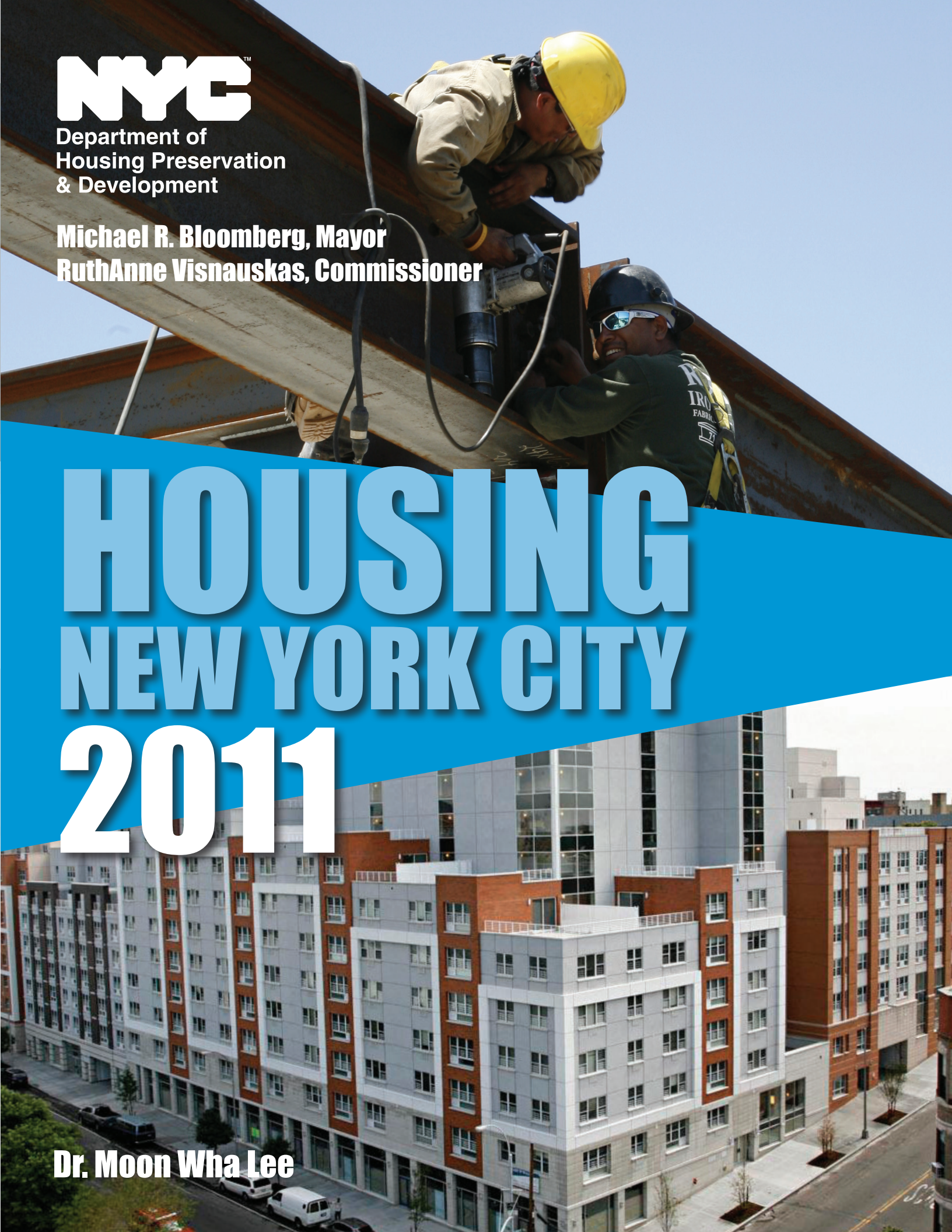

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Department of
Housing Preservation
& Development

Michael R. Bloomberg, Mayor
RuthAnne Visnauskas, Commissioner

HOUSING NEW YORK CITY 2011

Dr. Moon Wha Lee

HOUSING NEW YORK CITY 2011

by
Dr. Moon Wha Lee

The City of New York
Department of Housing Preservation and Development
November 2013

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Moon Wha Lee, Ph.D.
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Housing New York City, 2011: Executive Summary

Introduction

This summary highlights major 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 in 2011. 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 understanding 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

Household Population

In 2011, the number of people living in New York City was 8,020,045. 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.

As has been the case since the first HVS in 1965, in 2011, Brooklyn had the largest share of the City's population, followed by Queens, Manhattan, the Bronx, and Staten Island. Brooklyn had 2,484,000 people or 31 percent of the City's population; Queens captured 2,197,000 or 27 percent; Manhattan had 1,541,000 or 19 percent; the Bronx had 1,341,000 or 17 percent; and Staten Island, the least populous borough in the City, had 6 percent of the City's population, or 457,000 people.

Variation of the Population by Tenure

The city was still predominantly one of renters in 2011, as two-thirds of the population, or 5,309,000 lived in renter households, and one-third, or 2,711,000, were in owner households.

Racial and Ethnic Variation of the Population

The City is racially and ethnically one of the most diverse cities in the United States. The white non-Hispanic population ("white") was 2,669,000, or 33 percent of the total population. The Hispanic population—Puerto Rican and non-Puerto Rican Hispanic together—captured the second-largest share of the City's population: 2,319,000 or 29 percent, with Puerto Ricans numbering 688,000 (9 percent) and non-Puerto Rican Hispanics numbering 1,630,000 (20 percent). The black/African American non-Hispanic population ("black") numbered 1,827,000, or 23 percent of the City's population. The Asian population was 1,063,000 or 13 percent of the City's population in 2011.

In 2011, the white population constituted the largest racial and ethnic group in the City. However, for the twenty years between 1991 and 2011, the proportions of whites, blacks, and Puerto Ricans moved downward, while the proportions of non-Puerto Rican Hispanics and Asians moved upward. The proportion of whites progressively descended from 41 percent in 1991 to 33 percent in 2011. The proportion of blacks declined from 27 percent to 23 percent. The proportion of Puerto Ricans also exhibited a downward trend, going from 11 percent to 9 percent.

On the other hand, non-Puerto Rican Hispanics' share rose from 12 percent in 1991 to 20 percent in 2011. This pushed Hispanics' (including Puerto Ricans') share of the City's population well past blacks in 2011, despite the downward drift of Puerto Ricans' share. Asians also captured a growing share of the City's population, going from 7 percent to 13 percent.

Educational Attainment of the Population

In 2011, whites were the best educated: 95 percent had finished at least high school and 56 percent had graduated at least from college. Applying the measure of "at least a high school graduate," blacks' educational attainment was second among the major racial and ethnic groups. For "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 85 percent and 25 percent respectively for blacks and 80 percent and 40 percent respectively for Asians.

Puerto Ricans and non-Puerto Rican Hispanics had much lower educational attainment levels compared to the other major racial and ethnic groups: only 69 percent and 66 percent respectively had at least graduated from high school, and only 15 percent and 18 percent respectively had at least graduated from college.

Variation of Households by Tenure

In 2011, the City's "home ownership rate," was 31.9 percent. As a result, New York City was still predominantly a city of renters, as 68.1 percent of the households in the City in 2011 were renters.

Spatial Variation of Households

In 2011, the number of households in the City was 3,088,881. 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 24 percent, while its share of persons in the City was 19 percent in 2011. The primary reason is that forty-five percent of the households in Manhattan were one-person households.

Brooklyn was the largest borough, with 929,000 or 30 percent of all households in the City. Queens, with 770,000 or 25 percent of all households in the City, was the second-largest borough. Manhattan was third, with 752,000 households or 24 percent of the City's households. In the Bronx, 474,000 households or 15 percent of the City's households resided. Staten Island, the least populous borough, captured 164,000 households or 5 percent of the City's households.

Spatial Variation of Households by Tenure

In the Bronx, Brooklyn, and Manhattan, more than seven out of ten households were renters, while 56 percent of the households in Queens and just 33 percent in Staten Island were renters.

The geographic pattern within tenure is not parallel to that of all households in the City: 34 percent of owner households in the City were located in Queens, while only 25 percent of all households lived there in 2011. In Brooklyn, with the largest share of the City's households, at 30 percent, the proportion of owner households was only 26 percent. Manhattan, where 24 percent of the City's households resided, only captured 19 percent of owner households. The Bronx, with 15 percent of all households in the City, had only 10 percent of its owner households. On the other hand, Staten Island captured 11 percent of the City's owner households, while it had only 5 percent of all households in the City.

Racial and Ethnic Variation of Households

About four in ten of the City's householders were white (41 percent), while forty-six percent were either black (22 percent) or Hispanic (24 percent), including Puerto Ricans (9 percent) and non-Puerto Rican Hispanics (15 percent). Almost all of the remaining householders were Asian (12 percent).

Ownership Rates by Race and Ethnicity

In 2011, white households had the highest home ownership rate, 42.0 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest: a mere 16.5 percent and 15.4 percent respectively. Asian households had the second-highest homeownership rate, 39.3 percent. The rate for black households was 26.5 percent.

Variation of Renter Households by Rent-Regulation Status

New York City's rental housing market is preponderantly regulated, protecting the overwhelming majority of renters in the City. Of the 2,105,000 renter households in the City, 61 percent or 1,293,000 were rent controlled or rent regulated by some form of federal, state, or city law or regulation.

Of all renter households, 961,000 or 46 percent were in rent-stabilized units, and 38,000 or 2 percent were in rent-controlled units. Another 293,000 renter households, or 14 percent altogether, resided in Public Housing (9 percent), Mitchell-Lama (2 percent), *in rem* (0.1 percent), or "HUD and other-regulated" (3 percent) units. On the other hand, 812,000 renter households, or 39 percent of all renter households, were in units whose rents were unregulated and were basically determined by various housing market forces.

Racial and Ethnic Variation of Households by Rent-Regulation Status

Almost three-fifths of the householders in the 38,000 rent-controlled units in the City in 2011 were white, while about one in six was black. The median age of householders in rent-controlled units was 70, with 63 percent being age 65 or older, three-fifths being single-person households and 65 percent female.

Thirty-four percent of the 961,000 rent stabilized households were white, while another 45 percent were almost evenly divided into either black or non-Puerto Rican Hispanic households.

The 2,500 *in rem,* 185,000 Public Housing, and 47,000 Mitchell-Lama units in the City predominantly served black households. Two-fifths of the households in *in rem* units, 45 percent of those in Public Housing units, and almost two-fifths of the households in Mitchell-Lama units were black. Public Housing units also served a great number of Hispanic households: 44 percent of the households in such units were Hispanic; and of those, 25 percent were Puerto Rican and 20 percent were non-Puerto Rican Hispanic. Mitchell-Lama units also served other racial and ethnic groups: whites (34 percent), Puerto Ricans (8 percent), non-Puerto Rican Hispanics (7 percent), and Asians (11 percent). "HUD and Other-regulated" units served all major racial and ethnic groups. Nine-tenths of the households in "HUD and Other-regulated" units were black (26 percent), Puerto Rican (20 percent), non-Puerto Rican Hispanic (25 percent), or white (20 percent).

More than three-fifths of the households in the 812,000 unregulated units were either white (43 percent) or black (20 percent). The remaining households were largely either non-Puerto Rican Hispanic (16 percent) or Asian (13 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. For unregulated units in cooperative and condominium buildings, the pattern further magnified the predominance of white households in this rental category: 55 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. Asians were also over represented in this category (17 percent).

Households by Type of Ownership

In 2011, of the 984,000 owner households in the City, 567,000 or 58 percent resided in conventional owner units, which include mostly traditional one- or two-family housing units. The remaining owner households resided in 265,000 private cooperative units (27 percent), 102,000 condominium units (10 percent), or 50,000 Mitchell-Lama cooperative units (5 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 2.60 in 2011.

In 2011, 32 percent of all households (34 percent of renter households and 26 percent of owner households) were one-person households. Conversely, 22 percent of all households (20 percent of renter households and 26 percent of owner households) were large households with four or more persons. Consequently, 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

In 2011, of all households in the City, 72 percent were either: single adult households (20 percent), adult households (28 percent), or adult households with children (24 percent). The remainder consisted of single elderly households (12 percent), elderly households (11 percent), and single adult households with children (6 percent).

Households Born Abroad (Determined by Birth Region of the Householder)

New York City is a city of foreign-born households. In 2011, the proportion of householders in the City who reported they were born abroad (including in Puerto Rico) was 49 percent, or 1,306,000 households. This number is an undercount since, of the total number of 3,089,000 households in the City, 427,000 households, or 14 percent, did not answer the birth region question.

Fifty-one percent of renter householders and 46 percent of owner householders were born abroad.

Immigrant Households

1,050,000 households reported that they were immigrant households. However, 427,000 households or 14 percent of all households, did not answer the birthplace question and another 36,000, did not answer the immigrant questions. Thus, the 1,050,000 immigrant households that the 2011 HVS reports is most likely an underestimate. As a result, analyses of the immigration issues should be interpreted with caution, reflecting the potential undercounting.

Spatial Variation of Immigrant Households

About two-thirds of the 1,050,000 reported immigrant households in the City lived in either Brooklyn (361,000 households or 34 percent) or Queens (357,000 households or 34 percent). The remaining 331,000 immigrant households were scattered among Manhattan (142,000 households or 14 percent), the Bronx (153,000 households or 15 percent), and Staten Island (36,000 households or 4 percent).

Queens is the immigrant borough in the City. In 2011, 56 percent of the households in Queens were immigrant households. More than seven in ten households in the sub-borough areas of Jackson Heights and Elmhurst/Corona were immigrant households.

In Brooklyn, 45 percent of the households were immigrant households.

Racial and Ethnic Variation of Immigrant Households

Immigrant households are even more diverse than all households in the City. The 1,050,000 immigrant households in the City were divided into the following four major racial and ethnic groups (excluding Puerto Ricans because they are already U.S. citizens): non-Puerto Rican Hispanic (30 percent), white (25 percent), black (21 percent), and Asian (24 percent).

Homeownership of Immigrant Households

Of the 1,050,000 immigrant households in the City in 2011, 326,000 were owner households. Thus, the homeownership rate for immigrant households was 31.1 percent, compared to 31.9 percent for all households in the City, but higher than the rate of 28.8 percent for all householders born abroad including in Puerto Rico. 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: 69.4 percent and 41.7 percent respectively. Conversely, in the Bronx and Manhattan, the rates were very much lower than the city-wide rate: 18.5 percent and 19.0 percent respectively. These rates were even lower than the rates for all households in those two boroughs, 20.7 percent and 24.1 percent respectively. The rate for immigrant households in Brooklyn was 26.8 percent, also substantially lower than the city-wide rate for such households.

Educational Attainment of Immigrant Households

Immigrant householders, particularly those who had moved into their current residence in the City over five years previously, were less educated than all householders in the City in 2011. Of all householders, 84 percent had finished at least high school, while 41 percent had graduated at least from college. Of immigrant householders who had moved into their current units in the City in 2006 or before, 78 percent had finished at least high school and 32 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (from January 2007 through May 2011) were noticeably better educated than those who moved in before 2007, although still behind the educational attainment of all households in the City. These recent immigrants' comparable educational attainment levels were 80 percent and 37 percent respectively.

