.58).

**Table 7.56**  
**Number, Incidence and Distribution of Crowded Renter Households**  
**by Immigrant Status by Borough**  
**New York City 2008**

<b>Borough</b>	<b>Number of Renter Households<sup>a</sup></b>	<b>Number of Crowded Households<sup>a</sup></b>	<b>Percent that are Crowded (Incidence)</b>	<b>Percent of Crowded Renter Occupied Units<sup>b</sup></b>
<b>All Renter Households<sup>a</sup></b>	<b>2,081,953</b>	<b>210,803</b>	<b>10.1%</b>	<b>100.0%</b>
Immigrant	520,452	98,062	18.8%	58.7%
Not Immigrant	884,563	69,045	7.8%	41.3%
<b>Bronx</b>	<b>373,407</b>	<b>43,037</b>	<b>11.5%</b>	<b>100.0%</b>
Immigrant	76,470	13,023	17.0%	40.2%
Not Immigrant	166,235	19,385	11.7%	59.8%
<b>Brooklyn</b>	<b>648,251</b>	<b>67,115</b>	<b>10.4%</b>	<b>100.0%</b>
Immigrant	186,304	33,362	17.9%	62.0%
Not Immigrant	263,411	20,485	7.8%	38.0%
<b>Manhattan</b>	<b>578,518</b>	<b>36,635</b>	<b>6.3%</b>	<b>100.0%</b>
Immigrant	86,982	12,521	14.4%	43.4%
Not Immigrant	280,149	16,343	5.8%	56.6%
<b>Queens</b>	<b>429,324</b>	<b>59,779</b>	<b>13.9%</b>	<b>100.0%</b>
Immigrant	160,713	37,656	23.4%	78.5%
Not Immigrant	139,857	10,302	7.4%	21.5%
<b>Staten Island</b>	<b>52,453</b>	<b>4,238*</b>	<b>8.1%</b>	<b>100.0%</b>
Immigrant	9,983	*	*	*
Not Immigrant	34,911	*	*	*

Source: U.S. Bureau of the Census, 2008 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.

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, 46.5 percent or 98,000 of 211,000 crowded renter households are immigrant households, and immigrant renter households are more than twice as likely to be crowded as non-immigrant households (18.8 percent vs. 7.8 percent) (Table 7.56).

Queens, where 161,000 of 429,000 renter households were immigrant households in 2008, had a considerably higher proportion of immigrant households than the rest of the City (37.4 percent vs. 25.0 percent), and 63.0 percent or 38,000 of the 60,000 crowded renter households in Queens were immigrant households (Table 7.56).

The source of the high percentage of crowded units in the Bronx also appears to be the high proportion of large households in the borough. Of renter households there, 10.0 percent, higher than the proportion in Queens, housed five or more persons (Table 7.54). Almost two-thirds (64.5 percent) of these large households were crowded, and 55.7 percent of the 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 of one-person households, 51.2 percent, and its disproportionately low proportion of big households: a mere 3.8 percent of all renter households in the borough in 2008 had five or more persons (Table 7.54).

**Table 7.57**  
**Incidence of Crowding and Severe Crowding in Renter Occupied Units**  
**by Regulatory Status**  
**New York City 2002, 2005 and 2008**

Regulatory Status	Percent Crowded (>1 Person Per Room)			Percent Severely Crowded (>1.5 Persons Per Room)		
	2002	2005	2008	2002	2005	2008
All	11.1%	10.2%	10.1%	3.9%	3.7%	3.9%
Controlled	**	**	**	**	**	**
Stabilized	13.2%	12.3%	11.5%	5.3%	5.0%	4.8%
Pre-1947	14.1%	13.4%	12.3%	5.5%	5.5%	4.9%
Post-1947	10.7%	9.5%	9.7%	4.8%	3.6%	4.4%
All Other Regulated <sup>a</sup>	7.6%	7.1%	6.1%	**	**	**
All Unregulated	10.1%	9.2%	10.1%	3.1%	3.0%	3.8%
Public Housing	7.5%	5.6%	7.0%	**	**	1.8%*
<i>In Rem</i>	**	**	7.8%	**	**	**

Sources: U.S. Bureau of the Census, 2002, 2005 and 2008 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.

### Crowding by Rent-Regulation Status

The percentage of all rent-stabilized units that were crowded was 11.5 percent, 1.4 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 12.3 percent, compared to 9.7 percent for the category's post-1947 units in 2008. 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 7.0 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: 6.1 percent. The percentage of crowded unregulated units was 10.1 percent, the same as the city-wide rate in 2008.

### Crowding by Race and Ethnicity

In 2008 as in 2005, 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 19.0 percent and 18.5 percent respectively, of such households were crowded (Table 7.58). Again, the source of this high percentage of crowded units appears to be the large household size. The mean household sizes of non-Puerto Rican Hispanic renters and Asian renters were 3.28 and 2.88 persons respectively, considerably larger than the city-wide average of 2.53.

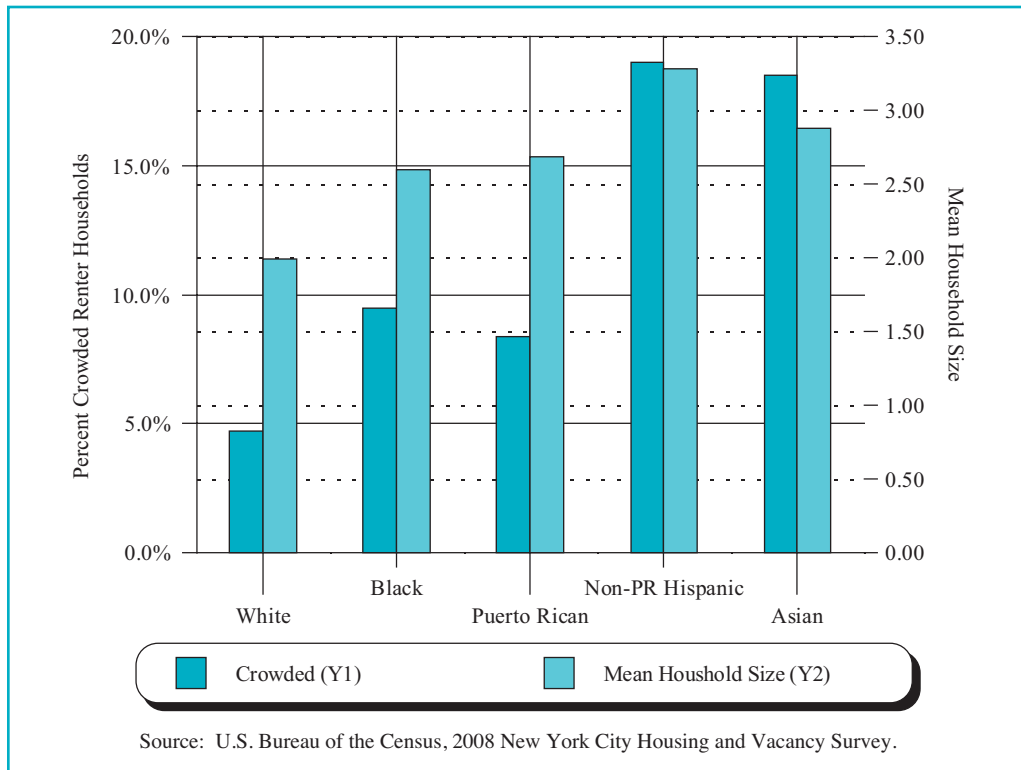
**Table 7.58**  
**Incidence of Crowding, Severe Crowding and Mean Household Size**  
**of All Households and Renter Households by Race/Ethnicity**  
**New York City 2005 and 2008**

Race/Ethnicity	Crowded (> 1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
	2005	2008	2005	2008	2005	2008
<b>All Households</b>						
All	7.9%	8.0%	2.7%	2.9%	2.62	2.63
White	3.5%	3.4%	1.4%	1.4%	2.21	2.20
Black	7.6%	8.1%	2.3%	2.9%	2.71	2.75
Puerto Rican	7.3%	7.2%	1.9%	1.8%	2.70	2.77
Non-Puerto Rican Hispanic	17.6%	17.1%	6.3%	6.6%	3.35	3.32
Asian	15.7%	14.5%	4.9%	5.2%	3.18	3.01
<b>Renter Households</b>						
All	10.2%	10.1%	3.7%	3.9%	2.54	2.53
White	4.9%	4.7%	2.0%	2.1%	2.04	1.99
Black	9.4%	9.5%	3.2%	3.7%	2.58	2.60
Puerto Rican	7.9%	8.4%	1.9%	2.0%	2.60	2.69
Non-Puerto Rican Hispanic	19.6%	19.0%	7.3%	7.5%	3.31	3.28
Asian	19.6%	18.5%	7.1%	7.3%	2.98	2.88

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Only 4.7 percent of white renter households were crowded, less than half the city-wide rate of 10.1 percent (Table 7.58). The rate for black renter households was 9.5 percent, lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 8.4 percent, the second lowest after whites (Figure 7.11).

**Figure 7.11**  
**Crowding and Mean Household Size in Renter Households by Race/Ethnicity**  
**New York City 2008**



### Crowding by Household Type

The percentage of crowded adult households with minor children in renter households was 32.9 percent, more than three times higher than the city-wide average of 10.1 percent. That is to say, one in every three adult households with children was crowded (Table 7.59). The source of this extremely high rate was the household type’s extraordinarily large mean household size of 4.77 persons, compared to 2.53 for renter households overall.

The rate of crowding for single adult households with minor children in renter households was 10.6 percent, slightly higher 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**  
**Crowding, Severe Crowding and Mean Household Size**  
**of All Households and Renter Households by Household Type**  
**New York City 2005 and 2008**

Household Type	Crowded (>1 person per room)		Severely Crowded (>1.5 persons per room)		Mean Household Size	
	2005	2008	2005	2008	2005	2008
<b>All Households</b>						
All	7.9%	8.0%	2.7%	2.9%	2.62	2.63
Single Elderly	--	--	--	--	1.00	1.00
Single Adult	--	--	--	--	1.00	1.00
Single with Minor Child(ren)	7.5%	9.7%	2.4%	3.7%	2.99	3.10
Elderly Household	2.0%	2.6%	1.2%*	1.5%	2.55	2.58
Adult Household	5.1%	5.6%	3.2%	3.0%	2.73	2.71
Adult Household with Minor Child(ren)	24.0%	23.9%	6.4%	7.5%	4.64	4.77
<b>Renter Households</b>						
All	10.2%	10.1%	3.7%	3.9%	2.54	2.53
Single Elderly	--	--	--	--	1.00	1.00
Single Adult	--	--	--	--	1.00	1.00
Single with Minor Child(ren)	8.3%	10.6%	2.7%	4.0%	3.02	3.11
Elderly Household	4.2%	3.8%	2.5%*	**	2.52	2.55
Adult Household	6.7%	7.2%	4.3%	4.1%	2.69	2.67
Adult Household with Minor Child(ren)	32.3%	32.9%	9.4%	10.9%	4.60	4.77

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

\* 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 2008, the crowding rate for owner households as a whole was a mere 3.6 percent. However, even owner households were crowded if they were large households (Table 7.60). For five-person owner households, 12.1 percent were crowded, more than three times the city-wide rate for all owner households. For six-person owner households, the rate was 26.8 percent, and it was 61.2 percent for owner households with seven or more persons. In other words, three out of five 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 2008**

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	3.6%	0.9%
1	--	--
2	**	**
3	**	**
4	5.7%	**
5	12.1%	**
6	26.8%	**
7 or More	61.2%	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note:

\*\* Too few units to report.



# 2008 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 most recent decennial census. For the 2008 HVS, boundaries of sub-borough areas were determined by the 2000 Census tracts but were unchanged from sub-borough boundaries based on the most recent 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.<sup>1</sup>

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 are 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 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 2008 HVS are not comparable with absolute numbers from the 1999 and previous HVSs, since the samples and sample weights for the 2002, 2005 and 2008 HVSs and for previous HVSs are different. In addition, the 2008 HVS data on population by race and ethnicity cannot be compared in a reliable manner with such data from the 2005 HVS, since the Census Bureau controlled the 2008 HVS population estimates to match its Annual Population Estimates for the City by the following categories: Whites, not Hispanic; Black, not Hispanic; Asian, not Hispanic; All Other Races, not Hispanic; and Hispanic. In 2005, only the race categories White, Black, and All Other Races were used to control population estimates for the City. The Annual Population Estimates for the City are produced by the Census Bureau but are not part of the HVS.<sup>2</sup>

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, "Introduction."

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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, visit [www.census.gov/popest/estimates.php](http://www.census.gov/popest/estimates.php).

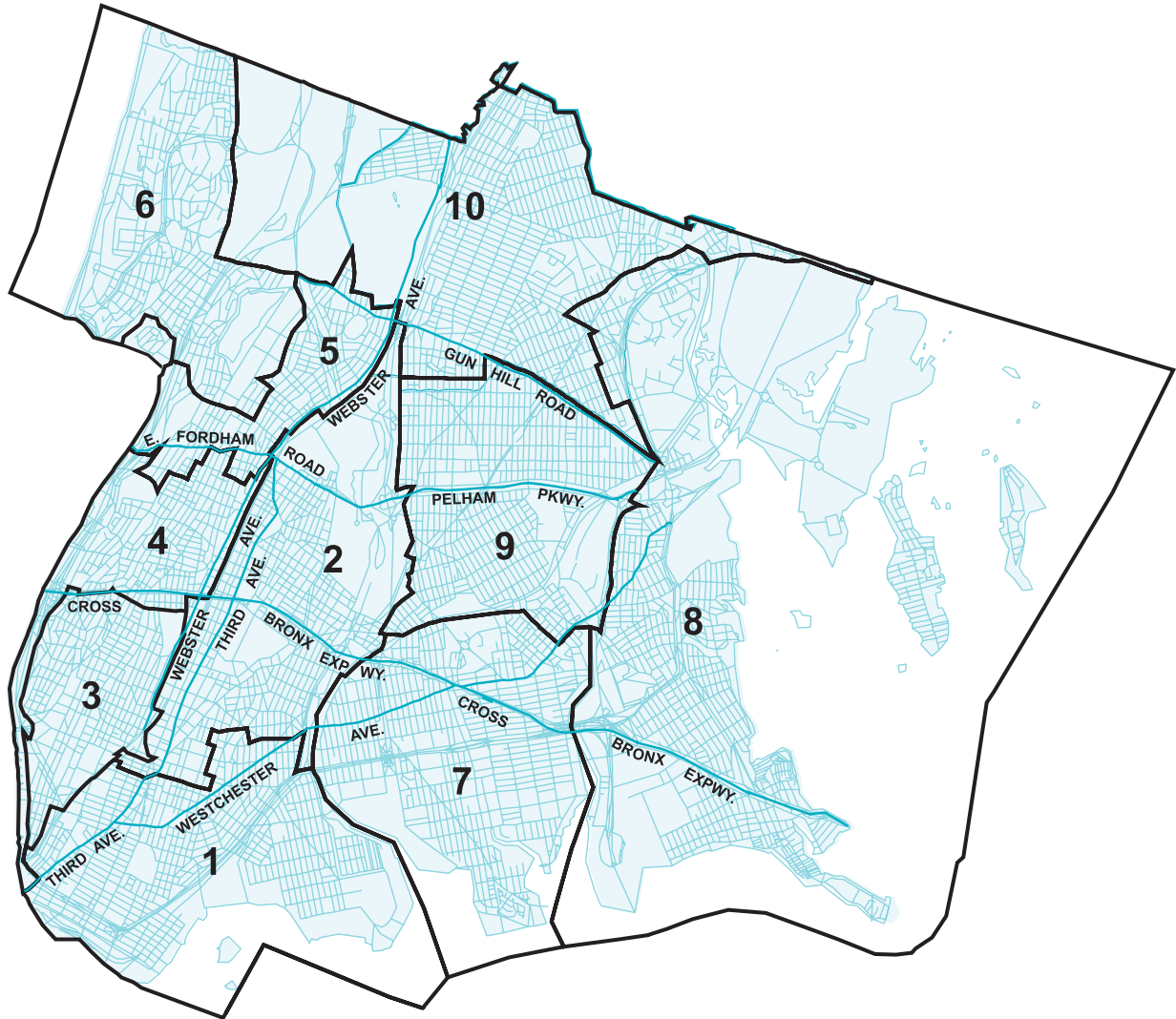


This Appendix consists of three parts. First is a set of maps, by borough, showing the boundaries of the sub-borough areas within each borough and the names of the sub-borough areas. Second is a set of 30 tables of sub-borough area data from the survey. Last is a table that identifies the census tracts comprising each sub-borough area. (Sub-borough boundaries are coterminous with tract boundaries. This is not true of Community District boundaries.)

Considering both the usefulness and statistical limitations of sub-borough area data, this Appendix covers 30 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), Foreign Born and 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 Contract Rent/Income and Gross Rent/Income Ratios (A.20), Rent Burden (A.23 and A.24).
5. **Housing and Neighborhood Conditions:** Maintenance Deficiencies (A.25), Building Defects (A.26), Board-Ups (A.26 and A.27), Physically Poor Units (A.28), Neighborhood Condition Rating (A.29), Crowding and Severe Crowding (A.30).

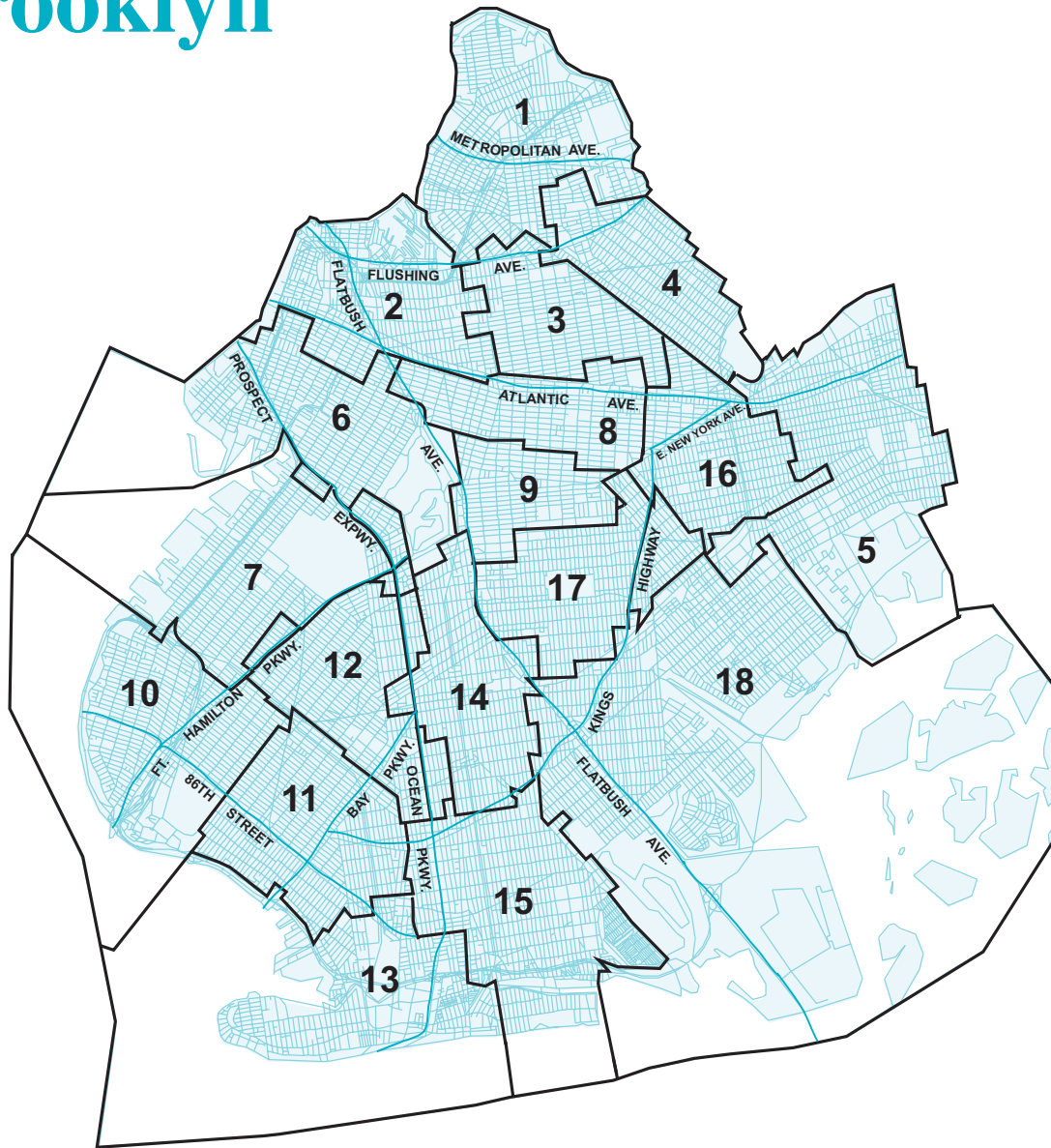
# Bronx



## Sub-Borough Areas

- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1) Mott Haven / Hunts Point      | 6) Riverdale / Kingsbridge      |
| 2) Morrisania / East Tremont     | 7) Soundview / Parkchester      |
| 3) Highbridge / S. Concourse     | 8) Throgs Neck / Co-op City     |
| 4) University Heights / Fordham  | 9) Pelham Parkway               |
| 5) Kingsbridge Heights / Mosholu | 10) Williamsbridge / Baychester |

# Brooklyn



## Sub-Borough Areas

- |   |                                |
|---|--------------------------------|
| 1) Williamsburg / Greenpoint              | 10) Bay Ridge                  |
| 2) Brooklyn Heights / Fort Greene         | 11) Bensonhurst                |
| 3) Bedford Stuyvesant                     | 12) Borough Park               |
| 4) Bushwick                               | 13) Coney Island               |
| 5) East New York / Starrett City          | 14) Flatbush                   |
| 6) Park Slope / Carroll Gardens           | 15) Sheepshead Bay / Gravesend |
| 7) Sunset Park                            | 16) Brownsville / Ocean Hill   |
| 8) North Crown Heights / Prospect Heights | 17) East Flatbush              |
| 9) South Crown Heights                    | 18) Flatlands / Canarsie       |

# Manhattan



## Sub-Borough Areas

- 1) Greenwich Village / Financial District
- 2) Lower East Side / Chinatown
- 3) Chelsea / Clinton / Midtown
- 4) Stuyvesant Town / Turtle Bay
- 5) Upper West Side
- 6) Upper East side
- 7) Morningside Heights / Hamilton Heights
- 8) Central Harlem
- 9) East Harlem
- 10) Washington Heights / Inwood

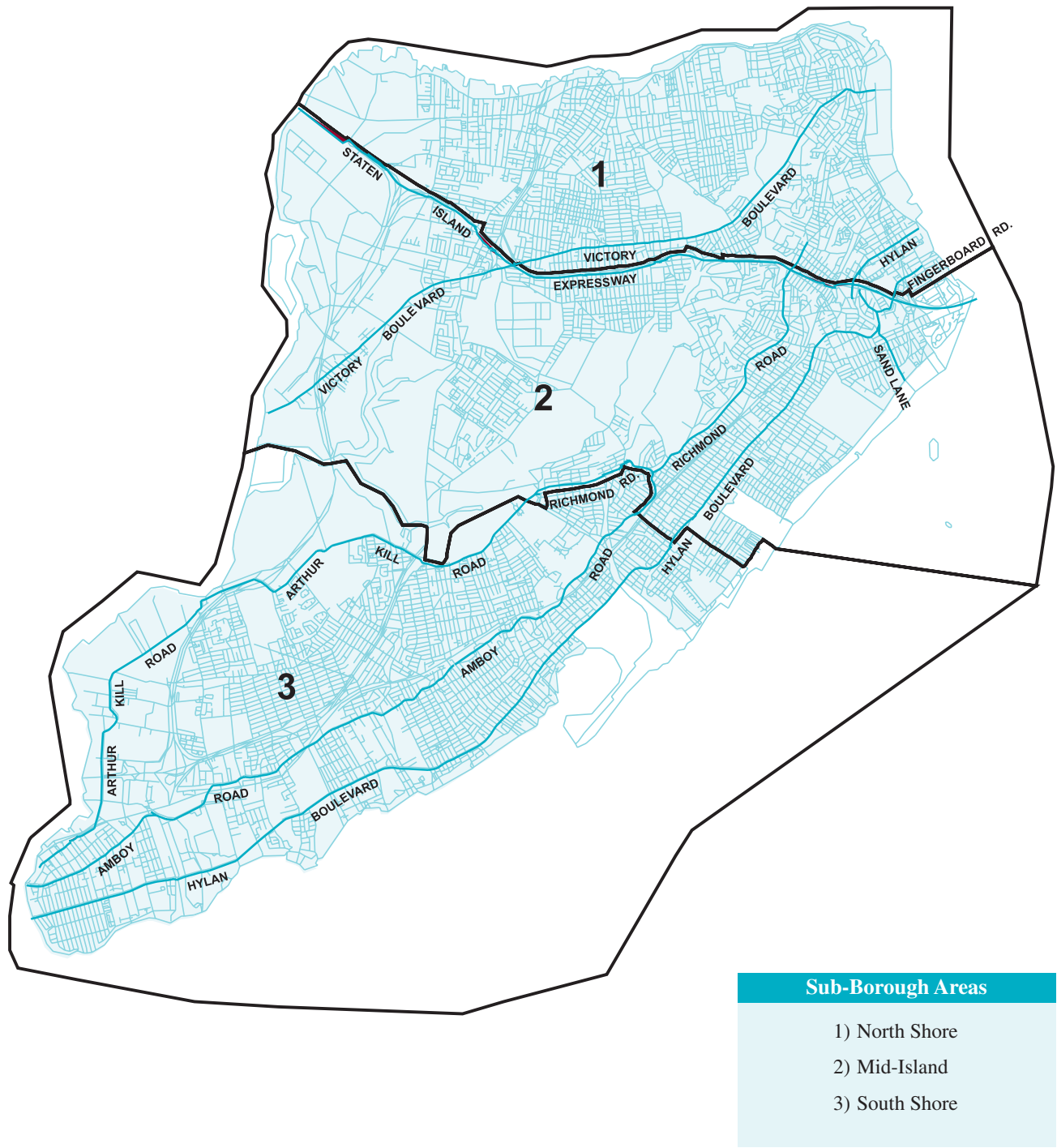
# Queens



## Sub-Borough Areas

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1) Astoria                    | 8) Hillcrest / Fresh Meadows        |
| 2) Sunnyside / Woodside       | 9) Kew Gardens / Woodhaven          |
| 3) Jackson Heights            | 10) Howard Beach / South Ozone Park |
| 4) Elmhurst / Corona          | 11) Bayside / Little Neck           |
| 5) Middle Village / Ridgewood | 12) Jamaica                         |
| 6) Forest Hills / Rego Park   | 13) Bellerose / Rosedale            |
| 7) Flushing / Whitestone      | 14) Rockaways                       |

# Staten Island



**Table A.1 Number of Households, Number of Individuals and Mean Household Size  
by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>Households</b>	<b>Population</b>	<b>Mean Size</b>
<b>New York City</b>	<b>3,101,298</b>	<b>8,144,101</b>	<b>2.63</b>
<b>Bronx</b>	<b>479,990</b>	<b>1,338,071</b>	<b>2.79</b>
1. Mott Haven/Hunts Point	47,687	131,026	2.75
2. Morrisania/East Tremont	46,353	140,002	3.02
3. Highbridge/South Concourse	43,881	126,076	2.87
4. University Heights/Fordham	44,426	144,640	3.26
5. Kingsbridge Heights/Mosholu	43,705	119,142	2.73
6. Riverdale/Kingsbridge <sup>a</sup>	48,247	106,345	2.20
7. Soundview/Parkchester	65,790	196,326	2.98
8. Throgs Neck/Co-op City	48,100	115,761	2.41
9. Pelham Parkway	41,328	105,771	2.56
10. Williamsbridge/Baychester	50,472	152,981	3.03
<b>Brooklyn</b>	<b>904,189</b>	<b>2,508,450</b>	<b>2.77</b>
1. Williamsburg/Greenpoint	56,051	158,723	2.83
2. Brooklyn Heights/Fort Greene	50,082	113,706	2.27
3. Bedford Stuyvesant	46,521	127,571	2.74
4. Bushwick	37,410	116,712	3.12
5. East New York/Starrett City	46,495	144,746	3.11
6. Park Slope/Carroll Gardens	44,864	109,270	2.44
7. Sunset Park	47,248	139,666	2.96
8. North Crown Heights/Prospect Heights	47,663	124,635	2.61
9. South Crown Heights	42,741	119,147	2.79
10. Bay Ridge	52,759	126,199	2.39
11. Bensonhurst	63,140	180,322	2.86
12. Borough Park	47,218	164,903	3.49
13. Coney Island	48,418	111,058	2.29
14. Flatbush	55,939	154,246	2.76
15. Sheepshead Bay/Gravesend	62,339	169,721	2.72
16. Brownsville/Ocean Hill	40,903	114,396	2.80
17. East Flatbush	48,615	136,287	2.80
18. Flatlands/Canarsie	65,782	197,143	3.00
<b>Manhattan</b>	<b>761,554</b>	<b>1,556,316</b>	<b>2.04</b>
1. Greenwich Village/Financial District	72,584	129,358	1.78
2. Lower E. Side/Chinatown	75,079	190,563	2.54
3. Chelsea/Clinton/Midtown	77,239	128,120	1.66
4. Stuyvesant Town/Turtle Bay	88,148	162,212	1.84
5. Upper West Side	106,983	200,215	1.87
6. Upper East Side	125,240	228,023	1.82
7. Morningside Heights/Hamilton Heights	51,638	121,317	2.35
8. Central Harlem	51,652	105,165	2.04
9. East Harlem	43,471	105,176	2.42
10. Washington Heights/Inwood <sup>a</sup>	69,521	186,167	2.68
<b>Queens</b>	<b>791,038</b>	<b>2,263,259</b>	<b>2.86</b>
1. Astoria	77,982	190,628	2.44
2. Sunnyside/Woodside	51,260	132,630	2.59
3. Jackson Heights	52,938	162,997	3.08
4. Elmhurst/Corona	46,801	158,249	3.38
5. Middle Village/Ridgewood	62,089	185,833	2.99
6. Forest Hills/Rego Park	53,904	122,587	2.27
7. Flushing/Whitestone	90,443	243,669	2.69
8. Hillcrest/Fresh Meadows	58,322	157,068	2.69
9. Kew Gardens/Woodhaven	42,819	129,834	3.03
10. Howard Beach/S. Ozone Park	40,206	126,454	3.15
11. Bayside/Little Neck	43,555	109,243	2.51
12. Jamaica	72,738	238,907	3.28
13. Bellerose/Rosedale	60,033	187,329	3.12
14. Rockaways	37,946	117,831	3.11
<b>Staten Island</b>	<b>164,528</b>	<b>478,004</b>	<b>2.91</b>
1. North Shore	56,991	165,998	2.91
2. Mid-Island	46,649	133,723	2.87
3. South Shore	60,887	178,283	2.93

Source: U.S. Bureau of the Census, 2008 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 2008**

Sub-Borough Area	All <sup>b</sup>	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
<b>New York City</b>	<b>8,144,101</b>	<b>2,923,410</b>	<b>1,901,117</b>	<b>759,194</b>	<b>1,502,971</b>	<b>975,692</b>
<b>Bronx</b>	<b>1,338,071</b>	<b>168,986</b>	<b>409,843</b>	<b>306,514</b>	<b>396,228</b>	<b>46,638</b>
1. Mott Haven/Hunts Point	131,026	**	27,442	55,152	45,501	**
2. Morrisania/East Tremont	140,002	5,761	41,741	42,373	48,161	**
3. Highbridge/South Concourse	126,076	**	41,807	24,699	54,117	**
4. University Heights/Fordham	144,640	6,393	39,467	22,634	71,048	**
5. Kingsbridge Heights/Mosholu	119,142	8,719	28,631	25,387	46,679	9,727
6. Riverdale/Kingsbridge <sup>a</sup>	106,345	48,527	12,514	9,583	30,945	4,436*
7. Soundview/Parkchester	196,326	7,728	70,311	57,612	46,802	13,035
8. Throgs Neck/Co-op City	115,761	46,016	26,197	25,734	15,733	**
9. Pelham Parkway	105,771	27,349	21,196	24,967	21,581	10,383
10. Williamsbridge/Baychester	152,981	12,711	100,538	18,373	15,659	**
<b>Brooklyn</b>	<b>2,508,450</b>	<b>929,411</b>	<b>827,579</b>	<b>198,903</b>	<b>295,903</b>	<b>229,909</b>
1. Williamsburg/Greenpoint	158,723	106,213	7,902	21,509	18,923	**
2. Brooklyn Heights/Fort Greene	113,706	51,110	33,771	8,396	10,757	6,661
3. Bedford Stuyvesant	127,571	19,389	78,733	11,446	14,967	**
4. Bushwick	116,712	12,218	24,853	38,011	35,407	5,202
5. East New York/Starrett City	144,746	6,147	76,790	27,948	26,761	5,879
6. Park Slope/Carroll Gardens	109,270	77,440	11,040	8,206	6,202	4,268*
7. Sunset Park	139,666	40,932	4,408*	18,250	34,909	38,161
8. North Crown Heights/Prospect Heights	124,635	21,929	85,105	**	12,061	**
9. South Crown Heights	119,147	17,001	87,884	**	9,745	**
10. Bay Ridge	126,199	82,319	**	5,930	13,686	20,765
11. Bensonhurst	180,322	84,070	**	9,892	19,408	62,346
12. Borough Park	164,903	112,665	**	**	28,397	19,235
13. Coney Island	111,058	71,868	20,475	6,540	4,033*	7,547
14. Flatbush	154,246	49,486	53,995	6,406	25,159	17,722
15. Sheepshead Bay/Gravesend	169,721	114,132	14,815	4,311*	11,916	24,547
16. Brownsville/Ocean Hill	114,396	7,665	81,922	12,608	7,021	**
17. East Flatbush	136,287	4,361*	123,854	**	6,218	**
18. Flatlands/Canarsie	197,143	50,466	115,054	8,389	10,334	6,439
<b>Manhattan</b>	<b>1,556,316</b>	<b>788,390</b>	<b>199,402</b>	<b>115,984</b>	<b>267,376</b>	<b>170,743</b>
1. Greenwich Village/Financial District	129,358	102,785	**	**	7,808	13,463
2. Lower E. Side/Chinatown	190,563	60,511	12,306	30,938	20,401	65,176
3. Chelsea/Clinton/Midtown	128,120	84,067	6,686	7,289	11,917	17,344
4. Stuyvesant Town/Turtle Bay	162,212	115,252	6,393	5,750	10,196	22,802
5. Upper West Side	200,215	146,078	14,409	6,488	13,526	15,917
6. Upper East Side	228,023	192,903	**	4,484*	13,517	12,569
7. Morningside Heights/Hamilton Heights	121,317	28,512	30,319	9,935	43,273	8,322
8. Central Harlem	105,165	11,813	69,041	6,554	12,658	**
9. East Harlem	105,176	17,379	39,084	23,657	19,069	5,437
10. Washington Heights/Inwood <sup>a</sup>	186,167	29,091	15,471	18,554	115,012	6,631
<b>Queens</b>	<b>2,263,259</b>	<b>719,493</b>	<b>420,659</b>	<b>99,310</b>	<b>506,771</b>	<b>492,389</b>
1. Astoria	190,628	92,706	18,756	9,150	38,980	29,254
2. Sunnyside/Woodside	132,630	36,367	**	6,932	44,768	42,350
3. Jackson Heights	162,997	20,552	10,915	4,384*	92,285	34,669
4. Elmhurst/Corona	158,249	13,053	11,816	5,565	77,332	50,483
5. Middle Village/Ridgewood	185,833	116,520	6,000	18,946	32,190	11,963
6. Forest Hills/Rego Park	122,587	79,175	**	4,083*	13,768	23,309
7. Flushing/Whitestone	243,669	90,181	**	4,610*	44,552	99,618
8. Hillcrest/Fresh Meadows	157,068	57,326	23,828	6,884	20,181	48,849
9. Kew Gardens/Woodhaven	129,834	35,861	14,025	8,087	38,325	28,014
10. Howard Beach/S. Ozone Park	126,454	39,993	15,142	6,693	21,371	38,550
11. Bayside/Little Neck	109,243	54,567	**	**	5,491	44,827
12. Jamaica	238,907	7,903	154,732	8,517	42,757	19,161
13. Bellerose/Rosedale	187,329	33,991	115,674	**	15,471	16,774
14. Rockaways	117,831	41,298	40,550	10,048	19,299	4,566*
<b>Staten Island</b>	<b>478,004</b>	<b>317,130</b>	<b>43,634</b>	<b>38,483</b>	<b>36,693</b>	<b>36,012</b>
1. North Shore	165,998	69,283	38,841	19,380	20,261	15,131
2. Mid-Island	133,723	97,541	**	8,899	9,754	12,928
3. South Shore	178,283	150,306	**	10,204	6,678	7,954

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Includes 81,718 "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 2008**

<b>Sub-Borough Area</b>	<b>Total</b>	<b>Under 18</b>	<b>18 - 64</b>	<b>65 or Over</b>
<b>New York City</b>	<b>8,144,101</b>	<b>1,956,791</b>	<b>5,287,922</b>	<b>899,389</b>
<b>Bronx</b>	<b>1,338,071</b>	<b>391,666</b>	<b>814,309</b>	<b>132,097</b>
1. Mott Haven/Hunts Point	131,026	41,359	74,857	14,810
2. Morrisania/East Tremont	140,002	51,705	80,420	7,877
3. Highbridge/South Concourse	126,076	44,081	71,098	10,897
4. University Heights/Fordham	144,640	44,091	91,428	9,121
5. Kingsbridge Heights/Mosholu	119,142	40,317	71,668	7,157
6. Riverdale/Kingsbridge <sup>a</sup>	106,345	23,891	66,243	16,212
7. Soundview/Parkchester	196,326	53,019	119,362	23,945
8. Throgs Neck/Co-op City	115,761	24,237	69,924	21,600
9. Pelham Parkway	105,771	26,640	68,399	10,733
10. Williamsbridge/Baychester	152,981	42,324	100,913	9,744
<b>Brooklyn</b>	<b>2,508,450</b>	<b>644,949</b>	<b>1,606,361</b>	<b>257,140</b>
1. Williamsburg/Greenpoint	158,723	45,582	103,474	9,667
2. Brooklyn Heights/Fort Greene	113,706	20,759	85,557	7,389
3. Bedford Stuyvesant	127,571	35,271	79,131	13,169
4. Bushwick	116,712	31,595	78,743	6,374
5. East New York/Starrett City	144,746	46,289	83,029	15,427
6. Park Slope/Carroll Gardens	109,270	21,446	77,380	10,445
7. Sunset Park	139,666	31,449	97,195	11,022
8. North Crown Heights/Prospect Heights	124,635	32,926	82,490	9,219
9. South Crown Heights	119,147	28,450	82,604	8,093
10. Bay Ridge	126,199	25,638	84,288	16,274
11. Bensonhurst	180,322	35,708	120,152	24,462
12. Borough Park	164,903	59,365	88,577	16,960
13. Coney Island	111,058	25,958	61,275	23,825
14. Flatbush	154,246	37,687	98,512	18,047
15. Sheepshead Bay/Gravesend	169,721	43,907	100,657	25,157
16. Brownsville/Ocean Hill	114,396	35,684	70,263	8,450
17. East Flatbush	136,287	31,570	92,618	12,100
18. Flatlands/Canarsie	197,143	55,665	120,417	21,060
<b>Manhattan</b>	<b>1,556,316</b>	<b>282,621</b>	<b>1,084,256</b>	<b>189,439</b>
1. Greenwich Village/Financial District	129,358	15,050	100,743	13,566
2. Lower E. Side/Chinatown	190,563	39,380	127,005	24,178
3. Chelsea/Clinton/Midtown	128,120	11,748	100,994	15,377
4. Stuyvesant Town/Turtle Bay	162,212	19,052	121,397	21,763
5. Upper West Side	200,215	37,476	133,374	29,365
6. Upper East Side	228,023	37,565	161,039	29,418
7. Morningside Heights/Hamilton Heights	121,317	26,236	83,509	11,573
8. Central Harlem	105,165	23,806	67,612	13,747
9. East Harlem	105,176	26,404	67,828	10,943
10. Washington Heights/Inwood <sup>a</sup>	186,167	45,905	120,754	19,509
<b>Queens</b>	<b>2,263,259</b>	<b>517,253</b>	<b>1,480,317</b>	<b>265,689</b>
1. Astoria	190,628	39,279	129,840	21,509
2. Sunnyside/Woodside	132,630	28,423	90,831	13,376
3. Jackson Heights	162,997	31,629	111,107	20,262
4. Elmhurst/Corona	158,249	34,461	110,339	13,448
5. Middle Village/Ridgewood	185,833	45,150	123,843	16,841
6. Forest Hills/Rego Park	122,587	20,527	78,735	23,325
7. Flushing/Whitestone	243,669	47,982	159,696	35,991
8. Hillcrest/Fresh Meadows	157,068	38,076	102,193	16,799
9. Kew Gardens/Woodhaven	129,834	33,050	87,843	8,941
10. Howard Beach/S. Ozone Park	126,454	28,812	81,412	16,229
11. Bayside/Little Neck	109,243	21,991	71,520	15,731
12. Jamaica	238,907	65,508	147,399	26,001
13. Bellerose/Rosedale	187,329	41,353	121,813	24,163
14. Rockaways	117,831	41,012	63,745	13,074
<b>Staten Island</b>	<b>478,004</b>	<b>120,301</b>	<b>302,680</b>	<b>55,024</b>
1. North Shore	165,998	47,121	106,848	12,029
2. Mid-Island	133,723	27,731	87,412	18,580
3. South Shore	178,283	45,448	108,419	24,415

Source: U.S. Bureau of the Census, 2008 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 2008**

Sub-Borough Area	All	Years of Education			
		Less than 12	12 Years	13-15 Years	16+
<b>New York City</b>	<b>6,187,310</b>	<b>1,121,925</b>	<b>1,704,477</b>	<b>1,199,683</b>	<b>2,161,225</b>
<b>Bronx</b>	<b>946,406</b>	<b>249,485</b>	<b>325,845</b>	<b>193,944</b>	<b>177,132</b>
1. Mott Haven/Hunts Point	89,667	41,056	26,005	16,452	6,154
2. Morrisania/East Tremont	88,297	32,490	29,647	17,706	8,454
3. Highbridge/South Concourse	81,995	30,419	30,085	9,101	12,389
4. University Heights/Fordham	100,549	36,257	32,996	20,407	10,889
5. Kingsbridge Heights/Mosholu	78,825	23,253	20,382	22,628	12,563
6. Riverdale/Kingsbridge <sup>a</sup>	82,455	7,777	23,971	18,936	31,771
7. Soundview/Parkchester	143,306	25,624	59,587	27,480	30,615
8. Throgs Neck/Co-op City	91,524	16,058	32,647	16,770	26,049
9. Pelham Parkway	79,131	16,753	28,149	18,141	16,089
10. Williamsbridge/Baychester	110,657	19,798	42,376	26,323	22,160
<b>Brooklyn</b>	<b>1,863,501</b>	<b>389,578</b>	<b>543,083</b>	<b>367,542</b>	<b>563,298</b>
1. Williamsburg/Greenpoint	113,141	24,048	30,323	16,143	42,627
2. Brooklyn Heights/Fort Greene	92,947	10,435	13,738	19,187	49,587
3. Bedford Stuyvesant	92,300	25,971	31,654	14,312	20,362
4. Bushwick	85,117	31,291	24,855	14,160	14,811
5. East New York/Starrett City	98,456	22,586	44,516	17,663	13,691
6. Park Slope/Carroll Gardens	87,824	8,788	9,137	11,974	57,926
7. Sunset Park	108,217	33,518	29,018	19,824	25,857
8. North Crown Heights/Prospect Heights	91,709	21,203	25,700	15,177	29,629
9. South Crown Heights	90,697	18,345	24,381	22,918	25,054
10. Bay Ridge	100,562	13,447	31,605	16,438	39,071
11. Bensonhurst	144,614	43,738	41,806	25,761	33,308
12. Borough Park	105,537	31,909	37,932	18,142	17,554
13. Coney Island	85,100	12,242	22,099	17,774	32,986
14. Flatbush	116,558	26,167	30,066	28,148	32,177
15. Sheepshead Bay/Gravesend	125,814	20,303	35,902	25,730	43,879
16. Brownsville/Ocean Hill	78,713	17,962	26,924	16,291	17,536
17. East Flatbush	104,718	16,589	38,303	29,019	20,806
18. Flatlands/Canarsie	141,477	11,035	45,125	38,880	46,437
<b>Manhattan</b>	<b>1,273,695</b>	<b>175,752</b>	<b>159,584</b>	<b>182,755</b>	<b>755,603</b>
1. Greenwich Village/Financial District	114,309	5,151	9,156	10,192	89,810
2. Lower E. Side/Chinatown	151,183	46,935	22,496	22,859	58,893
3. Chelsea/Clinton/Midtown	116,372	5,983	13,363	15,612	81,413
4. Stuyvesant Town/Turtle Bay	143,160	5,966	9,751	12,640	114,803
5. Upper West Side	162,739	11,582	13,567	15,721	121,868
6. Upper East Side	190,457	**	9,211	18,032	160,073
7. Morningside Heights/Hamilton Heights	95,082	23,456	14,555	18,767	38,305
8. Central Harlem	81,360	16,117	15,778	24,493	24,971
9. East Harlem	78,771	18,731	18,178	18,150	23,711
10. Washington Heights/Inwood <sup>a</sup>	140,262	38,690	33,530	26,288	41,755
<b>Queens</b>	<b>1,746,006</b>	<b>272,315</b>	<b>556,258</b>	<b>359,787</b>	<b>557,646</b>
1. Astoria	151,349	28,470	41,942	27,465	53,471
2. Sunnyside/Woodside	104,208	18,271	32,707	18,053	35,175
3. Jackson Heights	131,368	28,390	51,411	19,448	32,120
4. Elmhurst/Corona	123,787	24,206	48,518	20,657	30,407
5. Middle Village/Ridgewood	140,683	26,210	42,406	31,755	40,312
6. Forest Hills/Rego Park	102,060	6,841	21,561	15,716	57,942
7. Flushing/Whitestone	195,687	30,281	61,823	35,189	68,393
8. Hillcrest/Fresh Meadows	118,992	12,115	28,065	26,801	52,010
9. Kew Gardens/Woodhaven	96,784	20,409	32,246	25,273	18,856
10. Howard Beach/S. Ozone Park	97,641	15,580	37,321	20,138	24,603
11. Bayside/Little Neck	87,252	8,241	19,409	21,184	38,418
12. Jamaica	173,400	27,137	66,504	42,145	37,613
13. Bellerose/Rosedale	145,976	12,915	42,601	39,120	51,340
14. Rockaways	76,819	13,248	29,743	16,842	16,987
<b>Staten Island</b>	<b>357,703</b>	<b>34,795</b>	<b>119,707</b>	<b>95,656</b>	<b>107,545</b>
1. North Shore	118,877	15,803	41,931	34,203	26,940
2. Mid-Island	105,992	10,689	36,985	25,488	32,831
3. South Shore	132,834	8,304	40,791	35,965	47,774

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge.

\*\* 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 2008**

Sub-Borough Area	Number of Households		Ownership Rate (%)
	Owner	Renter	
<b>New York City</b>	<b>1,019,345</b>	<b>2,081,953</b>	<b>32.9</b>
<b>Bronx</b>	<b>106,583</b>	<b>373,407</b>	<b>22.2</b>
1. Mott Haven/Hunts Point	**	44,384	6.9*
2. Morrisania/East Tremont	4,001*	42,353	8.6
3. Highbridge/South Concourse	**	41,368	**
4. University Heights/Fordham	**	43,602	**
5. Kingsbridge Heights/Mosholu	**	40,418	7.5*
6. Riverdale/Kingsbridge <sup>a</sup>	15,993	32,254	33.1
7. Soundview/Parkchester	16,151	49,640	24.5
8. Throgs Neck/Co-op City	31,825	16,275	66.2
9. Pelham Parkway	12,231	29,097	29.6
10. Williamsbridge/Baychester	16,456	34,016	32.6
<b>Brooklyn</b>	<b>255,938</b>	<b>648,251</b>	<b>28.3</b>
1. Williamsburg/Greenpoint	10,963	45,088	19.6
2. Brooklyn Heights/Fort Greene	14,279	35,803	28.5
3. Bedford Stuyvesant	9,625	36,897	20.7
4. Bushwick	5,034	32,376	13.5
5. East New York/Starrett City	10,708	35,787	23.0
6. Park Slope/Carroll Gardens	11,146	33,718	24.8
7. Sunset Park	12,244	35,004	25.9
8. North Crown Heights/Prospect Heights	8,518	39,145	17.9
9. South Crown Heights	5,645	37,097	13.2
10. Bay Ridge	18,914	33,845	35.9
11. Bensonhurst	20,092	43,047	31.8
12. Borough Park	12,517	34,701	26.5
13. Coney Island	14,789	33,629	30.5
14. Flatbush	12,329	43,611	22.0
15. Sheepshead Bay/Gravesend	26,128	36,211	41.9
16. Brownsville/Ocean Hill	7,302	33,601	17.9
17. East Flatbush	14,572	34,043	30.0
18. Flatlands/Canarsie	41,132	24,650	62.5
<b>Manhattan</b>	<b>183,036</b>	<b>578,518</b>	<b>24.0</b>
1. Greenwich Village/Financial District	20,822	51,762	28.7
2. Lower E. Side/Chinatown	12,228	62,850	16.3
3. Chelsea/Clinton/Midtown	17,819	59,421	23.1
4. Stuyvesant Town/Turtle Bay	27,693	60,455	31.4
5. Upper West Side	35,609	71,374	33.3
6. Upper East Side	45,389	79,851	36.2
7. Morningside Heights/Hamilton Heights	6,834	44,804	13.2
8. Central Harlem	7,487	44,164	14.5
9. East Harlem	**	41,486	**
10. Washington Heights/Inwood <sup>a</sup>	7,171	62,350	10.3
<b>Queens</b>	<b>361,713</b>	<b>429,324</b>	<b>45.7</b>
1. Astoria	14,079	63,904	18.1
2. Sunnyside/Woodside	12,862	38,398	25.1
3. Jackson Heights	19,078	33,860	36.0
4. Elmhurst/Corona	11,017	35,784	23.5
5. Middle Village/Ridgewood	27,439	34,650	44.2
6. Forest Hills/Rego Park	25,967	27,938	48.2
7. Flushing/Whitestone	44,257	46,186	48.9
8. Hillcrest/Fresh Meadows	30,704	27,618	52.6
9. Kew Gardens/Woodhaven	16,836	25,984	39.3
10. Howard Beach/S. Ozone Park	24,402	15,804	60.7
11. Bayside/Little Neck	33,373	10,182	76.6
12. Jamaica	39,144	33,593	53.8
13. Bellerose/Rosedale	46,307	13,726	77.1
14. Rockaways	16,248	21,699	42.8
<b>Staten Island</b>	<b>112,075</b>	<b>52,453</b>	<b>68.1</b>
1. North Shore	32,536	24,456	57.1
2. Mid-Island	32,341	14,309	69.3
3. South Shore	47,199	13,689	77.5

Source: U.S. Bureau of the Census, 2008 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 2008**

Sub-Borough Area	All <sup>b</sup>	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
<b>New York City</b>	<b>100.0%</b>	<b>43.2</b>	<b>22.4</b>	<b>8.8</b>	<b>14.5</b>	<b>10.4</b>
<b>Bronx</b>	<b>100.0</b>	<b>17.8</b>	<b>30.9</b>	<b>22.4</b>	<b>25.2</b>	<b>3.4</b>
1. Mott Haven/Hunts Point	100.0	**	19.6	43.2	33.2	**
2. Morrisania/East Tremont	100.0	**	32.9	29.4	30.9	**
3. Highbridge/South Concourse	100.0	**	38.3	18.0	37.5	**
4. University Heights/Fordham	100.0	**	29.9	20.2	41.3	**
5. Kingsbridge Heights/Mosholu	100.0	9.9	23.9	22.8	36.7	**
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	55.1	12.8	6.4*	20.2	**
7. Soundview/Parkchester	100.0	6.6	38.0	30.5	19.4	5.0*
8. Throgs Neck/Co-op City	100.0	48.4	22.1	16.4	10.6	**
9. Pelham Parkway	100.0	28.8	19.4	22.3	20.4	9.1*
10. Williamsbridge/Baychester	100.0	12.0	66.3	12.1	8.0	**
<b>Brooklyn</b>	<b>100.0</b>	<b>41.7</b>	<b>33.4</b>	<b>7.6</b>	<b>8.8</b>	<b>7.8</b>
1. Williamsburg/Greenpoint	100.0	62.8	**	15.9	13.2	**
2. Brooklyn Heights/Fort Greene	100.0	46.3	32.5	**	7.4*	6.6*
3. Bedford Stuyvesant	100.0	12.1	69.8	8.7	7.4*	**
4. Bushwick	100.0	14.2	25.4	32.4	22.1	**
5. East New York/Starrett City	100.0	7.1*	53.6	21.2	13.8	**
6. Park Slope/Carroll Gardens	100.0	71.0	10.6	**	7.0*	**
7. Sunset Park	100.0	42.1	**	10.6	15.5	25.7
8. North Crown Heights/Prospect Heights	100.0	22.5	66.5	**	6.7*	**
9. South Crown Heights	100.0	16.1	74.3	**	**	**
10. Bay Ridge	100.0	70.7	**	6.9*	7.8	11.9
11. Bensonhurst	100.0	57.2	**	5.5*	7.1	27.3
12. Borough Park	100.0	73.4	**	**	12.3	10.5
13. Coney Island	100.0	72.9	13.4	**	**	**
14. Flatbush	100.0	36.0	36.6	**	13.3	9.0
15. Sheepshead Bay/Gravesend	100.0	74.3	7.4	**	5.4*	11.2
16. Brownsville/Ocean Hill	100.0	**	75.1	8.6*	**	**
17. East Flatbush	100.0	**	88.4	**	**	**
18. Flatlands/Canarsie	100.0	29.6	56.3	**	**	**
<b>Manhattan</b>	<b>100.0</b>	<b>60.2</b>	<b>13.0</b>	<b>6.5</b>	<b>11.6</b>	<b>8.2</b>
1. Greenwich Village/Financial District	100.0	83.6	**	**	4.8*	8.0
2. Lower E. Side/Chinatown	100.0	44.9	7.0	15.9	7.7	24.3
3. Chelsea/Clinton/Midtown	100.0	72.9	4.2*	4.5*	6.8	11.1
4. Stuyvesant Town/Turtle Bay	100.0	76.1	4.7	**	5.2	10.7
5. Upper West Side	100.0	76.0	7.1	4.2	4.9	6.7
6. Upper East Side	100.0	87.9	**	**	4.3	4.7
7. Morningside Heights/Hamilton Heights	100.0	31.0	32.2	**	24.4	6.6*
8. Central Harlem	100.0	14.4	67.0	6.9*	8.8	**
9. East Harlem	100.0	22.0	36.6	24.8	12.1	**
10. Washington Heights/Inwood <sup>a</sup>	100.0	23.1	12.4	10.1	51.6	**
<b>Queens</b>	<b>100.0</b>	<b>38.0</b>	<b>16.8</b>	<b>4.6</b>	<b>19.1</b>	<b>20.9</b>
1. Astoria	100.0	54.7	9.5	4.9*	16.9	13.7
2. Sunnyside/Woodside	100.0	35.7	**	6.7*	27.6	28.1
3. Jackson Heights	100.0	18.4	5.8*	**	50.7	20.3
4. Elmhurst/Corona	100.0	11.4	7.4*	**	44.2	32.7
5. Middle Village/Ridgewood	100.0	65.6	**	10.0	14.8	6.5
6. Forest Hills/Rego Park	100.0	65.2	**	**	10.8	18.9
7. Flushing/Whitestone	100.0	40.4	**	**	14.7	40.8
8. Hillcrest/Fresh Meadows	100.0	37.7	18.2	**	12.2	27.7
9. Kew Gardens/Woodhaven	100.0	35.1	9.4	**	25.3	21.3
10. Howard Beach/S. Ozone Park	100.0	39.8	9.9*	**	14.3	27.5
11. Bayside/Little Neck	100.0	56.8	**	**	**	33.9
12. Jamaica	100.0	**	67.0	**	16.6	6.7
13. Bellerose/Rosedale	100.0	27.9	55.1	**	6.6*	8.4
14. Rockaways	100.0	38.3	31.9	9.7*	15.4	**
<b>Staten Island</b>	<b>100.0</b>	<b>72.5</b>	<b>8.7</b>	<b>7.3</b>	<b>5.9</b>	<b>4.8</b>
1. North Shore	100.0	51.1	21.5	11.3	8.8	6.1*
2. Mid-Island	100.0	79.5	**	**	**	**
3. South Shore	100.0	87.1	**	**	**	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Includes 19,969 (0.6%) "Other" householders (Native Hawaiian, Pacific Islander, American Indian or Alaska Native and individuals of two or more races), who are too few to report at the sub-borough level. Hispanics are removed first from other race/ethnicity categories.

\* 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 2008**

Sub-Borough Area	All	Single			More than one Adult		
		Elderly	Adult	w. Child	Elderly	2 or More	w. Child
<b>New York City</b>	<b>100.0%</b>	<b>11.4</b>	<b>22.6</b>	<b>6.1</b>	<b>9.6</b>	<b>26.8</b>	<b>23.5</b>
<b>Bronx</b>	<b>100.0</b>	<b>12.3</b>	<b>20.2</b>	<b>11.6</b>	<b>8.2</b>	<b>22.8</b>	<b>24.8</b>
1. Mott Haven/Hunts Point	100.0	19.4	19.2	13.0	**	18.7	25.4
2. Morrisania/East Tremont	100.0	9.5	22.6	22.4	**	16.2	23.1
3. Highbridge/South Concourse	100.0	10.1	23.0	15.9	**	17.6	27.5
4. University Heights/Fordham	100.0	9.5	14.6	11.4	**	30.5	30.3
5. Kingsbridge Heights/Mosholu	100.0	9.3	22.9	15.5	**	23.6	25.0
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	16.4	20.7	7.1*	11.8	27.7	16.3
7. Soundview/Parkchester	100.0	10.4	22.1	7.3	12.3	19.9	28.1
8. Throgs Neck/Co-op City	100.0	18.3	19.2	**	12.9	23.9	20.5
9. Pelham Parkway	100.0	10.6	19.1	8.6*	11.9	25.1	24.7
10. Williamsbridge/Baychester	100.0	9.5	18.3	12.2	7.6*	25.7	26.7
<b>Brooklyn</b>	<b>100.0</b>	<b>10.4</b>	<b>20.0</b>	<b>6.4</b>	<b>8.9</b>	<b>28.0</b>	<b>26.2</b>
1. Williamsburg/Greenpoint	100.0	8.7	22.4	**	**	33.6	26.3
2. Brooklyn Heights/Fort Greene	100.0	8.2	31.5	**	**	35.6	18.4
3. Bedford Stuyvesant	100.0	10.9	23.6	11.0	8.7	22.1	23.7
4. Bushwick	100.0	**	19.3	16.0	**	29.3	24.5
5. East New York/Starrett City	100.0	13.4	15.7	16.7	8.7	17.7	27.7
6. Park Slope/Carroll Gardens	100.0	6.7*	26.7	**	7.7*	35.2	20.8
7. Sunset Park	100.0	7.2*	17.1	**	8.2*	35.4	27.8
8. North Crown Hgts./Pros. Hgts.	100.0	7.2*	23.7	8.9	7.1*	30.6	22.5
9. South Crown Heights	100.0	7.3*	20.2	9.0*	**	31.4	25.7
10. Bay Ridge	100.0	15.4	25.1	**	8.9	26.7	22.3
11. Bensonhurst	100.0	11.1	14.5	**	12.0	33.7	26.4
12. Borough Park	100.0	15.9	12.4	**	13.7	17.9	37.4
13. Coney Island	100.0	25.5	15.3	**	13.2	22.1	18.4
14. Flatbush	100.0	8.5	18.9	**	9.8	31.8	26.6
15. Sheepshead Bay/Gravesend	100.0	13.1	15.6	**	13.8	25.6	28.7
16. Brownsville/Ocean Hill	100.0	9.4*	26.3	11.6	**	19.3	27.1
17. East Flatbush	100.0	**	19.1	8.8	7.1*	30.7	30.2
18. Flatlands/Canarsie	100.0	8.4	17.5	5.4*	12.1	23.2	33.5
<b>Manhattan</b>	<b>100.0</b>	<b>13.3</b>	<b>36.6</b>	<b>4.2</b>	<b>8.2</b>	<b>25.7</b>	<b>12.0</b>
1. Greenwich Village/Fin. Dist.	100.0	8.2	45.8	**	6.8	29.6	9.5
2. Lower E. Side/Chinatown	100.0	11.2	29.0	4.8*	12.8	27.6	14.7
3. Chelsea/Clinton/Midtown	100.0	11.7	46.5	**	7.2	26.4	6.2
4. Stuyvesant Town/Turtle Bay	100.0	12.6	36.4	**	9.5	30.8	8.8
5. Upper West Side	100.0	16.7	37.4	**	7.9	22.2	13.8
6. Upper East Side	100.0	13.1	41.1	**	8.9	25.1	9.8
7. Morningside Hgts./Ham. Hgts.	100.0	13.8	29.8	9.9	6.6*	26.8	13.1
8. Central Harlem	100.0	19.3	34.3	12.1	**	18.3	11.6
9. East Harlem	100.0	12.5	32.6	8.9*	7.9*	21.7	16.4
10. Washington Heights/Inwood <sup>d</sup>	100.0	14.9	24.7	7.2	7.5	26.0	19.8
<b>Queens</b>	<b>100.0</b>	<b>10.2</b>	<b>15.2</b>	<b>4.5</b>	<b>11.9</b>	<b>28.8</b>	<b>29.4</b>
1. Astoria	100.0	9.2	23.5	5.4	10.1	32.1	19.6
2. Sunnyside/Woodside	100.0	13.2	17.2	**	7.5*	34.5	23.5
3. Jackson Heights	100.0	9.8	10.3	**	12.9	32.5	31.6
4. Elmhurst/Corona	100.0	**	9.3	**	9.3	33.3	38.6
5. Middle Village/Ridgewood	100.0	7.7	14.9	**	11.4	26.4	35.8
6. Forest Hills/Rego Park	100.0	16.0	17.5	**	15.4	29.6	18.1
7. Flushing/Whitestone	100.0	11.2	13.6	**	16.1	29.9	26.9
8. Hillcrest/Fresh Meadows	100.0	9.5	14.7	**	10.6	31.1	29.1
9. Kew Gardens/Woodhaven	100.0	**	16.5	**	**	30.9	35.2
10. Howard Beach/S. Ozone Park	100.0	8.8*	10.3	**	14.3	26.8	34.9
11. Bayside/Little Neck	100.0	11.3	18.4	**	16.5	27.0	25.7
12. Jamaica	100.0	9.4	12.9	7.7	11.9	23.3	34.8
13. Bellerose/Rosedale	100.0	10.9	15.3	**	10.8	25.6	33.6
14. Rockaways	100.0	12.2	16.1	12.7	11.3	17.8	29.9
<b>Staten Island</b>	<b>100.0</b>	<b>10.3</b>	<b>14.8</b>	<b>4.9</b>	<b>12.8</b>	<b>26.5</b>	<b>30.7</b>
1. North Shore	100.0	10.7	16.7	8.6	7.1	25.7	31.2
2. Mid-Island	100.0	7.6*	15.2	**	16.1	30.9	27.7
3. South Shore	100.0	11.9	12.6	**	15.5	23.9	32.7

Source: U.S. Bureau of the Census, 2008 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 All Households by Birth Region of Householder (USA or Puerto Rico/Non-USA) by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>All</b>	<b>USA</b>	<b>Puerto Rico/Non-USA</b>
<b>New York City</b>	<b>100.0%</b>	<b>52.4</b>	<b>47.6</b>
<b>Bronx</b>	<b>100.0</b>	<b>47.0</b>	<b>53.0</b>
1. Mott Haven/Hunts Point	100.0	29.5	70.5
2. Morrisania/East Tremont	100.0	55.3	44.7
3. Highbridge/South Concourse	100.0	38.7	61.3
4. University Heights/Fordham	100.0	34.6	65.4
5. Kingsbridge Heights/Mosholu	100.0	44.1	55.9
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	59.3	40.7
7. Soundview/Parkchester	100.0	53.1	46.9
8. Throgs Neck/Co-op City	100.0	71.1	28.9
9. Pelham Parkway	100.0	47.5	52.5
10. Williamsbridge/Baychester	100.0	39.5	60.5
<b>Brooklyn</b>	<b>100.0</b>	<b>51.0</b>	<b>49.0</b>
1. Williamsburg/Greenpoint	100.0	50.3	49.7
2. Brooklyn Heights/Fort Greene	100.0	71.6	28.4
3. Bedford Stuyvesant	100.0	68.9	31.1
4. Bushwick	100.0	53.4	46.6
5. East New York/Starrett City	100.0	57.3	42.7
6. Park Slope/Carroll Gardens	100.0	76.8	23.2
7. Sunset Park	100.0	35.2	64.8
8. North Crown Heights/Prospect Heights	100.0	59.2	40.8
9. South Crown Heights	100.0	48.2	51.8
10. Bay Ridge	100.0	55.7	44.3
11. Bensonhurst	100.0	37.7	62.3
12. Borough Park	100.0	40.7	59.3
13. Coney Island	100.0	42.8	57.2
14. Flatbush	100.0	32.0	68.0
15. Sheepshead Bay/Gravesend	100.0	38.3	61.7
16. Brownsville/Ocean Hill	100.0	61.7	38.3
17. East Flatbush	100.0	50.1	49.9
18. Flatlands/Canarsie	100.0	51.7	48.3
<b>Manhattan</b>	<b>100.0</b>	<b>65.2</b>	<b>34.8</b>
1. Greenwich Village/Financial District	100.0	78.1	21.9
2. Lower E. Side/Chinatown	100.0	44.4	55.6
3. Chelsea/Clinton/Midtown	100.0	72.1	27.9
4. Stuyvesant Town/Turtle Bay	100.0	68.9	31.1
5. Upper West Side	100.0	71.9	28.1
6. Upper East Side	100.0	76.2	23.8
7. Morningside Heights/Hamilton Heights	100.0	61.2	38.8
8. Central Harlem	100.0	74.9	25.1
9. East Harlem	100.0	58.1	41.9
10. Washington Heights/Inwood <sup>a</sup>	100.0	37.2	62.8
<b>Queens</b>	<b>100.0</b>	<b>41.0</b>	<b>59.0</b>
1. Astoria	100.0	42.8	57.2
2. Sunnyside/Woodside	100.0	27.1	72.9
3. Jackson Heights	100.0	21.4	78.6
4. Elmhurst/Corona	100.0	11.7	88.3
5. Middle Village/Ridgewood	100.0	52.4	47.6
6. Forest Hills/Rego Park	100.0	43.3	56.7
7. Flushing/Whitestone	100.0	37.4	62.6
8. Hillcrest/Fresh Meadows	100.0	42.9	57.1
9. Kew Gardens/Woodhaven	100.0	37.1	62.9
10. Howard Beach/S. Ozone Park	100.0	46.5	53.5
11. Bayside/Little Neck	100.0	47.8	52.2
12. Jamaica	100.0	51.5	48.5
13. Bellerose/Rosedale	100.0	52.0	48.0
14. Rockaways	100.0	61.8	38.2
<b>Staten Island</b>	<b>100.0</b>	<b>73.9</b>	<b>26.1</b>
1. North Shore	100.0	69.8	30.2
2. Mid-Island	100.0	71.3	28.7
3. South Shore	100.0	80.0	20.0