Incomes and Rent/Income Ratio of Immigrant Households

In 2010, the median income of immigrant renter households was $33,850, or 79 percent of the median income of $42,600 for non-immigrant renter households. At the same time, their median contract rent was $1,050 or 94 percent of the $1,113 contract rent paid by non-immigrant households. As a result, the median contract rent/income ratio was 33.8 percent for immigrant households, while it was 28.9 percent for non-immigrant households.

Household Size of Immigrant Households

Of all households in the City, 32 percent were one-person households, while 29 percent were two-person households, 17 percent were three-person households, and 22 percent were four-or-more-person households in 2011. Compared to this city-wide pattern, the pattern for immigrant household size was reversed: only 21 percent were one-person households, while 34 percent were four-or-more-person

households. Consequently, the average size of immigrant households was considerably larger than that of all households: 3.15 versus 2.60 persons in 2011. A parallel pattern is shown among renters, where immigrant renter households averaged 3.08 persons, compared to 2.52 persons for all renter households.

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 and about triple that of non-immigrant households: 20.5 percent of immigrant renter households were crowded and 7.6 percent were severely crowded, compared to 11.5 percent and 4.3 percent for renter households as a whole, and 6.6 percent and 2.4 percent respectively for non-immigrant renter households. Immigrant renter households' higher crowding rate was mostly a consequence of immigrant households' larger household size.

Of immigrant renter households, 6.9 percent were doubled up with sub-families and 6.6 percent were doubled up with secondary individuals. Of all renter households, the comparable proportions containing sub-families or secondary individuals were 4.1 percent and 7.2 percent respectively. For non-immigrant renter households, the equivalent proportions were 2.8 percent for those doubled-up with sub-families and 8.1 percent for those doubled-up with secondary individuals.

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 28 percent said they had moved for housing- (18 percent) or neighborhood-related (10 percent) reasons.

On the other hand, 48 percent of recent-movers from within the United States (excluding New York City) reported that they had moved for job-related reasons, while about a third cited housing (22 percent) or neighborhood (11 percent) as the reason for their moves.

However, of recent-movers from within the City, more than half said they had moved for housing- (42 percent) or neighborhood-related (11 percent) reasons, while almost a third said they had moved for family-related reasons (32 percent).

Spatial Variations of Recent-Movers

Eighty-six percent of recent-movers *from outside the United States* moved into Brooklyn (29 percent), Queens (28 percent), or Manhattan (29 percent), while most of the remainder moved into the Bronx (13 percent).

However, for recent-movers *from other places in the country* (excluding New York City), about one in two moved to Manhattan (51 percent), while 24 percent moved to Brooklyn and 16 percent moved to Queens. These recent-movers were heavily concentrated in the lower and middle parts of Manhattan.

The pattern of recent-movers *from other places within the City* approximated that of all households in the City.

About half of the households in Manhattan sub-borough areas 1 (Financial District/Greenwich Village) and 3 (Chelsea/Clinton/Midtown), and Brooklyn sub-borough areas 1 (Williamsburg/Greenpoint) and 2 (Brooklyn Heights/Fort Greene) moved within the previous five years into the residences where they lived in 2011.

Homeownership of Recent-Movers

In 2011, 68.1 percent of the households in the City were renters and 31.9 percent were owners. However, the overwhelming preponderance of recent-movers were renters: 96 percent of recent-movers from outside the United States, 93 percent of recent-movers from other places in the United States, and 84 percent of those from other places in the City were renters. As a result, compared to the city-wide home ownership rate of 31.9 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 4.4 percent, 7.1 percent, and 16.0 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: 74 percent had graduated at least from college. Among householders who had moved into their current residence from other places within the City, only 43 percent had graduated from college. Of those who had moved before 2007, just 37 percent had graduated from college.

Economic Variation of Recent-Movers

Among recent-mover groups, those from parts of the United States outside the City had the highest incomes. Their 2010 median income was $70,000—that is, $21,960 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: $118,000.

The labor-force-participation rate for all recent-mover householders as a whole was very high compared to all householders in the City. In 2011, 83.9 percent of recently-moved householders participated in the labor force, compared to the city-wide overall rate of 70.8 percent. Particularly, for those who had recently moved into their current residences in the City from parts of the United States outside the City, who were the best educated, the rate was very high: 86.4 percent, or 15.6 percentage points higher than the city-wide rate.

Recent-Movers by Household Types

The dominant proportion of households that had recently moved into the City from outside the United States was primarily one of the following three adult household types: adult households (42 percent), adult households with children (33 percent), and single adult households (20 percent). On the other hand, four-fifths of recent-movers from other places in the United States were either single adult households (35 percent) or adult households (47 percent).

Number and Characteristics of Doubled-Up Households

In 2011, 136,000 households, or 4.4 percent of all households in the City, contained at least one sub-family. In addition, 171,000 households, or 5.5 percent of all households, contained a secondary individual in 2011. Together, there were 307,000 doubled-up households in the City in 2011.

In 2011, more than three-quarters of the heads of doubled-up households containing sub-families were black (26 percent), non-Puerto Rican Hispanic (31 percent), or Asian (21 percent). Those remaining were either white (13 percent) or Puerto Rican (9 percent).

The racial and ethnic pattern of heads of households containing secondary individuals was profoundly different from that of households containing sub-families. Almost half of the heads of households containing secondary individuals were white (48 percent), while almost all of those remaining were non-Puerto Rican Hispanic (19 percent), black (13 percent), or Asian (14 percent).

Of the 136,000 doubled-up households containing sub-families, 86,000 households or 63 percent were renters. With a crowding rate (more than one person per room) of 46.9 percent, the housing conditions for these doubled-up renter households are alarming. This rate is four times the overall crowding rate of 11.5 percent for all renter households in the City. Of these doubled-up households, 15.5 percent were severely crowded (more than 1.5 persons per room). This is 3.6 times the comparable proportion, 4.3 percent, for all renter households.

Of the 171,000 doubled-up households containing secondary individuals, 152,000 households or 89 percent were renters.

Of households containing sub-families, 62 percent had immigrant heads, while, of households containing secondary individuals, 35 percent had immigrant heads. Thus, it is clear that immigrant households host hidden households.

Number and Characteristics of Sub-Families and Secondary Individuals

In 2011, altogether there were 453,000 **hidden households** in the City: 176,000 sub-families and 277,000 secondary individuals. Of these, 85 percent were in Manhattan (118,000), Brooklyn (138,000), or Queens (129,000).

Of the 176,000 sub-families in 2011, 112,000 or 64 percent were in renter households. The median income of these sub-families in renter households was only $14,000, which was just 36 percent of the $38,500 median income of all renter households in the City in 2010.

Crowding was an extremely serious housing problem for renter sub-families: almost half of the 112,000 renter sub-families were crowded. Crowded renter sub-families were also very poor. Of such crowded sub-families, 38,000 or 69 percent had incomes below $25,000 in 2010. Of renter sub-families, 19,000 or 17.1 percent were severely crowded (more than one-and-a half persons per room).

About 90 percent of the 277,000 secondary individuals, or 248,000 secondary individuals, lived in renter households in 2011. The median income of these secondary individuals in renter households was $25,000, or 65 percent of the median income of all renter households in the City.

Of all 248,000 secondary individuals in renter households, 19.0 percent or 47,000 were crowded, while 7.7 percent or 19,000 were severely crowded. Secondary individuals in crowded renter households were poor: 70 percent or 33,000 had incomes less than $25,000 in 2010.

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

In 2011, 38,000 sub-families in renter households had incomes below $25,000 in 2010 and were crowded. The median income of these poor sub-families was a mere $8,000, an extremely low 21 percent of the median income of $38,500 for all renter households in the City in 2010. These poor sub-families lived in crowded, large renter households in which the average number of persons was 6.4. Of these poor sub-families in crowded renter households, 53 percent were single-female-parent sub-families, and 46 percent of the heads of these sub-families had not finished high school.

There were 33,000 secondary individuals with incomes of less than $25,000 in 2010 living in crowded renter households. The median income of these single individuals was an extremely low $10,000, 26 percent of the median income of all renter households in 2010. The average size of the household was 6.0 persons.

Of the 38,000 poor sub-families in crowded renter households, 29 percent were hidden in very poor and crowded renter households with very high rent burdens, paying more than 50 percent of their incomes for gross rent. The median income of these sub-families was a troublingly low $5,520, and the contract rent/income ratio of the doubled-up households containing these sub-families was 64.9 percent. The gross rent/income ratio was 75.9. 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 at great risk of homelessness if any situation forces them to become separated.

Previously Homeless Households

In 2011, about 74,000 people in 25,000 households came 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 42 percent of these re-housed persons were under age 18. Nine in ten of these people were either black (47 percent), Puerto Rican (27 percent), or non-Puerto Rican Hispanic (16 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 $10,000, only 26 percent of the median income of $39,000 for all individuals in renter households in 2010. Of them 36.5 percent were unemployed, while only 9.8 percent of individuals age 16+ in the City were unemployed in 2011.

The households' median income was just $15,000, only 31 percent of the median income of all households in the City in 2010. Almost all of such households were renters, and these renters paid 78.9 percent of their incomes for gross rent, or 68.3 percent for contract rent, compared to 33.8 percent and 30.9 percent respectively for all renter households in the City in 2011. About three-fifths of these households received some type of rent subsidy. About half of these households were in stabilized units and one-third were in unregulated housing.

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 of making them homeless again.

Household Incomes and the Labor Market in New York City

Median Household Income by Tenure

In 2010, the median income for all households in the City was $48,040. The median income of renters was $38,500, while owners' median income was $75,000, almost twice renters' income.

Median Household Income by Quintile

In 2010, the median income of the 618,000 households in the lowest income quintile was only $9,312, a mere 6 percent of the median income of $155,000 for the 622,000 households in the highest income quintile and 19 percent of the median income of all households. Of these extremely poor households, 62 percent were not in the labor force. The comparable situation for all householders in the City was 29 percent.

The paucity of absolute dollars available to the 618,000 extremely poor households, 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 City's housing market, which for many years has experienced a great shortage of housing that these poor households can afford. Fortunately, many of these housing-needy households were assisted by public policies and programs.

In 2011, of these extremely poor households in the lowest income quintile, 85 percent, or 522,000 households, were renters. Of these extremely poor renters, 30 percent lived in heavily rent-subsidized or controlled units (public housing, *in rem,* Mitchell-Lama, and other-regulated, such as HUD-regulated); 44 percent lived in rent-stabilized units and 26 percent lived in rent-unregulated units. Overall, 81 percent of these extremely low-income renters paid more than 50 percent of their income for rent; but of rent-stabilized and rent-unregulated tenants in this quintile, almost all—about 95 percent each—paid more than 50 percent of their income for rent.

However, only 28 percent of the extremely poor renter households in this lowest-income quintile received rent subsidies. Of such households in rent-stabilized units, 36 percent received a subsidy; but even after the rent subsidy, 31 percent still paid out-of-pocket more than 50 percent of their income for rent.

Of the lowest-quintile renters in unregulated units, only a fifth received a subsidy; and 37 percent of that fifth paid, out of pocket even after the subsidy, more than 50 percent of their income for rent. Many extremely poor renter households in this lowest-income quintile, particularly those in unregulated units without receiving a subsidy, faced critically serious affordability limitations and, thus, needed to receive some form of housing assistance or rent subsidy.

Of the extremely poor households in the lowest income quintile, 16 percent, or 96,000, were owner households. Of these lowest-income owners, 53 percent lived in conventional owner units and 38 percent lived in private cooperative or condominium units. The remaining 9 percent lived in Mitchell-Lama cooperatives. Of the extremely poor owner households in conventional units, 61 percent had paid off their mortgages, while 48 percent of cooperative/condominium owners had paid off their housing debt. Of extremely poor owner households that had not paid off their mortgages, many may need to receive some form of financial assistance.

The 2010 median income of the 618,000 households in the second-lowest quintile was $25,000, still a mere 16 percent of the median household income of households in the highest quintile and 52 percent of the median income of all households in the City, which was $48,040. Of these poor householders, 37 percent were not in the labor force in 2011, compared to 29 percent for all households.

In 2011, of poor households in the second-lowest income quintile, 78 percent, or 479,000 were renters. Of these poor renter households, 49 percent paid more than 50 percent of their income for rent; and 15 percent received some form of rent subsidy; 19 percent lived in rent-controlled or in heavily rent-subsidized (public housing, *in rem,* Mitchell-Lama, and other-regulated, such as HUD-regulated) units; 49 percent lived in rent-stabilized units; and 32 percent lived in rent-unregulated units. Of rent-stabilized and rent-unregulated tenants in this quintile, 51 percent and 64 percent respectively paid more than 50 percent of their income for rent. However, only 16 percent of those in rent-stabilized units and 12 percent of such households in unregulated units received a rent subsidy. Of poor households in rent-stabilized and unregulated units that received a rent subsidy, 11 percent and 19 percent respectively paid

out-of-pocket more than 50 percent of their income for rent. Many of these poor renters in the second lowest quintile may need to receive some form of rent subsidy or other housing assistance.

Twenty-two percent, or 138,000 households in the second lowest income quintile were owner households. Of these low-income owners, 60 percent lived in conventional owner units; 33 percent lived in private cooperative or condominium units, and 7 percent lived in Mitchell-Lama cooperatives. Of poor owner households in the second quintile, 54 percent had paid off their mortgage. Many of these poor owner households who still pay a mortgage may need to receive some form of financial assistance.

The median income of the 615,000 households in the second-highest quintile was $80,000, nine 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 (52 percent) of the median household income of the households in the highest quintile.

A persistent inequality in the distribution of household incomes has created an affordability hardship for the most economically vulnerable New Yorkers, since the availability of low-cost housing units is still severely scarce in the City's housing market. The vacancy rate of vacant rental units available for monthly asking rents of less than $700 (about a third of the median income of poor households in the second-lowest income quintile) was just 1.04 percent, despite the fact that the City's overall housing inventory (3,352,041 units) in 2011 was the largest housing stock in the forty-six-year history of the HVS.

Causes of Household Income Differences

Earnings were the principal source of household income and in general the more workers in a household, the higher the household income. In 2010, two-thirds of the households in the lowest income quintile did not have any workers, compared to a fifth of all households in the City, while, only one in fifty households in the highest quintile had no workers. Seven in ten of the households in the top quintile had two or more workers, while only one in twenty of the households in the lowest group had that many workers in 2010.

Distribution of Household Income

A very large number of households in the City were very poor, while a considerable number were very well to-do. In 2010, 720,000 households, or 23 percent of all households in the City, were very poor, with incomes below $20,000, while 346,000 households, or 11 percent of all households in the City, were very well to-do with incomes of $150,000 or more.

Three in ten renter households, or 602,000 households, were very poor with incomes below $20,000, while 7 percent, or 139,000 households, were very well to-do with incomes of $150,000 or more. Among owners, the number and proportion of very well to-do households overwhelmingly counterbalanced the number and proportion of poor ones: 12 percent, or 118,000 households were very poor households, while 21 percent or 207,000 households, were very well to-do.

The 602,000 extremely poor renter households, with 2010 incomes of less than $20,000 a year could only afford $550 a month or less for rent, if paying no more than a third of household income for a housing unit. In 2011, only public housing units and *in rem* units, whose rents were regulated with heavy public subsidies, had median contract rents less than $550. The vacancy rate for rental units with rents even at $700 a month or less was just 1.04 percent.

Distribution of Household Incomes by HUD Income Classification

The adjusted HUD income limits for a family of four for each level rounded to the nearest $50, applicable to the survey's 2010 income data were:

30% of MFI	$24,550
50% of MFI	$40,900
80% of MFI	$65,450
95% of MFI	$77,710 (calculated)
120% of MFI	$98,160 (calculated)

Of the total 3,089,000 households in the City, 1,202,000, or 39 percent, were very-low-income households with 2010 incomes at or below 50 percent of the HUD median family income for each household size in the PMSA. Included in this number were 747,000 households, or 24 percent of all households, that were extremely-low-income with incomes at or below $24,550, or 30 percent of the adjusted PMSA income. Another 455,000 households, or 15 percent of all households, were other very-low-income households with incomes greater than $24,550 up to $40,900, or between 31 and 50 percent of the PMSA income. About 513,000 households, or 17 percent of all households, were other low-income households with incomes greater than $40,900 up to $65,450, or between 51 and 80 percent of the PMSA income. According to the HUD income definitions, 56 percent of the households in the City, or 1,715,000 households, were low-income households with incomes at or below 80 percent of the HUD area median in 2010.

About 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. 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—431,000, or three in ten renter households in the City—living in rent-unregulated units might not be able to absorb higher housing costs without further sacrificing other basic needs, unless some housing assistance is provided.

Median Household Income by Borough

In Manhattan, the median annual incomes for all households, renter households, and owner households were $69,000, $57,780, and $130,000 respectively in 2010.

In Staten Island the median incomes for all households and for owner households were $61,000 and $78,000 respectively, the second highest among the five boroughs. For renter households in the borough it was $35,000, the same as in Brooklyn, and the third-highest of the boroughs.

In Brooklyn, median incomes for all households and for owner households were $42,000 and $72,000 respectively in 2010. At $72,000, Brooklyn had the third highest owner income of the boroughs.

In the Bronx median incomes for all households, renter households, and owner households were $30,000, $25,200, and $60,000, the lowest of the five boroughs in all three categories. Equivalent incomes in Queens were $52,000, $42,450, and $67,000.

Household Incomes by Rent-Regulation Status

In 2010, the median household income of all renter households in the City was $38,500. Households in other-regulated units were the poorest, with an extremely low income of $14,400, which was only 37 percent of the median household income for all renter households.

In 2010, the median income of tenants in public housing units was $16,972, only 44 percent of the income of all renter households.

The income of households in *in rem* units was $26,764 in 2010, 70 percent of the income of all renter households. Of *in rem* households, 82 percent were low-income households with 80 percent or less of the adjusted PMSA median family income for the area.

The median income of households in Mitchell-Lama rental units was $27,920, or 73 percent of the income of all renter households in the City in 2010.

The income of households in rent-controlled units was $29,000 in 2010. Their income was 75 percent of the income of all renters in the City.

In short, other-regulated units, public housing units, *in rem* units, rent-controlled units, and Mitchell-Lama units protected 332,000 households, or 16 percent of all renter households in the City, who were economically very vulnerable, by providing very affordable rental housing.

The median income of households in rent-stabilized units as a whole was $37,000. The income of households in rent-stabilized units in buildings built in 1947 or later was $40,000, while the income of those in rent-stabilized units in buildings built before 1947 was $36,000.

The median income of $52,260 for all unregulated units masks the substantial difference between the two types of unregulated units in 2010. Households in unregulated units in cooperative and condominium buildings had the highest income of all rental categories, at $60,000. This was 56 percent higher than the income of all renter households in the City and 16 percent higher than that of unregulated households in rental buildings, which was $51,944 and the second highest.

Incomes by Move-In Date

According to the 2011 HVS, the median income of renter households who moved into their current units from January 2008 through the end of May 2011 (recent movers) was substantially higher, 53 percent, than the income of renter households that moved into their current units before 2008 (long term

occupants). However, the differences in income between recent-movers and long-term occupants varied widely from one rental category to another.

The median incomes of recent-movers in public housing, whose household incomes were very low, were not much higher, only 5 percent, than that of long-term occupants in those units. Eighteen percent of households in public housing units had recently moved.

However, the incomes of recently-moved households in unregulated units in rental buildings were 33 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. Incomes of recent movers into unregulated units in coops and condos ($70,000) were 17 percent higher than recent movers into unregulated units in rental buildings ($60,000), and 40 percent higher than long term occupants. They have the highest proportion of recent movers in any regulatory status (55 percent).

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized units, particularly post-1947 units (28 percent) and unregulated units in coop/condo buildings (40 percent), are largely the consequence of the following: First, in post-1947 rent-stabilized units and unregulated units in coop/condo buildings, very large proportions of tenants, 37 percent of post-1947 rent-stabilized tenants and 55 percent of unregulated tenants in coop/condo buildings, were recent-movers. Second, long-term tenants in rent-stabilized units have been largely insulated from the sharply upward market pressures on rent in the private housing market in the last decade, when rents in the City increased sharply. Rents of unregulated units are basically determined by market forces. Thus, rents of these unregulated units increased rapidly over the years, until 2007, when the City's housing market started to contract, as the most recent economic recession symptoms took effect. 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 2008 and 2011 would be either rent-stabilized or unregulated units. The median income of households in these new rental units, particularly those completed in 2010 and 2011 when the City's rental market started to recover, would be considerably higher than the income of long-term occupants in 2010.

This explains 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 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 approximately 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 $50,000 in 2010.

In contrast, public housing and rent-controlled units 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 (55 percent) or households with incomes between $20,000 and $49,999 (35 percent) in 2010. Seven in ten households in rent-controlled units also had incomes less than $50,000.

In rem households were very poor. Four-tenths were very-low-income households with incomes of less than $20,000. Another 36 percent had incomes between $20,000 and $49,999. Of *in rem* households, almost two-thirds (63 percent) had incomes below 50 percent of the HUD area median income, compared to 47 percent of all renters. Altogether, the incomes of 82 percent of *in rem* households were at or below 80 percent of the HUD area median income, compared to 64 percent of all renters.

Household Income by Type of Ownership

In 2010, the median income of all homeowners in the City was $75,000. The income of households in conventional owner units was $72,500. Households in condominium units had the highest income, at $100,000, followed by households in private cooperative units, at $82,225. The income of households living in Mitchell-Lama cooperative units was $50,000, the lowest among homeowner household groups.

Distribution of Household Income by Type of Ownership

In 2010, of all owner households in New York City, a third were either very low-income households with incomes less than $20,000 (12 percent) or incomes between $20,000 and $49,999 (21 percent). Another 30 percent of owner households had incomes between $50,000 and $99,999. The remaining households had incomes between $100,000 and $149,999 (17 percent), and $150,000 or higher (21 percent).

The income distribution of households in conventional units very much mirrored that of all owner households, except that the proportion in conventional units with high incomes of $200,000 or more was 5 percentage points lower than the corresponding proportion of households in all units, which was 13 percent.

In 2010, 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 incomes of all owner households and those in conventional units. The proportion of cooperative and condominium households with high incomes of $200,000 or more was 20 percent and 24 percent, respectively, very much higher than that of all owner households.

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. The median income of all households (renter and owner together) was $48,040. Whites' median income was $65,200, the highest among all the major racial and ethnic groups and 36 percent higher than the median income for all households. Asians' income was $50,000, the

second-highest and 77 percent that of whites. The incomes of blacks and non-Puerto Rican Hispanics were $39,000 and $38,000 respectively, 60 percent and 58 percent of the income of whites.

Puerto Ricans' income was extremely low, $29,000, a mere 44 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 housing market is substantial.

Household Income by Household Size

The income of all households and each racial and ethnic group generally rose continuously, up to a household size of four. The pattern did not continue for households of five or more persons, mostly because large households had more children.

The larger the household size, usually the more workers there are in the household; the more workers in a household, the higher the earnings, which were the primary sources of income for most households. 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 non-Puerto Rican Hispanic households was 1.57, the highest, followed by 1.50 for Asian, 1.20 for black, 1.19 for white, and 0.99 for Puerto Rican households, the lowest among all major racial and ethnic groups.

The reason for the different income levels for each racial and ethnic household group with a similar 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 2010, the median income of white households with three or more employed persons was $144,900, the highest of any racial or ethnic group in that category, followed by $105,000 for black, $98,000 for Puerto Rican, $84,500 for Asian, and $75,400 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 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 individuals aged 16 or over in the labor force who had jobs in the two lowest-paying occupational categories, service and production, disproportionately large proportions, 30 percent and 40 percent respectively, were non-Puerto Rican Hispanics.

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

In 2010, the median income of all Asian households was $50,000, 77 percent of that of white households, the highest of the racial and ethnic groups. However, when looking at individuals rather than households, the income of Asians was $40,000, only 62 percent of the comparable white income of $65,000. However, the mean number of employed persons in Asian households was 1.50, higher than that of any major racial and ethnic group, except for non-Puerto Rican Hispanic households. This explains that the higher income of Asian households over Asian individuals resulted mostly from the large number of employed persons in such households.

The median income of Puerto Rican households in 2010, $29,000, was the lowest of any racial and ethnic group. However, the income of Puerto Rican individuals who had full-time jobs was $38,000,

higher than that of non-Puerto Rican Hispanics, which was $29,000. 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, 0.99 per household, the lowest of any racial and ethnic group, contributed mostly to the lower income of Puerto Rican households.

Of individuals who had full-time jobs, the median income of blacks was $40,000, only 62 percent of that of whites. However, the income of black individuals who were college graduates and had full-time jobs was $47,500, or 68 percent of that of whites with the same level of education. This is because, with higher educational attainment, black individuals had jobs in higher-than-average-paying occupations.

The higher the level of educational attainment, the higher the income. The income of non-Puerto Rican Hispanic owners with post-college graduate work was $87,000, the second highest among all racial and ethnic groups, 87 percent of that of equivalent white owner households in 2010.

Income Variations of All Households by Household Type

The overall median household income in the City was $48,040 in 2010. Adult households (two or more adults with no children and a householder younger than 62 years of age) had median incomes of $76,000, the highest of any household type in 2010 and $27,960, or 58 percent, higher than that of all households in the City.

Adult households with minor children had the second-highest median income, at $56,500, 18 percent higher than that of all households in the City in 2010. Household incomes of the remaining four types of households were below the income of all households in 2010. The income of single adult households was $43,000, while the income of elderly households was $41,200 in 2010.

The 2010 income of single adult households with minor children was extremely low, $20,000, the second-lowest among all household types and only 42 percent of the income of all households in 2010. With such a low income, they have acute problems with housing affordability and need housing assistance. In 2011, there were 182,000 single adult households with minor children, of which 90 percent were renters.

Of single adult renter households with children, 19 percent lived in public housing units and half lived in rent-stabilized units (45 percent or 74,000 households) or other-regulated units (6 percent). The remainder (30 percent or 49,000 households) lived in rent-unregulated units. Of 74,000 single adult renter households with children living in rent stabilized units, 60 percent paid more than 50 percent of their income for gross rents while 64 percent of 49,000 such households in rent unregulated units paid such higher proportion of their income for rent. Of single adult renter households with children in rent stabilized units, 33 percent received some type of rent subsidy, while of such households in rent unregulated units, 28 percent received some subsidy. Most of these very poor single adult renter households with children living in rent stabilized or rent unregulated units, without rent subsidies, need some type of housing assistance to improve their housing situation.

The income of single elderly households was a troublingly low $16,000 in 2010, the lowest income of all household types and a mere 33 percent of the median income of all households. After paying for food, 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 might be homeless. Fortunately, however, many of them lived in public and publicly assisted rental housing units. There were 359,000 single elderly households in 2011. Of them, 231,000 or 64 percent were renter households.

Of single elderly renter households, 16 percent lived in public housing units, while 51 percent lived in either rent-stabilized units (43 percent or 98,000 households) or rent-controlled units (8 percent). Another 14 percent lived in other-regulated units. However, the remaining 20 percent of single elderly renter households lived in rent-unregulated units. Of the 98,000 single elderly renter households in rent stabilized units, 65 percent paid more than 50 percent of their incomes for gross rent, while 62 percent of such households in rent unregulated units paid such a high proportion of their incomes for rent. Of single elderly renter households in rent stabilized units, 32 percent received some type of rent subsidy, while 10 percent of such households in rent unregulated units received some subsidy. Therefore, extremely poor single elderly renter households living in rent stabilized or rent unregulated units without rent subsidies may need some housing assistance.

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

The 2011 HVS reports that, in 2010, the number of households living below the poverty level in the City was 536,000, or 17.4 percent of all households.

Poverty Rates by Racial and Ethnic Groups

The 2010 city-wide overall poverty rate of 17.4 percent varied by major racial and ethnic group. The poverty rate for whites was only 10.4 percent, the lowest of all groups. Asians' rate was 18.0 percent, the second lowest in 2010.

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 20.6 percent, 3.2 percentage points higher than the city-wide rate in 2010. The poverty rate for non-Puerto Rican Hispanics was 24.1 percent, 6.7 percentage points higher than the city-wide rate.

The 2010 poverty rate for Puerto Ricans was high, 30.0 percent, the highest of any racial and ethnic group in 2010. In other words, three in ten Puerto Rican households lived below the poverty level in New York City.

Characteristics of Households Living below the Poverty Level

In 2011, of poor households 15 percent were Puerto Rican, compared to only 7 percent of non-poor households: 21 percent of poor households were non-Puerto Rican Hispanic, compared to 14 percent of non-poor households; and 27 percent of poor households were black compared to 21 percent of non-

poor households. Contrarily, 25 percent of poor households were whites, while 45 percent of non-poor households were whites.

An overwhelmingly high proportion of poor households had householders with lower educational attainment compared to non-poor households: 34 percent of poor householders did not finish high school, compared to 12 percent of non-poor householders in 2011.

Among poor households, the proportion of householders who were in the labor market (the labor-force participation rate) was extraordinarily low, only 47 percent, compared to 76 percent of householders in non-poor households in 2011.

Poverty in the City is concentrated in households with a single female householder. In 2010, 58 percent of poor households had a single female householder.

Households Receiving Public Assistance

In 2011, 495,000 households, or 16.4 percent of all households in New York City, received Public Assistance. The proportion of Puerto Rican households receiving Public Assistance was 35.2 percent, 2.1 times the overall city-wide rate and the highest among all racial and ethnic groups in the City. The proportions of black and non-Puerto Rican Hispanic households receiving Public Assistance were 20.8 percent and 25.4 percent respectively, also much higher than the proportion for all households. For whites it was only 8.3 percent, about half the proportion for all households. For Asians, the proportion was 11.3 percent, also lower than the proportion for all households.