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

**Table A.9 Percent of All 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 2008**

<b>Sub-Borough Area</b>	<b>Puerto Rico/Non-USA</b>	<b>Immigrants<sup>b</sup></b>
<b>New York City</b>	<b>47.6%</b>	<b>37.1%</b>
<b>Bronx</b>	<b>53.0</b>	<b>31.6</b>
1. Mott Haven/Hunts Point	70.5	26.0
2. Morrisania/East Tremont	44.7	26.1
3. Highbridge/South Concourse	61.3	41.1
4. University Heights/Fordham	65.4	43.4
5. Kingsbridge Heights/Mosholu	55.9	35.8
6. Riverdale/Kingsbridge <sup>a</sup>	40.7	28.9
7. Soundview/Parkchester	46.9	20.7
8. Throgs Neck/Co-op City	28.9	18.6
9. Pelham Parkway	52.5	30.2
10. Williamsbridge/Baychester	60.5	47.8
<b>Brooklyn</b>	<b>49.0</b>	<b>40.6</b>
1. Williamsburg/Greenpoint	49.7	33.7
2. Brooklyn Heights/Fort Greene	28.4	22.8
3. Bedford Stuyvesant	31.1	20.1
4. Bushwick	46.6	28.0
5. East New York/Starrett City	42.7	28.3
6. Park Slope/Carroll Gardens	23.2	15.0
7. Sunset Park	64.8	55.1
8. North Crown Heights/Prospect Heights	40.8	34.4
9. South Crown Heights	51.8	46.1
10. Bay Ridge	44.3	37.3
11. Bensonhurst	62.3	55.6
12. Borough Park	59.3	52.9
13. Coney Island	57.2	53.9
14. Flatbush	68.0	64.1
15. Sheepshead Bay/Gravesend	61.7	59.7
16. Brownsville/Ocean Hill	38.3	30.2
17. East Flatbush	49.9	39.7
18. Flatlands/Canarsie	48.3	40.4
<b>Manhattan</b>	<b>34.8</b>	<b>21.8</b>
1. Greenwich Village/Financial District	21.9	13.7
2. Lower E. Side/Chinatown	55.6	35.8
3. Chelsea/Clinton/Midtown	27.9	19.6
4. Stuyvesant Town/Turtle Bay	31.1	17.1
5. Upper West Side	28.1	16.6
6. Upper East Side	23.8	13.7
7. Morningside Heights/Hamilton Heights	38.8	23.0
8. Central Harlem	25.1	17.1
9. East Harlem	41.9	19.6
10. Washington Heights/Inwood <sup>a</sup>	62.8	45.7
<b>Queens</b>	<b>59.0</b>	<b>52.7</b>
1. Astoria	57.2	46.9
2. Sunnyside/Woodside	72.9	63.5
3. Jackson Heights	78.6	72.3
4. Elmhurst/Corona	88.3	76.7
5. Middle Village/Ridgewood	47.6	43.1
6. Forest Hills/Rego Park	56.7	49.0
7. Flushing/Whitestone	62.6	58.1
8. Hillcrest/Fresh Meadows	57.1	52.3
9. Kew Gardens/Woodhaven	62.9	56.9
10. Howard Beach/S. Ozone Park	53.5	46.9
11. Bayside/Little Neck	52.2	48.0
12. Jamaica	48.5	43.8
13. Bellerose/Rosedale	48.0	45.6
14. Rockaways	38.2	32.6
<b>Staten Island</b>	<b>26.1</b>	<b>22.1</b>
1. North Shore	30.2	23.6
2. Mid-Island	28.7	26.2
3. South Shore	20.0	17.4

Source: U.S. Bureau of the Census, 2008 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 (Doubling-Up)  
by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>Sub-Families and Secondary Individuals</b>
<b>New York City</b>	<b>455,056</b>
<b>Bronx</b>	<b>53,389</b>
1. Mott Haven/Hunts Point	5,760
2. Morrisania/East Tremont	4,269*
3. Highbridge/South Concourse	**
4. University Heights/Fordham	7,330
5. Kingsbridge Heights/Mosholu	5,325
6. Riverdale/Kingsbridge <sup>a</sup>	**
7. Soundview/Parkchester	7,434
8. Throgs Neck/Co-op City	4,551*
9. Pelham Parkway	**
10. Williamsbridge/Baychester	7,859
<b>Brooklyn</b>	<b>148,769</b>
1. Williamsburg/Greenpoint	13,906
2. Brooklyn Heights/Fort Greene	8,682
3. Bedford Stuyvesant	6,744
4. Bushwick	11,211
5. East New York/Starrett City	7,899
6. Park Slope/Carroll Gardens	10,751
7. Sunset Park	15,004
8. North Crown Heights/Prospect Heights	6,609
9. South Crown Heights	6,080
10. Bay Ridge	6,759
11. Bensonhurst	12,305
12. Borough Park	8,643
13. Coney Island	**
14. Flatbush	5,822
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	4,350*
17. East Flatbush	11,058
18. Flatlands/Canarsie	8,186
<b>Manhattan</b>	<b>104,709</b>
1. Greenwich Village/Financial District	8,689
2. Lower E. Side/Chinatown	16,912
3. Chelsea/Clinton/Midtown	8,651
4. Stuyvesant Town/Turtle Bay	16,685
5. Upper West Side	5,859
6. Upper East Side	16,593
7. Morningside Heights/Hamilton Heights	10,707
8. Central Harlem	**
9. East Harlem	5,317
10. Washington Heights/Inwood <sup>a</sup>	11,413
<b>Queens</b>	<b>133,834</b>
1. Astoria	16,619
2. Sunnyside/Woodside	11,449
3. Jackson Heights	14,237
4. Elmhurst/Corona	15,895
5. Middle Village/Ridgewood	8,938
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	14,405
8. Hillcrest/Fresh Meadows	6,891
9. Kew Gardens/Woodhaven	8,800
10. Howard Beach/S. Ozone Park	6,196
11. Bayside/Little Neck	**
12. Jamaica	13,018
13. Bellerose/Rosedale	8,941
14. Rockaways	**
<b>Staten Island</b>	<b>14,355</b>
1. North Shore	6,679
2. Mid-Island	**
3. South Shore	4,129*

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: <sup>a</sup> 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 2008**

<b>Sub-Borough Area</b>	<b>All Households</b>	<b>Owners</b>	<b>Renters</b>
<b>New York City</b>	<b>\$45,000</b>	<b>\$70,000</b>	<b>\$36,200</b>
<b>Bronx</b>	<b>\$28,000</b>	<b>\$50,000</b>	<b>\$23,200</b>
1. Mott Haven/Hunts Point	15,000	52,000*	13,500
2. Morrisania/East Tremont	18,580	64,000	16,700
3. Highbridge/South Concourse	20,800	**	20,988
4. University Heights/Fordham	30,000	**	30,000
5. Kingsbridge Heights/Mosholu	28,500	57,600*	27,556
6. Riverdale/Kingsbridge <sup>a</sup>	34,000	38,436	32,000
7. Soundview/Parkchester	28,080	55,920	21,600
8. Throgs Neck/Co-op City	37,640	45,400	24,208
9. Pelham Parkway	35,000	56,200	32,304
10. Williamsbridge/Baychester	34,200	59,288	29,000
<b>Brooklyn</b>	<b>\$40,000</b>	<b>\$65,094</b>	<b>\$34,000</b>
1. Williamsburg/Greenpoint	40,000	62,000	36,000
2. Brooklyn Heights/Fort Greene	50,000	95,000	42,000
3. Bedford Stuyvesant	26,000	42,208	24,000
4. Bushwick	35,000	71,000	28,400
5. East New York/Starrett City	30,000	42,000	28,400
6. Park Slope/Carroll Gardens	58,000	100,000	52,000
7. Sunset Park	45,800	64,000	40,000
8. North Crown Heights/Prospect Heights	38,700	75,100	31,600
9. South Crown Heights	40,000	55,000	37,000
10. Bay Ridge	50,000	83,400	42,000
11. Bensonhurst	40,000	52,000	32,000
12. Borough Park	30,000	60,000	25,000
13. Coney Island	25,000	50,000	20,800
14. Flatbush	34,000	78,000	30,000
15. Sheepshead Bay/Gravesend	46,000	69,600	35,000
16. Brownsville/Ocean Hill	28,080	56,000	25,480
17. East Flatbush	46,400	71,000	39,030
18. Flatlands/Canarsie	58,980	71,000	41,000
<b>Manhattan</b>	<b>\$62,200</b>	<b>\$118,000</b>	<b>\$51,000</b>
1. Greenwich Village/Financial District	100,000	160,000	90,500
2. Lower E. Side/Chinatown	36,800	103,000	30,000
3. Chelsea/Clinton/Midtown	80,000	135,000	73,000
4. Stuyvesant Town/Turtle Bay	90,800	120,000	75,400
5. Upper West Side	85,000	143,000	70,500
6. Upper East Side	90,003	133,000	80,000
7. Morningside Heights/Hamilton Heights	38,274	95,000	35,000
8. Central Harlem	30,880	60,000	27,000
9. East Harlem	23,752	**	23,752
10. Washington Heights/Inwood <sup>a</sup>	32,000	80,000	28,772
<b>Queens</b>	<b>\$50,000</b>	<b>\$64,800</b>	<b>\$40,100</b>
1. Astoria	42,000	50,000	40,000
2. Sunnyside/Woodside	41,000	60,000	39,000
3. Jackson Heights	44,304	60,100	35,000
4. Elmhurst/Corona	43,600	50,000	43,000
5. Middle Village/Ridgewood	56,500	74,400	48,000
6. Forest Hills/Rego Park	62,500	75,700	51,400
7. Flushing/Whitestone	50,500	60,000	45,000
8. Hillcrest/Fresh Meadows	50,220	65,000	41,800
9. Kew Gardens/Woodhaven	47,000	63,000	45,000
10. Howard Beach/S. Ozone Park	50,000	60,000	41,000
11. Bayside/Little Neck	62,000	65,000	62,000
12. Jamaica	44,040	60,000	35,000
13. Bellerose/Rosedale	60,000	65,000	40,000
14. Rockaways	36,000	65,000	26,000
<b>Staten Island</b>	<b>\$60,200</b>	<b>\$78,600</b>	<b>\$40,000</b>
1. North Shore	56,000	69,600	32,000
2. Mid-Island	65,000	80,000	43,600
3. South Shore	70,000	83,400	42,000

Source: U.S. Bureau of the Census, 2008 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 2008**

<b>Sub-Borough Area</b>	<b>All</b>	<b>&lt; \$20,000</b>	<b>\$20-39,999</b>	<b>\$40-69,999</b>	<b>\$70-99,999</b>	<b>\$100,000+</b>
<b>New York City</b>	<b>100.0%</b>	<b>25.3</b>	<b>19.4</b>	<b>21.8</b>	<b>13.0</b>	<b>20.5</b>
<b>Bronx</b>	<b>100.0</b>	<b>39.8</b>	<b>22.6</b>	<b>20.5</b>	<b>9.1</b>	<b>8.1</b>
1. Mott Haven/Hunts Point	100.0	58.4	22.7	12.3	4.9	**
2. Morrisania/East Tremont	100.0	52.0	22.9	15.9	4.1	**
3. Highbridge/South Concourse	100.0	49.6	22.1	18.6	7.7	**
4. University Heights/Fordham	100.0	34.5	27.4	27.3	8.3	**
5. Kingsbridge Heights/Mosholu	100.0	37.1	27.5	21.2	9.9	**
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	31.9	23.6	17.0	13.0	14.4
7. Soundview/Parkchester	100.0	40.6	18.9	20.0	11.2	9.4
8. Throgs Neck/Co-op City	100.0	30.8	19.6	22.0	9.6	18.0
9. Pelham Parkway	100.0	29.5	22.8	29.5	9.0	9.2*
10. Williamsbridge/Baychester	100.0	33.2	20.8	22.3	11.4	12.2
<b>Brooklyn</b>	<b>100.0</b>	<b>25.8</b>	<b>22.8</b>	<b>24.5</b>	<b>12.7</b>	<b>14.2</b>
1. Williamsburg/Greenpoint	100.0	26.9	21.5	22.9	15.0	13.7
2. Brooklyn Heights/Fort Greene	100.0	16.0	21.0	24.9	15.2	22.8
3. Bedford Stuyvesant	100.0	42.1	21.6	21.9	8.4	**
4. Bushwick	100.0	32.3	23.6	26.6	10.1	**
5. East New York/Starrett City	100.0	34.5	26.0	22.6	9.3	7.7*
6. Park Slope/Carroll Gardens	100.0	14.9	17.0	27.2	12.9	28.0
7. Sunset Park	100.0	17.1	26.4	31.6	10.3	14.5
8. North Crown Heights/Prospect Heights	100.0	28.3	22.5	24.7	10.0	14.5
9. South Crown Heights	100.0	24.5	24.4	27.4	16.8	**
10. Bay Ridge	100.0	15.3	22.2	23.8	16.5	22.2
11. Bensonhurst	100.0	26.8	22.0	27.8	11.4	11.9
12. Borough Park	100.0	33.5	24.5	22.8	7.3	11.9
13. Coney Island	100.0	40.1	21.4	19.0	9.9	9.6
14. Flatbush	100.0	25.5	30.1	19.4	11.1	13.9
15. Sheepshead Bay/Gravesend	100.0	23.9	19.9	23.3	13.1	19.9
16. Brownsville/Ocean Hill	100.0	37.4	25.9	18.8	8.6	9.4*
17. East Flatbush	100.0	18.8	24.7	32.4	15.7	8.4
18. Flatlands/Canarsie	100.0	14.8	18.5	25.1	21.5	20.2
<b>Manhattan</b>	<b>100.0</b>	<b>23.1</b>	<b>13.1</b>	<b>15.8</b>	<b>12.4</b>	<b>35.5</b>
1. Greenwich Village/Financial District	100.0	10.4	7.6	17.4	11.3	53.2
2. Lower E. Side/Chinatown	100.0	35.9	15.6	11.3	10.5	26.7
3. Chelsea/Clinton/Midtown	100.0	14.7	12.9	17.4	14.4	40.5
4. Stuyvesant Town/Turtle Bay	100.0	16.7	8.5	14.4	13.6	46.8
5. Upper West Side	100.0	18.3	7.2	14.9	14.8	44.9
6. Upper East Side	100.0	12.5	10.5	14.7	14.5	47.8
7. Morningside Heights/Hamilton He	100.0	29.6	20.7	21.1	8.7	19.9
8. Central Harlem	100.0	38.1	21.7	17.8	11.2	11.2
9. East Harlem	100.0	44.3	21.4	11.3	9.7	13.2
10. Washington Heights/Inwood <sup>a</sup>	100.0	37.7	18.7	19.7	10.0	13.8
<b>Queens</b>	<b>100.0</b>	<b>19.9</b>	<b>20.5</b>	<b>25.1</b>	<b>15.3</b>	<b>19.3</b>
1. Astoria	100.0	24.6	22.9	21.4	15.4	15.6
2. Sunnyside/Woodside	100.0	26.4	19.3	28.7	12.8	12.8
3. Jackson Heights	100.0	23.1	22.8	28.5	9.5	16.1
4. Elmhurst/Corona	100.0	14.7	31.3	25.6	15.2	13.3
5. Middle Village/Ridgewood	100.0	16.0	18.5	24.3	17.1	24.1
6. Forest Hills/Rego Park	100.0	19.4	15.1	18.5	17.8	29.2
7. Flushing/Whitestone	100.0	19.9	19.6	24.7	15.2	20.6
8. Hillcrest/Fresh Meadows	100.0	18.2	20.0	26.6	15.0	20.1
9. Kew Gardens/Woodhaven	100.0	18.7	20.6	30.8	14.2	15.8
10. Howard Beach/S. Ozone Park	100.0	16.5	21.8	25.8	16.8	19.1
11. Bayside/Little Neck	100.0	14.7	12.6	26.4	20.5	25.7
12. Jamaica	100.0	21.4	22.3	26.0	13.5	16.8
13. Bellerose/Rosedale	100.0	14.9	17.6	24.7	18.8	24.1
14. Rockaways	100.0	28.7	22.8	21.7	12.2	14.6
<b>Staten Island</b>	<b>100.0</b>	<b>16.2</b>	<b>14.8</b>	<b>23.5</b>	<b>17.1</b>	<b>28.4</b>
1. North Shore	100.0	20.7	17.0	24.0	17.6	20.6
2. Mid-Island	100.0	13.6	13.4	24.8	19.1	29.2
3. South Shore	100.0	14.0	13.8	22.0	15.2	35.1

Source: U.S. Bureau of the Census, 2008 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 2008**

Sub-Borough Area	Percent Below Poverty Level	Percent Receiving Public Assistance
<b>New York City</b>	<b>18.5</b>	<b>13.1</b>
<b>Bronx</b>	<b>32.3</b>	<b>23.4</b>
1. Mott Haven/Hunts Point	48.6	35.9
2. Morrisania/East Tremont	45.1	32.7
3. Highbridge/South Concourse	42.0	34.1
4. University Heights/Fordham	33.4	30.0
5. Kingsbridge Heights/Mosholu	32.3	23.3
6. Riverdale/Kingsbridge <sup>a</sup>	22.8	10.4*
7. Soundview/Parkchester	29.7	25.1
8. Throgs Neck/Co-op City	22.6	12.9
9. Pelham Parkway	21.4	13.2*
10. Williamsbridge/Baychester	26.5	14.6
<b>Brooklyn</b>	<b>18.5</b>	<b>15.0</b>
1. Williamsburg/Greenpoint	19.9	15.5
2. Brooklyn Heights/Fort Greene	10.5	9.0*
3. Bedford Stuyvesant	31.4	18.7
4. Bushwick	24.8	29.5
5. East New York/Starrett City	27.6	21.3
6. Park Slope/Carroll Gardens	9.0	8.9*
7. Sunset Park	15.0	9.0*
8. North Crown Heights/Prospect Heights	23.3	17.6
9. South Crown Heights	15.2	13.9
10. Bay Ridge	7.7	**
11. Bensonhurst	17.7	9.6
12. Borough Park	24.1	16.4
13. Coney Island	25.5	23.0
14. Flatbush	20.4	22.1
15. Sheepshead Bay/Gravesend	13.4	8.0
16. Brownsville/Ocean Hill	33.2	23.5
17. East Flatbush	13.2	14.9
18. Flatlands/Canarsie	10.4	10.1
<b>Manhattan</b>	<b>16.4</b>	<b>13.4</b>
1. Greenwich Village/Financial District	8.0	**
2. Lower E. Side/Chinatown	26.9	24.3
3. Chelsea/Clinton/Midtown	9.1	**
4. Stuyvesant Town/Turtle Bay	8.1	**
5. Upper West Side	11.8	9.4
6. Upper East Side	7.9	**
7. Morningside Heights/Hamilton Heights	21.4	18.4
8. Central Harlem	29.6	30.2
9. East Harlem	34.0	42.4
10. Washington Heights/Inwood <sup>b</sup>	30.2	18.0
<b>Queens</b>	<b>13.7</b>	<b>5.9</b>
1. Astoria	18.7	8.3
2. Sunnyside/Woodside	18.0	**
3. Jackson Heights	13.7	**
4. Elmhurst/Corona	12.1	**
5. Middle Village/Ridgewood	9.6	6.6*
6. Forest Hills/Rego Park	10.4	**
7. Flushing/Whitestone	13.8	**
8. Hillcrest/Fresh Meadows	14.4	**
9. Kew Gardens/Woodhaven	12.1	8.3*
10. Howard Beach/S. Ozone Park	9.9*	**
11. Bayside/Little Neck	10.2	**
12. Jamaica	16.7	8.8
13. Bellerose/Rosedale	9.3	**
14. Rockaways	20.7	18.6
<b>Staten Island</b>	<b>10.5</b>	<b>6.9</b>
1. North Shore	13.1	10.8
2. Mid-Island	7.7*	8.1*
3. South Shore	10.2	**

Source: U.S. Bureau of the Census, 2008 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 2008**

<b>Sub-Borough Area</b>	<b>50% AMI<sup>b</sup></b>	<b>80% AMI<sup>b</sup></b>
<b>New York City</b>	<b>38.3%</b>	<b>55.0%</b>
<b>Bronx</b>	<b>56.0</b>	<b>73.4</b>
1. Mott Haven/Hunts Point	75.9	87.8
2. Morrisania/East Tremont	68.9	84.4
3. Highbridge/South Concourse	65.8	81.9
4. University Heights/Fordham	53.8	80.6
5. Kingsbridge Heights/Mosholu	56.5	76.6
6. Riverdale/Kingsbridge <sup>a</sup>	47.2	61.7
7. Soundview/Parkchester	54.4	69.9
8. Throgs Neck/Co-op City	44.9	59.3
9. Pelham Parkway	47.3	68.0
10. Williamsbridge/Baychester	46.4	66.5
<b>Brooklyn</b>	<b>41.2</b>	<b>60.3</b>
1. Williamsburg/Greenpoint	41.7	58.3
2. Brooklyn Heights/Fort Greene	27.0	46.5
3. Bedford Stuyvesant	58.1	73.9
4. Bushwick	47.8	67.4
5. East New York/Starrett City	52.2	75.7
6. Park Slope/Carroll Gardens	23.3	43.8
7. Sunset Park	35.1	56.0
8. North Crown Heights/Prospect Heights	43.8	61.6
9. South Crown Heights	40.0	64.8
10. Bay Ridge	29.4	47.3
11. Bensonhurst	42.0	64.7
12. Borough Park	55.9	73.2
13. Coney Island	56.3	72.6
14. Flatbush	47.7	64.0
15. Sheepshead Bay/Gravesend	39.3	55.1
16. Brownsville/Ocean Hill	53.4	72.3
17. East Flatbush	32.6	55.6
18. Flatlands/Canarsie	25.2	44.7
<b>Manhattan</b>	<b>30.9</b>	<b>41.5</b>
1. Greenwich Village/Financial District	14.5	22.1
2. Lower E. Side/Chinatown	46.7	55.6
3. Chelsea/Clinton/Midtown	21.0	32.9
4. Stuyvesant Town/Turtle Bay	20.3	27.2
5. Upper West Side	22.2	29.8
6. Upper East Side	18.5	26.6
7. Morningside Heights/Hamilton Heights	43.0	60.3
8. Central Harlem	48.5	67.7
9. East Harlem	59.5	73.3
10. Washington Heights/Inwood <sup>a</sup>	51.2	65.8
<b>Queens</b>	<b>34.0</b>	<b>53.5</b>
1. Astoria	40.4	57.6
2. Sunnyside/Woodside	40.6	62.3
3. Jackson Heights	40.6	65.4
4. Elmhurst/Corona	39.3	62.9
5. Middle Village/Ridgewood	30.2	47.7
6. Forest Hills/Rego Park	29.3	39.9
7. Flushing/Whitestone	33.7	51.6
8. Hillcrest/Fresh Meadows	30.1	49.7
9. Kew Gardens/Woodhaven	30.4	53.6
10. Howard Beach/S. Ozone Park	30.9	51.4
11. Bayside/Little Neck	22.2	39.2
12. Jamaica	37.5	59.2
13. Bellerose/Rosedale	24.9	45.9
14. Rockaways	44.3	62.9
<b>Staten Island</b>	<b>25.5</b>	<b>41.8</b>
1. North Shore	32.4	49.5
2. Mid-Island	20.3	37.9
3. South Shore	23.1	37.4

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b The 2008 area median income (AMI) for the New York, NY Metropolitan Statistical Area, applicable to 2007 income, was \$59,700 for a family of four, adjusted for household size and local market conditions to \$76,800. See Table 3.7 for more information.

**Table A.15 Total of All Housing Units by Tenure by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>Total Housing Units<sup>b</sup></b>	<b>Owner</b>	<b>Rental</b>
<b>New York City</b>	<b>3,328,395</b>	<b>1,045,818</b>	<b>2,144,451</b>
<b>Bronx</b>	<b>509,683</b>	<b>109,166</b>	<b>385,451</b>
1. Mott Haven/Hunts Point	50,250	**	45,674
2. Morrisania/East Tremont	50,342	4,359*	43,736
3. Highbridge/South Concourse	47,331	**	42,958
4. University Heights/Fordham	46,897	**	44,168
5. Kingsbridge Heights/Mosholu	47,158	**	42,762
6. Riverdale/Kingsbridge <sup>a</sup>	51,592	16,362	33,055
7. Soundview/Parkchester	67,696	16,300	50,613
8. Throgs Neck/Co-op City	50,846	32,764	16,957
9. Pelham Parkway	42,902	12,231	29,998
10. Williamsbridge/Baychester	54,669	16,686	35,530
<b>Brooklyn</b>	<b>962,747</b>	<b>263,857</b>	<b>663,851</b>
1. Williamsburg/Greenpoint	59,842	11,185	45,607
2. Brooklyn Heights/Fort Greene	55,005	14,437	37,011
3. Bedford Stuyvesant	52,387	10,626	38,777
4. Bushwick	41,158	5,034	32,916
5. East New York/Starrett City	49,493	11,295	36,288
6. Park Slope/Carroll Gardens	47,500	11,883	34,547
7. Sunset Park	49,936	13,046	35,435
8. North Crown Heights/Prospect Heights	55,216	9,530	42,038
9. South Crown Heights	43,824	5,645	37,861
10. Bay Ridge	54,209	18,914	33,845
11. Bensonhurst	65,736	20,312	44,405
12. Borough Park	50,467	13,629	35,357
13. Coney Island	50,438	15,116	34,104
14. Flatbush	57,953	12,552	43,611
15. Sheepshead Bay/Gravesend	65,860	26,455	37,272
16. Brownsville/Ocean Hill	42,837	7,746	34,486
17. East Flatbush	51,036	14,724	34,326
18. Flatlands/Canarsie	69,852	41,729	25,966
<b>Manhattan</b>	<b>838,779</b>	<b>189,125</b>	<b>594,920</b>
1. Greenwich Village/Financial District	80,364	22,366	53,306
2. Lower E. Side/Chinatown	79,043	12,228	63,715
3. Chelsea/Clinton/Midtown	88,547	18,195	62,670
4. Stuyvesant Town/Turtle Bay	100,751	28,428	62,682
5. Upper West Side	120,303	36,655	73,901
6. Upper East Side	139,647	46,762	83,093
7. Morningside Heights/Hamilton Heights	54,930	7,024	45,420
8. Central Harlem	55,836	7,921	45,081
9. East Harlem	45,560	**	41,707
10. Washington Heights/Inwood <sup>a</sup>	73,797	7,357	63,344
<b>Queens</b>	<b>838,715</b>	<b>369,041</b>	<b>444,055</b>
1. Astoria	80,510	14,079	64,930
2. Sunnyside/Woodside	54,437	13,068	39,578
3. Jackson Heights	56,226	20,195	34,302
4. Elmhurst/Corona	47,956	11,260	36,258
5. Middle Village/Ridgewood	66,659	28,113	36,257
6. Forest Hills/Rego Park	56,059	26,393	28,115
7. Flushing/Whitestone	95,907	45,241	48,063
8. Hillcrest/Fresh Meadows	60,645	30,704	28,781
9. Kew Gardens/Woodhaven	45,737	17,360	26,722
10. Howard Beach/S. Ozone Park	42,230	24,402	16,146
11. Bayside/Little Neck	45,899	34,965	10,370
12. Jamaica	77,701	39,827	35,574
13. Bellerose/Rosedale	65,041	46,739	14,994
14. Rockaways	43,707	16,694	23,967
<b>Staten Island</b>	<b>178,471</b>	<b>114,629</b>	<b>56,174</b>
1. North Shore	63,103	33,159	26,556
2. Mid-Island	50,160	33,686	14,994
3. South Shore	65,208	47,784	14,624

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b Total also includes vacant units not available for sale or for rent. Owner is owner-occupied plus vacant for sale; rental is renter-occupied plus vacant for rent.

\* Since the number of housing units is small, interpret with caution.

\*\* Too few units to report.

**Table A.16 Distribution of Renter Occupied Units by Regulatory Status by Sub-Borough, New York City, 2008**

Sub-Borough Area	All	Public	Stabilized	Controlled	Other Regulated <sup>b</sup>	Un-Regulated
<b>New York City</b>	<b>100.0%</b>	<b>8.8</b>	<b>47.2</b>	<b>1.9</b>	<b>5.8</b>	<b>36.3</b>
<b>Bronx</b>	<b>100.0</b>	<b>11.6</b>	<b>57.6</b>	<b>1.0*</b>	<b>8.7</b>	<b>21.0</b>
1. Mott Haven/Hunts Point	100.0	26.9	39.7	**	21.4	10.5
2. Morrisania/East Tremont	100.0	18.2	50.8	**	12.5	18.1
3. Highbridge/South Concourse	100.0	**	77.3	**	**	10.5
4. University Heights/Fordham	100.0	**	81.5	**	10.8	**
5. Kingsbridge Heights/Mosholu	100.0	**	84.9	**	**	9.0*
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	10.2*	61.4	**	**	19.3
7. Soundview/Parkchester	100.0	15.1	44.5	**	6.9*	32.8
8. Throgs Neck/Co-op City	100.0	**	26.3	**	**	44.4
9. Pelham Parkway	100.0	13.2*	50.2	**	**	34.3
10. Williamsbridge/Baychester	100.0	9.1*	39.4	**	**	49.6
<b>Brooklyn</b>	<b>100.0</b>	<b>9.4</b>	<b>41.6</b>	<b>1.6</b>	<b>5.9</b>	<b>41.5</b>
1. Williamsburg/Greenpoint	100.0	10.7	45.1	**	10.7	31.1
2. Brooklyn Heights/Fort Greene	100.0	14.3	33.5	**	**	44.8
3. Bedford Stuyvesant	100.0	20.8	20.5	**	**	53.3
4. Bushwick	100.0	13.9	35.5	**	**	47.8
5. East New York/Starrett City	100.0	20.6	19.8	**	17.5	42.1
6. Park Slope/Carroll Gardens	100.0	9.4*	32.6	**	**	53.4
7. Sunset Park	100.0	**	32.2	**	**	64.7
8. North Crown Hgts./Prospect Hgts.	100.0	13.4	47.6	**	**	28.8
9. South Crown Heights	100.0	**	73.4	**	**	21.0
10. Bay Ridge	100.0	**	39.3	**	**	48.3
11. Bensonhurst	100.0	**	45.2	**	**	53.5
12. Borough Park	100.0	**	46.5	**	**	48.3
13. Coney Island	100.0	19.7	36.7	**	18.4	24.7
14. Flatbush	100.0	**	82.5	**	**	13.6
15. Sheepshead Bay/Gravesend	100.0	**	49.4	**	**	37.2
16. Brownsville/Ocean Hill	100.0	25.9	28.1	**	10.6*	35.4
17. East Flatbush	100.0	**	46.9	**	**	47.5
18. Flatlands/Canarsie	100.0	19.7	**	**	**	69.0
<b>Manhattan</b>	<b>100.0</b>	<b>10.3</b>	<b>50.5</b>	<b>3.5</b>	<b>5.7</b>	<b>30.0</b>
1. Greenwich Village/Financial District	100.0	**	44.0	7.3*	**	46.3
2. Lower E. Side/Chinatown	100.0	28.3	35.4	**	11.0	23.7
3. Chelsea/Clinton/Midtown	100.0	**	47.7	**	6.4*	39.0
4. Stuyvesant Town/Turtle Bay	100.0	**	46.4	**	**	49.2
5. Upper West Side	100.0	8.2	52.0	5.5*	**	33.4
6. Upper East Side	100.0	**	47.6	**	**	43.3
7. Morningside Hgts./Hamilton Hgts.	100.0	9.9	58.9	**	9.4	16.2
8. Central Harlem	100.0	19.6	51.9	**	9.1	17.6
9. East Harlem	100.0	38.3	33.9	**	14.8	12.4
10. Washington Heights/Inwood <sup>a</sup>	100.0	**	83.4	5.2*	**	5.0*
<b>Queens</b>	<b>100.0</b>	<b>3.9</b>	<b>45.7</b>	<b>1.2</b>	<b>3.6</b>	<b>45.4</b>
1. Astoria	100.0	12.6	49.8	**	**	33.5
2. Sunnyside/Woodside	100.0	**	62.2	**	**	31.2
3. Jackson Heights	100.0	**	50.6	**	**	43.7
4. Elmhurst/Corona	100.0	**	55.9	**	**	39.5
5. Middle Village/Ridgewood	100.0	**	33.2	**	**	64.0
6. Forest Hills/Rego Park	100.0	**	71.6	**	**	27.0
7. Flushing/Whitestone	100.0	**	50.2	**	**	47.1
8. Hillcrest/Fresh Meadows	100.0	**	56.9	**	**	30.5
9. Kew Gardens/Woodhaven	100.0	**	29.1	**	**	70.2
10. Howard Beach/S. Ozone Park	100.0	**	**	**	**	84.4
11. Bayside/Little Neck	100.0	**	**	**	**	90.2
12. Jamaica	100.0	**	33.5	**	12.8	46.5
13. Bellerose/Rosedale	100.0	**	25.8*	**	**	74.2
14. Rockaways	100.0	19.4	33.1	**	17.5*	29.1
<b>Staten Island</b>	<b>100.0</b>	<b>**</b>	<b>16.0</b>	<b>**</b>	<b>**</b>	<b>75.4</b>
1. North Shore	100.0	**	21.8	**	**	65.4
2. Mid-Island	100.0	**	**	**	**	89.5
3. South Shore	100.0	**	**	**	**	78.5

Source: U.S. Bureau of the Census 2008 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 2008**

Sub-Borough Area	Number of Bedrooms				
	All	None	One	Two	Three +
<b>New York City</b>	<b>100.0%</b>	<b>6.6</b>	<b>33.9</b>	<b>33.5</b>	<b>26.0</b>
<b>Bronx</b>	<b>100.0</b>	<b>3.9</b>	<b>36.1</b>	<b>36.2</b>	<b>23.9</b>
1. Mott Haven/Hunts Point	100.0	**	37.1	32.9	25.4
2. Morrisania/East Tremont	100.0	6.3*	26.3	40.7	26.6
3. Highbridge/South Concourse	100.0	**	41.6	41.0	12.7
4. University Heights/Fordham	100.0	**	44.3	37.1	15.3
5. Kingsbridge Heights/Mosholu	100.0	**	48.4	31.9	13.8
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	**	47.4	30.2	18.4
7. Soundview/Parkchester	100.0	**	30.4	37.7	30.2
8. Throgs Neck/Co-op City	100.0	**	29.8	35.8	31.8
9. Pelham Parkway	100.0	**	30.8	39.9	25.9
10. Williamsbridge/Baychester	100.0	**	28.2	35.0	34.0
<b>Brooklyn</b>	<b>100.0</b>	<b>4.2</b>	<b>33.0</b>	<b>36.8</b>	<b>26.0</b>
1. Williamsburg/Greenpoint	100.0	**	33.2	42.9	21.5
2. Brooklyn Heights/Fort Greene	100.0	6.2*	42.7	32.9	18.2
3. Bedford Stuyvesant	100.0	7.8*	23.2	41.0	28.0
4. Bushwick	100.0	**	25.8	48.9	23.4
5. East New York/Starrett City	100.0	**	29.6	35.1	33.7
6. Park Slope/Carroll Gardens	100.0	**	33.1	40.9	20.4
7. Sunset Park	100.0	**	31.7	43.3	22.8
8. North Crown Heights/Prospect Heights	100.0	**	32.8	45.4	16.9
9. South Crown Heights	100.0	7.1*	44.4	31.6	16.9
10. Bay Ridge	100.0	**	39.0	31.6	24.7
11. Bensonhurst	100.0	**	30.8	36.4	31.6
12. Borough Park	100.0	**	35.2	33.9	28.8
13. Coney Island	100.0	6.3*	43.1	27.7	23.0
14. Flatbush	100.0	**	51.1	26.3	18.0
15. Sheepshead Bay/Gravesend	100.0	4.8*	28.2	36.4	30.6
16. Brownsville/Ocean Hill	100.0	**	23.0	42.1	30.7
17. East Flatbush	100.0	9.0	32.7	37.0	21.3
18. Flatlands/Canarsie	100.0	**	17.4	34.6	47.4
<b>Manhattan</b>	<b>100.0</b>	<b>14.8</b>	<b>42.6</b>	<b>30.3</b>	<b>12.4</b>
1. Greenwich Village/Financial District	100.0	18.6	46.6	26.0	8.8
2. Lower E. Side/Chinatown	100.0	11.2	42.8	34.3	11.8
3. Chelsea/Clinton/Midtown	100.0	20.4	51.8	23.3	4.5*
4. Stuyvesant Town/Turtle Bay	100.0	19.8	49.3	25.6	5.3
5. Upper West Side	100.0	17.4	43.1	27.8	11.7
6. Upper East Side	100.0	16.0	44.9	26.0	13.1
7. Morningside Heights/Hamilton Heights	100.0	7.9	24.0	43.4	24.8
8. Central Harlem	100.0	12.2	36.3	36.4	15.1
9. East Harlem	100.0	12.3	31.4	39.9	16.5
10. Washington Heights/Inwood <sup>a</sup>	100.0	**	39.1	36.3	20.8
<b>Queens</b>	<b>100.0</b>	<b>4.1</b>	<b>29.1</b>	<b>33.4</b>	<b>33.4</b>
1. Astoria	100.0	4.0*	40.8	42.8	12.4
2. Sunnyside/Woodside	100.0	**	45.5	32.9	17.7
3. Jackson Heights	100.0	7.1*	38.1	31.3	23.6
4. Elmhurst/Corona	100.0	7.9*	36.2	30.5	25.4
5. Middle Village/Ridgewood	100.0	**	16.6	50.1	31.6
6. Forest Hills/Rego Park	100.0	10.6	43.1	26.7	19.6
7. Flushing/Whitestone	100.0	3.8*	30.6	33.6	32.0
8. Hillcrest/Fresh Meadows	100.0	5.2*	31.6	30.8	32.5
9. Kew Gardens/Woodhaven	100.0	**	29.3	38.1	29.1
10. Howard Beach/S. Ozone Park	100.0	**	18.1	32.1	49.8
11. Bayside/Little Neck	100.0	**	17.8	33.3	48.0
12. Jamaica	100.0	**	17.3	25.4	53.7
13. Bellerose/Rosedale	100.0	**	14.7	23.0	60.5
14. Rockaways	100.0	**	26.3	34.4	36.0
<b>Staten Island</b>	<b>100.0</b>	<b>2.0*</b>	<b>15.8</b>	<b>22.1</b>	<b>60.1</b>
1. North Shore	100.0	**	15.2	30.6	51.9
2. Mid-Island	100.0	**	20.5	20.4	56.5
3. South Shore	100.0	**	12.6	15.2	70.9