Labor Force Participation Rate

Since only 65.9 percent of individuals in the City 16 years old or older participated in the labor market, 34.1 percent were not in the labor force in 2011. This means about one in every three New Yorkers in 2011 did not have earnings and were not looking for work, despite the fact that, in 2010, about three-quarters of all households' income in the City came from earnings.

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 85.1 percent, markedly higher than the overall city-wide rate of 65.9 percent and the rates of 53.3 percent for the young age group of 18-24 and 67.2 percent for the 55-64 age group.

Labor Force Participation by Race and Ethnicity

The labor-force participation rate for white, blacks, and Asians—67.4 percent, 64.1 percent, and 64.9 percent respectively—were in approximate parity with the overall city-wide rate of 65.9 percent. However, the rate for non-Puerto Rican Hispanics was 69.8 percent, 3.9 percentage points higher than the city-wide rate.

The labor force participation rate for Puerto Ricans was an extremely low 56.9 percent, 9.0 percentage points lower than the city-wide rate. This is very important to understanding the reasons for the incomparably low income of Puerto Rican households and their high poverty rate.

Labor Force Participation and Educational Attainment

In general, the higher the level of educational attainment, the higher the labor-force participation rate. For individuals in the economically active age group of 25-54 who did not finish high school, the labor-force participation rate was only 75.4 percent. The rate rose progressively to 81.5 percent for those who had finished high school, to 84.9 percent for those who had finished some college, and to 90.3 percent for those who had at least graduated from college. The upward pattern generally holds for each racial and ethnic group.

Employment by Race and Ethnicity by Occupational Categories

Compared to the city-wide distribution, the proportion of those who were white in the **managerial** category, the highest-earnings category, was an overwhelming 56 percent. The proportions of the other racial and ethnic groups in this category were much lower than their respective city-wide proportions, except for Asians, whose proportion in the category was 13 percent, about 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.

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 and fewer blacks. In the three categories of **maintenance**, **administration**, and **construction,** whose average earnings were in the fourth, fifth, and sixth levels, and lower than the city-wide average, there were fewer whites compared to the city-wide distribution. There were more blacks and Puerto Ricans and fewer Asians in **administration**. In **construction**, there were more non-Puerto Rican Hispanics and fewer blacks and Asians. There were more non-Puerto Rican Hispanics in **maintenance**, compared to the city-wide distribution.

In the three categories of **service, transportation,** and **production**, whose average earnings levels were the three lowest, there were disproportionately fewer whites and considerably more non-Puerto Rican Hispanics. In the **production** category, there were 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 occupational categories, such as **service**, **production**, and **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 (Finance, Insurance and Real Estate)** (12 percent), and **information** (6 percent) were higher than other racial and ethnic groups, while their proportion in **trade** (10 percent) was lower. A relatively large proportion of blacks had jobs in **state and local government** (18 percent) and **education** (24 percent). 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** (16 percent).

Compared to the city-wide employment pattern by industry categories, more non-Puerto Rican Hispanics worked in **entertainment** (16 percent), **trade** (15 percent), **construction** (8 percent), and **other services** (10 percent). On the other hand, somewhat fewer non-Puerto Rican Hispanics worked in **management** (10 percent), **FIRE** (6 percent), **education** (14 percent), **state and local government** (8 percent) and **information** (2 percent).

With non-Puerto Rican Hispanics, more Asians worked in **trade** (16 percent) and **entertainment** (16 percent). Substantially fewer Asians worked in **state and local government** (7 percent), **management** (10 percent), and **information** (3 percent).

Industrial Distribution and Educational Attainment

City individuals employed in the **information** industry had the highest level of educational attainment: 70 percent had at least a college degree. Sixty-two percent of those in **FIRE** and 58 percent of those in **management** were also at least college graduates.

Also, individuals employed in **social services** (including education and healthcare) had very high levels of educational attainment: 49 percent had a least a college degree. On the other hand, City residents employed in **manufacturing**, **transportation, other services, entertainment**, and **trade** had the lowest levels of educational attainment. Six out of ten individuals had finished high school or less.

In short, in 2011, three-quarters or more of the City's working residents were employed in non-production occupational or industrial categories requiring high educational attainment and/or a high level of professional skills. 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.

The Housing Inventory

Size of the Housing Inventory

The size of the housing supply in New York City is massive. The City's total inventory of residential units was 3,352,041 in 2011, the largest housing stock in the forty-six-year period since the first HVS in 1965.

The composition of housing units in the City by tenure, occupancy, and other characteristics is diverse. The housing inventory of 3,352,041 units in the City consisted of 2,172,634 rental units (64.8 percent) and 1,014,940 owner units (30.3 percent).
Since 1993, the expansion in the City's housing supply has been largely concentrated in the owner rather than in the rental sector. As a result, the proportion of rental units in the City's housing inventory has

gradually declined. However, as 65 percent of the total housing inventory is rental in 2011, New York City is still a predominantly rental housing market.

There is another group of housing units not covered in the above two tenure categories, vacant units unavailable for sale or rent for various reasons. In 2011, the number of vacant unavailable units was 164,467 or 4.9 percent of the inventory.

Of the 2,173,000 rental units, 2,105,000 units, or 97 percent, were occupied, while 68,000, or 3 percent, were vacant for rent. Of the 1,015,000 owner units, 984,000, or 97 percent, were occupied, while the remaining 31,000 units, or 3 percent, were vacant for sale.

Newly Constructed Units

According to data from New York City's Department of City Planning, the number of newly constructed units in the City for the four calendar years between 2008 and 2011 was 65,518 or 16,380 per year.

During the period between July 2008 (after the 2008 HVS data collection) and June 2011 (the end of 2011 HVS data collection), HPD created 29,968 affordable units through new construction (15,680 units) and rehabilitation (14,288 units) programs. In addition, 25,665 new units were constructed through HPD's tax incentive programs (421A and 421B) during the three-year period. Another 830 residential units were created through conversion of non-residential buildings in Lower Manhattan under the 421-G program. Another 8,367 units were newly constructed (1,848 units) or gut-rehabilitated (6,519 units) with the assistance of the City's Housing Development Corporation in the same three years. These were substantial contributions to expanding the quality housing inventory of the City.

Spatial Variation by Tenure and Borough

Each of the two tenure categories exhibits unique geographical variations. Four-fifths of the City's 3,352,000 housing units (occupied and vacant together) were situated in three boroughs: Brooklyn (997,000 units or 30 percent), Manhattan (841,000 units or 25 percent), and Queens (828,000 units or 25 percent). The remaining fifth was in the Bronx (510,000 units or 15 percent) and Staten Island (175,000 units or 5 percent).

The locational distribution of rental units by borough mirrored that of the City's housing stock. Of the 2,173,000 rental units in the City, Brooklyn captured the largest share (691,000 units or 32 percent) of any borough, with Manhattan next (587,000 units or 27 percent) followed by Queens (449,000 units or 21 percent). The two remaining boroughs, the Bronx and Staten Island, had 388,000 units, or 18 percent, and 57,000 units, or 3 percent respectively.

The locational distribution of owner units by borough varied from that of the City's overall housing stock. Of the 1,015,000 owner units in the City, Queens (347,000 units or 34 percent) captured the largest share of any borough. Brooklyn (267,000 units or 26 percent) and Manhattan (188,000 units or

19 percent) had the second- and third-highest shares. The remaining owner units were located in Staten Island (111,000 units or 11 percent) and the Bronx (103,000 units or 10 percent).

Of the 164,000 vacant units not available for sale or rent, the impact was greatest in Manhattan, which accounted for two-fifths or 66,000 such units. Over two-fifths were located in either Brooklyn (40,000 units or 24 percent) or Queens (33,000 units or 20 percent).

The Housing Inventory by Structure Class

Of all 3,188,000 occupied and vacant-available units in the City in 2011, about seven in ten were in multi-family buildings (71 percent), with the remaining in one- or two-family houses. Most of the 2,345,000 units in multi-family buildings in the City were in buildings of three distinct structure types: Old Law and New Law tenements and multiple dwellings built after 1929. Of the 3,188,000 units, almost three in ten, or 855,000 units, were in either Old Law tenement (7 percent) or New Law tenement (22 percent) multi-family structures.

Of all the major structure classes in the City in 2011, the most numerous were a heterogeneous set of multiple-unit structures built since 1929, including Public Housing buildings. There were 1,047,000 units, or 36 percent of all units in the City, in such structures.

Housing Inventory Composition by Building Age

In 2011, almost three-fifths of the housing units in the City were 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

Almost half of all occupied and vacant-available housing units in the City were in small buildings with fewer than twenty units (49 percent); 26 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.

Housing Inventory Composition by Size of Units

Two-thirds of all 3,188,000 occupied and vacant-available housing units in the City had either one bedroom (34 percent) or two bedrooms (33 percent). A little more than a quarter had three or more bedrooms (26 percent). The remaining 7 percent were studios with no bedrooms.

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 Manhattan, 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. The proportion of large units with three or more bedrooms in Manhattan was only 13 percent, about half the

equivalent proportion of all such units in the City. The predominant supply of housing units in Manhattan was 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 (34 percent) or three-or-more-bedroom units (32 percent). Fifty-six percent of the units in Staten Island were larger units with three or more bedrooms, while those remaining were mostly units with either two bedrooms (23 percent) or one bedroom (19 percent).

Composition of Rental Housing Inventory

Of the 2,173,000 rental units in 2011, almost six in ten were located in either Brooklyn (32 percent) or Manhattan (27 percent). Most of those remaining were in either Queens (21 percent) or the Bronx (18 percent).

Rental Units by Rent Regulatory Status

Rent-stabilized units (occupied and vacant), comprised 45 percent of the rental stock in 2011. The total number of rent-stabilized units was 987,000.

In 2011, rent-controlled units numbered 38,000, or 2 percent of all rental units.

The number of private unregulated units was 850,000 or 39 percent of the rental stock in 2011. The number of unregulated units in rental buildings was 769,000, while the number in cooperative or condominium buildings was 81,000.

In 2011, the number of Public Housing units in the City was 186,000, or 9 percent of all rental units. The number of City-owned *in rem* units was 2,600, or 0.1 percent of all rental units. In addition, Mitchell-Lama rental units accounted for 49,000 or 2 percent of all rental units in the City. The rents of an additional 60,000 units, or 3 percent of all rental units, were regulated by other federal, State, or City laws or regulations—such as those of the U.S. Department of Housing and Urban Development, the State's Article 4 program, the Municipal Loan program, or the NYC Loft Board.

Rental Units by Rent-Regulation Status and Population

The 987,000 rent-stabilized units, the largest single rent-regulation category, housed 2,333,000 people, or 29 percent of the population in the City in 2011. The 38,000 rent-controlled units housed 65,000 people in 2011. The combined 1,025,000 rent-stabilized and rent-controlled units housed 2,398,000 people in the City in 2011.

The 226,000 *in rem,* Public Housing, and rent-controlled units together housed 559,000 very poor New Yorkers, while the 110,000 Mitchell-Lama rental and other-regulated units provided 223,000 low-, moderate-, and middle-income people with affordable housing. The 987,000 rent-stabilized units helped 2,333,000 New Yorkers at all income levels secure affordable housing units in the City's inflationary housing market. The City's extensive rent-regulation systems provided 3,115,000 New Yorkers with various forms of housing assistance.

The 850,000 unregulated units (769,000 in rental buildings and 81,000 in cooperative and condominium buildings) provided 2,195,000 people, or 27 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 2011, Manhattan had more than one in every two rent controlled units in the City (51 percent), while 28 percent were in Brooklyn. Most of the remainder were located in Queens (14 percent).

Rent-stabilized units were scattered in four populous boroughs: Brooklyn (30 percent), Manhattan (27 percent), the Bronx (23 percent), and Queens (19 percent).

Of the 49,000 Mitchell-Lama rental units, 39 percent were located in Brooklyn, while 47 percent were dispersed in Manhattan (27 percent) and the Bronx (21 percent). Most of the remainder were located in Queens (11 percent).

About nine in ten of the Public Housing units in the City were scattered in Brooklyn (34 percent), Manhattan (29 percent), and the Bronx (26 percent)—while most of the remainder were in Queens.

Manhattan was the location for eight in ten of the *in rem* units in the City.

Eighty-six percent of the unregulated rental units in the City were dispersed in Brooklyn (34 percent), Queens (27 percent) and Manhattan (25 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 mirrored that of all unregulated rental units, while the distribution of such units in cooperative and condominium buildings differed. Two in five of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (39 percent) compared to 24 percent of units in rental buildings; only 20 percent of rental units in coop/condo buildings were located in Brooklyn, compared to 35 percent of rental units in rental buildings.

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 517,000 in 2011. This was 16 percent of the 3,188,000 occupied and vacant-available housing units in the City. Of these units in cooperative and condominium buildings, 74 percent, or 385,000 units, were owner units (occupied or vacant for sale), while the remaining 133,000 were rental units, divided into 52,000 rent-regulated units (10 percent) and 81,000 unregulated rental units (16 percent).

Manhattan had the largest share of units in cooperative and condominium buildings in the City with 218,000 such units (42 percent); Queens was next with 138,000 units (27 percent), and Brooklyn third

with 104,000 units (20 percent). The Bronx with 46,000 (9 percent) and Staten Island with 12,000 (2 percent) had the remaining coop and condo units.

Of all 385,000 owner units (occupied or vacant available for sale) in cooperative and condominium buildings, 272,000, or 71 percent, were concentrated in Manhattan (170,000 units or 44 percent) and Queens (103,000 units or 27 percent). The remaining such owner units were located in Brooklyn (74,000 units or 19 percent), the Bronx (30,000 units or 8 percent), and Staten Island (9,000 units or 2 percent).

In 2011, of the 133,000 rent-regulated and unregulated rental units in cooperative and condominium buildings (52,000 rent-regulated units and 81,000 unregulated units) 85 percent were concentrated in Manhattan (36 percent), Queens (27 percent), and Brooklyn (22 percent), while the remainder were located mostly in the Bronx (12 percent). Unlike in the other boroughs, in the Bronx, of all 46,000 units in cooperative and condominium buildings, 16,000 units, or 35 percent, were rental units. The Bronx had the highest proportion of regulated units remaining in coop/condo buildings at 18 percent, while Manhattan had the lowest proportion at 8 percent.

Size of Rental Units

In 2011, half of rental units were smaller units with no bedroom or one bedroom and half were larger units, with two or more bedrooms. Of the 2,173,000 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 with two bedrooms (34 percent) or three or more bedrooms (16 percent).

Fifty-four percent of the rental studios in the City were concentrated in Manhattan, while most of those remaining were located in Brooklyn (21 percent), Queens (15 percent), or the Bronx (9 percent). One-bedroom rental units were scattered throughout the four most populous boroughs: Brooklyn (30 percent), Manhattan (29 percent), Queens (20 percent), and the Bronx (18 percent). Two-bedroom units were also scattered throughout the same four boroughs: Brooklyn (35 percent), Manhattan (22 percent), Queens (22 percent) and the Bronx (19 percent). The vast majority of units with three or more bedrooms were also distributed in the same four boroughs: Brooklyn (37 percent), Queens (22 percent), the Bronx (20 percent), and Manhattan (18 percent).