Source: U.S. Bureau of the Census, 2008 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 2008**

Sub-Borough Area	All	Old Law/ New Law	Post 1929	Other Multiple Dwellings <sup>b</sup>	1 or 2 Family
<b>New York City</b>	<b>100.0%</b>	<b>28.7</b>	<b>35.0</b>	<b>5.9</b>	<b>30.4</b>
<b>Bronx</b>	<b>100.0</b>	<b>35.4</b>	<b>41.2</b>	<b>2.8</b>	<b>20.6</b>
1. Mott Haven/Hunts Point	100.0	42.4	47.7	**	8.2*
2. Morrisania/East Tremont	100.0	52.4	36.1	**	10.7
3. Highbridge/South Concourse	100.0	62.8	28.2	**	**
4. University Heights/Fordham	100.0	60.4	35.8	**	**
5. Kingsbridge Heights/Mosholu	100.0	56.2	36.3	**	**
6. Riverdale/Kingsbridge	100.0	21.3	64.8	**	13.1
7. Soundview/Parkchester	100.0	18.1	51.3	**	26.8
8. Throgs Neck/Co-op City	100.0	7.2*	47.8	**	42.7
9. Pelham Parkway	100.0	21.5	37.5	**	38.3
10. Williamsbridge/Baychester	100.0	19.2	23.9	**	50.9
<b>Brooklyn</b>	<b>100.0</b>	<b>32.5</b>	<b>28.6</b>	<b>6.8</b>	<b>32.2</b>
1. Williamsburg/Greenpoint	100.0	60.7	26.4	**	8.3
2. Brooklyn Heights/Fort Greene	100.0	26.6	39.9	22.6	10.9
3. Bedford Stuyvesant	100.0	16.6	37.6	26.2	19.6
4. Bushwick	100.0	60.3	17.5	**	19.3
5. East New York/Starrett City	100.0	21.2	38.1	**	38.2
6. Park Slope/Carroll Gardens	100.0	53.6	10.8	12.7	23.0
7. Sunset Park	100.0	41.0	11.6	10.9	36.5
8. North Crown Heights/Prospect Heights	100.0	56.8	26.4	**	9.5*
9. South Crown Heights	100.0	55.3	23.6	**	19.5
10. Bay Ridge	100.0	33.5	18.8	**	44.1
11. Bensonhurst	100.0	32.1	12.4	8.7	46.8
12. Borough Park	100.0	41.8	18.9	**	33.3
13. Coney Island	100.0	7.6*	63.0	9.7	19.7
14. Flatbush	100.0	38.0	43.6	**	18.1
15. Sheepshead Bay/Gravesend	100.0	7.6	47.9	**	44.1
16. Brownsville/Ocean Hill	100.0	24.3	39.9	**	31.1
17. East Flatbush	100.0	29.8	20.5	**	47.8
18. Flatlands/Canarsie	100.0	**	17.4	**	79.5
<b>Manhattan</b>	<b>100.0</b>	<b>41.9</b>	<b>46.1</b>	<b>11.1</b>	<b>0.9</b>
1. Greenwich Village/Financial District	100.0	35.2	47.3	15.6	**
2. Lower E. Side/Chinatown	100.0	46.3	46.8	6.2	**
3. Chelsea/Clinton/Midtown	100.0	32.1	49.1	18.9	**
4. Stuyvesant Town/Turtle Bay	100.0	24.2	67.1	7.9	**
5. Upper West Side	100.0	36.8	36.8	26.2	**
6. Upper East Side	100.0	42.3	50.8	5.7	**
7. Morningside Heights/Hamilton Heights	100.0	74.7	19.8	**	**
8. Central Harlem	100.0	35.6	46.1	14.9	**
9. East Harlem	100.0	29.8	68.0	**	**
10. Washington Heights/Inwood	100.0	76.8	22.4	**	**
<b>Queens</b>	<b>100.0</b>	<b>13.4</b>	<b>33.0</b>	<b>2.5</b>	<b>51.1</b>
1. Astoria	100.0	41.1	29.9	6.6	22.5
2. Sunnyside/Woodside	100.0	36.4	38.6	**	24.6
3. Jackson Heights	100.0	19.7	38.6	**	37.0
4. Elmhurst/Corona	100.0	**	60.4	**	28.1
5. Middle Village/Ridgewood	100.0	28.3	7.0	**	61.5
6. Forest Hills/Rego Park	100.0	**	73.9	**	22.8
7. Flushing/Whitestone	100.0	7.8	41.3	**	48.7
8. Hillcrest/Fresh Meadows	100.0	**	51.8	**	44.4
9. Kew Gardens/Woodhaven	100.0	17.2	19.6	**	60.4
10. Howard Beach/S. Ozone Park	100.0	**	**	**	85.6
11. Bayside/Little Neck	100.0	**	12.5	**	85.3
12. Jamaica	100.0	4.2*	27.1	**	67.1
13. Bellerose/Rosedale	100.0	**	6.7*	**	93.3
14. Rockaways	100.0	**	51.7	**	41.5
<b>Staten Island</b>	<b>100.0</b>	<b>**</b>	<b>10.3</b>	<b>**</b>	<b>87.1</b>
1. North Shore	100.0	**	18.2	**	74.9
2. Mid-Island	100.0	**	8.1*	**	91.1
3. South Shore	100.0	**	**	**	95.3

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: a Marble Hill in Bronx Sub-borough 6, Riverdale/Kingsbridge

b "Other Multiple Dwelling" includes apartments/hotels built before 1929, commercial buildings altered to apartments, tenements used for single room occupancy, 1-2-family houses converted to rooming houses, and miscellaneous class B structures.

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

\*\* Too few units to report.



**Table A.19 Percent of Owner Occupied Units by Form of Ownership and Median Homeowner Estimated Home Value by Sub-Borough, New York City 2008**

Sub-Borough Area	Conventional	Coop/Condo <sup>b</sup>	Median Estimated Value <sup>c</sup>
<b>New York City</b>	<b>61.3%</b>	<b>38.7%</b>	<b>\$500,000</b>
<b>Bronx</b>	<b>59.8</b>	<b>40.2</b>	<b>400,000</b>
1. Mott Haven/Hunts Point	**	**	350,000*
2. Morrisania/East Tremont	**	**	400,000*
3. Highbridge/South Concourse	**	**	**
4. University Heights/Fordham	**	**	**
5. Kingsbridge Heights/Mosholu	**	**	160,000*
6. Riverdale/Kingsbridge <sup>a</sup>	28.0	72.0	300,000
7. Soundview/Parkchester	62.6	37.4	400,000
8. Throgs Neck/Co-op City	48.3	51.7	450,000
9. Pelham Parkway	78.6	**	450,000
10. Williamsbridge/Baychester	92.2	**	440,000
<b>Brooklyn</b>	<b>74.5</b>	<b>25.5</b>	<b>550,000</b>
1. Williamsburg/Greenpoint	57.7	42.3	760,000
2. Brooklyn Heights/Fort Greene	25.9*	74.1	550,000
3. Bedford Stuyvesant	94.7	**	650,000
4. Bushwick	85.2	**	550,000
5. East New York/Starrett City	98.6	**	450,000
6. Park Slope/Carroll Gardens	63.2	36.8	1,000,000
7. Sunset Park	69.0	31.0*	620,000
8. North Crown Heights/Prospect Heights	43.3*	56.7	400,000
9. South Crown Heights	89.0	**	600,000
10. Bay Ridge	69.1	30.9	600,000
11. Bensonhurst	96.8	**	600,000
12. Borough Park	73.6	26.4*	600,000
13. Coney Island	45.4	54.6	360,000
14. Flatbush	64.1	35.9	700,000
15. Sheepshead Bay/Gravesend	67.3	32.7	500,000
16. Brownsville/Ocean Hill	97.9	**	450,000
17. East Flatbush	100.0	**	600,000
18. Flatlands/Canarsie	89.3	10.7	500,000
<b>Manhattan</b>	<b>2.8</b>	<b>97.2</b>	<b>830,000</b>
1. Greenwich Village/Financial District	**	96.7	800,000
2. Lower E. Side/Chinatown	**	96.9	500,000
3. Chelsea/Clinton/Midtown	**	96.6	800,000
4. Stuyvesant Town/Turtle Bay	**	98.7	755,000
5. Upper West Side	**	97.1	1,200,000
6. Upper East Side	**	99.2	1,000,000
7. Morningside Heights/Hamilton Heights	**	97.2	500,000
8. Central Harlem	**	83.8	250,000
9. East Harlem	**	**	**
10. Washington Heights/Inwood <sup>a</sup>	**	100.0	350,000
<b>Queens</b>	<b>73.0</b>	<b>27.0</b>	<b>500,000</b>
1. Astoria	72.9	27.1*	600,000
2. Sunnyside/Woodside	69.9	30.1*	500,000
3. Jackson Heights	63.1	36.9	500,000
4. Elmhurst/Corona	56.0	44.0	400,000
5. Middle Village/Ridgewood	96.3	**	600,000
6. Forest Hills/Rego Park	32.9	67.1	400,000
7. Flushing/Whitestone	64.8	35.2	590,000
8. Hillcrest/Fresh Meadows	56.4	43.6	420,000
9. Kew Gardens/Woodhaven	83.0	**	450,000
10. Howard Beach/S. Ozone Park	89.3	**	500,000
11. Bayside/Little Neck	66.7	33.3	620,000
12. Jamaica	92.0	8.0*	450,000
13. Bellerose/Rosedale	86.6	13.4	450,000
14. Rockaways	69.8	30.2	450,000
<b>Staten Island</b>	<b>90.4</b>	<b>9.6</b>	<b>465,000</b>
1. North Shore	88.9	11.1*	400,000
2. Mid-Island	88.1	11.9*	500,000
3. South Shore	93.1	6.9*	500,000

Source: U.S. Bureau of the Census, 2008 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 Contract Rent/Income Ratio, Median Gross Rent and Median Gross Rent/Income Ratio by Sub-Borough, New York City 2008**

Sub-Borough Area	Contract Rent	Contract Rent/ Income Ratio	Gross Rent	Gross Rent/ Income Ratio
<b>New York City</b>	<b>\$950</b>	<b>28.8</b>	<b>\$1,057</b>	<b>31.5</b>
<b>Bronx</b>	<b>820</b>	<b>32.3</b>	<b>930</b>	<b>36.2</b>
1. Mott Haven/Hunts Point	600	34.9	673	37.9
2. Morrisania/East Tremont	707	36.9	814	40.8
3. Highbridge/South Concourse	798	35.3	900	41.9
4. University Heights/Fordham	788	28.6	890	31.4
5. Kingsbridge Heights/Mosholu	892	33.9	995	39.1
6. Riverdale/Kingsbridge <sup>a</sup>	913	32.5	1,040	35.1
7. Soundview/Parkchester	859	31.0	978	35.2
8. Throgs Neck/Co-op City	930	28.0	990	31.5
9. Pelham Parkway	875	25.9	975	28.8
10. Williamsbridge/Baychester	900	32.5	1,060	41.6
<b>Brooklyn</b>	<b>919</b>	<b>29.2</b>	<b>1,025</b>	<b>32.1</b>
1. Williamsburg/Greenpoint	850	27.9	948	32.0
2. Brooklyn Heights/Fort Greene	1,100	26.2	1,197	28.3
3. Bedford Stuyvesant	800	31.6	900	35.6
4. Bushwick	850	28.5	1,040	33.9
5. East New York/Starrett City	850	30.0	930	32.9
6. Park Slope/Carroll Gardens	1,200	25.6	1,340	27.6
7. Sunset Park	970	30.0	1,100	30.9
8. North Crown Heights/Prospect Heights	925	26.7	1,030	30.9
9. South Crown Heights	875	26.7	993	30.3
10. Bay Ridge	983	25.1	1,075	28.4
11. Bensonhurst	950	30.9	1,030	36.0
12. Borough Park	950	40.0	1,045	45.3
13. Coney Island	700	30.0	770	33.0
14. Flatbush	911	33.8	1,021	37.3
15. Sheepshead Bay/Gravesend	900	28.6	988	30.7
16. Brownsville/Ocean Hill	800	29.9	900	32.6
17. East Flatbush	950	30.0	1,065	33.8
18. Flatlands/Canarsie	975	24.0	1,095	26.3
<b>Manhattan</b>	<b>1,200</b>	<b>27.0</b>	<b>1,265</b>	<b>28.8</b>
1. Greenwich Village/Financial District	2,000	25.9	2,080	27.4
2. Lower E. Side/Chinatown	753	28.2	802	30.0
3. Chelsea/Clinton/Midtown	1,795	27.2	1,870	28.6
4. Stuyvesant Town/Turtle Bay	1,885	28.8	1,935	29.3
5. Upper West Side	1,400	23.2	1,510	25.5
6. Upper East Side	1,900	27.0	1,970	27.8
7. Morningside Heights/Hamilton Heights	800	26.4	900	27.8
8. Central Harlem	650	26.6	730	29.2
9. East Harlem	650	27.4	680	28.2
10. Washington Heights/Inwood <sup>a</sup>	800	29.2	890	33.3
<b>Queens</b>	<b>1,050</b>	<b>28.8</b>	<b>1,145</b>	<b>31.6</b>
1. Astoria	1,039	28.7	1,120	29.7
2. Sunnyside/Woodside	1,100	34.4	1,190	37.0
3. Jackson Heights	1,000	34.7	1,110	38.1
4. Elmhurst/Corona	1,003	27.5	1,140	31.8
5. Middle Village/Ridgewood	1,000	27.1	1,115	29.4
6. Forest Hills/Rego Park	1,070	26.2	1,151	28.0
7. Flushing/Whitestone	1,200	26.7	1,274	30.0
8. Hillcrest/Fresh Meadows	1,025	27.0	1,130	28.6
9. Kew Gardens/Woodhaven	1,100	28.8	1,170	31.9
10. Howard Beach/S. Ozone Park	1,100	30.0	1,200	33.6
11. Bayside/Little Neck	1,400	25.1	1,450	25.3
12. Jamaica	900	30.9	1,000	34.6
13. Bellerose/Rosedale	1,000	27.6	1,093	30.3
14. Rockaways	898	30.0	936	31.7
<b>Staten Island</b>	<b>900</b>	<b>24.9</b>	<b>1,045</b>	<b>28.8</b>
1. North Shore	900	26.4	1,075	30.0
2. Mid-Island	900	23.1	1,063	24.8
3. South Shore	800	25.2	980	30.6

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Note: <sup>a</sup> 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 2008**

<b>Sub-Borough Area</b>	<b>Total<sup>b</sup></b>	<b>Less than \$400</b>	<b>\$400- \$599</b>	<b>\$600- \$799</b>	<b>\$800- \$999</b>	<b>\$1,000+</b>
<b>New York City</b>	<b>100.0%</b>	<b>9.3</b>	<b>8.8</b>	<b>15.1</b>	<b>19.6</b>	<b>47.2</b>
<b>Bronx</b>	<b>100.0</b>	<b>11.9</b>	<b>10.8</b>	<b>21.2</b>	<b>27.8</b>	<b>28.3</b>
1. Mott Haven/Hunts Point	100.0	34.1	14.1	19.6	18.7	13.4
2. Morrisania/East Tremont	100.0	18.9	18.0	19.2	19.0	24.9
3. Highbridge/South Concourse	100.0	8.5*	11.1	30.8	27.3	22.2
4. University Heights/Fordham	100.0	**	17.0	28.9	28.3	20.8
5. Kingsbridge Heights/Mosholu	100.0	**	**	21.2	43.4	28.6
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	**	**	19.6	31.6	41.2
7. Soundview/Parkchester	100.0	11.0	9.7	17.7	29.7	31.8
8. Throgs Neck/Co-op City	100.0	**	**	**	23.2*	43.8
9. Pelham Parkway	100.0	**	12.1*	17.6	26.7	34.2
10. Williamsbridge/Baychester	100.0	**	**	16.3	29.4	39.8
<b>Brooklyn</b>	<b>100.0</b>	<b>9.3</b>	<b>9.7</b>	<b>16.0</b>	<b>22.8</b>	<b>42.3</b>
1. Williamsburg/Greenpoint	100.0	15.5	18.4	13.5	11.6	41.1
2. Brooklyn Heights/Fort Greene	100.0	11.1*	**	13.2	10.5*	58.1
3. Bedford Stuyvesant	100.0	21.6	12.5	14.0	15.0	36.9
4. Bushwick	100.0	11.5*	12.8	19.4	21.5	34.7
5. East New York/Starrett City	100.0	19.0	12.0	11.3	18.6	39.1
6. Park Slope/Carroll Gardens	100.0	**	**	**	11.6*	64.2
7. Sunset Park	100.0	**	**	20.5	24.4	49.2
8. North Crown Heights/Prospect Heights	100.0	13.4	8.8*	14.3	20.3	43.2
9. South Crown Heights	100.0	**	8.3*	19.9	34.7	33.4
10. Bay Ridge	100.0	**	**	18.5	24.5	49.2
11. Bensonhurst	100.0	**	**	20.3	30.0	44.0
12. Borough Park	100.0	**	**	16.2	28.7	46.3
13. Coney Island	100.0	21.5	18.5	15.2	16.4	28.4
14. Flatbush	100.0	**	**	20.8	38.3	33.8
15. Sheepshead Bay/Gravesend	100.0	**	13.3	18.5	20.7	42.7
16. Brownsville/Ocean Hill	100.0	15.0	18.7	13.8	21.8	30.6
17. East Flatbush	100.0	**	**	16.7	35.0	44.4
18. Flatlands/Canarsie	100.0	**	**	**	25.1	44.8
<b>Manhattan</b>	<b>100.0</b>	<b>11.7</b>	<b>9.3</b>	<b>12.7</b>	<b>9.5</b>	<b>56.8</b>
1. Greenwich Village/Financial District	100.0	**	**	8.1	**	81.4
2. Lower E. Side/Chinatown	100.0	19.6	15.9	16.8	9.9	37.7
3. Chelsea/Clinton/Midtown	100.0	8.0	6.9	9.2	5.9*	70.0
4. Stuyvesant Town/Turtle Bay	100.0	**	**	**	6.1*	84.3
5. Upper West Side	100.0	12.2	7.6	7.8	9.7	62.7
6. Upper East Side	100.0	**	**	4.5*	4.5*	84.7
7. Morningside Heights/Hamilton Heights	100.0	18.4	12.0	18.2	10.0	41.4
8. Central Harlem	100.0	23.5	19.6	21.2	10.1	25.7
9. East Harlem	100.0	27.4	17.9	16.7	13.5	24.5
10. Washington Heights/Inwood <sup>a</sup>	100.0	8.8	13.1	26.3	22.7	29.1
<b>Queens</b>	<b>100.0</b>	<b>4.0</b>	<b>5.1</b>	<b>11.2</b>	<b>20.8</b>	<b>58.9</b>
1. Astoria	100.0	7.5	9.9	9.5	18.2	54.8
2. Sunnyside/Woodside	100.0	**	**	12.0	18.4	61.7
3. Jackson Heights	100.0	**	**	10.4*	23.5	58.8
4. Elmhurst/Corona	100.0	**	**	10.9*	22.9	57.6
5. Middle Village/Ridgewood	100.0	**	**	11.5*	28.1	58.1
6. Forest Hills/Rego Park	100.0	**	**	15.3	21.9	61.4
7. Flushing/Whitestone	100.0	**	**	8.0*	15.1	69.7
8. Hillcrest/Fresh Meadows	100.0	**	**	12.9*	20.1	57.5
9. Kew Gardens/Woodhaven	100.0	**	**	**	23.4	67.9
10. Howard Beach/S. Ozone Park	100.0	**	**	**	24.9*	64.2
11. Bayside/Little Neck	100.0	**	**	**	**	88.6
12. Jamaica	100.0	**	**	18.4	24.4	43.8
13. Bellerose/Rosedale	100.0	**	**	**	**	54.9
14. Rockaways	100.0	19.7	**	**	18.3*	42.6
<b>Staten Island</b>	<b>100.0</b>	<b>7.1*</b>	<b>7.9</b>	<b>21.1</b>	<b>23.2</b>	<b>40.7</b>
1. North Shore	100.0	**	**	17.9	19.8	42.5
2. Mid-Island	100.0	**	**	**	25.1*	43.9
3. South Shore	100.0	**	**	27.7*	27.5*	33.5

Source: U.S. Bureau of the Census, 2008 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 2008**

<b>Sub-Borough Area</b>	<b>Total</b>	<b>Less than \$400</b>	<b>\$400-\$599</b>	<b>\$600-\$799</b>	<b>\$800-\$999</b>	<b>\$1,000+</b>
<b>New York City</b>	<b>100.0%</b>	<b>7.7</b>	<b>7.2</b>	<b>11.8</b>	<b>17.3</b>	<b>55.9</b>
<b>Bronx</b>	<b>100.0</b>	<b>9.4</b>	<b>9.0</b>	<b>14.2</b>	<b>25.8</b>	<b>41.7</b>
1. Mott Haven/Hunts Point	100.0	29.4	14.4	14.4	23.6	18.2
2. Morrisania/East Tremont	100.0	14.0	15.4	17.4	19.2	34.0
3. Highbridge/South Concourse	100.0	**	9.2*	18.5	31.5	36.1
4. University Heights/Fordham	100.0	**	11.0	20.1	31.0	34.2
5. Kingsbridge Heights/Mosholu	100.0	**	**	9.9*	37.5	48.4
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	**	**	**	27.0	59.3
7. Soundview/Parkchester	100.0	8.2*	8.1*	13.6	22.9	47.1
8. Throgs Neck/Co-op City	100.0	**	**	**	20.9*	48.4
9. Pelham Parkway	100.0	**	11.6*	12.0*	22.7	47.1
10. Williamsbridge/Baychester	100.0	**	**	11.4*	17.6	58.5
<b>Brooklyn</b>	<b>100.0</b>	<b>7.8</b>	<b>8.0</b>	<b>12.4</b>	<b>18.2</b>	<b>53.6</b>
1. Williamsburg/Greenpoint	100.0	8.8*	16.4	17.9	9.5	47.4
2. Brooklyn Heights/Fort Greene	100.0	10.2*	**	9.3*	11.0*	62.8
3. Bedford Stuyvesant	100.0	17.9	11.1	11.2	15.9	43.8
4. Bushwick	100.0	10.1*	**	10.5*	15.9	54.6
5. East New York/Starrett City	100.0	18.9	9.3*	11.0*	16.1	44.6
6. Park Slope/Carroll Gardens	100.0	**	**	**	**	72.0
7. Sunset Park	100.0	**	**	16.3	19.3	61.2
8. North Crown Heights/Prospect Heights	100.0	11.3	8.7*	9.9*	14.3	55.8
9. South Crown Heights	100.0	**	**	16.5	28.4	49.1
10. Bay Ridge	100.0	**	**	16.1	17.6	60.1
11. Bensonhurst	100.0	**	**	9.2*	30.9	54.2
12. Borough Park	100.0	**	**	12.0	26.8	56.5
13. Coney Island	100.0	19.8	16.8	15.9	12.7	34.9
14. Flatbush	100.0	**	**	11.9	26.7	56.3
15. Sheepshead Bay/Gravesend	100.0	**	13.1	18.0	16.5	49.5
16. Brownsville/Ocean Hill	100.0	13.9	16.7	13.7	13.3	42.5
17. East Flatbush	100.0	**	**	**	26.3	64.2
18. Flatlands/Canarsie	100.0	**	**	**	14.6*	59.2
<b>Manhattan</b>	<b>100.0</b>	<b>10.1</b>	<b>8.0</b>	<b>12.0</b>	<b>10.1</b>	<b>59.9</b>
1. Greenwich Village/Financial District	100.0	**	**	6.3*	6.8*	83.2
2. Lower E. Side/Chinatown	100.0	17.4	14.2	17.4	10.0	41.0
3. Chelsea/Clinton/Midtown	100.0	6.5*	6.6*	9.0	6.4*	71.4
4. Stuyvesant Town/Turtle Bay	100.0	**	**	**	7.0	84.7
5. Upper West Side	100.0	11.6	6.7	7.2	8.4	66.0
6. Upper East Side	100.0	**	**	4.8*	4.2*	86.2
7. Morningside Heights/Hamilton Heights	100.0	14.1	14.3	13.4	12.5	45.6
8. Central Harlem	100.0	19.4	15.9	23.5	11.4	29.8
9. East Harlem	100.0	26.4	16.4	17.1	13.3	26.8
10. Washington Heights/Inwood <sup>b</sup>	100.0	5.8*	8.6	23.6	23.7	38.3
<b>Queens</b>	<b>100.0</b>	<b>3.5</b>	<b>3.6</b>	<b>8.5</b>	<b>18.0</b>	<b>66.4</b>
1. Astoria	100.0	7.2	7.4	8.2	15.3	62.0
2. Sunnyside/Woodside	100.0	**	**	12.8	16.4	67.5
3. Jackson Heights	100.0	**	**	**	22.5	65.6
4. Elmhurst/Corona	100.0	**	**	**	18.5	67.1
5. Middle Village/Ridgewood	100.0	**	**	**	21.7	71.0
6. Forest Hills/Rego Park	100.0	**	**	**	22.6	67.8
7. Flushing/Whitestone	100.0	**	**	7.5*	11.7	76.0
8. Hillcrest/Fresh Meadows	100.0	**	**	**	15.9	65.9
9. Kew Gardens/Woodhaven	100.0	**	**	**	18.6	75.5
10. Howard Beach/S. Ozone Park	100.0	**	**	**	**	73.3
11. Bayside/Little Neck	100.0	**	**	**	**	92.2
12. Jamaica	100.0	**	**	15.4	22.1	51.4
13. Bellerose/Rosedale	100.0	**	**	**	24.4*	62.9
14. Rockaways	100.0	18.7*	**	**	17.7*	45.9
<b>Staten Island</b>	<b>100.0</b>	<b>**</b>	<b>6.4*</b>	<b>13.2</b>	<b>19.0</b>	<b>56.4</b>
1. North Shore	100.0	**	**	**	**	59.6
2. Mid-Island	100.0	**	**	**	21.9*	59.9
3. South Shore	100.0	**	**	**	30.1*	46.0

Source: U.S. Bureau of the Census, 2008 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 2008**

<b>Sub-Borough Area</b>	<b>More than 30 Percent</b>	<b>More than 50 Percent of Income</b>
<b>New York City</b>	<b>52.0%</b>	<b>29.4%</b>
<b>Bronx</b>	<b>59.0</b>	<b>37.0</b>
1. Mott Haven/Hunts Point	65.6	39.1
2. Morrisania/East Tremont	64.5	43.0
3. Highbridge/South Concourse	63.1	41.6
4. University Heights/Fordham	53.1	32.1
5. Kingsbridge Heights/Mosholu	61.7	38.1
6. Riverdale/Kingsbridge <sup>a</sup>	57.4	33.7
7. Soundview/Parkchester	56.3	37.5
8. Throgs Neck/Co-op City	53.9	33.8
9. Pelham Parkway	45.9	26.3
10. Williamsbridge/Baychester	61.5	39.0
<b>Brooklyn</b>	<b>52.9</b>	<b>29.1</b>
1. Williamsburg/Greenpoint	52.1	26.9
2. Brooklyn Heights/Fort Greene	43.3	21.2
3. Bedford Stuyvesant	58.1	30.2
4. Bushwick	54.6	28.7
5. East New York/Starrett City	57.0	27.1
6. Park Slope/Carroll Gardens	43.5	17.8
7. Sunset Park	51.8	27.6
8. North Crown Heights/Prospect Heights	50.3	29.1
9. South Crown Heights	49.2	27.2
10. Bay Ridge	44.3	27.6
11. Bensonhurst	53.7	34.1
12. Borough Park	65.5	45.9
13. Coney Island	56.6	26.8
14. Flatbush	61.6	37.2
15. Sheepshead Bay/Gravesend	52.0	29.8
16. Brownsville/Ocean Hill	52.9	35.0
17. East Flatbush	58.0	22.7
18. Flatlands/Canarsie	45.1	25.3
<b>Manhattan</b>	<b>47.1</b>	<b>25.6</b>
1. Greenwich Village/Financial District	43.9	23.5
2. Lower E. Side/Chinatown	49.4	25.3
3. Chelsea/Clinton/Midtown	48.4	26.0
4. Stuyvesant Town/Turtle Bay	48.8	27.2
5. Upper West Side	41.3	22.7
6. Upper East Side	44.8	22.8
7. Morningside Heights/Hamilton Heights	47.0	26.0
8. Central Harlem	45.8	23.8
9. East Harlem	47.1	24.5
10. Washington Heights/Inwood <sup>a</sup>	54.9	34.1
<b>Queens</b>	<b>51.8</b>	<b>29.0</b>
1. Astoria	49.3	30.8
2. Sunnyside/Woodside	60.5	34.4
3. Jackson Heights	62.8	32.7
4. Elmhurst/Corona	52.5	25.5
5. Middle Village/Ridgewood	47.0	26.1
6. Forest Hills/Rego Park	46.4	30.7
7. Flushing/Whitestone	48.8	26.3
8. Hillcrest/Fresh Meadows	47.2	21.6
9. Kew Gardens/Woodhaven	54.3	29.4
10. Howard Beach/S. Ozone Park	53.4	25.7*
11. Bayside/Little Neck	35.7*	**
12. Jamaica	54.6	31.0
13. Bellerose/Rosedale	47.5	32.2
14. Rockaways	54.0	33.0
<b>Staten Island</b>	<b>47.1</b>	<b>25.8</b>
1. North Shore	47.5	27.7
2. Mid-Island	42.2	23.7*
3. South Shore	51.9	**

Source: U.S. Bureau of the Census, 2008 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 Households with Contract Rent to Income Ratio of More Than 30 Percent or More Than 50 Percent by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>More than 30 Percent</b>	<b>More than 50 Percent of Income</b>
<b>New York City</b>	<b>46.8%</b>	<b>25.9%</b>
<b>Bronx</b>	<b>52.9</b>	<b>32.3</b>
1. Mott Haven/Hunts Point	58.9	33.3
2. Morrisania/East Tremont	58.9	38.8
3. Highbridge/South Concourse	59.1	35.9
4. University Heights/Fordham	45.4	28.4
5. Kingsbridge Heights/Mosholu	55.2	35.5
6. Riverdale/Kingsbridge <sup>a</sup>	52.2	26.3
7. Soundview/Parkchester	51.3	32.1
8. Throgs Neck/Co-op City	47.5	31.1
9. Pelham Parkway	39.4	23.1
10. Williamsbridge/Baychester	53.6	33.8
<b>Brooklyn</b>	<b>47.1</b>	<b>24.9</b>
1. Williamsburg/Greenpoint	44.6	24.0
2. Brooklyn Heights/Fort Greene	39.7	19.4
3. Bedford Stuyvesant	51.8	26.6
4. Bushwick	46.3	23.8
5. East New York/Starrett City	48.4	22.9
6. Park Slope/Carroll Gardens	36.0	13.3
7. Sunset Park	47.1	22.5
8. North Crown Heights/Prospect Heights	41.9	28.2
9. South Crown Heights	42.5	24.3
10. Bay Ridge	41.4	23.1
11. Bensonhurst	51.4	28.2
12. Borough Park	61.6	40.1
13. Coney Island	48.7	26.1
14. Flatbush	55.8	30.2
15. Sheepshead Bay/Gravesend	46.7	24.3
16. Brownsville/Ocean Hill	48.1	29.6
17. East Flatbush	49.6	17.0
18. Flatlands/Canarsie	43.2	22.0
<b>Manhattan</b>	<b>43.6</b>	<b>23.8</b>
1. Greenwich Village/Financial District	40.1	20.8
2. Lower E. Side/Chinatown	44.9	22.4
3. Chelsea/Clinton/Midtown	45.9	23.7
4. Stuyvesant Town/Turtle Bay	47.8	26.8
5. Upper West Side	38.1	21.2
6. Upper East Side	42.3	22.7
7. Morningside Heights/Hamilton Heights	42.5	22.5
8. Central Harlem	40.2	20.5
9. East Harlem	43.4	22.6
10. Washington Heights/Inwood <sup>b</sup>	49.5	33.0
<b>Queens</b>	<b>46.7</b>	<b>25.4</b>
1. Astoria	46.7	26.7
2. Sunnyside/Woodside	56.1	30.7
3. Jackson Heights	57.4	27.3
4. Elmhurst/Corona	43.0	22.5
5. Middle Village/Ridgewood	42.6	24.1
6. Forest Hills/Rego Park	42.1	25.6
7. Flushing/Whitestone	42.9	22.2
8. Hillcrest/Fresh Meadows	41.2	18.2
9. Kew Gardens/Woodhaven	43.6	27.3
10. Howard Beach/S. Ozone Park	49.0	22.8*
11. Bayside/Little Neck	31.8*	**
12. Jamaica	51.9	27.5
13. Bellerose/Rosedale	46.5	29.4*
14. Rockaways	48.7	28.9
<b>Staten Island</b>	<b>39.1</b>	<b>20.2</b>
1. North Shore	41.3	22.6
2. Mid-Island	37.1	**
3. South Shore	37.1	**