The Public Housing, *in rem,* and rent-unregulated categories provided higher proportions of larger units. Almost seven in ten Public Housing units were either two-bedroom units (43 percent) or three-or-more-bedroom units (26 percent), while almost three-quarters of *in rem* units were larger units, with two bedrooms and three-or-more-bedrooms (37 percent each).

Of all unregulated rental units, almost three-fifths were either two-bedroom units (37 percent) or three-or-more-bedroom units (22 percent); the remainder were mostly one-bedroom units (34 percent). However, by far the greater proportion of unregulated three-or-more bedroom units were in rental buildings, not in coops.

Compared to the distribution of all rental units, more rent-stabilized units, three-fifths, were smaller units: one-bedrooms (49 percent) or studios (12 percent).

Compared to the city-wide distribution, rent-unregulated units in rental buildings and Public Housing proportionately provided more larger units, while the rent-stabilized category provided more smaller

units. Three-fifths of studio rental units in the City were rent-stabilized; and 54 percent of one-bedroom rental units were rent-stabilized.

More than four-fifths of two-bedroom units were either rent-stabilized (41 percent) or unregulated (42 percent) units. Those remaining were mostly Public Housing units (11 percent). Four-fifths of three-or-more-bedroom units were either unregulated (55 percent) (almost entirely in rental buildings) or rent-stabilized (24 percent). Most of the remaining such large units were Public Housing units (14 percent).

Size of the Owner Housing Inventory

In 2011, the number of owner units, occupied and vacant-available-for-sale altogether, was 1,015,000, or 30.3 percent of the housing inventory in the City. The number of occupied owner units was 984,000 in 2011, while 31,000 owner units were vacant available for sale.

Home Ownership Rates

The homeownership rate for the City as a whole was 31.9 percent in 2011. The home ownership rate is the proportion of the total occupied units (owner and renter units together) that are owner-occupied units.

The homeownership rate in Staten Island was 67.5 percent, the highest among the five boroughs, followed by 43.9 percent in Queens. The ownership rates for Brooklyn, Manhattan and the Bronx were lower than the city-wide rate: 27.6 percent, 24.1 percent and 20.7 percent respectively.

The homeownership rates for each racial and ethnic group in the City varied widely. In 2011, the homeownership rate for white households was 42.0 percent, 10.1 percentage points higher than the city-wide rate of 31.9 percent. The rate for Asian households was 39.3 percent, 7.4 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 26.5 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the homeownership rates were a mere 16.5 percent and 15.4 percent respectively, only approximately half of the city-wide rate.

Composition of Legal Forms of the Owner Unit Inventory

In 2011, the 1,015,000 occupied and vacant-available owner units in the City consisted of the following four legal forms of ownership: conventional (57 percent), private cooperatives (27 percent), Mitchell-Lama cooperatives (5 percent), and condominiums (11 percent).

Composition of Owner Units by Location

The composition of owner units varied from borough to borough. In the Bronx, compared to the composition of owner units city-wide, preponderantly more owner units were Mitchell-Lama cooperatives and fewer were private cooperatives and condominiums. In 2011, of the 103,000 owner units in the borough, 18 percent were Mitchell-Lama cooperatives, while 19 percent were private cooperatives and 9 percent were condominiums. Mitchell-Lama cooperatives were highly concentrated in the borough: 37 percent of all such owner units in the City were located in the Bronx.

In Brooklyn, 69 percent of the 267,000 owner units were conventional units, while 28 percent were private cooperatives (16 percent) or condominiums (11 percent). A disproportionately large proportion, 67 percent, of the 188,000 owner units in Manhattan were private cooperatives, while another 23 percent were condominiums. Only 3 percent of the owner units in Manhattan were conventionally owned.

In Queens, of 347,000 owner units, more were conventional units (68 percent), while fewer were private cooperatives (23 percent) or condominiums (6 percent). In Staten Island, 92 percent of the 111,000 owner units were conventional units, while 7 percent were condominium units and almost none were cooperatives.

Size of Owner Units by Type of Ownership and by Borough

In 2011, almost half of all owner units were larger units with three or more bedrooms (48 percent), while the remainder were mostly units with either two bedrooms (31 percent) or one bedroom (19 percent). In other words, almost four-fifths of all owner units in the City were larger units with two or more bedrooms.

Almost all of the conventional units in the City (95 percent) were larger units with two or more bedrooms; seven in ten had three or more bedrooms. On the other hand, close to half of the private cooperatives were either one-bedroom units (40 percent) or studios (7 percent), while 38 percent were two-bedroom units. Condominiums accommodated more larger units than did private cooperatives, particularly three or more bedroom units. About two-thirds of condominium units were larger units, either two-bedroom units (42 percent) or three-or-more-bedroom units (25 percent).

The Mitchell-Lama cooperative category offered more two-bedroom units: (44 percent) and roughly the same proportion of three-or-more-bedroom units (16 percent) as private cooperatives. In addition, Mitchell-Lama cooperatives provided a considerable proportion of one-bedroom units (39 percent).

In 2011, the vast majority of smaller owner units, studios, in the City were private cooperative units (74 percent). Close to three-fifths of one-bedroom owner units were also private cooperative units (57 percent), while the remainder were scattered among conventional units (15 percent), condominium units (18 percent), and Mitchell-Lama cooperatives (10 percent).

Almost four-fifths of the two-bedroom owner units were either conventional units (45 percent) or private cooperatives (33 percent), while the remaining fifth were divided into condominium units (15 percent)

and Mitchell-Lama cooperatives (7 percent). Of owner units with three or more bedrooms, 84 percent were conventional units while most of the remainder were private cooperatives (8 percent) or condominiums (6 percent).

Three-fifths of the owner studios in the City were concentrated in Manhattan (61 percent), where most owner units were in the non-conventional owner unit categories. Most of the remainder were located in either Queens (22 percent) or Brooklyn (13 percent). Close to nine in ten of the one-bedroom owner units were clustered in Manhattan (36 percent), Queens (30 percent), and Brooklyn (22 percent). The remainder were located mostly in the Bronx (9 percent).

The three boroughs of Manhattan, Queens, and Brooklyn accommodated more than four-fifths of the two-bedroom owner units: Queens (34 percent), Brooklyn (27 percent), and Manhattan (21 percent). The remainder were located in either the Bronx (12 percent) or Staten Island (7 percent).

More than four-fifths of the larger owner units with three or more bedrooms were located in Queens (37 percent), Brooklyn (28 percent), and Staten Island (17 percent). Smaller proportions were located in the Bronx (10 percent) and Manhattan (8 percent).

Housing Units Accessible to Physically Disabled Persons

In 2011, 635,000 units, or 51 percent, of the units in multiple dwellings with elevators in the City met all five accessibility criteria for people with physical disabilities requiring the use of a wheelchair. Of units in multiple dwellings without elevators, the number of accessible units was only 26,000, or 3 percent, in 2011.

Altogether, of the 662,000 accessible units in all multi-family buildings in 2011, 90,000, or 14 percent, were in buildings built since 1990.

Housing Vacancies and Vacancy Rates

The 2011 HVS reports that the number of vacant rental units in the City was 68,000 and the city-wide rental vacancy rate was 3.12 percent.

The 2011 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.

Rental Vacancies and Vacancy Rates by Boroughs

In 2011, more than nine out of ten of the City's 68,000 vacant rental units were dispersed in the populous four boroughs: Brooklyn (18,000 units or 27 percent), Queens (17,000 units or 25 percent), Manhattan (16,000 units or 24 percent), and the Bronx (13,000 units or 19 percent). The remaining small number of vacant units were in Staten Island, where almost two-thirds of housing units were owner units.

In 2011, in Queens and the Bronx, the rental vacancy rates were 3.79 percent and 3.23 percent respectively, while rates in Manhattan and Brooklyn were 2.80 percent and 2.61 percent respectively. The vacancy rate in Staten Island was 6.65 percent. However, since the number of vacant units in the borough was small, interpretations of the rate should be done with caution.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

In 2011, with 38,000 vacant units or 56 percent of all vacant rental units in the City, the vacancy rate for unregulated units was 4.43 percent. These vacant free-market rental units were much more available compared to vacant regulated units, as the vacancy rate for this rental category was substantially higher than the city-wide rate of 3.12 percent and was the highest of any major rent-regulation category.

The vacancy rate for rent-stabilized units as a whole was 2.63 percent in 2011. Still, the 26,000 vacant stabilized units were almost two-fifths of all vacant available rental units in the City. The vacancy rate for pre-1947 rent-stabilized units was 2.54 percent, while it was 2.91 percent for post-1947 rent-stabilized units.

Vacancies and Vacancy Rates by Rent Levels

Vacant units available for low rents were extremely scarce. The rental vacancy rate in 2011 for units with asking rents of less than $800 was a mere 1.10 percent and the number of units available at this rent was very small.

The vacancy rate for units with asking rents in the $800-$899 range was 2.41 percent. The vacancy rate for units with asking rents of $900-$999 was 2.75 percent. The range of $1,000-$1,499 offered by far the largest number of vacant units (29,000) but the vacancy rate for units with that rent level was only 3.87 percent.

The rental vacancy rate moved up to close to 5.00 percent as asking rent levels went further up: it was 4.14 percent for units with an asking rent level of $1,500-$1,999. The vacancy rate for units with asking rents of $2,000 or more was 4.67 percent. For units with asking rents of $2,500 or more, the rate jumped to 5.26. In short, there was a pervasive shortage of available vacant units for rents of less than $1,000 in the City and the shortage of those available for less than $800 was appallingly acute.

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

In 2011, 94 percent of all vacant rental units in the City were either rent-stabilized units (38 percent) or unregulated units (56 percent). The rental vacancy rate for all rent-stabilized units was a low 2.63 percent in 2011. Close to nine in ten of vacant rent-stabilized units had asking rents of either $900-$1,249 (13,000 units or 50 percent) or $1,250 and over (9,000 units or 36 percent); and had vacancy rates of 3.28 percent and 3.06 percent respectively. The number of stabilized vacant units renting at less than $900 was very small.

Nine in ten vacant unregulated rental units were in two levels of rent: $900-$1,249 (8,000 units or 21 percent) and $1,250 and over (26,000 units or 69 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—was very small, while the number of units with rents of $1,250 or higher was 26,000, and the vacancy rate for such units was 5.39 percent. 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.

Vacancies and Vacancy Rates by Rent Quintiles

The vacancy rate for rental units with asking rents in the lowest 20 percent was just 1.16 percent, while the rate for units whose rents were in the second lowest 20 percent was 2.38 percent. The corresponding rate for units with rents in the middle 20 percent was 3.13 percent. Only vacancy rates for units with rents in the top two rent quintiles were over 4 percent: 4.58 percent for the second highest 20 percent and 4.28 percent for the highest 20 percent respectively.

Vacancies and Vacancy Rates by Cumulative Rent Intervals

Rental vacancies for units with asking rents of less than $700 were negligible; and the vacancy rate for units with asking rents of less than $800 was very low, a mere 1.10 percent. The rate for units with asking rents of less than $1,000 was also very low, 1.75 percent.

The rate moved up above 2.00 percent as asking-rent levels moved up above $1,000. However, the rate for all units with asking rents of less than $2,000 was still only 2.98 percent. The rate moved to 4.67 percent for the 13,000 vacant units with asking rents of $2,000 or more. Prospective renters in the City found a rental housing market of extreme scarcity, except for those units at very high rent levels.

Number of Vacant Rental Units Renting At or Below Maximum Public Shelter Allowances

In 2011, 113,000 occupied and vacant rental units, or just 6 percent of the physically decent stock, met the definition of quality housing and rented within the Basic Shelter Allowance levels. The number of vacant physically decent units available at those rent levels was very small. This indicates the pervasive shortage of physically decent housing units affordable to very-low-income households in the City.

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

The number of privately owned vacant rental units (rent-stabilized, rent controlled and unregulated) affordable by households with incomes at least equal to the median renter household income in the City ($38,500) was only 12,000 units in 2011. The rental vacancy rate for such units was 2.09 percent in 2011. The supply of privately owned rental units that even median-income households in the City could afford was 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 2011 was as follows: 0 bedroom - $1,166; 1 bedroom - $1,261; 2 bedrooms - $1,403; 3 bedrooms - $1,726; 4 bedrooms - $1,941; and 5 bedrooms - $2,232 (Fair Market Rents, Existing Section 8, effective February 2011). 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 $46,640 for units with no bedrooms (studios) to $69,040 for three-or-more bedroom units.

Applying Fair Market Rents for Existing Section 8, effective February 2011, an estimated 1,303,000 physically decent units met the Fair Market Rent limits in 2011. Of the number, only 14,000 units were vacant and available for rent; the corresponding vacancy rate was 1.08 percent. A little more than three quarters of these vacant units were either one-bedroom units (53 percent) or two-bedroom units (24 percent).

Median Asking Rents for Vacant Available Units by Borough

The median asking rent for a vacant unit in the City was $1,300 in 2011. The median asking rent for a vacant unit in the Bronx, Brooklyn and in Queens were each $1,200, lower than the city-wide median.

However, the median asking rent in Manhattan was $2,240, 72 percent higher than the city-wide median asking rent of $1,300 in 2011. The number of vacant rental units with asking rents of more than $2,000 in the City was 13,000, of which 11,000, or 85 percent, were in Manhattan in 2011. In the borough, of all 16,000 vacant rental units, 11,000, or 65 percent, had asking rents of $2,000 or more.

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

The median asking rent for rent-stabilized units was $1,175 in 2011. The median asking rent for all unregulated units, those in rental buildings and in cooperative and condominium buildings together, was $1,500 in 2011, substantially higher than the city-wide median in the same year. The asking rent for unregulated units in cooperative and condominium buildings was $1,650, while it was $1,450 for unregulated units in rental buildings.

Rental Vacancy Rates by Number of Bedrooms and Regulatory Status

The city-wide rental vacancy rate for studios, units without a bedroom, was 4.53 percent in 2011, 1.41 percentage points higher than the City's overall rate of 3.12 percent. However, the rate steadily declined as the size of the unit increased: 3.32 percent for one-bedroom units, 2.92 percent for two-bedroom units, and 2.25 percent for three-or-more-bedroom units.

Vacant available larger units in the City were very scarce, only about 8,000, or 11 percent of all 68,000 vacant rental units in 2011.

The pattern of an inverse relationship between the vacancy rate and the size of the rental unit is also visible for rent-stabilized units and unregulated units. In 2011, the rate for rent-stabilized studios was 3.80 percent, 1.17 percentage points higher than the rate of 2.63 percent for all rent-stabilized units. However, the rate declined markedly as the number of bedrooms increased: 3.08 percent for one-bedroom units and 1.74 percent for two-bedroom units. The number of stabilized vacant units with three or more bedrooms was too few to estimate a meaningful vacancy rate.

The vacancy rate for unregulated studios was very high, 6.44 percent, or 2.01 percentage points higher than the rate of 4.43 percent for all unregulated units in 2011. The rate dropped to 4.14 percent for one-bedroom units, then moved up to 5.08 percent for two-bedroom units, then dropped to 3.20 percent for vacant units with three or more bedrooms.

Length of Vacancies

In 2011, 41,000, or six out of ten, of the 68,000 vacant rental units in the City, had been available on the market only for a short term (less than three months), while the remaining 24,000 vacant rental units had been available for a longer term (three months or more).

The 41,000 short-term vacant rental units were scattered in four boroughs: the Bronx (19 percent), Brooklyn (23 percent), Manhattan (27 percent), and Queens (25 percent). The 24,000 long-term vacant rental units were also scattered among the same four boroughs: the Bronx (19 percent), Brooklyn (30 percent), Manhattan (20 percent), and Queens (25 percent).

Of the 41,000 vacant rental units that were available for a short term, more than nine in ten were either rent-stabilized (41 percent) or rent-unregulated (52 percent). Of the 24,000 vacant rental units that had been available for a long term, about three-fifths were rent-unregulated (59 percent), while more than a third were rent-stabilized (36 percent).

Of vacant rent-stabilized units, 66 percent had been available on the market for a short term, while 60 percent of vacant unregulated rental units were available on the market for a short term.

Vacancies in the Owner Housing Market

In 2011, the number of vacant available owner units was 31,000 and the owner vacancy rate was 3.04 percent.

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 2011 was too small to allow for a meaningful estimation of the owner vacancy rate. The number of vacant owner units in the Bronx was also small; thus, it is prudent to use the borough's owner vacancy rate of 4.35 percent with caution.

Owner vacancy rates for Brooklyn, Manhattan, and Queens were 3.91 percent, 3.19 percent, and 2.58 percent respectively in 2011.

Vacancies and Vacancy Rates by Types of Owner Units

In 2011, almost three-quarters of all vacant owner units were either conventional, mostly one- or two-family, units (39 percent) or condominium units (34 percent). The vacancy rate for conventional owner units was 2.09 percent. However, the vacancy rate for condominium units was extremely high, 9.38 percent, more than three times the city-wide owner vacancy rate of 3.04 percent. Another one-fifth of vacant owner units in the City were private cooperative units, with a vacancy rate of 2.51 percent.

Vacancy Duration by Types of Owner Units

In 2011, 34 percent of vacant owner units were available on the market for a short term of less than three months, while 66 percent were available for a longer term of three months or more. The vacancy duration of conventional units was slightly shorter than the duration for all owner units. Of vacant conventional owner units, 43 percent had been available for a short term. On the other hand, 27 percent of vacant private cooperative and condominium units were available for a short term.

Vacant Units Unavailable for Rent or Sale

In 2011, the number of vacant units not available for sale or rent was 164,000, the highest since 1965, when the first HVS was conducted, and 2.4 times the number of vacant available rental units.

Of the 164,000 vacant units not available for sale or rent, 48,000 units, or 29 percent**,** were classified as unavailable because they were undergoing or awaiting renovation. Most of these units undergoing or awaiting renovation will likely be either occupied or vacant and available for sale or rent by 2014, when the next HVS is to be conducted.

The number of units that were unavailable because of occasional, seasonal, or recreational use was 65,000, or 40 percent, the highest since 1978, when the Census Bureau began classifying vacant unavailable units by this reason. Of units in this category, more than six in ten were located in Manhattan, and about six in ten were in cooperative or condominium buildings.

In general, the situation of units unavailable for sale or rent appears to be a transitory state, regardless of the reason. The vast majority of vacant units unavailable for various reasons returned to the active housing stock as either occupied units or vacant units that were available for rent or sale.

Unavailable Vacant Units by Borough

Of the 164,000 unavailable vacant units in the City in 2011, two-fifths were concentrated in Manhattan (66,000 units or 40 percent). Most of the remaining unavailable vacant units were clustered in Brooklyn (40,000 units or 24 percent), Queens (33,000 units or 20 percent), and the Bronx (20,000 units or 12 percent).

The reasons for unavailability appear to vary substantially by borough. In the Bronx and Brooklyn, 50 percent and 34 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 29 percent. In Manhattan, three-fifths of unavailable vacant units were unavailable

because they were held for occasional, seasonal or recreational use (61 percent), and one-fifth because they were undergoing or awaiting renovation (21 percent), while, in Queens, four-fifths of unavailable units were held either for occasional use (33 percent) or because they were undergoing or awaiting renovation (27 percent), or were being held for other reasons, such as personal problems (20 percent).

Condition of Unavailable Vacant Units

The building and neighborhood conditions of vacant units unavailable for rent or sale were not much inferior to those for all occupied and vacant available units. Of unavailable vacant units in 2011, 11 percent were in buildings with one or more building defects, compared to 9 percent of all occupied and vacant available units. Similarly, 10 percent of vacant unavailable units were located on streets with boarded-up buildings, compared to 7 percent of all occupied and vacant available units.

Variations in Rent Expenditure

City-wide Median Rent

In New York City the median monthly contract rent, which excludes tenants' separate payments for utilities and fuel, was $1,100, while the median monthly gross rent, which includes tenants' separate payments for utilities and fuel was $1,204 in 2011.

Median Contract Rents of Subsidized Units and Unsubsidized Units

In 2011, the median contract rent of units occupied by rent-subsidized households was $1,076, compared to the median rent of $1,100 for all rental units or for unsubsidized units. ("Subsidized" only covers households that received any of the government rent subsidies covered in the HVSs).

Of the $1,076 median rent for units occupied by subsidized households, only a median $275 or 26 percent was paid by the households out of pocket, while $801 ($1,076 - $275), or 74 percent, was paid by the government rent subsidy. The subsidy ($801) was almost three times the households' out-of-pocket rent of $275. The rent subsidy helped poor tenants pay rents for the units they occupied that they probably could not have afforded without the subsidies they received.

Median Gross Rent of Subsidized Units and Unsubsidized Units

In 2011, the median gross rent for rent-subsidized households was $1,185. This was $19 or 1.6 percent lower than the median gross rent of $1,204 for all rental units in the City. The median gross rent that unsubsidized households paid was $1,215, or $11 higher than the median gross rent of all renter units.

Contract Rent Distribution by Borough

In 2011, of all renter units in the City, 39 percent rented for less than $1,000 a month: 16 percent rented for a contract rent less than $700, while 23 percent rented for $700 to $999. In addition, 35 percent had rents of $1,000 to $1,499, and 26 percent were $1,500 or more: 13 percent rented for $2,000 or more.

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 2011. In the Bronx, close to three-fifths of rental units rented for a contract rent of less than $700 (21 percent) or between $700 and $999 (36 percent), compared to two-fifths of all rental units in the City, with 16 percent and 23 percent respectively in these two rent intervals. On the other hand, 35 percent of the rental units in the Bronx rented for between $1,000 and $1,499, as did all rental units in the City. The proportion of units in the Bronx renting for between $1,500 and $1,999 was small, 7 percent, about half of the equivalent proportion of all rental units in the City. The proportion of units renting for $2,000 and above in the Bronx was too small to report, while 13 percent of the rental units in the City rented for that level.

Brooklyn had a slightly higher proportion of lower-and moderate rent units compared to the city-wide proportion. Of rental units in Brooklyn, 43 percent rented for less than $1,000. In the borough, 38 percent rented for a contract rent between $1,000 and $1,499, and 19 percent of the rental units rented for $1,500 or more, with 6 percent renting for $2,000 or more.

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. Of rental units in the borough, only 30 percent rented for less than $1,000, while an overwhelming 35 percent rented for $2,000 or more, the highest proportion of such high-rent units among the five boroughs. In fact, in the borough, 22 percent rented for $2,500 or more. Just 16 percent of units in Manhattan rented for less than $700, about equal to the citywide proportion.

In Queens, the rent distribution was also skewed toward high-rent units and shaped very much like a normal curve with 50 percent of all rental units between $1,000 and $1,499. The proportion of rental units with rents less than $700 and the proportion with rents of $1,500 or more were each only 10 percent and 22 percent respectively. Only 4 percent rented for $2,000 or more.

In Staten Island, the rent distribution also looked like a normal curve, with three-quarters of units renting for either $700-$999 (33 percent) or $1,000-$1,499 (42 percent). Units that rented for $1,500 or more in the borough were relatively few, only 10 percent of all 53,000 rental units in the borough in 2011.

Median Contract Rent by Rent-Regulation Categories and Receipt of Subsidy

In rem and Public Housing units were unquestionably the most affordable units for the poor, compared to units in other rental categories in the City. The median contract rents of *in rem* and Public Housing were $350 and $450 respectively, the lowest of any of the rental categories and only 32 percent and 41 percent respectively of the median rent of $1,100 for all rental units in the City in 2011.

"Other Regulated" units and rent-controlled units were also relatively more affordable, with contract rents of $943 and $800 respectively—86 percent and 73 percent lower than the city-wide rent.

The median contract rent of all unregulated units was $1,369 in 2011. The rent of such units in private cooperative and condominium buildings was $1,400, $300 or 27 percent higher than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was $1,358, $258 or 23 percent higher than the city-wide median rent.

The median contract rent of rent-stabilized units was $1,050, lower than the city-wide median rent.

The differences among the overall contract rents paid by subsidized households and the rents paid by unsubsidized households living in stabilized units were not considerable. Specifically, the rents of all households, subsidized households, and unsubsidized households in rent-stabilized units were $1,050, $1,019, and $1,063 respectively in 2011.

The pattern of rent for all households, subsidized households, and unsubsidized households in rent-unregulated units was very similar to the pattern of differences in rent-stabilized units.

The lower median rents of units in the following rental categories—Rent Controlled, Public Housing, and *in rem*, contributed to lowering the city-wide median rent by equalizing the higher rents of unregulated units, particularly such units in cooperative and condominium buildings. Units in the rent-regulated systems mentioned above provide a housing bargain in the City, which has been suffering an affordable housing shortage for middle-income households.

Contract Rent Distribution by Rent-Regulation Categories

In rem and Public Housing units were the least expensive. Eighty-eight percent of *in rem* units and 79 percent of Public Housing units rented for a contract rent of less than $700 in 2011.

An unparalleledly larger proportion of rent-controlled units were low- and moderate-rent units: 66 percent rented for less than $1,000 and 41 percent rented for less than $700.

Rent-stabilized units as a whole rented for all rent levels. In 2011, of all rent-stabilized units, 31 percent rented for $700 to $999; 42 percent rented for $1,000 to $1,499; 10 percent rented for less than $700; and 17 percent rented for $1,500 or more, with 3 percent renting for $2,000 or more.

A substantially larger proportion of unregulated rental units rented for higher rents. Almost eight in ten rented for a contract rent of $1,000 or more: 34 percent for $1,000 to $1,499; 18 percent for $1,500 to $1,999; and an overwhelming 28 percent for $2,000 or more.

Of the 216,000 unregulated households renting units for $2,000 or more in the City in 2011, by far the most, 89 percent, were in rental buildings, with the rest being in coops and condos. Not surprisingly, 77 percent were located in Manhattan.

Contract Rent Distribution by Move-In Period

A substantially higher proportion of households that moved into their current residence in 2000 through 2011 paid higher rents than households that moved in before 2000. Of long-term residents, 38 percent paid contract rents higher than $1,000, while 71 percent of recent movers who moved into their current residence between 2000 and 2011 paid contract rents of $1,000 or more, and 78 percent of recent movers who moved in between 2008 and 2011, paid $1,000 or more. A mere 4 percent of long-term residents paid contract rents of more than $2,000, while 16 percent of recent movers between 2000 and 2011, and 22 percent of those who moved in between 2008 and 2011 respectively paid contract rents of $2,000 or more.

Median Contract Rent of Recent-Movers

In 2011, rents of 61 percent of occupied and vacant rental units were controlled or regulated by various rent-regulation systems in the City. The rents of long-term tenants in controlled and regulated units were much lower than the rents of tenants who recently moved into such units. In 2011, 40 percent of the City's tenants were recent-movers—that is, they moved into their units between 2008 and 2011. The proportion of recent-movers grew vividly as the level of rent went up. Specifically, during the three-year period between 2008 and 2011, the proportions of recent-movers that moved into units with contract rents of less than $500 and between $500 and $749 were 16 percent and 19 percent respectively. The proportion progressively moved higher as the rent level increased: to 29 percent, 50 percent, 58 percent, and 71 percent for units with rents of $750-$999, $1,250-$1,499, $1,750-$1,999, and $2,500 or more respectively. The median contract rent of all recent movers was $1,300, that is, $315 or 32 percent more than the $985 rent paid by tenants who moved into their current units before 2008.

In rent-stabilized units, 37 percent of tenants were recent-movers who moved into their current units between 2008 and 2011. The median rent these recent-movers paid in 2011 was $1,200, $200 or 20 percent higher than the $1,000 rent of long-term tenants who moved into their current rent-stabilized units before 2008.

The variance in rents was larger for tenants in unregulated units in cooperative and condominium buildings, where the highest proportion of households (55 percent) had moved in between 2008 and 2011. The median contract rent of recent-movers in this category was extraordinarily higher, $1,800 or 64 percent higher, than the median contract rent of long-term tenants in such units, which was $1,100.

Median Contract Rent by Unit Size (Number of Bedrooms)

Rents generally increase as the size of the unit increases, except in Manhattan. In 2011, the rent for studios in the City was $1,085, and the rent for one-bedroom units was $1,000. Rents for two-bedroom units and three-bedroom units in the City were $1,175 and $1,350 respectively.

In Manhattan, the median contract rent for all units was $1,500, as was the rent for both studios and two-bedroom units. The median for one-bedroom units was $1,550, while the rent for three-or-more-bedroom units was $1,350. Major reasons for this pattern are: in Manhattan, many large renter units were heavily rent-subsidized, very-low-rent Public Housing, *in rem,* rent-controlled, and pre-1947 rent-

stabilized units, while relatively larger proportions of small units—studios and one-bedroom units—were 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. Most studios were built in recent years and are located in expensive areas in Manhattan; most of them were rent-stabilized or unregulated units.

Specifically, of the 183,000 renter-occupied studios in the City, 100,000, or 55 percent, were located in Manhattan. Of studios in Manhattan, 86 percent were located in the expensive lower-midtown area, while only 47 percent of three-bedroom units were located in these areas of Manhattan. Of the 100,000 studios in Manhattan, nine in ten were either rent-stabilized (57 percent) or unregulated (32 percent), compared to two-thirds of three-or-more bedroom units. Of the unregulated and rent-stabilized studios in Manhattan, 95 percent and 82 percent respectively were located in the relatively high-rent sub-borough areas 1 through 6 in 2011. The median contract rent for unregulated studios in Manhattan was $2,095; for rent-stabilized studios, it was $1,300.