Source: U.S. Bureau of the Census, 2008 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.25 Percent of Renter Occupied Units with None, Three or More, and Five or More Maintenance Deficiencies by Sub-Borough, New York City 2008**

Sub-Borough Area	Number of Maintenance Deficiencies		
	None	3 or more	5 or more
<b>New York City</b>	<b>45.9%</b>	<b>17.6%</b>	<b>4.4%</b>
<b>Bronx</b>	<b>30.3</b>	<b>27.6</b>	<b>7.7</b>
1. Mott Haven/Hunts Point	32.5	17.3	**
2. Morrisania/East Tremont	29.2	33.3	13.4*
3. Highbridge/South Concourse	22.1	41.0	14.3*
4. University Heights/Fordham	20.7	26.1	**
5. Kingsbridge Heights/Mosholu	18.6	39.3	**
6. Riverdale/Kingsbridge <sup>a</sup>	43.5	20.2	**
7. Soundview/Parkchester	41.1	24.1	**
8. Throgs Neck/Co-op City	49.4	**	**
9. Pelham Parkway	29.1	25.0*	**
10. Williamsbridge/Baychester	29.6	27.1	**
<b>Brooklyn</b>	<b>44.7</b>	<b>20.0</b>	<b>4.7</b>
1. Williamsburg/Greenpoint	51.7	11.1*	**
2. Brooklyn Heights/Fort Greene	34.6	33.5	**
3. Bedford Stuyvesant	42.5	29.6	**
4. Bushwick	33.6	23.2	**
5. East New York/Starrett City	59.6	13.9	**
6. Park Slope/Carroll Gardens	38.9	**	**
7. Sunset Park	64.2	**	**
8. North Crown Heights/Prospect Heights	19.6	37.9	**
9. South Crown Heights	26.8	34.5	**
10. Bay Ridge	56.5	**	**
11. Bensonhurst	58.1	**	**
12. Borough Park	47.4	14.5*	**
13. Coney Island	67.1	**	**
14. Flatbush	32.0	28.6	**
15. Sheepshead Bay/Gravesend	66.0	**	**
16. Brownsville/Ocean Hill	20.4	34.9	14.3*
17. East Flatbush	31.1	26.1	**
18. Flatlands/Canarsie	53.6	**	**
<b>Manhattan</b>	<b>50.7</b>	<b>14.9</b>	<b>3.4</b>
1. Greenwich Village/Financial District	64.2	11.4	**
2. Lower E. Side/Chinatown	40.0	28.8	**
3. Chelsea/Clinton/Midtown	54.9	11.5	**
4. Stuyvesant Town/Turtle Bay	65.1	**	**
5. Upper West Side	55.4	8.9*	**
6. Upper East Side	61.8	9.7	**
7. Morningside Heights/Hamilton Heights	39.5	16.9	**
8. Central Harlem	51.2	11.1*	**
9. East Harlem	36.7	19.4	**
10. Washington Heights/Inwood <sup>b</sup>	29.6	28.5	**
<b>Queens</b>	<b>51.2</b>	<b>11.4</b>	<b>2.8</b>
1. Astoria	46.4	14.0	**
2. Sunnyside/Woodside	44.5	16.2	**
3. Jackson Heights	50.1	13.2*	**
4. Elmhurst/Corona	51.1	14.4*	**
5. Middle Village/Ridgewood	61.6	**	**
6. Forest Hills/Rego Park	50.5	**	**
7. Flushing/Whitestone	42.0	13.8	**
8. Hillcrest/Fresh Meadows	53.2	**	**
9. Kew Gardens/Woodhaven	58.6	**	**
10. Howard Beach/S. Ozone Park	64.5	**	**
11. Bayside/Little Neck	52.8*	**	**
12. Jamaica	55.7	**	**
13. Bellerose/Rosedale	55.6	**	**
14. Rockaways	50.7	**	**
<b>Staten Island</b>	<b>61.6</b>	<b>7.0*</b>	<b>**</b>
1. North Shore	45.2	**	**
2. Mid-Island	65.6	**	**
3. South Shore	85.0	**	**

Source: U.S. Bureau of the Census, 2008 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 Renter Occupied Units with One More Building Defects and Percent on Same Street as Building with Broken/Boarded-Up Windows by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>One or More Building Defects</b>	<b>Boarded-Up Windows on Same Street</b>
<b>New York City</b>	<b>10.0%</b>	<b>5.1%</b>
<b>Bronx</b>	<b>12.2</b>	<b>5.6</b>
1. Mott Haven/Hunts Point	11.9	**
2. Morrisania/East Tremont	9.0*	**
3. Highbridge/South Concourse	12.4	**
4. University Heights/Fordham	19.0	15.4
5. Kingsbridge Heights/Mosholu	18.1	**
6. Riverdale/Kingsbridge <sup>a</sup>	**	**
7. Soundview/Parkchester	10.3	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	**	**
10. Williamsbridge/Baychester	14.0*	**
<b>Brooklyn</b>	<b>8.4</b>	<b>5.1</b>
1. Williamsburg/Greenpoint	8.7*	**
2. Brooklyn Heights/Fort Greene	15.1	14.0
3. Bedford Stuyvesant	**	20.0
4. Bushwick	13.7	**
5. East New York/Starrett City	**	**
6. Park Slope/Carroll Gardens	13.2	**
7. Sunset Park	**	**
8. North Crown Heights/Prospect Heights	11.7*	14.2
9. South Crown Heights	9.9*	**
10. Bay Ridge	13.7	**
11. Bensonhurst	**	**
12. Borough Park	**	**
13. Coney Island	**	**
14. Flatbush	13.3	**
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	**	**
17. East Flatbush	**	**
18. Flatlands/Canarsie	**	**
<b>Manhattan</b>	<b>10.9</b>	<b>6.6</b>
1. Greenwich Village/Financial District	7.4*	**
2. Lower E. Side/Chinatown	8.2	9.1
3. Chelsea/Clinton/Midtown	8.6	5.5*
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	7.7	**
6. Upper East Side	11.3	**
7. Morningside Heights/Hamilton Heights	9.3*	12.3
8. Central Harlem	13.8	21.6
9. East Harlem	14.9	11.1
10. Washington Heights/Inwood <sup>a</sup>	24.9	6.7
<b>Queens</b>	<b>9.1</b>	<b>2.8</b>
1. Astoria	14.1	**
2. Sunnyside/Woodside	10.9*	**
3. Jackson Heights	12.6*	**
4. Elmhurst/Corona	**	**
5. Middle Village/Ridgewood	13.7*	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	10.6	**
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	**	**
<b>Staten Island</b>	<b>10.0</b>	<b>**</b>
1. North Shore	15.4*	**
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2008 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 Housing Units on Same Street as Buildings with Broken/Boarded-Up Windows by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>Boarded Up Windows on Same Street</b>
<b>New York City</b>	<b>4.7%</b>
<b>Bronx</b>	<b>5.0</b>
1. Mott Haven/Hunts Point	**
2. Morrisania/East Tremont	**
3. Highbridge/South Concourse	**
4. University Heights/Fordham	14.8
5. Kingsbridge Heights/Mosholu	**
6. Riverdale/Kingsbridge <sup>a</sup>	**
7. Soundview/Parkchester	**
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	**
10. Williamsbridge/Baychester	8.2
<b>Brooklyn</b>	<b>5.2</b>
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	11.4
3. Bedford Stuyvesant	20.2
4. Bushwick	**
5. East New York/Starrett City	**
6. Park Slope/Carroll Gardens	**
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	16.8
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	8.3*
17. East Flatbush	**
18. Flatlands/Canarsie	**
<b>Manhattan</b>	<b>5.7</b>
1. Greenwich Village/Financial District	4.3*
2. Lower E. Side/Chinatown	8.5
3. Chelsea/Clinton/Midtown	4.4*
4. Stuyvesant Town/Turtle Bay	**
5. Upper West Side	**
6. Upper East Side	**
7. Morningside Heights/Hamilton Heights	12.0
8. Central Harlem	21.3
9. East Harlem	12.6
10. Washington Heights/Inwood <sup>a</sup>	6.8
<b>Queens</b>	<b>3.3</b>
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	9.6
13. Bellerose/Rosedale	**
14. Rockaways	**
<b>Staten Island</b>	<b>2.4</b>
1. North Shore	**
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2008 New York City Housing and Vacancy Survey.

Notes: <sup>a</sup> 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.28 Percent of All Occupied Units in Physically Poor Housing by Sub-Borough, New York City 2008**

<b>Sub-Borough Area</b>	<b>Physically Poor<sup>b</sup></b>
<b>New York City</b>	<b>6.3%</b>
<b>Bronx</b>	<b>9.8</b>
1. Mott Haven/Hunts Point	6.7*
2. Morrisania/East Tremont	12.9
3. Highbridge/South Concourse	19.7
4. University Heights/Fordham	15.5
5. Kingsbridge Heights/Mosholu	14.5
6. Riverdale/Kingsbridge <sup>a</sup>	**
7. Soundview/Parkchester	6.7
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	9.1*
10. Williamsbridge/Baychester	7.0*
<b>Brooklyn</b>	<b>7.0</b>
1. Williamsburg/Greenpoint	**
2. Brooklyn Heights/Fort Greene	8.4
3. Bedford Stuyvesant	13.5
4. Bushwick	10.1*
5. East New York/Starrett City	7.8*
6. Park Slope/Carroll Gardens	**
7. Sunset Park	**
8. North Crown Heights/Prospect Heights	13.6
9. South Crown Heights	13.7
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	**
13. Coney Island	**
14. Flatbush	11.3
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	15.8
17. East Flatbush	7.3*
18. Flatlands/Canarsie	**
<b>Manhattan</b>	<b>6.9</b>
1. Greenwich Village/Financial District	4.5*
2. Lower E. Side/Chinatown	14.6
3. Chelsea/Clinton/Midtown	6.1
4. Stuyvesant Town/Turtle Bay	**
5. Upper West Side	5.7
6. Upper East Side	3.8
7. Morningside Heights/Hamilton Heights	9.2
8. Central Harlem	8.6
9. East Harlem	8.7*
10. Washington Heights/Inwood <sup>a</sup>	10.9
<b>Queens</b>	<b>3.8</b>
1. Astoria	6.5
2. Sunnyside/Woodside	**
3. Jackson Heights	**
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	**
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	5.0
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	**
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	**
13. Bellerose/Rosedale	**
14. Rockaways	**
<b>Staten Island</b>	<b>1.8*</b>
1. North Shore	**
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2008 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 complete kitchen and/or bathroom plumbing facilities 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.29 Condition of Residential Buildings in Neighborhood Rated by All Households by Sub-Borough, New York City 2008**

Sub-Borough Area	All	Good or Excellent	Fair	Poor
<b>New York City</b>	<b>100.0%</b>	<b>77.8</b>	<b>18.4</b>	<b>3.8</b>
<b>Bronx</b>	<b>100.0</b>	<b>61.5</b>	<b>29.2</b>	<b>9.2</b>
1. Mott Haven/Hunts Point	100.0	43.5	38.7	17.8
2. Morrisania/East Tremont	100.0	51.3	33.9	14.8
3. Highbridge/South Concourse	100.0	57.4	30.7	11.9*
4. University Heights/Fordham	100.0	41.4	45.7	12.9
5. Kingsbridge Heights/Mosholu	100.0	43.3	44.4	12.3*
6. Riverdale/Kingsbridge <sup>a</sup>	100.0	81.3	12.8	**
7. Soundview/Parkchester	100.0	76.2	19.2	**
8. Throgs Neck/Co-op City	100.0	88.4	**	**
9. Pelham Parkway	100.0	77.8	18.7	**
10. Williamsbridge/Baychester	100.0	61.3	33.6	**
<b>Brooklyn</b>	<b>100.0</b>	<b>76.5</b>	<b>19.5</b>	<b>4.0</b>
1. Williamsburg/Greenpoint	100.0	76.7	19.2	**
2. Brooklyn Heights/Fort Greene	100.0	87.7	10.7*	**
3. Bedford Stuyvesant	100.0	59.6	31.9	**
4. Bushwick	100.0	60.4	29.1	**
5. East New York/Starrett City	100.0	72.8	22.3	**
6. Park Slope/Carroll Gardens	100.0	89.6	**	**
7. Sunset Park	100.0	80.2	18.7	**
8. North Crown Heights/Prospect	100.0	55.4	30.7	13.9
9. South Crown Heights	100.0	58.6	34.0	**
10. Bay Ridge	100.0	88.8	10.4	**
11. Bensonhurst	100.0	87.3	12.3	**
12. Borough Park	100.0	82.6	16.8	**
13. Coney Island	100.0	86.7	11.2*	**
14. Flatbush	100.0	71.6	27.0	**
15. Sheepshead Bay/Gravesend	100.0	89.6	8.3*	**
16. Brownsville/Ocean Hill	100.0	42.4	42.4	15.2
17. East Flatbush	100.0	76.9	19.1	**
18. Flatlands/Canarsie	100.0	89.4	9.8	**
<b>Manhattan</b>	<b>100.0</b>	<b>81.2</b>	<b>15.7</b>	<b>3.1</b>
1. Greenwich Village/Financial District	100.0	91.3	6.9*	**
2. Lower E. Side/Chinatown	100.0	62.2	30.7	7.2*
3. Chelsea/Clinton/Midtown	100.0	86.1	11.9	**
4. Stuyvesant Town/Turtle Bay	100.0	94.0	**	**
5. Upper West Side	100.0	94.4	5.0*	**
6. Upper East Side	100.0	95.0	4.8	**
7. Morningside Heights/Hamilton	100.0	74.9	20.2	**
8. Central Harlem	100.0	60.7	34.9	**
9. East Harlem	100.0	57.3	34.1	**
10. Washington Heights/Inwood <sup>a</sup>	100.0	58.6	33.2	8.3*
<b>Queens</b>	<b>100.0</b>	<b>81.9</b>	<b>16.1</b>	<b>2.0</b>
1. Astoria	100.0	83.9	13.9	**
2. Sunnyside/Woodside	100.0	76.6	20.7	**
3. Jackson Heights	100.0	68.4	26.4	**
4. Elmhurst/Corona	100.0	70.1	28.9	**
5. Middle Village/Ridgewood	100.0	82.6	15.5	**
6. Forest Hills/Rego Park	100.0	92.5	**	**
7. Flushing/Whitestone	100.0	84.4	13.7	**
8. Hillcrest/Fresh Meadows	100.0	86.8	13.2	**
9. Kew Gardens/Woodhaven	100.0	78.7	20.3	**
10. Howard Beach/S. Ozone Park	100.0	86.2	13.1*	**
11. Bayside/Little Neck	100.0	95.3	**	**
12. Jamaica	100.0	77.7	18.3	**
13. Bellerose/Rosedale	100.0	90.2	9.4*	**
14. Rockaways	100.0	72.7	23.1	**
<b>Staten Island</b>	<b>100.0</b>	<b>90.3</b>	<b>8.4</b>	<b>**</b>
1. North Shore	100.0	80.7	16.1	**
2. Mid-Island	100.0	94.3	**	**
3. South Shore	100.0	97.0	**	**

Source: U.S. Bureau of the Census, 2008 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.30 Percent of Renter Households that are Crowded or Severely Crowded by Sub-Borough, New York City 2008**

<b>Sub-Borough</b>	<b>Crowded<sup>b</sup></b>	<b>Severely Crowded<sup>b</sup></b>
<b>New York City</b>	<b>10.1%</b>	<b>3.9%</b>
<b>Bronx</b>	<b>11.5</b>	<b>3.7</b>
1. Mott Haven/Hunts Point	12.1	**
2. Morrisania/East Tremont	11.1	**
3. Highbridge/South Concourse	13.0	**
4. University Heights/Fordham	16.8	**
5. Kingsbridge Heights/Mosholu	14.2	**
6. Riverdale/Kingsbridge <sup>a</sup>	**	**
7. Soundview/Parkchester	9.3	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	**	**
10. Williamsbridge/Baychester	**	**
<b>Brooklyn</b>	<b>10.4</b>	<b>3.7</b>
1. Williamsburg/Greenpoint	9.2	**
2. Brooklyn Heights/Fort Greene	**	**
3. Bedford Stuyvesant	10.9	**
4. Bushwick	**	**
5. East New York/Starrett City	9.6*	**
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	12.5	**
8. North Crown Heights/Prospect Heights	8.5*	**
9. South Crown Heights	10.8	**
10. Bay Ridge	9.8*	**
11. Bensonhurst	11.0	**
12. Borough Park	24.3	10.0*
13. Coney Island	**	**
14. Flatbush	15.5	**
15. Sheepshead Bay/Gravesend	9.9*	**
16. Brownsville/Ocean Hill	**	**
17. East Flatbush	16.0	**
18. Flatlands/Canarsie	**	**
<b>Manhattan</b>	<b>6.3</b>	<b>3.5</b>
1. Greenwich Village/Financial District	**	**
2. Lower E. Side/Chinatown	9.5	5.0*
3. Chelsea/Clinton/Midtown	**	**
4. Stuyvesant Town/Turtle Bay	5.1*	**
5. Upper West Side	4.3*	**
6. Upper East Side	**	**
7. Morningside Heights/Hamilton Heights	**	**
8. Central Harlem	8.4*	**
9. East Harlem	9.1*	**
10. Washington Heights/Inwood <sup>a</sup>	9.8	**
<b>Queens</b>	<b>13.9</b>	<b>5.2</b>
1. Astoria	13.3	**
2. Sunnyside/Woodside	16.1	**
3. Jackson Heights	18.5	**
4. Elmhurst/Corona	33.0	15.2
5. Middle Village/Ridgewood	**	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	14.8	6.6*
8. Hillcrest/Fresh Meadows	12.3*	**
9. Kew Gardens/Woodhaven	14.4*	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	10.4*	**
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
<b>Staten Island</b>	<b>8.1</b>	<b>**</b>
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2008 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

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## **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 <sup>1</sup>				

**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	

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<sup>1</sup> 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 <sup>2</sup>	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) 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			

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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.

**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) Bellrose/Rosedale**

304.00 320.00 328.00 358.00 496.00 512.00 516.00 532.00  
534.00 536.00 538.00 540.00 542.00 548.00 552.00 554.00  
556.00 558.00 560.00 562.00 564.00 566.00 568.00 578.00  
580.00 588.00 590.00 592.00 594.00 596.00 598.00 600.00  
602.00 604.00 606.00 608.00 610.00 612.00 614.00 616.01  
616.02 618.00 620.00 624.00 626.00 630.00 632.00 638.00  
646.00 650.00 654.00 656.00 660.00 664.00 680.00 682.00  
690.00 694.00 716.00 766.00 1301.00 1551.01 1551.02 1567.00  
1571.01 1571.02 1579.01 1579.02 1579.03 1617.00 1621.00

**14) Rockaways**

916.01 916.02 918.00 922.00 928.00 934.00 938.00 942.01  
942.02 942.03 952.00 962.00 964.00 972.01 972.02 992.00  
998.00 1008.00 1010.01 1010.02 1032.01 1032.02 1072.01 1072.02

**STATEN ISLAND**

**1) North Shore**

3.00 6.00 7.00 8.00 9.00 11.00 15.00 17.00  
20.01 21.00 27.00 29.00 33.00 36.00 39.00 40.00  
47.00 59.00 65.00 75.00 77.00 81.00 89.00 91.00  
97.00 105.00 121.00 125.00 133.01 133.02 141.00 147.00  
151.00 169.01 187.01 189.01 197.00 201.00 207.00 213.00  
219.00 223.00 231.00 239.00 247.00 251.00 303.01 303.02  
319.01 319.02 323.00

**2) Mid-Island**

18.00 20.02 50.00 64.00 70.00 74.00 96.01 96.02  
112.01 112.02 114.01 114.02 122.00 128.04 134.00 169.02  
173.00 177.00 179.00 185.00 187.02 189.02 273.01 273.02  
277.02 277.03 277.04 279.00 291.02 291.03 291.04

**3) South Shore**

128.03 132.01 132.03 132.04 138.00 146.03 146.04 146.05  
146.06 154.00 156.01 156.02 156.03 170.05 170.06 170.07  
170.08 170.09 170.10 176.00 196.00 208.01 208.03 208.04  
226.00 236.00 244.00 248.00



# 2008 New York City Housing and Vacancy Survey Glossary

The following definitions were prepared by the U.S. Census Bureau to describe characteristics of individuals, households, housing units, and neighborhoods that are available from the 2008 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 2007. This item refers to the number of hours per week in 2007 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. This 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.

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 2003 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 completed 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.

Education (current). Educational programs the person is currently enrolled in.

Employers. Number of different employers the person worked for in the previous year.

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 2007 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 Condition. Respondent's rating of his/her general health condition as excellent, very good, good, fair, or poor.

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 Census Bureau's 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 2007 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 2007. 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 2007 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.

Interest Rate. Current interest rate on the most recent mortgage on owner-occupied unit.

Insurance. Fire and liability insurance on an owner-occupied unit, and how it's paid.

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 were used in determining complete kitchen facilities and their exclusive use, but the criteria were 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 2008 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 was a new question in 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 2008 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 2008. 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 2008 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 2007. This refers to the number of weeks worked during the last year in which the subject spent one or more hours at work. This number should include weeks spent on paid leave; such as paid sick leave, paid vacation, or military service. Weeks spent on unpaid leave or layoff are not included.

Occupancy Status Before Acquisition. The data are limited to owner occupied units and refer to the status prior to the householder's acquisition of the apartment (house). The categories are as follows:

- Owned and Occupied by Another Household – The unit was purchased from the previous owner.
- Rented by Reference Person – The unit was rented by the reference person before the purchase occurred.
- Rented by Another Household – The unit was occupied and rented by another household before it was purchased.
- Never Previously Occupied – The unit was newly constructed or gut rehabilitated and the current occupants are the first occupants.
- Don't Know – The respondent does not know the previous situation of the unit.

Occupation Codes. See Type of Industry and Occupation Code.

Owner in Building. The owner need not live in the sample unit to be considered as living in the building.

Ownership Status. The categories for homeowner units (occupied and vacant) are:

Homeowner (Conventional). Privately owned houses or buildings which are NOT part of a cooperative or condominium building or development. This category includes owner-occupied single-family houses, living quarters 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.

#### Pests.

- 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.
- Cockroaches: respondent's estimate of the number of cockroaches seen in the unit on a typical day during the past month.

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 and the Table of Federal Poverty Thresholds at the end of this glossary.

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 2003 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 and other sections in the Introduction.

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 2007.

Reason Householder Moved From Previous Residence. These data are shown for units where the householder moved into the sample unit in 2005 or later. The categories refer to reasons causing the move from the previous residence. The reasons are described below:

#### EMPLOYMENT

Job Transfer/New Job – Householder moved due to taking a new job or was transferred to area by employer.

Retirement – Householder moved after retirement.

Looking for Work – Householder moved because it seemed to be a good area to find a job.

Commuting Reasons – Householder moved because this unit is closer to place of employment or the commute is more efficient or improved than previous residence.

To Attend School – Householder moved to attend school in another area.

Other Financial/Employment Reason – Householder moved for some other job related reason.

#### FAMILY

Needed Larger House or Apartment – Householder moved because more space was needed.

Widowed – Householder moved because husband/wife passed away.

Separated/Divorced – Householder moved due to separation or divorce.

Newly Married – Householder moved because of marriage.

Moved to Be With or Closer to Relatives – Householder moved to live with or closer to other relatives.

Family Decreased (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 damaged the unit/building, threatened, or took other actions to get the resident to move out.

Needed Housing Accessible for Persons with Mobility Impairments – The householder moved to this unit because he/she or another household member required housing that was accessible for persons with physical disabilities that impaired mobility. (New category in 1996.)

Other Housing Reason – Householder moved because of some other problem with previous residence or amenities of current residence.

## OTHER

Displaced by Urban Renewal, Highway Construction, or Other Public Activity – Householder moved because of government action such as road construction.

Displaced by Private Action (Other than Eviction) – Householder moved because of private action (other than eviction) such as conversion of a building to cooperative or condominium units.

Schools – Householder moved because there are better schools in this neighborhood.

Natural Disaster/Fire – Householder moved because last residence was damaged by fire or a natural disaster.

Any Other – Householder moved for any other reason not listed above.

Reason Vacant Unavailable Unit Is Not Available. Data are presented for the reason that an unavailable 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 Subsidy or Assistance. This refers to whether the Federal, state, or local government pays part of the unit'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 from 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.
- Jiggetts is a rent supplement provided to occupants who are public assistance recipients who are involved in eviction proceedings involving non-payment of rent.
- Employment Incentive Housing Program (EIHP) is a rent supplement using landlord incentive bonuses and time-limited supplements to relocate employable families on public assistance from shelters to permanent apartments.



- Work Advantage/Homeless Housing Program is a city-funded rent subsidy program that aims to move persons out of shelters or reunite them with their children in foster care.
- 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 complete kitchen and/or complete bath/plumbing facilities. 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 2008 New York City Housing and Vacancy Survey are based on the Multiple Dwelling Law and are defined as follows:

Old Law Tenement (built before 1901) – A “class A” multiple dwelling constructed before 1901 and subject to the regulations of the Tenement House Acts of 1867 and 1879. These buildings were usually designed to fit the maximum number of rooms on the standard 25' x 100' lot, with “railroad flat” floor plans, having rooms lined up like cars on a train. These plans offered little light or ventilation for interior rooms. Most of the buildings were six stories or less, with four apartments per floor. There were minimum standards regarding ventilation, fire escapes, sanitation, and basement units.

New Law Tenement (built 1901-1929) – A “class A” multiple dwelling constructed between 1901 and 1929 and subject to new standards for ventilation, sanitation, and fire safety contained in the Tenement House Act of 1901. Distinguished from the Old Law Tenement in terms of reduction of hazardous conditions and improved access to light and air. Typically, these structures were larger than Old Law Tenements, built on lots at least 40 feet wide, with courtyards or double sized air shafts to meet the enhanced ventilation standards.

Multiple Dwelling Built After 1929 (including public housing) – A “class A” multiple dwelling constructed after 1929 and subject to the regulations of the Multiple Dwelling Law of 1929. This law codified standards for high rise apartments, whether for tenements or luxury buildings. This law made “mechanical ventilation” an acceptable substitute for windows in corridors and baths, increased height and bulk limits, and legitimated the double-loaded corridor, in which a series of apartments open onto an interior hallway with no windows.

Apartment Hotel Built Before 1929 – A “class A” multiple dwelling constructed before 1929 that has hotel-type amenities such as a front desk, maid service, or linen service.

One-two Family Dwelling Converted to Apartments – A “class A” multiple dwelling that was converted from a dwelling that previously had fewer than three residential units.

Non-residential Building Altered to Apartments – A “class A” multiple dwelling that was altered from a non-residential building that previously had no residential units.

Tenement Building Used for Single Room Occupancy – A “class A” multiple dwelling with units that are being used for single room occupancy pursuant to section 248 of the Multiple Dwelling Law. Section 248 specifies the conditions under which “class A” multiple dwellings may be used for single room occupancy. Single room occupancy is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a

multiple dwelling, so that the occupant(s) reside separately and independently of the other occupant(s) of the same apartment. When a “class A” multiple dwelling is used wholly or in part for a single room occupancy, it remains a “class A” multiple dwelling.

One-two Family Dwelling Converted to Rooming House – A “class B” multiple dwelling that was converted from a dwelling that previously had fewer than three residential units. A rooming house is a multiple dwelling, other than a hotel, having fewer than thirty sleeping rooms and in which persons either individually or as families are housed for hire or otherwise with or without meals.

Miscellaneous Class B Structure – This includes all other “class B” multiple dwellings such as old law and new law residential apartment buildings converted for single room occupancy, but not pursuant to section 248 of the Multiple Dwelling Law; lodging houses; rooming houses; hotels; and commercial buildings altered for residential single room occupancy use. A lodging house is a multiple dwelling, other than a hotel, a rooming house, or a furnished rooming house, in which persons are housed for hire for a single night, or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a week. An inn with fewer than thirty sleeping rooms is a rooming house. A hotel is an inn having thirty or more sleeping rooms.

One-two Family House. A “private dwelling” in any building or structure designed and occupied exclusively for residence purposes by not more than two families. A building designed and occupied exclusively by one family is a “single-family private dwelling.” One designed for and occupied exclusively by two families is a “two-family private dwelling.” Private dwellings also include a series of one-family or two-family dwelling units, each of which faces or is accessible to a legal street or public thoroughfare.

Sub-borough Areas. Sub-borough areas are groups of census tracts containing at least 100,000 population. The tract composition of each area was determined by the New York City Department of Housing Preservation and Development and was based on Census Bureau requirements that no sub-borough area can be identified with less than 100,000 population. The boundaries of sub-borough areas may often approximate community district boundaries. However, sub-borough areas are not the same as community districts.

Telephone Service. Households with land-line service and number of adults with a cell phone for personal use.

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 Unavailable 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 Mortgage Made. This represents the year in which the most recent mortgage on an owner-occupied unit was originated.

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 2007 by Size of Family and Number of Related Children Under 18 Years

Size of Family Unit	Related Children Under 18 Years								
	None	One	Two	Three	Four	Five	Six	Seven	Eight or More
One person (unrelated individual) Under 65 years 65 years and over	\$10,787 9,944								
Two persons Householder under 65 years Householder 65 years and over	13,884 12,533	\$14,291 14,237							
Three persons	16,218	16,689	\$16,705						
Four persons	21,386	21,736	21,027	\$21,100					
Five persons	25,791	26,166	25,364	24,744	\$24,366				
Six persons	29,664	29,782	29,168	28,579	27,705	\$27,187			
Seven persons	34,132	34,345	33,610	33,098	32,144	31,031	\$29,810		
Eight persons	38,174	38,511	37,818	37,210	36,348	35,255	34,116	\$33,827	
Nine persons or more	45,921	46,143	45,529	45,014	44,168	43,004	41,952	41,691	\$40,085

Source: U.S. Census Bureau.



# Definitions of Rent Regulation Status

## 2008 NYC Housing and Vacancy Survey

Prepared by New York City Department of  
Housing Preservation and Development (HPD)

Division of Housing Policy Analysis and Statistical Research

For purposes of the New York City Housing and Vacancy Survey (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 2008 New York City Housing and Vacancy Survey (HVS) used a sample based primarily on Census 2000 and updated for units added by new construction or through alteration or conversion. 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 2008 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 2008 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 apartment and building registration files from the New York State Division of Housing and Community Renewal (DHCR) for rent stabilized and rent controlled units, the addresses of public housing buildings 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, 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) or under the City's Municipal Loan Program.

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.

For the 2008, 2005 and 2002 HVSs, 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. In order to do this, HPD obtained from DHCR and merged the annual unit and building rent regulation files covering the most



recent available five-year period, 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 either of the two most recent MBR cycles or requested a Fuel Cost Adjustment for a rent controlled unit. DHCR also provided data on units decontrolled (mostly to stabilized) as a result of a request for Statutory Decontrol by the owner for any lawful reason (death of tenant, relocation of tenant, high income-high rent decontrol, high rent vacancy) between January 1, 2005 and February 7, 2008. 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**

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. The Rent Regulation Reform Act of 1993 substantially eased penalties for failing to register in a given year, so, while a great majority of owners file registrations, 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.

Fourth, units in buildings receiving J-51 or 421-A tax benefits are supposed to operate under rent stabilization while the building continues to receive tax benefits. Such buildings should be, but are not always, included on DHCR's address lists.

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, as much as data and information are available, the major definitional criteria covered in the Local Emergency Rent Control Act of 1962, the 1969 Rent Stabilization Law, the 1974 Emergency Tenant Protection Act, the Omnibus Housing Act of 1983 and the Rent Regulation Reform Acts of 1993 and 1997. This phase determines whether a unit 1) should have been listed as controlled or stabilized but was not, or, 2) was at one point controlled or stabilized but should not have been by the time of the HVS interview; and 3) if identified as rent stabilized, should be coded as pre-1947 or post-1947, since this information does not appear on the DHCR files. For example, this supplementary procedure identifies units registered as controlled in 1984 that changed tenancy since then but for which no change in registration was filed, or units in cooperative or condominium buildings that were regulated at the time of a prior registration but changed tenancy since conversion, and exempt units whose owners have not registered them as exempt.

The major definitional criteria covered in state and local rent control and rent stabilization laws that were applied in the Census Bureau's rent regulation status classification procedure 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.

## **Rent Controlled**

Rent 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 controlled by limited right of succession by a close family member or domestic partner. Some controlled units may remain in buildings converted to cooperatives or condominiums.

In addition, the rents of units in rental buildings aided by a loan under the Municipal Loan Program prior to September 1, 1986 are under statutory Rent Control, though not under the Maximum Base Rent system. In rental buildings aided by a loan after September 1, 1986, the units are subject to the Rent Stabilization Law. 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.

## **Rent Stabilized**

The rent 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 benefit that is still in effect (some previously tax-abated or -exempt 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 or J-51 tax benefits, or are in buildings originally constructed as cooperatives or condominiums.
- (iv) Units that were deregulated by the order of the DHCR because of monthly contract rent of \$2,000 or more and annual tenant income of \$175,000 or more, under provisions of the Rent Regulation Reform Act of 1997. These units were identified from lists of such units 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 still 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 or other charges 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. Since 1997 the City no longer takes direct possession of such tax delinquent, distressed properties. After an *in rem* judgment of foreclosure by the court, the City transfers title of such residential properties from the former owner to a new responsible, pre-qualified owner, without ever taking title to the property. A not-for-profit entity acts as an interim holding company to assist the transition.

(c) HUD Regulated

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) Municipal Loan Program

Unit is in a building rehabilitated under Article 8 of the PHFL, whose rents are set by DHCR upon HPD's recommendation, based on operating and maintenance costs and a limited profit allowance.

(g) "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 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 exemption 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 or other non-residential structures. The HVS data on J-51 should not be used to study size, effects, or beneficiaries of the J-51 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.



# 2008 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 to periodically 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 2008 NYCHVS sample consists of housing units selected from the following four 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.
4. Housing units constructed since the 2000 Census in preexisting buildings altered to create more units or converted from nonresidential use.