The median contract rent for unregulated rental units in Manhattan was $2,500, 67 percent higher than the borough-wide median rent of $1,500, more than five times the rent for Public Housing ($467) and about seven times the rent for *in rem* ($350) units in the borough. The median rent for post-1947 rent-stabilized units was $1,500, more than three times the rent for Public Housing and more than four times the rent for *in rem* units in Manhattan. In Manhattan, 68 percent of rent-stabilized units and 64 percent of unregulated units were studios or one-bedroom units, while 65 percent of Public Housing and 73 percent of *in rem* units in Manhattan were either two-bedroom units or three-bedroom units.

City-wide, a positive relationship between unit size and rent level is exhibited within each rent-regulation category, except for very new units, such as rent-unregulated units. For unregulated units, the median contract rent for studios was $1,650, while the rent for one-bedroom units was $1,244. The rents for two-bedroom and three-bedroom units were $1,300 and $1,500 respectively. This is mainly because many studios are rent-unregulated units and are located in high-rent areas in Manhattan.

Median Contract Rents for Unregulated Rental Units

Of the 2,105,000 occupied rental units in the City in 2011, 812,000 or 39 percent were unregulated rental units. The median contract rent for all unregulated units in the City was $1,369. Of all occupied unregulated rental units, 736,000 or 91 percent, were in rental buildings, while 76,000 or 9 percent were in cooperative or condominium buildings.

The rents for unregulated rental units as a whole and for separate sub-categories of this rental category—those in rental buildings and in cooperative or condominium buildings—in Manhattan were the highest of rents in all the boroughs. The median rent for all unregulated units in the borough was $2,500, or 1.8 times the rent for such units in the City as a whole.

Contract Rent Distribution of Unregulated Units by Type of Building

More unregulated rental units in the City were in the middle and upper rent ranges in 2011. Almost eight in ten of unregulated rental units rented for $1,000 or more: 34 percent rented for $1,000-$1,499; 18 percent rented for $1,500-$1,999; and 28 percent rented for $2,000 or more, including 16 percent that rented for $2,500 or more.

The rent-distribution pattern of unregulated units in rental buildings very much mirrored the pattern of all unregulated units, because 91 percent of unregulated units were in rental buildings. However, the pattern of such units in cooperative and condominium buildings was different. Although the proportion of unregulated units in cooperative and condominium buildings renting for less than $1,500 was similar to the pattern of all unregulated units and those in rental buildings, the proportion of such units in cooperative and condominium buildings renting for $2,000 or more was 32 percent, higher than the proportions of all unregulated units (28 percent) and those in rental buildings (27 percent).

Median Contract Rents of Units in Cooperative and Condominium Buildings by Borough

All occupied rental units in cooperative and condominium buildings numbered 128,000 in 2011. The share of rent-regulated units in such buildings was 41 percent or 52,000 units in 2011.

In 2011, 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.
The median contract rent of unregulated rental units in coop/condo buildings was $1,400, $300 or 27 percent higher than the rent of rent-regulated units in such buildings in 2011.

The difference was greatest in Manhattan. The rent of unregulated rental units in coop/condo buildings in the borough was $2,475—$1,050 or 74 percent higher than the rent of rent-regulated units in such buildings in Manhattan in 2011. In the Bronx and Queens, the rents of unregulated units in cooperative and condominium buildings were 14 percent and 9 percent higher, respectively, than the rents of regulated units in such buildings in 2011. In Brooklyn, the rent of unregulated units was $1,100, while the rent of regulated units in such buildings was $1,200.

Rent and Housing and Neighborhood Conditions

The rent for units with better housing, building, and neighborhood conditions was higher than the rent for units with poorer conditions in 2011. Specifically, the median contract rent of units in buildings that were not dilapidated was $1,100, or $150 higher than that of units in dilapidated buildings. The rent of units in buildings without any building defects was $1,100, compared to rents of $1,000 for units in buildings with one defect type and $1,000 for units in buildings with two defect types. The rent for units in buildings with three or more defect types was $1,020.

There is also a positive relationship between housing maintenance condition and rent in the City. The contract rent of units without maintenance deficiencies was $1,200, while it was $1,100, $1,000, and $930 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies.

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 $1,100, while it was $1,014 for units on a street where boarded-up buildings were present in 2011. The rent level was highest, $1,350, for units in neighborhoods rated "excellent" by survey respondents. The rent level declined as the neighborhood rating declined: $1,100 for units in neighborhoods rated "good," $1,000 for units in neighborhoods rated "fair," and $923 for units in neighborhoods rated "poor."

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

In 2011, the median gross rent/income ratio was 33.8 percent while the contract rent ratio was 30.9 percent. As income levels rise, rent/income ratios decline. The median gross rent/income ratio was 65.8 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2010. The ratio declined to 50.1 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 25.2 percent for moderate-income households with incomes between 81 percent and 100 percent of the AMI; to only 18.4 percent for households with incomes greater than the AMI.

The comparable median contract rent/income ratio was 59.1 percent for very poor households whose incomes were at or below 50 percent of the AMI in 2010. The median contract rent/income ratio declined to 45.5 percent, 23.1 percent, and 17.1 percent respectively for low-income households with incomes 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 higher-income households with incomes greater than the AMI. Low household incomes contribute predominately to high rent/income ratios for all renters in the City.

Median Rent/Income Ratios by Household Income Level

The median gross rent/income ratio for households with incomes between $15,000 and $19,999 in 2010 was 71.0 percent. The ratio slid progressively without interruption as household incomes increased. The ratio dropped briskly to 51.7 percent for households with incomes between $20,000 and $29,999 and to 32.8 percent for households with incomes between $40,000 and $49,999. The ratio continued to go further down as household income rose: to 21.1 percent for households with incomes between $70,000 and $99,999, to 15.9 percent for households with incomes between $125,000 and $149,999, and to a mere 11.6 percent for households with incomes of $200,000 or more.

The primary cause of the high rent/income ratio was the very large number of low-income households in the City. Low-income households—certainly the 858,000 households, or 41 percent of all renter households in the City, with incomes below $30,000—had an onerous rent burden, paying 51.7 percent or more of their income for gross rent

However, as incomes moved up the income scale, the rent burden was substantially alleviated. The basic issue 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, the source of the high rent/income ratio for low-income households, particularly for those in private units (rent-stabilized and unregulated units) appears to be the lower incomes that determine their appallingly serious rent burdens.

Median Rent/Income Ratios by Subsidized Households and Unsubsidized Households

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 93.1 percent in 2011. However, the out-of-pocket rent/income ratio—that is, the portion of the household's income actually spent out of pocket by the household for the rent of the subsidized unit—was only 30.0 percent of the household's monthly income. This means if rent-subsidized households had to pay the total rent asked by the landlord out of their own pockets without any rent subsidy, the amount of their rent would have been 93.1 percent of their income, although the rent they actually paid was only 30.0 percent. These subsidized households could not have afforded the apartments they occupied without the subsidy they received. The median gross rent/income ratio for unsubsidized households was 30.6 percent.

Affordability for Different Rent-Regulation Categories

The median gross rent/income ratio for households in rent-controlled units, most of which were elderly households with very low and fixed incomes, was 32.1 percent.

The median gross rent/income ratio for households in rent-stabilized units was 35.2 percent.

The median gross rent/income ratio for unregulated rental units as a whole was 33.5 percent, while it was 33.8 percent for such units in rental buildings, the same as the city-wide ratio. But the ratio for unregulated rental units in cooperative and condominium buildings, whose 2010 household income was $60,000, the highest of any rent-regulation category, was 31.2 percent, the lowest of any rent-regulation category.

The contract rent/income ratio for all renter households in 2011 was 30.9 percent. The contract rent/income ratio for rent-controlled households was 27.6 percent, while the gross rent/income ratio for such households was 32.1 percent. For all renter households, the contract rent/income ratio was 2.9 percentage points lower than the gross rent/income ratio in 2011, while, for rent-controlled households, it was 4.5 percentage points lower. Over recent years, with escalating fuel costs, the New York State DHCR's orders pertaining to Fuel Cost Adjustment (FCA) applications filed by owners of rent controlled apartments have resulted in FCA increases commensurate with such rising costs.

Distributions of Rent/Income Ratio and Receipt of Subsidy

In 2011, 43.3 percent of renter households in the City paid below the standard affordability measure of 30.0 percent of income for gross rent; 24.0 percent paid between 30.0 and 49.9 percent; and 32.7 percent paid 50.0 percent or more.

Of rent-subsidized households, only 7.2 percent paid less than 30.0 percent of their income for gross rent; 15.4 percent paid between 30.0 percent and 49.9 percent; and a notable 77.4 percent paid 50 percent or more. However, the effectiveness of the subsidy is shown in that just 20.9 percent of subsidized households paid out-of-pocket more than 50 percent of their income for gross rent.

Of unsubsidized households, 48.4 percent had gross rent/income ratios below 30.0 percent in 2011. Therefore, 51.6 percent had ratios of 30.0 percent or more: 25.2 percent had ratios between 30.0 percent and 49.9 percent, and 26.3 percent had ratios of 50.0 percent or more.

In 2011, 29.4 percent of all renter households paid 50 percent or more of income for contract rent, while 47.9 percent of renter households paid below 30 percent of their income for contract rent. Comparable proportions of rent-subsidy households that paid less than 30 percent and 50 percent or more, of their income for contract rent were 9.7 percent and 74.7 percent respectively.

Affordability by Different Racial and Ethnic Groups

The rent burden experienced by each racial and ethnic group in 2011 was considerably different. The gross rent/income ratio for Puerto Rican Hispanic households was 38.0 percent, the highest of any racial and ethnic group and 4.2 percentage points higher than the rent/income ratio of 33.8 percent for all renter households. The ratio for non-Puerto Rican Hispanic households was 37.2 percent, 3.4 percentage points higher than the overall ratio in 2011. The ratio for Asian households was 34.7 percent.

The gross rent/income ratio for black households was 32.9 percent, while the ratio for white households was 31.3 percent, 2.5 percentage points lower than the city-wide ratio in 2011.

The reason for the high rent/income ratios for Puerto Rican households and for non-Puerto Rican Hispanic households was not their high rent levels, but rather their low income levels, compared to the median rent and median household income of all renter households. Even though the median gross rents of Puerto Rican households and non-Puerto Rican Hispanic households were $1,035 and $1,159 respectively in 2011, 86 percent and 96 percent of the city-wide rent, their median household incomes were only 63 percent and 86 percent respectively of the median household income of all renter households.

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 57.6 percent in 2011; that is 23.8 percentage points higher than the overall proportion of 33.8 percent the average renter household paid for gross rent. The “affordability gap” for these single elderly households was very high, 27.6 percentage points (57.6 percent – 30.0 percent).

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 56.4 percent was 22.6 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 26.4 percentage points.

The rent/income ratio for elderly households was 35.7 percent, 1.9 percentage points higher than the city-wide ratio.

The proportion of income that adult households paid for gross rent in 2011 was the lowest of any household group, only 25.7 percent, or 8.1 percentage points lower than the median gross rent/income

ratio for the City. Adult households with minor children and single adult households each paid 33.9 percent of their income for rent.

Affordability by Location

Gross rent required a substantially larger share of household income in the Bronx, where the median rent/income ratio was 40.8 percent. Rental units in Manhattan, with a gross rent/income ratio of 29.8 percent, were affordable for the majority of households in the borough and were more affordable than units in the other boroughs, due to the higher average incomes in the borough. Median gross rent/income ratios in Brooklyn and Queens were 34.5 percent and 34.1 percent respectively, while the ratio in Staten Island was 33.0 percent. However, the median rent/income ratio for each borough disguises the uniquely different rent burdens households in the boroughs bear.

In Manhattan and the Bronx, 50.2 percent and 34.7 percent respectively of renter households paid less than 30.0 percent of their income for gross rent. In Brooklyn, Queens, and Staten Island, 42.4 percent, 43.7 percent, and 42.0 percent respectively of renter households paid less than 30.0 percent of their income for rent.

In the Bronx, 41.9 percent of renter households paid 50.0 percent or more of their income for gross rent, while 32.7 percent of renters as a whole in the City had rent/income ratios that high.

The median contract rent/income ratio in the Bronx was much higher than the ratio for all renter households in the City: 36.0 percent compared to 30.9 percent. The ratios in Manhattan and Staten Island were 28.6 percent and 28.2 percent respectively, lower than the city-wide ratio, while the ratios in Brooklyn and Queens were 31.4 percent and 30.8 percent respectively.

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 $25,200 in 2010, only 65 percent of the median income of all renters in the City, while the median gross rent for the borough was $1,050, or 87 percent of the median gross rent for the City as a whole in 2011.

Housing and Neighborhood Conditions

Occupied Units in Dilapidated Buildings

In 2011, building conditions in New York City were the best ever recorded. Practically all occupied units in the City were situated in structurally decent buildings. Of all occupied units, a negligible 0.2 percent were in dilapidated buildings in 2011; and the dilapidation rate for renter-occupied units was 0.3 percent. In other words, 99.8 percent of all occupied units and 99.7 percent of renter-occupied units in the City were in structurally decent buildings in 2011. The 2011 dilapidation rates were the lowest in the forty-six-year history of the HVS.

Units in Buildings with Structural Defects

In 2011, the proportion of all renter-occupied units in buildings with any of the building defects covered in the HVS was 11.2 percent.

Renter-Occupied Units in Buildings with Structural Defects by Structure Class

Structural condition, as measured by building defects, is associated with a building's structure class and age. In 2011, of occupied rental units in Old Law tenement buildings (which were built before 1901), 20.0 percent were in buildings with one or more building defects, the highest percentage of any building structure class. Of occupied rental units in New Law tenement buildings (built between 1901 and 1929), 16.7 percent were in buildings with such defects. The comparable proportion for units in buildings built after 1929 was only 6.7 percent, 4.5 percentage points less than the city-wide proportion of 11.2 percent. Of all 215,000 renter occupied units with one or more observable defects, 60 percent, or 124,000, were in Old Law or New Law tenements.

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

In 2011, of rent-controlled units and pre-1947 rent-stabilized units, 17.8 percent and 16.9 percent respectively were in buildings with one or more building defects, while only 3.2 percent of stabilized units in buildings built in or after 1947 were in buildings with such structural conditions. In 2011, 10.0 percent of Public Housing units were in buildings with one or more building defects. Of all unregulated rental units, 8.8 percent were in buildings with one or more defects.

The proportion of units in *in rem* buildings with structural defects was 34.9 percent in 2011, more than three times the city-wide proportion of 11.2 percent. There are three major 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 conditions also require a long period of time; second, 97 percent of *in rem* units are in Old Law or New Law tenements, by far the oldest of the city's housing stock; 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) at which time the buildings are no longer classified as *in rem.* According to official records, the number of *in rem* units declined by 17 percent during the three-year period between June 30, 2008, and June 30, 2011 as the City works to improve their condition and transfer them to responsible owners in the private sector.

Renter-Occupied Units in Buildings with Structural Defects by Building Size

In general, the larger the building, the better the structural condition. In 2011, of renter-occupied units in buildings with 6-19 units and in buildings with 20-49 units, 16 percent and 17 percent respectively had one or more building defects. The proportion then declined steadily to 11.0 percent and 3.3 percent for such units in buildings with 50-99 units and with 100 or more units respectively. This relationship exists because the vast majority of smaller buildings are older buildings and older buildings generally have 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 2011, the number of owner-occupied units in dilapidated buildings was too few to estimate the dilapidation rate. Of owner-occupied units 4.3 percent were in buildings with one or more defects, compared to 11.2 percent for renter-occupied units.