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 and some of C of O 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 October 2007. 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.

As part of the 2008 NYCHVS, an additional 2300 housing units constructed since November 2001 were selected to produce more reliable estimates of these housing units.

### 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 2007. 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.

#### 4. Housing Units from Alterations and Conversions

Housing units added to existing residential buildings (alterations) and housing units in buildings converted from nonresidential use (conversions) were sampled for the 2008 survey. The city identified addresses where units were potentially created through alterations or conversions, which received Certificates of Occupancy since 2000. That list of alteration and conversion addresses was matched to the C of O frame list for newly constructed buildings and to the 2000 Census on basic address. For matching addresses, the unit counts were compared between the city's alteration and conversion list and the new construction C of O or Census 2000 list. If the city listing for the address contained more units than the new construction C of O or the Census list, it was considered an alteration and eligible for the alteration sample. If the address did not match, the building was considered a conversion and included in the conversion frame. If the city listing for the address contained the same or fewer units than the new construction C of O or the Census list, it was dropped from the alteration and conversion frames.

Within each frame, a sample of buildings was selected. These buildings were listed; that is, each unit in the building was identified. For the alterations, a determination was made about which units were not included in the Census or the new construction C of O file. These units were then eligible for the alterations sample. For the buildings identified as conversions, all units listed were eligible for the conversion sample.



### C. Sample Size

The total number of sample housing units selected for the 2008 NYCHVS was 20,975. The table below provides the total number of sampled housing units by borough.

Borough	Number of Housing Units
Bronx	3,317
Brooklyn	5,713
Manhattan	5,493
Queens	5,009
Staten Island	1,443
Total	20,975

Of these housing units, 419 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 419 noninterviews are known as type-A noninterviews. There were an additional 1130 units, known as type-C noninterviews, that were not interviewed because they no longer exist or are uninhabitable. This classification produced a 98 percent overall response rate  $(20,975 - 419 - 1130) / (20,975 - 1130) = (19,426 / 19,845)$ . The response rate is calculated as the total number of interviews (total sample minus type A's and type C's) divided by the total eligible sample (total sample units minus type C's). Note the response rate using the base weight is also 98 percent.

The sample housing units were visited between January and May 2008 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 2008 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 419 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:

$$\frac{(\text{weighted count of interviewed units}) + (\text{weighted count of Type A noninterviews})}{(\text{weighted count of interviewed units})}$$

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 2005 NYCHVS data where available to determine the tenure and characteristics cell of a unit. If the 2005 NYCHVS data were not available, we used 2002 NYCHVS data. If 2002 data were also not available, we used 2008 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 the year the segment was selected (2002, 2005 or 2008) 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:

$$\frac{\text{Independent Estimate of the Number of HUs (persons) for the cell}}{\text{NYCHVS Sample Estimate of the Number of HUs (persons) for the cell}}$$

The denominators of the ratios equals the sum of the weights of housing units (or persons) with all previous factors applied.

1. 2000 Census Ratio Estimate Factor

This procedure adjusted for differences between the 2000 Census counts and the corresponding weighted 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. 2008 Housing Unit Ratio Estimate Factor

This procedure adjusted the 2008 NYCHVS sample estimate for sampling variability and housing unit undercoverage by controlling the sample estimate to independent estimates of 2008 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 counts of the total number of housing units in each of the boroughs at the time of the 2008 survey.

4. 2008 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, Hispanic Origin and sex (200 cells).

- The numerator of the ratio equaled the independent estimate of 2008 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 in comparison to 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 2008 NYCHVS, we missed about six percent of the housing units in the five boroughs covered by the survey. Overall, we missed about nine percent of the people in sample households. 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	7%
African American Females	12%
African American Males	13%
Asian Females	4%
Asian Males	1%
Hispanic Females	10%
Hispanic Males	15%

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/hhes/www/housing/nychvs/2008/se\\_contract.pdf](http://www.census.gov/hhes/www/housing/nychvs/2008/se_contract.pdf).

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 2008 HVS, there are 15,600 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:

$$Z \times \sqrt{(269.63 \times A) - (0.00028 \times A^2)}$$

$$1.64 \times \sqrt{(269.63 \times 15,600) - (0.00028 \times 15,600^2)} = 3,336$$

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 15,600 plus or minus 3,336 or in the range 12,264 to 18,936.

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:

$$Z \times Y \times \sqrt{\frac{269.63 \times P \times (100-P)}{B}}$$

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 624,759 occupied home owner conventional housing units in New York City and 135,960, or 21.76 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:

$$1.64 \times 1.000 \times \sqrt{\frac{269.63 \times 21.76 \times 78.24}{624,759}} = 1.4$$

Thus, if you say that the actual percentage of owners in buildings built between 1947 and 1969 is between 20.4 percent and 23.2 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 11,177 vacant-for-rent units in New York City with 3 to 5 units in the building and 3,491 vacant-for-rent units with 6 to 9 units in the building. The respective errors for a 90-percent confidence interval are 2,847 and 1,591. The error for a 90-percent confidence interval for the 7,686 difference is the following:

$$\sqrt{(2,847)^2 + (1,591)^2} = 3,261$$

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 4,425 and 10,947.

#### 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 \$500,000. 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 Percent
Less Than \$25,000	18,206	1.79	1.79
\$25,000-\$49,999	10,629	1.04	2.83
\$50,000-\$74,999	8,855	0.87	3.70
\$75,000-\$99,999	6,516	0.64	4.34
\$100,000-\$149,999	27,738	2.72	7.06
\$150,000-\$199,999	39,303	3.86	10.91
\$200,000-\$249,999	40,325	3.96	14.87
\$250,000-\$299,999	44,065	4.32	19.19
\$300,000-\$349,999	42,616	4.18	23.37
\$350,000-\$399,999	58,650	5.75	29.13
\$400,000-\$499,999	170,592	16.74	45.86
\$500,000-\$599,999	140,911	13.82	59.69
\$600,000-\$699,999	128,638	12.62	72.31
\$700,000-\$799,999	84,106	8.25	80.56
\$800,000-\$999,999	80,972	7.94	88.50
\$1,000,000 or more	117,223	11.50	100.0
Not Applicable	2,081,953		
<b>TOTAL</b>	<b>3,101,298</b>		

The error on a 50-percent characteristic based on 1,019,345 (3,101,298 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.*

$$1.64 \times 1.0000 \times \sqrt{\frac{269.63 \times 50 \times 50}{1,019,345}} = 1.33$$

$$(499,999.5 - 399,999.5) \times \frac{1.33}{16.74} = 7,945$$

$$(599,999.5 - 499,999.5) \times \frac{1.33}{13.82} = 9,624$$

$$\frac{9,624 + 7,945}{2} = 8,785$$

Where:

- 599,999.5-499,999.5 is the width of the interval that contains the median and 499,999.5-399,999.5 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
- 13.82 is the percent of cases that fall in the interval containing the median and 16.74 is the percent of cases that fall in the interval above the interval containing the median.

The 90-percent confidence interval for the median (\$500,000) is:

$$\$500,000 \pm \$8,785$$

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 \$491,215 and \$508,785.

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:

$$Z \times Y \times \sqrt{\frac{\sum_{i=1}^n p_i x_i^2 - \left(\sum_{i=1}^n p_i x_i\right)^2}{c}} \times 269.63$$

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 value 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  $i^{\text{th}}$  interval

$x_i$ : is the midpoint of the  $i^{\text{th}}$  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 \$640,782 (compared to a median of \$500,000). The distribution from which the mean was computed is given below.

Value	Number of HUs	$p_i$	$x_i$
Less Than \$25,000	18,206	.0179	\$12,500
\$25,000-\$49,999	10,629	.0104	\$37,500
\$50,000-\$74,999	8,855	.0087	\$62,500
\$75,000-\$99,999	6,516	.0064	\$87,500
\$100,000-\$149,999	27,738	.0272	\$125,000
\$150,000-\$199,999	39,303	.0386	\$175,000
\$200,000-\$249,999	40,325	.0396	\$225,000
\$250,000-\$299,999	44,065	.0432	\$275,000
\$300,000-\$349,999	42,616	.0418	\$325,000
\$350,000-\$399,999	58,650	.0575	\$375,000
\$400,000-\$499,999	170,592	.1674	\$450,000
\$500,000-\$599,999	140,911	.1382	\$550,000
\$600,000-\$699,999	128,638	.1262	\$650,000
\$700,000-\$799,999	84,106	.0825	\$750,000
\$800,000-\$999,999	80,972	.0794	\$900,000
\$1,000,000 Or More	117,223	.1150	\$1,500,000
Not Applicable	2,081,953	-----	
Total	3,101,298	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:

$$1.64 \times 1,000 \times \sqrt{\frac{518,009,974,849 - (607,057)^2}{1,019,345}} \times 269.63 = \$10,220$$

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 \$630,562 and \$651,002.

**Table 1: Errors for New York City**

	Publication Estimates	Percentages
	The error is the larger of:	
<b>Errors on Housing Units</b>		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z x \sqrt{269.63 x A - .000081 x A^2}$ or $Z x 270$	1.000
Housing Unit Characteristics <sup>1</sup> Listed in Table 7A	$Z x \sqrt{448.65 x A - .000134 x A^2}$ or $Z x 449$	1.290
Housing Unit Characteristics <sup>2</sup> Listed in Table 7B	$Z x \sqrt{615.34 x A - .000184 x A^2}$ or $Z x 615$	1.511
<b>Errors on Persons</b>		
Characteristics of Persons Not Listed Below	$Z x \sqrt{281.8 x A - .000035 x A^2}$ or $Z x 282$	1.022
	<p><b>NOTE:</b> For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
Whites and other Races and Ethnicity	$Z x \sqrt{702.72 x A - .000113 x A^2}$ or $Z x 703$	1.614
Males	$Z x \sqrt{702.72 x A - .000182 x A^2}$ or $Z x 703$	1.614
Females	$Z x \sqrt{702.72 x A - .000166 x A^2}$ or $Z x 703$	1.614
Persons under 25 yrs. old	$Z x \sqrt{492.68 x A - .000061 x A^2}$ or $Z x 493$	1.352
African Americans	$Z x \sqrt{1,503.51 x A - .000788 x A^2}$ or $Z x 1,504$	2.361
Borough and Sub-borough <sup>3</sup>	$Z x \sqrt{1,503.51 x A - .000185 x A^2}$ or $Z x 1,504$	2.361

<sup>1</sup>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.

<sup>2</sup>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.

<sup>3</sup> 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:	
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z x \sqrt{269.63 x A - .000528 x A^2}$ or $Z x 270$	1.000
Housing Unit Characteristics <sup>1</sup> Listed in Table 7A	$Z x \sqrt{448.65 x A - .000878 x A^2}$ or $Z x 449$	1.290
Housing Unit Characteristics <sup>2</sup> Listed in Table 7B	$Z x \sqrt{615.34 x A - .001204 x A^2}$ or $Z x 615$	1.511
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z x \sqrt{281.8 x A - .000212 x A^2}$ or $Z x 282$	1.022
	<b>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).</b>	
Whites and other Races and Ethnicity	$Z x \sqrt{702.72 x A - .000766 x A^2}$ or $Z x 703$	1.614
Males	$Z x \sqrt{702.72 x A - .00114 x A^2}$ or $Z x 703$	1.614
Females	$Z x \sqrt{702.72 x A - .000988 x A^2}$ or $Z x 703$	1.614
Persons under 25 yrs. old	$Z x \sqrt{492.68 x A - .000371 x A^2}$ or $Z x 493$	1.352
African Americans	$Z x \sqrt{1,503.51 x A - .003664 x A^2}$ or $Z x 1,504$	2.361
Borough and Sub-borough <sup>3</sup>	$Z x \sqrt{1,503.51 x A - .001133 x A^2}$ or $Z x 1,504$	2.361

<sup>1</sup>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.

<sup>2</sup>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.

<sup>3</sup> 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
<b>Errors on Housing Units</b>		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z x \sqrt{269.63 x A - .00028 x A^2}$ or $Z x 270$	1.000
Housing Unit Characteristics <sup>1</sup> Listed in Table 7A	$Z x \sqrt{448.65 x A - .000465 A^2}$ or $Z x 449$	1.290
Housing Unit Characteristics <sup>2</sup> Listed in Table 7B	$Z x \sqrt{615.34 x A - .000638 x A^2}$ or $Z x 615$	1.511
<b>Errors on Persons</b>		
Characteristics of Persons Not Listed Below	$Z x \sqrt{281.8 x A - .000113 x A^2}$ or $Z x 282$	1.022
	<p><b>NOTE:</b> For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
Whites and other Races and Ethnicity	$Z x \sqrt{702.72 x A - .000424 x A^2}$ or $Z x 703$	1.614
Males	$Z x \sqrt{702.72 x A - .000598 x A^2}$ or $Z x 703$	1.614
Females	$Z x \sqrt{702.72 x A - .000534 x A^2}$ or $Z x 703$	1.614
Persons under 25 yrs. old	$Z x \sqrt{492.68 x A - .000198 x A^2}$ or $Z x 493$	1.352
African Americans	$Z x \sqrt{1,503.51 x A - .001806 x A^2}$ or $Z x 1,504$	2.361
Borough and Sub-borough <sup>3</sup>	$Z x \sqrt{1,503.51 x A - .000604 x A^2}$ or $Z x 1,504$	2.361

<sup>1</sup>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.

<sup>2</sup>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.

<sup>3</sup> 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	Percentages
	The error is the larger of:	Value of Y for Percent Formula
<b>Errors on Housing Units</b>		
<b>Housing Unit Characteristics Not Listed in Tables 7A or 7B</b>	$Z x \sqrt{269.63 x A - .000318 x A^2}$ or $Z x 270$	1.000
<b>Housing Unit Characteristics<sup>1</sup> Listed in Table 7A</b>	$Z x \sqrt{448.65 x A - .000529 x A^2}$ or $Z x 449$	1.290
<b>Housing Unit Characteristics<sup>2</sup> Listed in Table 7B</b>	$Z x \sqrt{615.34 x A - .000725 x A^2}$ or $Z x 615$	1.511
<b>Errors on Persons</b>		
<b>Characteristics of Persons Not Listed Below</b>	$Z x \sqrt{281.8 x A - .00018 x A^2}$ or $Z x 282$	1.022
	<p><b>NOTE:</b> For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
<b>Whites and other Races and Ethnicity</b>	$Z x \sqrt{702.72 x A - .000516 x A^2}$ or $Z x 703$	1.614
<b>Males</b>	$Z x \sqrt{702.72 x A - .000941 x A^2}$ or $Z x 703$	1.614
<b>Females</b>	$Z x \sqrt{702.72 x A - .00086 x A^2}$ or $Z x 703$	1.614
<b>Persons under 25 yrs. old</b>	$Z x \sqrt{492.68 x A - .000315 x A^2}$ or $Z x 493$	1.352
<b>African Americans</b>	$Z x \sqrt{1,503.51 x A - .00739 x A^2}$ or $Z x 1,504$	2.361
<b>Borough and Sub-borough<sup>3</sup></b>	$Z x \sqrt{1,503.51 x A - .000961 x A^2}$ or $Z x 1,504$	2.361

<sup>1</sup>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.

<sup>2</sup>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.

<sup>3</sup> 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	Percentages
	The error is the larger of:	Value of Y for Percent Formula
<b>Errors on Housing Units</b>		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z x \sqrt{269.63 x A - .000321 x A^2}$ or $Z x 270$	1.000
Housing Unit Characteristics <sup>1</sup> Listed in Table 7A	$Z x \sqrt{448.65 x A - .000535 x A^2}$ or $Z x 449$	1.290
Housing Unit Characteristics <sup>2</sup> Listed in Table 7B	$Z x \sqrt{615.34 x A - .000733 x A^2}$ or $Z x 615$	1.511
<b>Errors on Persons</b>		
Characteristics of Persons Not Listed Below	$Z x \sqrt{281.8 x A - .000125 x A^2}$ or $Z x 282$	1.022
	<p><b>NOTE:</b> For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
Whites and other Races and Ethnicity	$Z x \sqrt{702.72 x A - .000384 x A^2}$ or $Z x 703$	1.614
Males	$Z x \sqrt{702.72 x A - .000643 x A^2}$ or $Z x 703$	1.614
Females	$Z x \sqrt{702.72 x A - .000609 x A^2}$ or $Z x 703$	1.614
Persons under 25 yrs. old	$Z x \sqrt{492.68 x A - .000219 x A^2}$ or $Z x 493$	1.352
African Americans	$Z x \sqrt{1,503.51 x A - .003594 x A^2}$ or $Z x 1,504$	2.361
Borough and Sub-borough <sup>3</sup>	$Z x \sqrt{1,503.51 x A - .000669 x A^2}$ or $Z x 1,504$	2.361

<sup>1</sup>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.

<sup>2</sup>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.

<sup>3</sup> 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	Percentages
	The error is the larger of:	Value of Y for Percent Formula
<b>Errors on Housing Units</b>		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z x \sqrt{269.63 x A - .001511 x A^2}$ or $Z x 270$	1.000
Housing Unit Characteristics <sup>1</sup> Listed in Table 7A	$Z x \sqrt{448.65 x A - .002514 A^2}$ or $Z x 449$	1.290
Housing Unit Characteristics <sup>2</sup> Listed in Table 7B	$Z x \sqrt{615.34 x A - .003448 x A^2}$ or $Z x 615$	1.511
<b>Errors on Persons</b>		
Characteristics of Persons Not Listed Below	$Z x \sqrt{281.8 x A - .000594 x A^2}$ or $Z x 282$	1.022
	<p><b>NOTE:</b> For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).</p>	
Whites and other Races and Ethnicity	$Z x \sqrt{702.72 x A - .001633 x A^2}$ or $Z x 703$	1.614
Males	$Z x \sqrt{702.72 x A - .003046 x A^2}$ or $Z x 703$	1.614
Females	$Z x \sqrt{702.72 x A - .002884 x A^2}$ or $Z x 703$	1.614
Persons under 25 yrs. old	$Z x \sqrt{492.68 x A - .001039 x A^2}$ or $Z x 493$	1.352
African Americans	$Z x \sqrt{1,503.51 x A - .034127 x A^2}$ or $Z x 1,504$	2.361
Borough and Sub-borough <sup>3</sup>	$Z x \sqrt{1,503.51 x A - .003169 x A^2}$ or $Z x 1,504$	2.361

<sup>1</sup>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.

<sup>2</sup>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.

<sup>3</sup> 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
<ul style="list-style-type: none"> <li>Race and Ethnicity of Householder (White, non-Hispanic and Black, non-Hispanic)</li> </ul>	Total Housing Units
<ul style="list-style-type: none"> <li>Borough Totals</li> </ul>	Renter Occupied (Stabilized, Mitchell Lama, Public Housing) and Owner Occupied (Condominiums and Total Cooperatives)
<ul style="list-style-type: none"> <li>Sub-borough of Staten Island Totals</li> </ul>	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
<ul style="list-style-type: none"> <li>Contract Rent &lt; \$300</li> </ul>	Total Housing Units and Total Occupied Housing Units
<ul style="list-style-type: none"> <li>Wheel Chair Accessibility</li> </ul>	All subgroups except Renter Occupied - Controlled and Owner Occupied - Conventional
<ul style="list-style-type: none"> <li>Floor Unit is on (except basement)</li> </ul>	
<ul style="list-style-type: none"> <li>Access from Sidewalk to Elevator/Unit without using Stairs</li> </ul>	
<ul style="list-style-type: none"> <li>Households Not Receiving Part of Monthly Rent from Government Programs</li> </ul>	
<ul style="list-style-type: none"> <li>Condition of Building External Walls, Windows, Stairways, and Floors of Building</li> </ul>	Total Occupied and Total Renter Occupied
<ul style="list-style-type: none"> <li>Number of Building Condition Problems 1-4</li> </ul>	

## 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
<ul style="list-style-type: none"> <li>• Sub-borough Totals (All Boroughs Except Staten Island)</li> </ul>	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
<ul style="list-style-type: none"> <li>• Structure Classification - Multiple dwelling units</li> </ul>	Total Housing Units and Total Occupied Housing Units
<ul style="list-style-type: none"> <li>• Structure Classification - One or 2 family house</li> </ul>	Total Housing Units
<ul style="list-style-type: none"> <li>• Rent Control Status</li> </ul>	Total Rental Housing Units and Total Occupied Rental Housing Units
<ul style="list-style-type: none"> <li>• Year Building Built</li> </ul>	Total Occupied and Total Renter Occupied
<ul style="list-style-type: none"> <li>• Number of Stories in Building</li> </ul>	
<ul style="list-style-type: none"> <li>• Number of Units in Building</li> </ul>	
<ul style="list-style-type: none"> <li>• Presence of Owner in Building</li> </ul>	
<ul style="list-style-type: none"> <li>• Elevator in Building with 2 or more stories</li> </ul>	
<ul style="list-style-type: none"> <li>• State/City Assisted Cooperatives</li> </ul>	Total Owner Housing Units and Total Occupied Owner Housing Units
<ul style="list-style-type: none"> <li>• Private Cooperatives</li> </ul>	
<ul style="list-style-type: none"> <li>• Private Condominiums</li> </ul>	

## 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 2008 approximately ½ of 1 percent of the renter occupied units had a contract rent above \$5,700. The mean contract rent for these cases was calculated to be \$7,640. This rent was assigned to each case falling above the topcode value.

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:

Item	2008		2005		2002	
	Topcode Value*	Mean Value Above Topcode	Topcode Value*	Mean Value Above Topcode	Topcode Value*	Mean Value Above Topcode
Age	90	NA	90 years	NA	90 years	NA
Asking Rent	\$4,600	\$8,740	\$3,950	\$5,846	\$2,500	\$6,502
Down Payment	\$570,000	\$1,067,099	\$345,000	\$663,728	\$230,000	\$594,673
Monthly Condo or Maintenance Fees	\$3,000	NA	\$2,500	NA	\$2,500	NA
Monthly Contract Rent	\$5,700	\$7,640	\$3,500	\$4,785	\$3,500	\$4,573
Monthly Cost of Electricity	\$400	\$895	\$350	\$466	\$290	\$383
Monthly Cost of Gas	\$650	\$1,131	\$525	\$710	\$400	\$568
Monthly Cost of Gas and Electricity Combined	\$570	\$809	\$420	\$425	\$300	\$445
Monthly Mortgage Payment	\$5,000	\$41,782	\$3,400	\$5,514	\$2,900	\$4,485
Number of Stories/ Floor of Unit	21	NA	21	NA	21	NA
Units in Structure	100	NA	100	NA	100	NA



Item	2008		2005		2002	
	Topcode Value*	Mean Value Above Topcode	Topcode Value*	Mean Value Above Topcode	Topcode Value*	Mean Value Above Topcode
Personal Income From**						
Wages, Salary, Commissions, etc	\$375,000	\$849,880	\$240,000	\$536,640	\$210,000	\$416,973
Farm/Nonfarm Business	\$250,000	\$1,857,473	\$250,000	\$1,080,571	\$275,000	\$690,662
Interest, Dividends, Royalties, Etc	\$100,000	\$225,365	\$50,000	\$135,700	\$80,000	\$163,356
Social Security or Railroad Retirement	\$24,000	\$29,490	\$21,400	\$29,328	\$19,000	\$22,901
SSI, AFDC, Home Relief, other Public Assistance Payments	\$15,000	\$19,899	\$14,000	\$17,156	\$11,800	\$14,687
Retirement, Survivor or Disability Pension	\$61,000	\$153,046	\$59,000	\$76,940	\$48,000	\$65,042
VA Payments, Unemployment, Child Support, Alimony, or Other Income Sources	\$30,000	\$61,885	\$29,000	\$100,317	\$20,000	\$56,256
Purchase Price	\$1,400,000	\$2,404,106	\$900,000	\$1,582,653	\$800,000	\$1,674,807
Value	\$2,000,000	\$3,998,500	\$1,400,000	\$2,571,545	\$950,000	\$1,957,402
Year Built	2000	NA	1990	NA	1990	NA
Yearly Cost of Other Fuels	\$8,000	\$10,757	\$4,800	\$5,586	\$3,850	\$5,029
Yearly Cost of Water and Sewer	\$2,280	\$3,601	\$2,000	\$3,408	\$896	\$912
Fire and Liability Insurance**	\$3,500	\$7,628	\$3,120	\$6,873	\$2,500	\$4,979
Real Estate Taxes**	\$9,000	NA	\$7,500	NA	\$7,500	NA
Current Interest Rate	10.0%	11.8%	8.9%	10.38%	NA	NA
Monthly Gross Rent	\$5,700	\$7,792	\$3,500	\$4,648	\$3,500	\$4,500

\* Data represents values above which topcoding begins.

\*\* Cost is for the year prior to the survey year.



# Comparison of Population, Housing Unit, and Household Estimates in the 2005 and 2008 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.

Included in the large amount of information from the survey are estimates of population, housing units, and households by various characteristics such as location (borough), tenure, and race and ethnicity. Occasionally, questions related to the consistency of the change in these estimates from one survey to the next have been raised. To properly use and understand these data, knowledge of the methodology and techniques used by the Census Bureau to collect, process, and present data from the NYCHVS is required. The information below provides much of this information.

## 1. Review the change in population in Staten Island between 2005 and 2008 compared to the change in households and housing units and clarify the differences in the magnitude of the increases.

**Response:** The estimates of population and housing units in both the 2005 and 2008 NYCHVS are adjusted to independently developed population and housing unit controls as described above. The estimate of households is a by-product of the housing unit weighting process and whether Census Bureau field representatives determined the sample unit to be occupied or vacant.

The 2005 and 2008 NYCHVS show the following for Staten Island:

2005 <u>Population</u> 464,734	2008 <u>Population</u> 478,004	Change in Pop <u>2005 to 2008</u> +13,270	Percent Change <u>2005 to 2008</u> +2.9
2005 <u>Households</u> 163,663	2008 <u>Households</u> 164,528	Change in Hholds <u>2005 to 2008</u> +865	Percent Change <u>2005 to 2008</u> +0.5
2005 <u>Housing Units</u> 173,829	2008 <u>Housing Units</u> 178,471	Change in HUs <u>2005 to 2008</u> +4,642	Percent Change <u>2005 to 2008</u> +2.7

These comparisons show a similar percentage increase in population and housing units between 2005 and 2008 (2.9 percent and 2.7 percent), but a more modest increase in the number of households (0.5%). The first implication is that the proportion of vacant units in Staten Island was larger in 2008 than in 2005. This was in fact true, as the percentage of vacant units was 5.8 percent in 2005 and 7.8 percent in 2008. As the percentage of vacant units increases, the percentage of occupied units (and thus households) decreases.

Had the percentage of vacant units stayed the same in 2008 as in 2005 (5.8 percent), the household estimate would have been 168,120, an increase of 4,457 from 2005 to 2008.

However, the issues discussed earlier also must be considered when making comparisons between the change in population with those for housing units and households between 2005 and 2008.

- The 2008 NYCHVS used an improved methodology for developing independent population controls. It controlled for Hispanics, which was not the case in 2005 and earlier surveys.
- The population estimates from the 2008 NYCHVS reflect accepted challenges to the Census Bureau’s annual population estimates in 2006 and 2007 used in the population weighting of the 2008 survey. The 2008 NYCHVS does not include corresponding adjustments for housing unit or household estimates. Similarly, the 2005 NYCHVS population estimates reflect accepted challenges from 2003, 2004, and 2005, while the 2005 housing unit and household estimates do not reflect any such adjustments.
- The population estimates from the 2008 NYCHVS used controls based on vintage 2008 information projected to the time of the survey while the housing unit estimates used controls based on vintage 2007 information projected to the time of the survey.
- While survey estimates of population and housing units that are directly controlled to independent estimates do not have sampling error, they do have non-sampling error.<sup>1</sup> The estimate of households does involve sampling error. In general, the Census Bureau develops margins of error at the 90 percent confidence level. For example, the 2008 estimate of households in Staten Island was 164,528 with a margin of error of  $\pm 3,060$ . This means we can say with 90 percent confidence that the true estimate of households in Staten Island was between 161,468 and 167,588. The margin of error on the 2005 estimate of 163,663 was  $\pm 3,956$ . Both sampling error and non-sampling error should be considered when making comparisons.

**2. Review the change in population in Queens between 2005 and 2008 compared to the change in households and housing units and clarify the differences in the magnitude of the increases.**

**Response:** The 2005 and 2008 NYCHVS show the following for Queens:

2005 <u>Population</u> 2,228,678	2008 <u>Population</u> 2,263,259	Change in Pop <u>2005 to 2008</u> 34,581	Percent Change <u>2005 to 2008</u> 1.6
2005 <u>Households</u> 786,766	2008 <u>Households</u> 791,037	Change in Hholds <u>2005 to 2008</u> 4,271	Percent Change <u>2005 to 2008</u> 0.5
2005 <u>Housing Units</u> 828,001	2008 <u>Housing Units</u> 838,714	Change in HUs <u>2005 to 2008</u> 10,713	Percent Change <u>2005 to 2008</u> 1.3

<sup>1</sup> For an explanation of sampling and non-sampling error and for estimates of sampling error in the 2008 NYCHVS go to [www.census.gov/hhes/www/housing/nychvs/2008/S&A\\_2008.pdf](http://www.census.gov/hhes/www/housing/nychvs/2008/S&A_2008.pdf).

Once again, the numbers would imply that the housing inventory had a higher proportion of vacant units in 2008 than in 2005, and once again this turns out to be true. The proportion of vacant units in Queens in 2005 was 5.0 percent while in 2008 it was 5.7 percent. Had the percentage of vacant units stayed the same in 2008 as in 2005 (5.0 percent), the household estimate would have been 796,778, an increase of 10,012 over the 2005 household estimate.

The same caveats requiring consideration with Staten Island above also apply to the comparisons for Queens. In particular, the margin of error for the estimate of 791,037 households in Queens in 2008 was  $\pm 5,798$ , while it was  $\pm 8,242$  on the estimate of 786,766 in 2005.

**3. Review the change in the White population in the City between 2005 and 2008 compared to the change in White households and clarify the differences in the magnitude of the changes.**

*Response:* The 2005 and 2008 NYCHVS show the following for the White population in the City:

<u>2005</u> <u>Population</u>	<u>2008</u> <u>Population</u>	<u>Change in Pop</u> <u>2005 to 2008</u>
2,940,884	2,923,410	-17,474
<u>2005</u> <u>Households</u>	<u>2008</u> <u>Households</u>	<u>Change in Households</u> <u>2005 to 2008</u>
1,330,514	1,340,085	9,571

The improvement in how the independent control estimates were developed undoubtedly played a role here. In 2005, the population controls by race were only for White, Black, and All Other Races while in 2008 they were for White, not Hispanic; Black, not Hispanic; Asian, not Hispanic; All Other Races, not Hispanic; and Hispanic. While this change improved the estimates of population by race and ethnicity in 2008 and should improve the consistency of estimates between surveys in the future, comparisons between 2005 and 2008 should be made with this change in mind.

In addition, the comparisons show an apparent decrease in the White population while at the same time showing an increase in the number of White households. Again, keep in mind that the household estimates have sampling error and both estimates have non-sampling error. The margin of error for the household estimates in 2005 and 2008 are both approximately 24,000.

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](http://www.census.gov/popest/estimates.php).

**4. Are the data collection methods the Census Bureau applied in collecting data for the annual population and housing unit estimates and the NYCHVS for the City the same or very similar? If not, please explain the differences.**

*Response:* No, the annual independent population and housing unit 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>.

For more information on the sample and how the estimates are derived, please see the 2008 Source and Accuracy Statement:

[http://www.census.gov/hhes/www/housing/nychvs/2008/S&A\\_2008.pdf](http://www.census.gov/hhes/www/housing/nychvs/2008/S&A_2008.pdf)

For more information on population estimates by race and ethnicity, please see the technical document on our website:

<http://www.census.gov/hhes/www/housing/nychvs/2005/popestcomp.pdf>



# **New York City Housing and Vacancy Survey Questionnaire 2008**

<p>Form <b>H-100</b> (5-1-2007)</p> <p style="text-align: center;">U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. CENSUS BUREAU ACTING AS COLLECTING AGENT FOR NEW YORK CITY</p> <p style="text-align: center;"><b>NEW YORK CITY HOUSING AND VACANCY SURVEY QUESTIONNAIRE 2008</b></p>	<p><b>NOTICE</b> – Your answers will be held in strict confidence and will be seen only by persons sworn to uphold the confidentiality of Census Bureau information.</p> <p><b>A. NAME</b> _____   CODE _____</p> <p><b>B. DATE OF INTERVIEW</b>  <table style="display: inline-table; border: 1px solid black; margin-right: 10px;"> <tr><td style="width: 20px; height: 20px;"></td></tr> </table>         /          <table style="display: inline-table; border: 1px solid black; margin-right: 10px;"> <tr><td style="width: 20px; height: 20px;"></td></tr> </table>         / <b>2008</b></p> <p><b>C. RECORD OF VISITS</b> <i>(Additional spaces on page 28)</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Date</th> <th style="width: 20%;">Time</th> <th style="width: 60%;">Remarks</th> </tr> </thead> <tbody> <tr><td> </td><td style="text-align: center;">a.m. p.m.</td><td> </td></tr> <tr><td> </td><td style="text-align: center;">a.m. p.m.</td><td> </td></tr> <tr><td> </td><td style="text-align: center;">a.m. p.m.</td><td> </td></tr> <tr><td> </td><td style="text-align: center;">a.m. p.m.</td><td> </td></tr> </tbody> </table>			Date	Time	Remarks		a.m. p.m.			a.m. p.m.			a.m. p.m.			a.m. p.m.	
Date	Time	Remarks																
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<p><i>Fill items D through J by observing the condition of the building containing the sample unit as you approach it and walk inside. – Mark (X) all that apply in D through G.</i></p>																		
<p><b>D. EXTERNAL WALLS</b></p> <p><b>001</b> <input type="checkbox"/> Missing bricks, siding, or other outside wall material</p> <p><b>002</b> <input type="checkbox"/> Sloping or bulging outside walls</p> <p><b>003</b> <input type="checkbox"/> Major cracks in outside walls</p> <p><b>004</b> <input type="checkbox"/> Loose or hanging cornice, roofing, or other material</p> <p><b>005</b> <input type="checkbox"/> None of these problems with walls</p> <p><b>006</b> <input type="checkbox"/> Unable to observe walls</p>	<p><b>K. OCCUPANCY STATUS</b></p> <p><b>025</b> <input type="checkbox"/> Occupied <input type="checkbox"/> Vacant</p>																	
<p><b>E. WINDOWS</b></p> <p><b>007</b> <input type="checkbox"/> Broken or missing windows</p> <p><b>008</b> <input type="checkbox"/> Rotted/loose window frames/sashes</p> <p><b>009</b> <input type="checkbox"/> Boarded-up windows</p> <p><b>010</b> <input type="checkbox"/> None of these problems with windows</p> <p><b>011</b> <input type="checkbox"/> Unable to observe windows</p>	<p><b>L. RESPONDENT</b></p> <p>Name _____</p> <p>Occupied unit – <i>Go to M</i></p> <p>Vacant unit – <i>Mark (X) one</i> <input type="checkbox"/></p> <p><b>030</b> <input type="checkbox"/> Superintendent  <input type="checkbox"/> Rental office/agent  <input type="checkbox"/> Real estate agent/broker  <input type="checkbox"/> Owner  <input type="checkbox"/> Other – <i>Specify</i> <input type="checkbox"/></p> <p style="text-align: right;">} <i>SKIP to question 58 on page 23</i></p>																	
<p><b>F. STAIRWAYS (exterior and interior)</b></p> <p><b>012</b> <input type="checkbox"/> Loose, broken, or missing stair railings</p> <p><b>013</b> <input type="checkbox"/> Loose, broken, or missing steps</p> <p><b>014</b> <input type="checkbox"/> None of these problems with stairways</p> <p><b>015</b> <input type="checkbox"/> No interior steps or stairways</p> <p><b>016</b> <input type="checkbox"/> No exterior steps or stairways</p> <p><b>035</b> <input type="checkbox"/> Unable to observe stairways</p>	<p><b>M. How many people live or stay here?</b> <i>Include anyone without a usual home elsewhere.</i></p> <p><b>032</b> <table style="display: inline-table; border: 1px solid black; width: 30px; height: 20px; vertical-align: middle;"></table> – <i>SKIP to question 1 on page 2.</i></p>																	
<p><b>G. FLOORS</b></p> <p><b>017</b> <input type="checkbox"/> Sagging or sloping floors</p> <p><b>018</b> <input type="checkbox"/> Slanted or shifted doorsills or door frames</p> <p><b>019</b> <input type="checkbox"/> Deep wear in floors causing depressions</p> <p><b>020</b> <input type="checkbox"/> Holes or missing flooring</p> <p><b>021</b> <input type="checkbox"/> None of these problems with floors</p> <p><b>022</b> <input type="checkbox"/> Unable to observe floors</p>	<p><b>N. SAMPLE UNIT</b></p> <p><b>033</b> <input type="checkbox"/> Questionnaire complete</p> <p>Questionnaire not complete</p> <p><b>02</b> <input type="checkbox"/> Refused</p> <p><b>03</b> <input type="checkbox"/> No one home</p> <p><b>04</b> <input type="checkbox"/> Temporarily absent – 1 month or longer</p> <p><b>05</b> <input type="checkbox"/> Other – <i>Explain in "Notes" area on page 27</i></p> <p><b>06</b> <input type="checkbox"/> Demolished</p> <p><b>07</b> <input type="checkbox"/> Condemned</p> <p><b>08</b> <input type="checkbox"/> Nonresidential</p> <p><b>09</b> <input type="checkbox"/> Merged with another unit – <i>Give address below</i> <input type="checkbox"/></p>																	
<p><b>H. CONDITION</b></p> <p><b>023</b> <input type="checkbox"/> Dilapidated – <i>Go to I</i>  <input type="checkbox"/> Not dilapidated –              → If not dilapidated              <input type="checkbox"/> Sound              <input type="checkbox"/> Deteriorating</p>	<p><b>O. FORM TYPE</b></p> <p><b>034</b> <input type="checkbox"/> One form only <input type="checkbox"/> First of two forms</p>																	
<p><b>I. Are there any buildings with broken or boarded-up windows on this street? – Include sample unit building</b></p> <p><b>024</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>J. WHEELCHAIR ACCESSIBILITY</b></p> <p><b>1. Street entry and inner lobby entry (width 32")</b></p> <p><b>036</b> <input type="checkbox"/> Accessible <input type="checkbox"/> Unable to observe building entrance  <input type="checkbox"/> Inaccessible <input type="checkbox"/> No elevator</p> <p><b>2. Elevator (door width 36", cab depth 51")</b></p> <p><b>037</b> <input type="checkbox"/> Accessible <input type="checkbox"/> Unable to observe elevator  <input type="checkbox"/> Inaccessible <input type="checkbox"/> No elevator</p> <p><b>3. Residential unit entrance (width 32")</b></p> <p><b>038</b> <input type="checkbox"/> Accessible <input type="checkbox"/> Unable to observe residential unit entrance  <input type="checkbox"/> Inaccessible</p>																	
<p><b>Complete after an occupied unit interview.</b></p>																		
<p><b>OFFICE USE ONLY</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border: 1px solid black;"><b>026</b> TS</td> <td style="width: 33%; border: 1px solid black;"><b>027</b> A</td> <td style="width: 33%; border: 1px solid black;"><b>028</b> B</td> </tr> </table>		<b>026</b> TS	<b>027</b> A	<b>028</b> B														
<b>026</b> TS	<b>027</b> A	<b>028</b> 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>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
------------	---	-------------------

02  **PERSON 2**

**a. Last name**

First name	<b>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
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03  **PERSON 3**

**a. Last name**

First name	<b>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
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04  **PERSON 4**

**a. Last name**

First name	<b>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
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05  **PERSON 5**

**a. Last name**

First name	<b>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
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06  **PERSON 6**

**a. Last name**

First name	<b>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
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07  **PERSON 7**

**a. Last name**

First name	<b>b. Sex</b> 1 <input type="checkbox"/> Male 2 <input type="checkbox"/> Female	<b>c. Age</b> 
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Use continuation form for additional persons.



**Section I – OCCUPIED UNITS**

<p><b>d. How is . . . related to . . . (reference person) (person on Line 1)?</b></p> <p>Show Flashcard I and enter the appropriate code in the box below.</p>	<p><b>e. Is . . . of Spanish or Hispanic origin?</b></p> <p>(If Yes, read the categories and mark the appropriate box, otherwise mark "No.")</p>	<p><b>f. What is . . .'s race? Select one or more categories from the flashcard.</b></p> <p>Show Flashcard II and mark (X) all that apply, OR box 12 only and print race.</p>	<p><b>These next two questions may seem like ones I asked before, but I must ask them to double check.</b></p>	
			<p>(Don't ask for persons under 15)</p>	<p><b>h. Does . . . have a parent in the household?</b></p>
<p align="center"><b>R</b></p> <p>Reference person</p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p><b>g. Does . . . have a spouse or unmarried partner in the household?</b></p> <p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>
<p align="center"><input type="text"/></p>	<p>1 <input type="checkbox"/> No                  2 <input type="checkbox"/> Puerto Rican                  3 <input type="checkbox"/> Dominican                  4 <input type="checkbox"/> Cuban                  5 <input type="checkbox"/> South/Central American                  6 <input type="checkbox"/> Mexican-American, Mexican, Chicano                  7 <input type="checkbox"/> Other Spanish/Hispanic</p>	<p>01 <input type="checkbox"/>      07 <input type="checkbox"/>                  02 <input type="checkbox"/>      08 <input type="checkbox"/>                  03 <input type="checkbox"/>      09 <input type="checkbox"/>                  04 <input type="checkbox"/>      10 <input type="checkbox"/>                  05 <input type="checkbox"/>      11 <input type="checkbox"/>                  06 <input type="checkbox"/>      12 <input checked="" type="checkbox"/> <i>Z</i></p>	<p>If yes, enter person number of spouse or partner; otherwise mark "No."</p> <p><input type="text"/></p> <p><input type="checkbox"/> No  <input type="checkbox"/> Under 15</p>	<p>If yes, enter person number(s) of parent(s); otherwise mark "No."</p> <p><input type="text"/> <input type="text"/></p> <p><input type="checkbox"/> No</p>

**Section I – OCCUPIED UNITS – Continued**

<p><b>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?</b></p>	<p>050 1 <input type="checkbox"/> Yes – Go to 2b 2 <input type="checkbox"/> No – SKIP to 3</p>																																				
<p><b>b. Who are they?</b> (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.</p>	<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width:10%;">055</td> <td style="width:10%;">056</td> <td style="width:10%;">057</td> <td style="width:10%;">058</td> <td style="width:10%;">059</td> <td style="width:10%;">060</td> </tr> <tr> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>061</td> <td>062</td> <td>063</td> <td>064</td> <td>065</td> <td>066</td> </tr> <tr> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> </table>	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
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																																
<p><b>c. Was . . . in the homeless situation mainly because he/she could not afford his/her own apartment (house) or mainly for other reasons?</b></p>	<p>Affordability – Circle "1" next to person number in 2b. Other reason – Circle "2" next to person number in 2b.</p>																																				

The following questions (3 through 11c) refer to the reference person (the person listed on line 1).

<p><b>3. Where was the most recent place . . . (reference person) lived for six months or more before moving into this apartment (house)?</b> (Show Flashcard III to respondent and have him/her select an answer. Then mark (X) the appropriate box.)</p> <p><b>NOTE</b> – 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.</p>	<p>IN NEW YORK CITY, <u>SAME BUILDING</u></p> <p>051 01 <input type="checkbox"/> Always lived in this unit 02 <input type="checkbox"/> Another unit in the same building</p> <p>IN NEW YORK CITY, <u>OTHER BUILDING</u></p> <table style="border: none;"> <tr> <td style="border: none;">03 <input type="checkbox"/> Bronx</td> <td rowspan="5" style="border: none; vertical-align: middle;">} <b>Which sub-borough did . . . (reference person) live in?</b> Refer to the maps in your job aid.</td> <td style="border: none;">068 <input type="checkbox"/></td> <td style="border: none;"><input type="checkbox"/></td> <td style="border: none;"><input type="checkbox"/></td> <td style="border: none;">Sub-borough</td> </tr> <tr> <td style="border: none;">04 <input type="checkbox"/> Brooklyn</td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">05 <input type="checkbox"/> Manhattan</td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">06 <input type="checkbox"/> Queens</td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">07 <input type="checkbox"/> Staten Island</td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> <td style="border: none;"></td> </tr> </table> <p>00 <input type="checkbox"/> Don't know</p> <p>OUTSIDE OF NEW YORK CITY</p> <p>08 <input type="checkbox"/> NY, NJ, Connecticut 09 <input type="checkbox"/> Other State 10 <input type="checkbox"/> Puerto Rico 11 <input type="checkbox"/> Dominican Republic 12 <input type="checkbox"/> Caribbean (other than Puerto Rico or Dominican Republic) 13 <input type="checkbox"/> Mexico 14 <input type="checkbox"/> Central America, South America 15 <input type="checkbox"/> Canada 16 <input type="checkbox"/> Europe 17 <input type="checkbox"/> Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.) 18 <input type="checkbox"/> China, Hong Kong, Taiwan 19 <input type="checkbox"/> Korea 20 <input type="checkbox"/> India 21 <input type="checkbox"/> Pakistan, Bangladesh 22 <input type="checkbox"/> Philippines 23 <input type="checkbox"/> Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam) 24 <input type="checkbox"/> Other Asia 25 <input type="checkbox"/> Africa 26 <input type="checkbox"/> All other countries – Specify <u>      </u></p>	03 <input type="checkbox"/> Bronx	} <b>Which sub-borough did . . . (reference person) live in?</b> Refer to the maps in your job aid.	068 <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sub-borough	04 <input type="checkbox"/> Brooklyn					05 <input type="checkbox"/> Manhattan					06 <input type="checkbox"/> Queens					07 <input type="checkbox"/> Staten Island				
03 <input type="checkbox"/> Bronx	} <b>Which sub-borough did . . . (reference person) live in?</b> Refer to the maps in your job aid.	068 <input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Sub-borough																					
04 <input type="checkbox"/> Brooklyn																											
05 <input type="checkbox"/> Manhattan																											
06 <input type="checkbox"/> Queens																											
07 <input type="checkbox"/> Staten Island																											

<p><b>4a. In what year did . . . (reference person) move into this apartment (house)?</b></p>	<p>Year</p> <p>052 <input style="width:40px; height:20px;" type="text"/> <input style="width:40px; height:20px;" type="text"/> <input style="width:40px; height:20px;" type="text"/> <input style="width:40px; height:20px;" type="text"/> If 1971 – Ask 4b If any other year – SKIP to 5</p>
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<p><b>b. Ask only if reference person moved here in 1971. Did . . . (reference person) move here on or after July 1, 1971?</b></p>	<p>053 1 <input type="checkbox"/> Yes, on or after July 1 in 1971 2 <input type="checkbox"/> No, before July 1 in 1971</p>
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<p><b>5. Are you the first occupant(s) of this apartment (house) since its construction, gut rehabilitation, or creation through conversion?</b></p>	<p>054 1 <input type="checkbox"/> Yes, first occupants 2 <input type="checkbox"/> No, previously occupied 3 <input type="checkbox"/> Don't know</p>
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<p><b>CHECK ITEM A</b></p>	<p>REFER TO QUESTION 4a ABOVE</p> <p><input type="checkbox"/> Moved here 2005 or later – GO to question 6 on page 4 <input type="checkbox"/> Moved here 2004 or earlier – SKIP to question 7 on page 5</p>
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**Section I – OCCUPIED UNITS – Continued**

**6. What is the main reason . . . (reference person) moved from his/her previous residence?**

Mark (X) ONLY one box.

- |            |   |
|------------|---|
| <b>110</b> | <p><b>EMPLOYMENT</b></p> <p>01 <input type="checkbox"/> Job transfer/new job</p> <p>02 <input type="checkbox"/> Retirement</p> <p>03 <input type="checkbox"/> Looking for work</p> <p>04 <input type="checkbox"/> Commuting reasons</p> <p>05 <input type="checkbox"/> To attend school</p> <p>06 <input type="checkbox"/> Other financial/employment reason</p> <p><b>FAMILY</b></p> <p>07 <input type="checkbox"/> Needed larger house or apartment</p> <p>08 <input type="checkbox"/> Widowed</p> <p>09 <input type="checkbox"/> Separated/divorced</p> <p>10 <input type="checkbox"/> Newly married</p> <p>11 <input type="checkbox"/> Moved to be with or closer to relatives</p> <p>12 <input type="checkbox"/> Family decreased (except widowed/separated/divorced)</p> <p>13 <input type="checkbox"/> Wanted to establish separate household</p> <p>14 <input type="checkbox"/> Other family reason</p> <p><b>NEIGHBORHOOD</b></p> <p>15 <input type="checkbox"/> Neighborhood overcrowded</p> <p>16 <input type="checkbox"/> Change in racial or ethnic composition of neighborhood</p> <p>17 <input type="checkbox"/> Wanted this neighborhood/better neighborhood services</p> <p>18 <input type="checkbox"/> Crime or safety concerns</p> <p>19 <input type="checkbox"/> Other neighborhood reason</p> <p><b>HOUSING</b></p> <p>20 <input type="checkbox"/> Wanted to own residence</p> <p>21 <input type="checkbox"/> Wanted to rent residence</p> <p>22 <input type="checkbox"/> Wanted less expensive residence/difficulty paying rent or mortgage</p> <p>23 <input type="checkbox"/> Wanted better quality residence</p> <p>24 <input type="checkbox"/> Evicted</p> <p>25 <input type="checkbox"/> Poor building condition/services</p> <p>26 <input type="checkbox"/> Harassment by landlord</p> <p>27 <input type="checkbox"/> Needed housing accessible for persons with mobility impairments</p> <p>28 <input type="checkbox"/> Other housing reason</p> <p><b>OTHER</b></p> <p>29 <input type="checkbox"/> Displaced by urban renewal, highway construction, or other public activity</p> <p>30 <input type="checkbox"/> Displaced by private action (other than eviction)</p> <p>31 <input type="checkbox"/> Schools</p> <p>32 <input type="checkbox"/> Natural disaster/fire</p> <p>33 <input type="checkbox"/> Any other – <i>Specify</i> _____</p> |
|------------|---|

Notes

**Section I – OCCUPIED UNITS – Continued**

<b>7. Place of birth</b> <i>SHOW Flashcard III to respondent.</i> <b>Where was</b> →	<b>a. . . .</b> <i>(reference person)</i> <b>born?</b>	<b>b. . . .’s</b> <i>(reference person’s)</i> <b>father born?</b>	<b>c. . . .’s</b> <i>(reference person’s)</i> <b>mother born?</b>
07. New York City (responses 01-07 on card) . . . . .	<b>111</b> 07 <input type="checkbox"/>	<b>112</b> 07 <input type="checkbox"/>	<b>113</b> 07 <input type="checkbox"/>
09. U.S., Outside New York City (response 08 or 09 on card) . . . . .	09 <input type="checkbox"/>	09 <input type="checkbox"/>	09 <input type="checkbox"/>
10. Puerto Rico . . . . .	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>
11. Dominican Republic . . . . .	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>
12. Caribbean (other than Puerto Rico or Dominican Republic) . . . . .	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>
13. Mexico . . . . .	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>
14. Central America, South America . . . . .	14 <input type="checkbox"/>	14 <input type="checkbox"/>	14 <input type="checkbox"/>
15. Canada . . . . .	15 <input type="checkbox"/>	15 <input type="checkbox"/>	15 <input type="checkbox"/>
16. Europe . . . . .	16 <input type="checkbox"/>	16 <input type="checkbox"/>	16 <input type="checkbox"/>
17. Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.) . . . . .	17 <input type="checkbox"/>	17 <input type="checkbox"/>	17 <input type="checkbox"/>
18. China, Hong Kong, Taiwan . . . . .	18 <input type="checkbox"/>	18 <input type="checkbox"/>	18 <input type="checkbox"/>
19. Korea . . . . .	19 <input type="checkbox"/>	19 <input type="checkbox"/>	19 <input type="checkbox"/>
20. India . . . . .	20 <input type="checkbox"/>	20 <input type="checkbox"/>	20 <input type="checkbox"/>
21. Pakistan, Bangladesh . . . . .	21 <input type="checkbox"/>	21 <input type="checkbox"/>	21 <input type="checkbox"/>
22. Philippines . . . . .	22 <input type="checkbox"/>	22 <input type="checkbox"/>	22 <input type="checkbox"/>
23. Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam) . . . . .	23 <input type="checkbox"/>	23 <input type="checkbox"/>	23 <input type="checkbox"/>
24. Other Asia . . . . .	24 <input type="checkbox"/>	24 <input type="checkbox"/>	24 <input type="checkbox"/>
25. Africa . . . . .	25 <input type="checkbox"/>	25 <input type="checkbox"/>	25 <input type="checkbox"/>
26. All other countries . . . . .	26 <input type="checkbox"/>	26 <input type="checkbox"/>	26 <input type="checkbox"/>
<i>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</i>			
<b>8. Is this apartment (house) part of a condominium or cooperative building or development?</b> <i>A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or "co-op" is a building or development that is owned by its shareholders.</i>	<b>114</b> 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Yes, a condominium 3 <input type="checkbox"/> Yes, a cooperative 4 <input type="checkbox"/> Don't know		
<b>9a. Is this apartment (house) owned or being bought by . . . (reference person) or someone else in this household?</b>	<b>115</b> 1 <input type="checkbox"/> Yes, owned or being bought – <i>SKIP to 11a</i> 0 <input type="checkbox"/> No – <i>GO to 9b</i>		
<b>b. Does . . . (reference person) or someone else in this household own cooperative shares for this apartment (house)?</b>	<b>129</b> 1 <input type="checkbox"/> Yes – <i>SKIP to 11a</i> 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know } <i>GO to 9c</i>		
<b>c. Does . . . (reference person) pay cash rent for this apartment (house) or does he/she occupy it rent free?</b>	<b>116</b> 2 <input type="checkbox"/> Pay cash rent – <i>GO to Check Item B</i> 3 <input type="checkbox"/> Occupy rent free – <i>SKIP to 20</i>		
<b>CHECK ITEM B</b>	<i>REFER TO QUESTION 8 ABOVE</i> <input type="checkbox"/> Condominium (box 2 marked) } <i>GO to 10a</i> <input type="checkbox"/> Cooperative (box 3 marked) } <input type="checkbox"/> All other renter occupied (box 1 or 4 marked) – <i>SKIP to 20</i>		
<b>10a. Did . . . (reference person) live here and pay cash rent at the time this building became a condominium or cooperative?</b>	<b>117</b> 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know		
<b>b. When this apartment (house) became a condominium or cooperative was it done through a non-eviction plan?</b> <i>Under a non-eviction plan, tenants can NOT be evicted for NOT buying their unit.</i>	<b>118</b> 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No 3 <input type="checkbox"/> Don't know } <i>SKIP to 20</i>		

**Section I – OCCUPIED UNITS – Continued**

**11a. In what year did . . . (reference person) acquire this apartment (house)?** Year  
 119

**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 2003 or later – GO to 12a  
 Acquired 2002 or earlier – SKIP to 13

**12a. What was the purchase price for this apartment (house)?**  
 122 \$   .   00  
 123  Don't know

**b. What was the down payment for this apartment (house)?**  
 124 \$   .   00  
 125  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 on this apartment (house)? 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 on this apartment (house) originate?**  
 133 Month   134 Year

**c. What is the current interest rate on the most recent mortgage or loan on this apartment (house)?**  
 135   .   %

**CHECK ITEM D** REFER TO QUESTION 8 ON PAGE 5  
 Condominium (box 2 marked) } GO to 16  
 Cooperative (box 3 marked) }  
 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 2007?**  
 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**

<p><b>19a. Are the real estate taxes for this apartment (house) paid separately?</b></p> <p><i>(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)</i></p>	<p><b>144</b>    1 <input type="checkbox"/> Yes - GO to 19b          2 <input type="checkbox"/> No, included in mortgage or loan payment          3 <input type="checkbox"/> No, included in condominium or maintenance fee</p> <p align="right">} SKIP to 20</p>
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<p><b>b. What were the real estate taxes for 2007?</b></p>	<p><b>145</b>    \$ _____ . <b>00</b></p>
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**NOTE** - Questions 20-22a, 23a and 23b pertain to the building. Be certain to mark (X) the same box in each question for all forms within the same building.

<p><b>20. How many units are in this building?</b></p> <p><i>If the respondent doesn't know, canvass the building and count the units.</i></p>	<p><b>146</b>    01 <input type="checkbox"/> 1 unit without business          02 <input type="checkbox"/> 1 unit with business          03 <input type="checkbox"/> 2 units without business          04 <input type="checkbox"/> 2 units with business          05 <input type="checkbox"/> 3 units          06 <input type="checkbox"/> 4 units          07 <input type="checkbox"/> 5 units          08 <input type="checkbox"/> 6 to 9 units          09 <input type="checkbox"/> 10 to 12 units          10 <input type="checkbox"/> 13 to 19 units          11 <input type="checkbox"/> 20 to 49 units          12 <input type="checkbox"/> 50 to 99 units          13 <input type="checkbox"/> 100 to 199 units          14 <input type="checkbox"/> 200 or more units</p>
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<p><i>If owner occupied, mark "Yes" without asking.</i></p> <p><b>21. Does the owner of this building live in this building?</b></p>	<p><b>147</b>    1 <input type="checkbox"/> Yes          2 <input type="checkbox"/> No          3 <input type="checkbox"/> Don't know</p>
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<p><b>22a. How many stories are in this building?</b></p> <p><i>Count the basement if there are people living in it.</i></p>	<p><b>148</b>    01 <input type="checkbox"/> One - SKIP to 23c          02 <input type="checkbox"/> Two          03 <input type="checkbox"/> Three          04 <input type="checkbox"/> Four          05 <input type="checkbox"/> Five          06 <input type="checkbox"/> 6 to 10          07 <input type="checkbox"/> 11 to 20          08 <input type="checkbox"/> 21 to 40          09 <input type="checkbox"/> 41 or more</p>
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<p><b>b. On what floor is this unit?</b></p> <p><i>Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.</i></p>	<p>0 <input type="checkbox"/> Basement</p> <p><b>172</b>    <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td style="width:20px; height:20px;"> </td></tr> <tr><td style="width:20px; height:20px;"> </td></tr> </table> Floor</p>		

<p><b>23a. Is there a passenger elevator in this building?</b></p>	<p><b>149</b>    1 <input type="checkbox"/> Yes          2 <input type="checkbox"/> No - SKIP to 23c</p>
--	--

<p><b>b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?</b></p>	<p><b>173</b>    1 <input type="checkbox"/> Yes          2 <input type="checkbox"/> No          3 <input type="checkbox"/> Don't know</p>
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<p><b>c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?</b></p>	<p><b>171</b>    1 <input type="checkbox"/> Yes          2 <input type="checkbox"/> No          3 <input type="checkbox"/> Don't know</p>
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<p><b>24a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.</b></p>	<p><b>150</b>    1 <input type="checkbox"/> One - SKIP to 25a          2 <input type="checkbox"/> Two          3 <input type="checkbox"/> Three          4 <input type="checkbox"/> Four          5 <input type="checkbox"/> Five          6 <input type="checkbox"/> Six          7 <input type="checkbox"/> Seven          8 <input type="checkbox"/> Eight or more</p>
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<p><b>b. Of these rooms, how many are bedrooms?</b></p>	<p><b>151</b>    01 <input type="checkbox"/> None          02 <input type="checkbox"/> One          03 <input type="checkbox"/> Two          04 <input type="checkbox"/> Three          05 <input type="checkbox"/> Four          06 <input type="checkbox"/> Five          07 <input type="checkbox"/> Six          08 <input type="checkbox"/> Seven          09 <input type="checkbox"/> Eight or more</p>
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**Section I - OCCUPIED UNITS - Continued**

<p><b>25a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?</b></p>	<p>152 <input type="checkbox"/> Yes, has complete plumbing facilities – <i>Go to 25b</i>  <input type="checkbox"/> No, has some but not all facilities in this apartment (house) – <i>SKIP to 25c</i>  <input type="checkbox"/> No plumbing facilities in this apartment (house) – <i>SKIP to 26a</i></p>
<p><b>b. Are these facilities for the exclusive use of this household or are they also for use by another household?</b></p>	<p>153 <input type="checkbox"/> For the exclusive use of this household  <input type="checkbox"/> Also for use by another household</p>
<p><b>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?</b></p>	<p>154 <input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> No toilet in this apartment (house)</p>
<p><b>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.</b></p>	<p>155 <input type="checkbox"/> Yes has complete kitchen facilities – <i>GO to 26b</i>  <input type="checkbox"/> No, has some but not all facilities in this apartment (house) – <i>SKIP to 26c</i>  <input type="checkbox"/> No kitchen facilities in this apartment (house), but facilities available in building } <i>SKIP to 27</i>  <input type="checkbox"/> No kitchen facilities in this building</p>
<p><b>b. Are these facilities for the exclusive use of this household or are they also for use by another household?</b></p>	<p>156 <input type="checkbox"/> For the exclusive use of this household  <input type="checkbox"/> Also for use by another household</p>
<p><b>c. Are all the kitchen facilities in your apartment (house) functioning?</b></p>	<p>157 <input type="checkbox"/> Yes, all are functioning  <input type="checkbox"/> No, one or more is not working at all</p>
<p><b>27. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?</b></p>	<p>158 <input type="checkbox"/> Fuel oil  <input type="checkbox"/> Utility gas  <input type="checkbox"/> Electricity  <input type="checkbox"/> Other fuel (including CON ED steam)  <input type="checkbox"/> Don't know</p>
<p><b>28. I have some questions about utility costs.</b></p>	<p>159 <input type="checkbox"/> Yes – <i>GO to 28a(2)</i>  <input type="checkbox"/> Yes, but combined with gas – <i>Ask for separate estimates; if not possible SKIP to 28c</i>  <input type="checkbox"/> No, included in rent, condominium or other fee – <i>SKIP to 28b(1)</i></p>
<p><b>(2) What is the average MONTHLY cost?</b></p>	<p>160 \$ _____ . 00</p>
<p><b>b. (1) Do you pay for your own gas?</b></p>	<p>161 <input type="checkbox"/> Yes – <i>GO to 28b(2)</i>  <input type="checkbox"/> No, included in rent, condominium or other fee } <i>SKIP to 28d(1)</i>  <input type="checkbox"/> No, gas not used</p>
<p><b>(2) What is the average MONTHLY cost?</b></p>	<p>162 \$ _____ . 00</p>
<p><b>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).</b></p>	
<p><b>c. What is your combined average electricity and gas payment each month?</b></p>	<p>163 \$ _____ . 00 } <i>Fill this ONLY when separate estimates cannot be given.</i></p>
<p><b>d. (1) Do you pay your own water and sewer charges?</b></p>	<p>164 <input type="checkbox"/> Yes – <i>GO to 28d(2)</i>  <input type="checkbox"/> No, included in rent, condominium or other fee or no charge – <i>SKIP to 28e(1)</i></p>
<p><b>(2) What is the total YEARLY cost?</b></p>	<p>165 \$ _____ . 00</p>
<p><b>e. (1) Do you pay for your own oil, coal, kerosene, wood, steam, etc.?</b></p>	<p>166 <input type="checkbox"/> Yes – <i>GO to 28e(2)</i>  <input type="checkbox"/> No, included in rent, condominium or other fee } <i>SKIP to Check Item F</i>  <input type="checkbox"/> No, these fuels not used</p>
<p><b>(2) What is the total YEARLY cost?</b></p>	<p>167 \$ _____ . 00</p>

**Section I - OCCUPIED UNITS - Continued**

**CHECK  
ITEM F**

REFER TO QUESTION 9 ON PAGE 5

- |   |               |
|---|---------------|
| <input type="checkbox"/> Owner occupied (question 9a, box 1 marked)           | } SKIP to 32a |
| <input type="checkbox"/> Owns co-op shares (question 9b, box 1 marked)        |               |
| <input type="checkbox"/> Occupy rent free (question 9c, box 3 marked)         |               |
| <input type="checkbox"/> 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 <input type="checkbox"/> Less than 1 year                  |
|     | 2 <input type="checkbox"/> 1 year                            |
|     | 3 <input type="checkbox"/> More than 1 but less than 2 years |
|     | 4 <input type="checkbox"/> 2 years                           |
|     | 5 <input type="checkbox"/> More than 2 years                 |
|     | 6 <input type="checkbox"/> No lease                          |
|     | 7 <input type="checkbox"/> Don't know                        |

**30. 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
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Notes



**Section I – OCCUPIED UNITS – Continued**

**31 a. 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 } Go to 31a(2)  
00004  Don't know }

**(2) Public assistance shelter allowance program** .....

542      1  Yes → **Since**

--	--	--	--	--	--

 Year 

--	--	--	--	--	--

 – Go to 31a(3)

00001  No } Go to 31a(3)  
00004  Don't know }

**(3) Senior Citizen Rent Increase Exemption (SCRIE)** .....

184      1  Yes → **Since**

--	--	--	--	--	--

 Year 

--	--	--	--	--	--

 – Go to 31a(4)

00001  No } Go to 31a(4)  
00004  Don't know }

**(4) Jiggets** .....

197      1  Yes → **Since**

--	--	--	--	--	--

 Year 

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 – Go to 31a(5)

00001  No } Go to 31a(5)  
00004  Don't know }

**(5) Employee Incentive Housing Program (EIHP)** .....

198      1  Yes → **Since**

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 Year 

--	--	--	--	--	--

 – Go to 31a(6)

00001  No } Go to 31a(6)  
00004  Don't know }

**(6) Work Advantage/Homeless Housing Program** .....

199      1  Yes → **Since**

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 Year 

--	--	--	--	--	--

 – Go to 31a(7)

00001  No } Go to 31a(7)  
00004  Don't know }

**(7) Another Federal housing subsidy program** .....

543      1  Yes → **Since**

--	--	--	--	--	--

 Year 

--	--	--	--	--	--

 – Go to 31a(8)

00001  No } Go to 31a(8)  
00004  Don't know }

**(8) Another state or city housing subsidy program** .....

544      1  Yes → **Since**

--	--	--	--	--	--

 Year 

--	--	--	--	--	--

 – Go to 31b

00001  No } Go to 31b  
00004  Don't know }

**b. Of the (amount from question 30) rent you reported, how much is paid out of pocket by this household?**

547      \$ \_\_\_\_\_ . 

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 00

0  None

*(Out of pocket means the money your household pays for rent over and above any shelter allowance or other government housing subsidy.)*

Notes

**Section I – OCCUPIED UNITS – Continued**

<p><b>32a. Now, I would like to ask you some questions about the condition of this housing unit.</b></p> <p><b>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?</b></p>	<p><b>185</b>    0 <input type="checkbox"/> Yes – <i>GO to 32b</i>                    1 <input type="checkbox"/> No – <i>SKIP to 33</i></p>
<p><b>b. How many times did that happen?</b></p>	<p><b>186</b>    2 <input type="checkbox"/> One                    3 <input type="checkbox"/> Two                    4 <input type="checkbox"/> Three                    5 <input type="checkbox"/> Four or more times</p>
<p><b>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.</b></p>	<p><b>187</b>    1 <input type="checkbox"/> Yes                    2 <input type="checkbox"/> No</p>
<p><b>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?</b></p>	<p><b>188</b>    1 <input type="checkbox"/> Yes                    2 <input type="checkbox"/> No</p>
<p><b>b. During the past month, about how many cockroaches did you see in this apartment (house) on a typical day?</b></p>	<p><b>571</b>    1 <input type="checkbox"/> None                    2 <input type="checkbox"/> 1 to 5                    3 <input type="checkbox"/> 6 to 19                    4 <input type="checkbox"/> 20 or more                    5 <input type="checkbox"/> Don't know/Not sure</p>
<p><b>c. Is this building serviced by an exterminator regularly, only when needed, irregularly, or not at all?</b></p>	<p><b>189</b>    1 <input type="checkbox"/> Regularly                    2 <input type="checkbox"/> Only when needed                    3 <input type="checkbox"/> Irregularly                    4 <input type="checkbox"/> Not at all                    5 <input type="checkbox"/> Don't know</p>
<p><b>35. Does this apartment (house) have open cracks or holes in the interior walls or ceiling? Do not include hairline cracks.</b></p>	<p><b>190</b>    1 <input type="checkbox"/> Yes                    2 <input type="checkbox"/> No</p>
<p><b>36. Does this apartment (house) have holes in the floors?</b></p>	<p><b>191</b>    1 <input type="checkbox"/> Yes                    2 <input type="checkbox"/> No</p>
<p><b>37a. Is there any broken plaster or peeling paint on the ceiling or inside walls?</b></p>	<p><b>192</b>    0 <input type="checkbox"/> Yes – <i>GO to 37b</i>                    1 <input type="checkbox"/> No – <i>SKIP to 38</i></p>
<p><b>b. Is the area of broken plaster or peeling paint larger than 8½ inches by 11 inches?</b>  <i>Show unfolded flashcard.</i></p>	<p><b>193</b>    2 <input type="checkbox"/> Yes                    3 <input type="checkbox"/> No</p>
<p><b>38. Has water leaked into your apartment (house) in the last 12 months, excluding leaks resulting from your own plumbing fixtures backing up or overflowing?</b></p>	<p><b>194</b>    1 <input type="checkbox"/> Yes                    2 <input type="checkbox"/> No</p>
<p><b>We are also interested in the condition of your neighborhood.</b></p> <p><b>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?</b></p>	<p><b>196</b>    1 <input type="checkbox"/> Excellent                    2 <input type="checkbox"/> Good                    3 <input type="checkbox"/> Fair                    4 <input type="checkbox"/> Poor</p>
<p><b>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.</b></p>	
<p>Notes</p>	
<p><b>INTERVIEWER: Continue with questions for each person on page 12.</b></p>	

**Section I – OCCUPIED UNITS – Continued**

<p><b>CHECK ITEM G</b></p> <p><i>Ask questions 40a–50b of ALL household members age 15 and above. Refer to question 1c on page 2 for each person’s age.</i></p>	<p><b>40a. Did . . . work at any time last week?</b></p>	<p><b>b. How many hours did . . . work last week at all jobs?</b></p> <p><i>(Subtract time off; add overtime or extra hours worked)</i></p>	<p><b>41. Was . . . TEMPORARILY absent or on layoff from a job last week?</b></p>	<p><b>42. Has . . . been doing anything to find work during the last four weeks?</b></p>
<p><b>601</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>201</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>211</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>221</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>231</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p><b>602</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>202</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>212</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>222</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>232</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p><b>603</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>203</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>213</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>223</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>233</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p><b>604</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>204</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>214</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>224</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>234</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p><b>605</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>205</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>215</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>225</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>235</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p><b>606</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>206</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>216</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>226</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>236</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>
<p><b>607</b></p> <p>1 <input type="checkbox"/> 15 years or older – Ask questions 40a–50b</p> <p>2 <input type="checkbox"/> Under 15 – SKIP to Check Item H on page 19</p>	<p><b>207</b></p> <p>1 <input type="checkbox"/> Yes – Full or part-time (includes helping without pay in family business)</p> <p>2 <input type="checkbox"/> No – Did not work (or did only own housework, school work, or volunteer work) – SKIP to 41</p>	<p><b>217</b></p> <p><input type="text"/> Hours – SKIP to 45a</p>	<p><b>227</b></p> <p>1 <input type="checkbox"/> Yes, on layoff</p> <p>2 <input type="checkbox"/> Yes, on vacation, temporary illness, labor dispute, etc. – SKIP to 45a</p> <p>3 <input type="checkbox"/> No</p>	<p><b>237</b></p> <p>1 <input type="checkbox"/> Yes – SKIP to 44</p> <p>2 <input type="checkbox"/> No</p>

**Section I – OCCUPIED UNITS – Continued**

43. What is the main reason . . . is not looking for work?	44. When did . . . last work at his/her job or business?	The following questions ask about the job worked last week. <i>If . . . had more than one job, describe the one . . . worked the most hours. If . . . didn't work, refer to the most recent job since 2003.</i>		
		45a. For whom did . . . work? <i>Print the name of the company, employer, business, or branch of armed services if on active duty.</i>	b. What kind of business or industry is this? <i>For example: hospital, newspaper publishing, garment manufacturing, stock brokerage.</i>	c. Is this mainly manufacturing, wholesale trade, retail trade, or something else?
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>631 <input type="text"/></p>	<p>241</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>251</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>632 <input type="text"/></p>	<p>242</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>252</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>633 <input type="text"/></p>	<p>243</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>253</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>634 <input type="text"/></p>	<p>244</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>254</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>635 <input type="text"/></p>	<p>245</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>255</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>636 <input type="text"/></p>	<p>246</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>256</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>
<p>Show Flashcard IV and enter the code. <math>\bar{z}</math></p> <p>637 <input type="text"/></p>	<p>247</p> <p>1 <input type="checkbox"/> 2008 } GO to 45a 2 <input type="checkbox"/> 2007 } 3 <input type="checkbox"/> 2003–2006 } 4 <input type="checkbox"/> 2002 or earlier } SKIP to 49b 5 <input type="checkbox"/> Never worked }</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Describe the main activity at location where employed. <math>\bar{z}</math></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>257</p> <p>1 <input type="checkbox"/> Manufacturing 2 <input type="checkbox"/> Wholesale trade 3 <input type="checkbox"/> Retail trade 4 <input type="checkbox"/> Other (service, construction, government, etc.)</p>

**Section I – OCCUPIED UNITS – Continued**

<b>46a. What kind of work was . . . doing, that is what's his/her occupation?</b>  <i>For example: registered nurse, personnel manager, seamstress, stockbroker.</i>	<b>b. What are . . .'s usual activities at this job?</b>  <i>For example: patient care, directing hiring policies, stitching pants, selling stock.</i>	<b>47. What type of business or organization does . . . work at?</b>  <i>Read all categories unless the answer is apparent from the information given in question 45, then mark (X) the appropriate box.</i>
261 <hr/> <hr/> <hr/> <hr/>	271 <hr/> <hr/> <hr/> <hr/>	281 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business
262 <hr/> <hr/> <hr/> <hr/>	272 <hr/> <hr/> <hr/> <hr/>	282 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business
263 <hr/> <hr/> <hr/> <hr/>	273 <hr/> <hr/> <hr/> <hr/>	283 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business
264 <hr/> <hr/> <hr/> <hr/>	274 <hr/> <hr/> <hr/> <hr/>	284 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business
265 <hr/> <hr/> <hr/> <hr/>	275 <hr/> <hr/> <hr/> <hr/>	285 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business
266 <hr/> <hr/> <hr/> <hr/>	276 <hr/> <hr/> <hr/> <hr/>	286 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business
267 <hr/> <hr/> <hr/> <hr/>	277 <hr/> <hr/> <hr/> <hr/>	287 <input type="checkbox"/> 1 Private FOR PROFIT company, business, or individual for wages, salary, or commission <input type="checkbox"/> 2 Private NOT-FOR-PROFIT, tax-exempt, or charitable organization <input type="checkbox"/> 3 Government – Federal <input type="checkbox"/> 4 Government – State or local (city, borough, etc.) <input type="checkbox"/> 5 Self-employed in own incorporated or unincorporated business or professional practice <input type="checkbox"/> 6 Working without pay in family business

**Section I – OCCUPIED UNITS – Continued**

<b>48a. How many weeks did . . . work in 2007?</b>  <i>Count paid vacation, paid sick leave, and military service.</i>	<b>b. How many hours did . . . usually work each week in 2007?</b>	<b>c. How many different employers did . . . work for in 2007?</b>  <i>For anyone with two jobs at the same time, count these as only one employer.</i>
291  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	301  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	647  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more
292  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	302  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	648  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more
293  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	303  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	649  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more
294  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	304  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	650  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more
295  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	305  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	651  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more
296  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	306  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	652  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more
297  <div style="text-align: center;"> <input type="text"/> Weeks                      or  <input type="checkbox"/> None –SKIP to 49b                 </div>	307  <div style="text-align: center;"> <input type="text"/> Hours                 </div>	653  1 <input type="checkbox"/> One 2 <input type="checkbox"/> Two 3 <input type="checkbox"/> Three or more

**Section I - OCCUPIED UNITS - Continued**

**The following questions are about income received during 2007? 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.**

<b>49a. Did . . . earn income from wages, salary, commissions, bonuses, or tips?</b>	<b>b. Did . . . earn any income from (his/her) own farm or nonfarm business, proprietorship, or partnership?</b>	<b>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.</b>
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 311 \$ _____ 00 Annual amount - Dollars 312 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 331 \$ _____ 00 Annual amount - Dollars 332 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 351 \$ _____ 00 Annual amount - Dollars 352 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 313 \$ _____ 00 Annual amount - Dollars 314 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 333 \$ _____ 00 Annual amount - Dollars 334 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 353 \$ _____ 00 Annual amount - Dollars 354 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 315 \$ _____ 00 Annual amount - Dollars 316 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 335 \$ _____ 00 Annual amount - Dollars 336 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 355 \$ _____ 00 Annual amount - Dollars 356 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 317 \$ _____ 00 Annual amount - Dollars 318 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 337 \$ _____ 00 Annual amount - Dollars 338 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 357 \$ _____ 00 Annual amount - Dollars 358 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 319 \$ _____ 00 Annual amount - Dollars 320 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 339 \$ _____ 00 Annual amount - Dollars 340 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 359 \$ _____ 00 Annual amount - Dollars 360 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 321 \$ _____ 00 Annual amount - Dollars 322 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 341 \$ _____ 00 Annual amount - Dollars 342 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 361 \$ _____ 00 Annual amount - Dollars 362 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss
<input type="checkbox"/> Yes - <b>How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items</b> ✓ 323 \$ _____ 00 Annual amount - Dollars 324 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes - <b>How much? Report net income after business expenses</b> ✓ 343 \$ _____ 00 Annual amount - Dollars 344 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss	<input type="checkbox"/> Yes - <b>How much?</b> ✓ 363 \$ _____ 00 Annual amount - Dollars 364 1 <input type="checkbox"/> No 2 <input type="checkbox"/> Loss

**Section I – OCCUPIED UNITS – Continued**

<b>49d. Did . . . receive any Social Security or Railroad Retirement payments? Include payments as a retired worker, dependent, or disabled worker.</b>	<b>e. Did . . . receive any income from government programs for Supplemental Security Income (SSI), Temporary Assistance for Needy Families (TANF), Home Relief, Safety Net, or any other public assistance or public welfare payments, including shelter allowance?</b>	<b>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.</b>
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 371 \$ _____ .00 Annual amount – Dollars 372 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 391 \$ _____ .00 Annual amount – Dollars 392 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 411 \$ _____ .00 Annual amount – Dollars 412 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 373 \$ _____ .00 Annual amount – Dollars 374 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 393 \$ _____ .00 Annual amount – Dollars 394 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 413 \$ _____ .00 Annual amount – Dollars 414 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 375 \$ _____ .00 Annual amount – Dollars 376 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 395 \$ _____ .00 Annual amount – Dollars 396 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 415 \$ _____ .00 Annual amount – Dollars 416 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 377 \$ _____ .00 Annual amount – Dollars 378 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 397 \$ _____ .00 Annual amount – Dollars 398 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 417 \$ _____ .00 Annual amount – Dollars 418 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 379 \$ _____ .00 Annual amount – Dollars 380 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 399 \$ _____ .00 Annual amount – Dollars 400 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 419 \$ _____ .00 Annual amount – Dollars 420 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 381 \$ _____ .00 Annual amount – Dollars 382 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 401 \$ _____ .00 Annual amount – Dollars 402 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 421 \$ _____ .00 Annual amount – Dollars 422 1 <input type="checkbox"/> No
<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 383 \$ _____ .00 Annual amount – Dollars 384 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 403 \$ _____ .00 Annual amount – Dollars 404 1 <input type="checkbox"/> No	<input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/> 423 \$ _____ .00 Annual amount – Dollars 424 1 <input type="checkbox"/> No



**Section I – OCCUPIED UNITS – Continued**

<p><b>49g. Did . . . receive any income from Veterans' (VA) payments, unemployment compensation, child support, alimony, or any other regular source of income?</b></p> <p><b>Do NOT include lump-sum payments such as money from an inheritance or the sale of a home.</b></p>	<p><b>50a. Are you/ls . . . currently enrolled, either part-time or full time in any of these?</b></p> <p><i>(Read categories and mark all that apply)</i></p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>431 \$ _____ 00 Annual amount – Dollars</p> <p>432 <input type="checkbox"/> No</p>	<p>663</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>433 \$ _____ 00 Annual amount – Dollars</p> <p>434 <input type="checkbox"/> No</p>	<p>664</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>435 \$ _____ 00 Annual amount – Dollars</p> <p>436 <input type="checkbox"/> No</p>	<p>665</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>437 \$ _____ 00 Annual amount – Dollars</p> <p>438 <input type="checkbox"/> No</p>	<p>666</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>439 \$ _____ 00 Annual amount – Dollars</p> <p>440 <input type="checkbox"/> No</p>	<p>667</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>441 \$ _____ 00 Annual amount – Dollars</p> <p>442 <input type="checkbox"/> No</p>	<p>668</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>
<p><input type="checkbox"/> Yes – <b>How much?</b> <input checked="" type="checkbox"/></p> <p>443 \$ _____ 00 Annual amount – Dollars</p> <p>444 <input type="checkbox"/> No</p>	<p>669</p> <p><input type="checkbox"/> 1 GED program  <input type="checkbox"/> 2 High school  <input type="checkbox"/> 3 College  <input type="checkbox"/> 4 Graduate or professional degree program  <input type="checkbox"/> 5 Occupational, vocational, or apprenticeship program  <input type="checkbox"/> 6 Literacy or ESL program  <input type="checkbox"/> 7 No, not enrolled</p>

**Section I – OCCUPIED UNITS – Continued**

<b>50b. How much school have you/has . . . completed?</b>	<b>CHECK ITEM H</b> Is this the last person listed?
<b>471</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person
<b>472</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person
<b>473</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person
<b>474</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person
<b>475</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person
<b>476</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person
<b>477</b> 01 <input type="checkbox"/> No school completed 02 <input type="checkbox"/> Up to 6th grade 03 <input type="checkbox"/> 7th or 8th grade 04 <input type="checkbox"/> 9th, 10th, 11th, or 12th grade but no H.S. diploma 05 <input type="checkbox"/> H.S. diploma 06 <input type="checkbox"/> Some college but no degree 07 <input type="checkbox"/> Associate degree 08 <input type="checkbox"/> College graduate 09 <input type="checkbox"/> Some graduate/professional training 10 <input type="checkbox"/> Graduate/professional degree	<input type="checkbox"/> Yes – GO to 51  <input type="checkbox"/> No – Return to Check Item G on page 12 for the next person

**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** *z* ..... 551 1  Yes 2  No 3  Don't know

**52. 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

**53a. Is there a land-line 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

---

**b. How many adults (age 18 and over) in this household have a cell phone for personal use?**

570   Persons  
 00  None

*If an individual shares a cell phone, count the adult if he or she has it for at least one-third of the time.*

**CHECK ITEM I** REFER TO QUESTION 7a ON PAGE 5 FOR THE REFERENCE PERSON

Born in New York City (box 07 marked) – SKIP to Check Item J  
 Born in U.S. outside New York City (box 09 marked) – SKIP to 55  
 Born outside U.S. (box 10–26 marked) – Go to 54a

**54a. 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

**55. In what year did . . . (reference person) move to New York City? (most recent move if more than one)**

562

**CHECK ITEM J** REFER TO QUESTION 9 ON PAGE 5

Owner occupied (question 9a, box 1 marked) } Go to Question 56 on page 21  
 Owns co-op shares (question 9b, box 1 marked) }  
 Occupy rent free (question 9c, box 3 marked) } SKIP to Closing Statement on page 22  
 Pay cash rent (question 9c, box 2 marked) }

Notes

**Section I – OCCUPIED UNITS – Continued**

<p><b>56. In the last year (2007), how much was spent by this household on any of the following types of routine maintenance or repairs to this apartment (house)?</b></p>	
<p><b>a. Interior or exterior painting</b></p>	<p align="right">680 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>b. Repairs to the plumbing</b> <i>(such as fixing leaks and unclogging pipes and drains)</i></p>	<p align="right">681 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>c. Repairs to the roof, cornice, or chimney</b></p>	<p align="right">682 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>d. Repairs or maintenance to the heating or air conditioning equipment</b></p>	<p align="right">683 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>e. Repairs to interior or exterior stairways</b> <i>(such as steps, railings, and banisters)</i></p>	<p align="right">684 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>f. Repairs to interior walls, floors, or carpeting</b></p>	<p align="right">685 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>g. Repairs or maintenance to sidewalks, driveways, decks, patios or fences</b></p>	<p align="right">686 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>h. Cost for extermination services or pest control</b></p>	<p align="right">687 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>i. Cost for lawn service and snow removal</b></p>	<p align="right">688 \$ _____ .00 0000000 <input type="checkbox"/> None</p>
<p><b>j. Other routine maintenance or repairs</b> <i>(such as costs for repairs to washing machines, dryers, refrigerators, stoves, and security equipment)</i></p>	<p align="right">689 \$ _____ .00 0000000 <input type="checkbox"/> None</p>

Notes



**Section II - VACANT UNITS**

<b>58. If this apartment (house) is occupied, will it be the first occupancy since its construction, gut rehabilitation, or creation through conversion?</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>518</b></td> <td> <input type="checkbox"/> Yes, first occupancy  <input type="checkbox"/> No, previously occupied  <input type="checkbox"/> Don't know                 </td> </tr> </table>	<b>518</b>	<input type="checkbox"/> Yes, first occupancy <input type="checkbox"/> No, previously occupied <input type="checkbox"/> Don't know
<b>518</b>	<input type="checkbox"/> Yes, first occupancy <input type="checkbox"/> No, previously occupied <input type="checkbox"/> 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.

<b>59. How many units are in this building?</b>  <i>If the respondent doesn't know, canvass the building and count the units.</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>519</b></td> <td> <input type="checkbox"/> 1 unit without business  <input type="checkbox"/> 1 unit with business  <input type="checkbox"/> 2 units without business  <input type="checkbox"/> 2 units with business  <input type="checkbox"/> 3 units  <input type="checkbox"/> 4 units  <input type="checkbox"/> 5 units  <input type="checkbox"/> 6 to 9 units  <input type="checkbox"/> 10 to 12 units  <input type="checkbox"/> 13 to 19 units  <input type="checkbox"/> 20 to 49 units  <input type="checkbox"/> 50 to 99 units  <input type="checkbox"/> 100 to 199 units  <input type="checkbox"/> 200 or more units                 </td> </tr> </table>	<b>519</b>	<input type="checkbox"/> 1 unit without business <input type="checkbox"/> 1 unit with business <input type="checkbox"/> 2 units without business <input type="checkbox"/> 2 units with business <input type="checkbox"/> 3 units <input type="checkbox"/> 4 units <input type="checkbox"/> 5 units <input type="checkbox"/> 6 to 9 units <input type="checkbox"/> 10 to 12 units <input type="checkbox"/> 13 to 19 units <input type="checkbox"/> 20 to 49 units <input type="checkbox"/> 50 to 99 units <input type="checkbox"/> 100 to 199 units <input type="checkbox"/> 200 or more units
<b>519</b>	<input type="checkbox"/> 1 unit without business <input type="checkbox"/> 1 unit with business <input type="checkbox"/> 2 units without business <input type="checkbox"/> 2 units with business <input type="checkbox"/> 3 units <input type="checkbox"/> 4 units <input type="checkbox"/> 5 units <input type="checkbox"/> 6 to 9 units <input type="checkbox"/> 10 to 12 units <input type="checkbox"/> 13 to 19 units <input type="checkbox"/> 20 to 49 units <input type="checkbox"/> 50 to 99 units <input type="checkbox"/> 100 to 199 units <input type="checkbox"/> 200 or more units		

<b>60. Does the owner of this building live in this building?</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>520</b></td> <td> <input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't know                 </td> </tr> </table>	<b>520</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
<b>520</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know		

<b>61a. How many stories are in this building?</b>  <i>Count the basement if there are people living in it.</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>521</b></td> <td> <input type="checkbox"/> One – <i>SKIP to 62c</i>  <input type="checkbox"/> Two  <input type="checkbox"/> Three  <input type="checkbox"/> Four  <input type="checkbox"/> Five  <input type="checkbox"/> 6 to 10  <input type="checkbox"/> 11 to 20  <input type="checkbox"/> 21 to 40  <input type="checkbox"/> 41 or more                 </td> </tr> </table>	<b>521</b>	<input type="checkbox"/> One – <i>SKIP to 62c</i> <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Five <input type="checkbox"/> 6 to 10 <input type="checkbox"/> 11 to 20 <input type="checkbox"/> 21 to 40 <input type="checkbox"/> 41 or more
<b>521</b>	<input type="checkbox"/> One – <i>SKIP to 62c</i> <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Five <input type="checkbox"/> 6 to 10 <input type="checkbox"/> 11 to 20 <input type="checkbox"/> 21 to 40 <input type="checkbox"/> 41 or more		

<b>b. On what floor number is this unit?</b> <i>Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>554</b></td> <td> <input type="checkbox"/> Basement   <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr><td style="width:20px; height:20px;"> </td></tr> <tr><td style="width:20px; height:20px;"> </td></tr> </table>                     Floor                 </td> </tr> </table>	<b>554</b>	<input type="checkbox"/> Basement  <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr><td style="width:20px; height:20px;"> </td></tr> <tr><td style="width:20px; height:20px;"> </td></tr> </table> Floor		
<b>554</b>	<input type="checkbox"/> Basement  <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr><td style="width:20px; height:20px;"> </td></tr> <tr><td style="width:20px; height:20px;"> </td></tr> </table> Floor				

<b>62a. Is there a passenger elevator in this building?</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>522</b></td> <td> <input type="checkbox"/> Yes  <input type="checkbox"/> No – <i>SKIP to 62c</i> </td> </tr> </table>	<b>522</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No – <i>SKIP to 62c</i>
<b>522</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No – <i>SKIP to 62c</i>		

<b>b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>553</b></td> <td> <input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't know                 </td> </tr> </table>	<b>553</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
<b>553</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know		

<b>c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>555</b></td> <td> <input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't know                 </td> </tr> </table>	<b>555</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
<b>555</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know		

<b>63a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>523</b></td> <td> <input type="checkbox"/> One – <i>SKIP to 64a</i>  <input type="checkbox"/> Two  <input type="checkbox"/> Three  <input type="checkbox"/> Four  <input type="checkbox"/> Five  <input type="checkbox"/> Six  <input type="checkbox"/> Seven  <input type="checkbox"/> Eight or more                 </td> </tr> </table>	<b>523</b>	<input type="checkbox"/> One – <i>SKIP to 64a</i> <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Five <input type="checkbox"/> Six <input type="checkbox"/> Seven <input type="checkbox"/> Eight or more
<b>523</b>	<input type="checkbox"/> One – <i>SKIP to 64a</i> <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Five <input type="checkbox"/> Six <input type="checkbox"/> Seven <input type="checkbox"/> Eight or more		

<b>b. Of these rooms, how many are bedrooms?</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;"><b>524</b></td> <td> <input type="checkbox"/> None  <input type="checkbox"/> One  <input type="checkbox"/> Two  <input type="checkbox"/> Three  <input type="checkbox"/> Four  <input type="checkbox"/> Five  <input type="checkbox"/> Six  <input type="checkbox"/> Seven  <input type="checkbox"/> Eight or more                 </td> </tr> </table>	<b>524</b>	<input type="checkbox"/> None <input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Five <input type="checkbox"/> Six <input type="checkbox"/> Seven <input type="checkbox"/> Eight or more
<b>524</b>	<input type="checkbox"/> None <input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Five <input type="checkbox"/> Six <input type="checkbox"/> Seven <input type="checkbox"/> Eight or more		

Notes

**Section II – VACANT UNITS – Continued**

<p><b>64a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?</b></p>	525	<p>0 <input type="checkbox"/> Yes, has complete plumbing facilities – <i>GO to 64b</i></p> <p>1 <input type="checkbox"/> No, has some but not all facilities in this apartment (house)</p> <p>2 <input type="checkbox"/> No plumbing facilities in this apartment (house)</p>
<p><b>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)?</b></p>	526	<p>3 <input type="checkbox"/> For the exclusive use of the intended occupants of this apartment (house)</p> <p>4 <input type="checkbox"/> Also intended for use by the occupants of another apartment (house)</p>
<p><b>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.</b></p>	527	<p>0 <input type="checkbox"/> Yes, has complete kitchen facilities – <i>GO to 65b</i></p> <p>1 <input type="checkbox"/> No, has some but not all facilities in this apartment (house)</p> <p>2 <input type="checkbox"/> No kitchen facilities in this apartment (house), but facilities available in building</p> <p>3 <input type="checkbox"/> No kitchen facilities in this building</p>
<p><b>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)?</b></p>	528	<p>4 <input type="checkbox"/> For the exclusive use of the intended occupants of this apartment (house)</p> <p>5 <input type="checkbox"/> Also intended for use by the occupants of another apartment (house)</p>
<p><b>66. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?</b></p>	529	<p>1 <input type="checkbox"/> Fuel oil</p> <p>2 <input type="checkbox"/> Utility gas</p> <p>3 <input type="checkbox"/> Electricity</p> <p>4 <input type="checkbox"/> Other fuel (including CON ED steam)</p> <p>5 <input type="checkbox"/> Don't know</p>
<p><b>67. Is this apartment (house) part of a condominium or cooperative building or development?</b></p> <p><i>A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or co-op is a building or development that is owned by its shareholders.</i></p>	530	<p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes, a condominium</p> <p>3 <input type="checkbox"/> Yes, a cooperative</p> <p>4 <input type="checkbox"/> Don't know</p>
<p><b>68. How long has this apartment (house) been vacant?</b></p>	531	<p>1 <input type="checkbox"/> Less than 1 month</p> <p>2 <input type="checkbox"/> 1 up to 2 months</p> <p>3 <input type="checkbox"/> 2 up to 3 months</p> <p>4 <input type="checkbox"/> 3 up to 6 months</p> <p>5 <input type="checkbox"/> 6 up to 12 months</p> <p>6 <input type="checkbox"/> 1 year or more</p>
<p><b>69a. Before this apartment (house) became vacant was it owner or renter occupied?</b></p>	532	<p>1 <input type="checkbox"/> Owner occupied</p> <p>2 <input type="checkbox"/> Renter occupied</p> <p>3 <input type="checkbox"/> Never previously occupied</p> <p>4 <input type="checkbox"/> Don't know</p>
<p><b>b. Before this apartment (house) became vacant was it part of a condominium or cooperative building or development?</b></p>	533	<p>1 <input type="checkbox"/> No</p> <p>2 <input type="checkbox"/> Yes, a condominium</p> <p>3 <input type="checkbox"/> Yes, a cooperative</p> <p>4 <input type="checkbox"/> Don't know</p>

Notes





NOTES

NOTES

<b>C. RECORD OF VISITS</b> <i>(Continued from page 1)</i>		
Date	Time	Remarks
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	
<b>CREW LEADER/ASSISTANT</b>		
	a.m.   p.m.	
	a.m.   p.m.	
	a.m.   p.m.	



# Census Bureau's Letter on Correction of the Weighting Error



**UNITED STATES DEPARTMENT OF COMMERCE**  
**Economics and Statistics Administration**  
**U.S. Census Bureau**  
Washington, DC 20233-0001

June 29, 2009

Dr. Moon Wha Lee  
Assistant Commissioner  
Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

Dear Moon:

This is to inform you of a problem with the weighting of the housing unit data from the 2008 New York City Housing and Vacancy Survey (NYCHVS) and our plans for correcting the problem and reissuing housing data.

The problem involves applying an incorrect base weight to some of the sample units built after Census 2000. It was discovered during our review of the draft 2008 NYCHVS Source and Accuracy Statement which describes the sample design, estimation procedures and sampling and non-sampling errors for the 2008 survey, and confirmed by tabulations we ran on a portion of the post-2000 universe. Because of the nature of the weighting process, correcting this problem affects the weights for all housing units in the survey including those built prior to Census 2000.

We have corrected the error and rerun the housing unit file and found that the changes to the critical information that you included in the Selected Initial Findings of the 2008 New York City Housing and Vacancy Survey and submitted to the New York City Council are very small. Specifically, the revised rental vacancy rate in the City was 2.91 percent, while the original rate was 2.88 percent. Examples of some other comparisons of the original and revised findings are included in the attached table. The standard errors for all of the characteristics shown in the attached, and for all of the revised data, will not change. Thus, the level of statistical reliability of the data will be the same.

We plan to do the following with the information already released to the public:

- Reissue the 2008 NYCHVS housing unit public use microdata file with corrected data.
- Reissue the 2008 NYCHVS hardcopy tabulations with corrected data.
- Reissue all technical documents and other materials affected by this problem with necessary corrections.

If you have any questions on this matter, please let me know.


Sincerely,

A handwritten signature in black ink, appearing to read "Howard Savage". The signature is fluid and cursive, with the first name "Howard" being more prominent than the last name "Savage".

Howard A. Savage  
Chief, Financial and Market Characteristics Branch  
Housing and Household Economic Statistics Division  
Census Bureau

**Table of Selected Characteristics**

<b>Characteristic</b>	<b>Original Data</b>	<b>Revised Data</b>	<b>Difference</b>
Total housing units	3,328,648	3,328,395	-253
Rent stabilized housing units	1,026,839	1,023,247	-3,592
Rent controlled units	40,480	39,901	-579
Homeownership rate	32.9%	32.9%	0.0
Rental vacancy rate	2.88%	2.91%	+0.03
Median household income			
All households	\$45,000	\$45,000	\$0
Renter households	\$36,000	\$36,200	+\$200
Owner households	\$70,000	\$70,000	\$0
Median household income – rent stabilized units	\$36,000	\$36,000	\$0
Median household income – rent controlled units	\$24,000	\$24,000	\$0
Median gross rent – all renter units	\$1,054	\$1,057	+\$3
Median contract rent			
All renter units	\$950	\$950	\$0
Rent stabilized units	\$925	\$925	\$0
Rent controlled units	\$721	\$721	\$0
Median gross rent/income ratio			
All renter units	31.5%	31.5%	0.0
Rent stabilized units	31.6%	31.7%	+0.1
Rent controlled units	35.5%	35.5%	0.0
Proportion of renter households paying more than 50% of income for gross rent	29.4%	29.4%	0.0
Percentage of renter occupied units in dilapidated buildings	0.6%	0.6%	0.0
Percentage of renter occupied units with no maintenance deficiencies	45.7%	45.9%	+0.2
Percentage of renter households with good/excellent opinion of neighborhood	71.8%	71.8%	0.0
Percentage of renter households with buildings with broken or boarded-up windows on same street	5.1%	5.1%	0.0



# **H** Census Bureau's Letter on a Computer Error in the Rent Regulation Classification System





**UNITED STATES DEPARTMENT OF COMMERCE**  
**Economics and Statistics Administration**  
**U.S. Census Bureau**  
Washington, DC 20233-0001

July 8, 2010

Dr. Moon Wha Lee  
Assistant Commissioner for Housing  
Policy Analysis and Statistical Research  
Department of Housing Preservation  
and Development  
100 Gold Street, Room 5E2  
New York, NY 10038

Dear Moon,

We have reviewed the inconsistency brought to our attention by your office, with regard to an illogical increase in the number of rent stabilized units situated in cooperative and condominium buildings between 2005 and 2008. Our findings indicate that the inconsistency was caused by our programming error. We discovered 19,480 renter occupied units that were incorrectly classified as 'rent stabilized' units, whereas these should have been classified as unregulated units. According to the NYCHVS rent regulation classification system, rent stabilized units whose tenants answered that they did not live in their unit at the time of cooperative/condominium conversion (they moved into the units after the conversion), should be classified as unregulated units, instead of rent stabilized units.

This was a programming error on our part involving the program that designates units according to their rent regulation status. A line of code was incorrectly modified for the 2008 NYCHVS that did not allow a check of units initially classified as rent stabilized that were converted to cooperative or condominiums to see if the occupants of the units lived there and paid rent at the time of the conversion. We have corrected the error. This error occurred only in 2008. We have reviewed the program code for the 2005 surveys and this problem did not occur then. As an added check, we compared the 2008 and 2005 control status recode programs side-by-side to confirm that there were no other errors or changes, other than legitimate changes reflecting updated dates.

We have also consulted with Emily Williams, the long-time NYCHVS programmer, to verify our interpretation of the problem and that the 2008 program has been corrected. She has reviewed the program and confirmed this.

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This error only affects the estimate of housing units in the rent stabilized and unregulated rental categories. With the correction, the number of rent stabilized units in the city became 1,003,767 in 2008, 19,480 smaller than the initial estimate of 1,023,247. Correcting the error will not affect rental vacancy rates, rents, incomes, or any other data at the City, borough, or sub-borough level, except when data are cross-classified by the two rent regulation categories described above. As a result, we recommend the following with regard to the 2008 NYCHVS data:

- Correct and reissue 2008 Series IA (data on renter occupied units by rent regulation status) and Series VIIA (population in households in renter occupied units by rent regulation status) to the NYC-HPD and on the Census Bureau's website.
- Correct and reissue the 2008 public use microdata file to the NYC-HPD and on the Census Bureau's web site.
- Issue a user note on the web site, similar to what we said in this letter, alerting users of the error and the issuance of corrected data.

**Recommendations for the future:**

- Conduct a more thorough review of the critical rent regulation status recode program and, as resources permit, implement parallel processing for this part of our processing activities. Parallel processing means that programs are run independently by two individuals to guarantee accuracy.
- Receive all address lists in final form by June of the survey year. Any later than that increases the chance of error.
- Prepare the control status recode in a more clean, concise way, so as to reduce the risk of making mistakes. Having two versions of the control status recode complicates processing, increases programming time, and also reduces the time allowed to review data.

One small consolation was that this mistake was within sampling error. The 90-percent confidence interval for the original estimate of rent-stabilized occupied units, 1,001,215, is +/- 30,741.

We regret this mistake. Please let us know if you have any questions.

Sincerely,



Robert R. Callis  
Chief, Financial and Market Characteristics Branch  
Housing and Household Economic  
Statistics Division

Table of Selected Characteristics

Characteristic	Released July 2009	Revised July 2010	Difference
<b>Total renter occupied housing units</b>	2,081,953	2,081,953	0
<b>Rental vacancy Rate</b>			
Rent stabilized housing units	2.15	2.19	+0.04
Pre-1947	2.36	2.38	+0.02
1947 or later	1.67	1.75	+0.08
Unregulated	4.75	4.63	+0.12
<b>Housing Inventory</b>			
Rent stabilized housing units	1,023,247	1,003,767	-19,480
Pre-1947	717,472	710,751	-6,721
1947 or later	305,775	293,016	-12,759
Unregulated	772,650	792,130	+19,480
<b>Median rental household income, total*</b>	36,200	36,200	0
Rent Stabilized	36,000	36,000	0
Pre-1947	35,000	35,000	0
1947 or later	38,000	38,000	0
Unregulated	50,000	50,000	0
<b>Median Gross Rent*</b>	1,057	1,057	0
Rent Stabilized	1,030	1,025	-5
Pre-1947	1,010	1,009	-1
1947 or later	1,065	1,065	0
Unregulated	1,350	1,350	0
<b>Median contract rent*</b>	950	950	0
Rent Stabilized	925	923	-2
Pre-1947	900	900	0
1947 or later	985	980	-5
Unregulated	1,200	1,200	0
<b>Median gross rent/income ratio *</b>	31.5	31.5	0
Rent Stabilized	31.7	31.7	0
Pre-1947	31.7	31.7	0
1947 or later	31.6	31.6	0
Unregulated	31.9	31.9	0

\* Medians/Percentages are computed from the public use file and may differ slightly from medians shown in tables due to topcoding. Many variables on the public use file, such as income, are topcoded, while the data shown in the tables are based on non-topcoded data.