Maintenance Deficiencies in Occupied Units

In 2011, housing maintenance conditions in the City were very good. The proportion of all occupied units with five or more of the seven maintenance deficiencies was a mere 3.2 percent. The proportion of renter-occupied units with five or more deficiencies was only 4.3 percent. The proportion of renter-occupied units with no maintenance deficiencies was 41.0 percent. The proportion of renter-occupied units with no heating breakdowns was 83.3 percent.

Maintenance Conditions by Structure Class

In 2011, the maintenance condition of renter-occupied units in Old Law tenements was also good. Of such units, only 4.6 percent had five or more maintenance deficiencies. The comparable proportion in New Law tenement buildings, built between 1901 and 1929, at 7.1 percent, was higher than in any other structural category. The proportion for post-1929 multiple dwellings was just 3.9 percent, while the proportion for one- or two-family houses was very low, a mere 1.8 percent.

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 2011, as 59.4 percent had no maintenance deficiencies. Of unregulated rental units in rental buildings, 52.6 percent had no maintenance deficiencies.

The maintenance condition of post-1947 rent-stabilized units was also very good: 45.4 percent were free of maintenance deficiencies. On the other hand, only 31.3 percent of pre-1947 rent-stabilized units had no maintenance deficiencies.

Public Housing and *in rem* units showed even poorer maintenance conditions, as just 21.3 percent of the former and 21.2 percent of the latter had no maintenance deficiencies.

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 2011, 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 3.0 percent respectively, had five or more maintenance deficiencies. On the other hand, of units in buildings with 6-19 units and 20-49 units, most situated in

relatively older buildings, 6.0 percent and 5.4 percent respectively had five or more maintenance deficiencies. The proportion of such maintenance deficiencies was 5.6 percent of units in buildings with 50-99 units.

Maintenance Conditions by Rent Level

The higher the rent, the better the maintenance condition. In 2011, the maintenance condition of rental units with contract rents less than $1,100 was relatively poorer than the overall condition. Only at rents of $1,500 or more did rental units have a proportion of no maintenance deficiencies significantly higher than the overall rate. While 41.0 percent of all rental units in the City had no maintenance deficiencies, the proportion climbed above 41.0 percent as the rent level increased: it was 29.7 percent for units with rents of less than $500, 37.0 percent for units at $900-$1,099, 41.9 percent for units with rents of $1,300-$1,499, 46.3 percent for units at $1,700–1,999 and 54.0 percent for units at rents of $2,000 or more.

Of units with rents of less than $500, 8.1 percent had five or more maintenance deficiencies, compared to 4.3 percent overall. The proportion slipped down as rent levels climbed until it reached $1,300-$1,499 where it jumped up to 4.2 percent, only to drop down to 3.0 percent for units renting from $1,500-$1,699. The proportions at the top two rent levels, $1,700-$1,999 and $2,000 or more, were extremely small.

The median contract rent of units with no maintenance deficiencies was $1,200 and steadily decreased to $930 for units with 5 or more deficiencies.

Relationship of Maintenance and Building Conditions

In 2011, of rental units in non-dilapidated buildings, 41.0 percent had no maintenance deficiencies, while only 4.3 percent had five or more deficiencies. A similar relationship existed between building defects and maintenance conditions. Of rental units in buildings with no defects, 42.5 percent had no maintenance deficiencies, while only 3.7 percent had five or more.

Maintenance Deficiencies in Owner-Occupied Units

Maintenance conditions of owner units were substantially better than those of rental units. In 2011, 63.0 percent of owner units, compared to 41.0 percent of renter units, had no maintenance deficiencies. Conventional owner units had the best maintenance condition: 64.3 percent were maintenance-deficiency free, followed by private condominium units, of which 63.3 percent had no deficiencies. The maintenance condition of Mitchell-Lama units was poorer than for other types of owner units, with 53.0 percent having no deficiencies in 2011.

Estimates of Physically Poor Occupied Units

The definition of a physically poor housing unit used by the City in the Consolidated Plan, required by and submitted to HUD, is "a housing unit that is either in a dilapidated building, lacks 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." Applying this definition, the 2011 HVS reports 240,000 physically poor occupied housing units in the City, or 8 percent of all 3,089,000 occupied units in 2011. The largest number (86,000) and percentage (36 percent) of all physically poor units in the city were in Brooklyn, but the highest incidence of all occupied physically poor units was in the Bronx at 15 percent, compared to just 8 percent overall, 2 percent in Staten Island and 4 percent in Queens. The category of four or more maintenance deficiencies accounts for 82 percent of all physically poor housing units in the City.

Renter Occupied Physically Poor Units by Borough

The proportion of physically poor renter-occupied units in the Bronx was 18 percent in 2011, the highest of any borough, compared to 11 percent for all renter occupied units in the City. The number of physically poor renter-occupied units in the borough was 66,000, or 30 percent of the 224,000 physically poor renter occupied units in the City, while only 18 percent of all renter-occupied units in the City were located in the borough.

The proportion of physically poor renter units in Manhattan was 9 percent in 2011; the number was 50,000, or 22 percent of all such units in the City. In Brooklyn, 80,000 or 12 percent of renter occupied units were physically poor. This was 36 percent of all physically poor renter units in the City and the largest number of such units for any borough.

In terms of housing condition as measured by the proportion of physically poor renter-occupied units, Queens was very good with an incidence of just 6 percent. In 2011, of all 224,000 physically poor renter-occupied units in the City, only 26,000, or 12 percent, were located in Queens, while 21 percent of all renter-occupied units were located in the borough. The number of physically poor renter-occupied units in Staten Island was very small.

Characteristics of Physically Poor Renter-Occupied Units

Physical housing condition is most closely related to the age of the dwelling and building structure type. Of all 224,000 physically poor renter-occupied units in the City in 2011, 52 percent were in either Old Law (11 percent) or New Law (41 percent) tenement buildings. New Law tenement units' proportion of physically poor renter-occupied units in the City (41 percent) was much higher than their 30 percent proportion of all renter-occupied units in the City. The 11-percentage-points higher proportion of physically poor units in this category is notable. New Law tenements alone had 43 percent of the renter units with 4 or more maintenance deficiencies. On the other hand, just 33 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.

The city-wide incidence for renter-occupied units in physically poor condition was 11 percent in 2011. The incidence of poor housing was more frequent in small- and medium-sized buildings in 2011. Of renter-occupied units in buildings with 6–19 units and 20–49 units, 14 percent each were in physically poor housing, compared to 13 percent for buildings with 50-99 units and just 8 percent for buildings with 100 or more units. The equivalent proportions for smaller buildings of 3-5 units and 1-2 units were 10 percent and 6 percent respectively.

In 2011, of the 224,000 physically poor renter-occupied units in the City, 9 percent were units with no bedrooms, the same as the proportion of such renter-occupied units in the City as a whole. Of all the physically poor renter studio units, half did not have complete kitchens and/or plumbing facilities for the exclusive use of the tenant. In other words, half of physically poor studios were SRO or SRO-type rental units.

In 2011, *in rem* (23 percent) and public housing (18 percent) had the highest incidence of physically poor housing, followed by pre-1947 rent-stabilized housing at 15 percent, compared to 11 percent of all renter units in the City. In fact, 49 percent or 110,000 of the City's physically poor renter units were in pre-1947 stabilized housing, while this category held only 34 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 2011, of renter-occupied units with a contract rent less than $500, 17 percent were in physically poor condition; and 14 percent of units renting between $500 and $999 were physically poor, while between $1,000 and $1,499, 10 percent were physically poor units. Of units with rents of $1,500-$1,999, 9 percent were physically poor units, while only 4 percent of units renting for $2,000 or more were in physically poor condition.

Characteristics of Renter Households in Physically Poor Units

More than seven in ten of the households occupying physically poor rental units in 2011 were either black (37 percent), Puerto Rican (14 percent), or non-Puerto Rican Hispanic (22 percent). The proportion of each of these three racial and ethnic groups, and particularly of blacks, in physically poor renter units was markedly higher than each group's proportional share of all renter households.

Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units. In 2011, 17 percent of single-adult-with-minor-children renter households lived in physically poor units, the highest percentage of any household type. 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, 28 percent of households in physically poor renter units were adults with minor children, while this household type's share of all renter households was just 24 percent. Of all adults-with-minor-children renter households, 13 percent lived in physically poor rental units. The household types with children have a conspicuously higher incidence of living in physically poor housing than other household types.

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, 38 percent had incomes less than $20,000 in 2010, while 29 percent of all renter households had incomes at that level.

Of renter households in physically poor units in the City in 2011, 60 percent paid more than 30 percent of their income for gross rent, while 56 percent of all renter households paid that much. At the same time, 37 percent of renter households occupying physically poor units paid more than 50 percent of their income for rent, while just 32 percent of all renter households in the City paid that much.

Neighborhood Conditions of Occupied Units

In 2011, neighborhood conditions in the City were very good. The proportion of all households near buildings with broken or boarded-up windows ("boarded-up buildings") on the same street in the City was a mere 6.6 percent. The proportion of renter households near boarded-up buildings on the same street was 7.3 percent.

The proportion of renter units on streets with boarded-up buildings in Brooklyn was 11.6 percent, the highest of any of the boroughs in the City in 2011. 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, 3.8 percent in 2011.

Neighborhood Conditions of Renter-Occupied Units by Rent Level

There is an inverse relationship between the level of rent and neighborhood condition: the higher the contract rent in a neighborhood, the better the physical condition of that neighborhood. Of renter-occupied units with contract rents of less than $500, 8.9 percent were on streets with boarded-up buildings. The corresponding proportion for units with contract rents of $1,000-$1,499 was 7.0 percent, while the proportion was 6.3 percent for units with rents of $2,500 or more.

Residents' Ratings of Neighborhood Physical Condition

New Yorkers' opinion about the physical condition of neighborhood residential structures was very good. According to the 2011 HVS, the proportion of all households, renter and owner together, that rated the quality of their neighborhood residential structures as "good" or "excellent" was a very high 75.2 percent. Renter households' rating of "good" or "excellent" was 70.4 percent in 2011.

Residents' Rating of Neighborhood Physical Condition by Rent Level

In neighborhoods with higher rents, renters' ratings of neighborhood physical condition were also higher. Of renters who paid contract rents of less than $500, only 9.8 percent rated their neighborhood's physical condition as "excellent". Ratings moved up steadily as rent levels moved up. For renters paying $1,000-$1,499, the excellent rating was 13.5 percent. It climbed to 31.6 percent for renters paying $2,000-$2,499 and jumped to 42.1 percent for those paying $2,500 or more.

Relationship between the Presence of Boarded-Up Buildings and Residents' Rating of Their Neighborhood's Physical Condition

Of renters whose units were on streets with boarded-up buildings, 9.0 percent rated their neighborhood's physical condition as "poor," while, of renters whose units were on streets without boarded-up buildings, only 5.5 percent rated their neighborhood's physical condition as "poor". Conversely, of renters who lived on streets without boarded-up buildings, 71.4 percent rated their neighborhood's physical condition as either "good" or "excellent," while, of renters in units on streets with boarded-up buildings, only 59.6 percent rated their neighborhood's physical condition as either "good" or "excellent."

Housing and Neighborhood Conditions of Immigrant Households

The 2011 HVS reports that building conditions for non-immigrant households were not appreciably better than those for immigrant households. Non-immigrant households' ratings of the physical condition of residential structures in their neighborhoods as "good" or "excellent" were also not much different than those of immigrant households.

Housing and Neighborhood Conditions as Reasons for Moving

Housing and neighborhood conditions can play an important role in households' decisions to move. More space was the main reason for moving for 13 percent of recent mover renter households (moved in 2008 and after), and quality of residence, building condition or services was the main reason for 11 percent. Neighborhood services were the main reason for moving given by 9 percent of such households.

Neighborhood Conditions of Owner-Occupied Housing

The physical condition of owner households' neighborhoods was markedly better than that for renters. In 2011 only 5.2 percent of all owners lived on a street with a boarded-up building, compared to 7.3 percent for renters.

Owners' ratings of the physical condition of residential structures in their neighborhoods as either "good" or "excellent" were substantially higher than those of renters: 85.7 percent of owners rated the condition of their neighborhood as "good" or "excellent," compared to 70.4 percent of renters.

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

The City's housing efforts through the New Housing Marketplace Plan have contributed tremendously not only to meeting the increased demand for affordable housing, but also to improving the conditions of existing affordable housing and neighborhoods over the last ten years. Thus, the significant improvements in the condition of housing and neighborhoods in the City over the last several years deserve further analytic review in the context of the City government's efforts.

The City has expanded its concerted efforts to meet the increased need for affordable, quality housing by creating new housing and preserving existing housing. Through programs of the Department of Housing Preservation and Development, the City rehabilitated or newly constructed a total of 29,968 units through various City-funded programs between July 1, 2008, and June 30, 2011, the three-year period between the 2008 HVS and the 2011 HVS. Of these units, 14,288 were rehabilitated and 15,680 were newly constructed. The City made additional substantial contributions to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax exemptions/ abatements in the amount of $267,390,000 for improving the physical conditions of buildings containing 139,111 housing units in the City. The 25,665 units newly constructed with the benefit of the 421-A and 421-B programs and 830 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. In addition, through effectively coordinated efforts under HPD's Targeted Enforcement Program, HPD worked closely to identify residential buildings with housing maintenance code violations, and with outside community partners and responsible owners to stabilize building finances and improve building structural and maintenance conditions.

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 with non-profit and private groups in their efforts to preserve and create affordable new housing. An additional 8,367 New Housing Marketplace units were assisted by the HDC during that period.

Crowded Households

In 2011, the percentage of renter households in the City that were crowded (more than one person per room), remained high at 11.5 percent. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 4.3 percent in 2011. The rate of crowding for all households is always considerably lower than it is for renter households because the rate for owner households is substantially lower than the rate for renter households. For all households in 2011, 9.3 percent were crowded and 3.3 percent were severely crowded.

In 2011, 14.5 percent of renter-occupied units in Queens were crowded; this rate was 3.0 percentage points higher than the city-wide rate of 11.5 percent. The rate in the Bronx was 14.3 percent, 2.8 percentage points higher than the city-wide rate in 2011.

In Brooklyn in 2011, 12.1 percent of renter households were crowded while in Staten Island 7.7 percent were crowded.

Only 6.9 percent of renter households in Manhattan were crowded, 4.6 percentage points lower than the city-wide rate. This low crowding rate is because 46 percent of renter households in the borough are single-person households.

Sources of High Crowding Rates

Crowding is, in general, a phenomenon of large households. For renter households in 2011, only 3.8 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 25.4 percent, more than twice the city-wide rate. The rate soared to 55.0 percent for five-person households and 80.3 percent for six-person households. The crowding rate for households with seven or more persons was an extremely high 91.4 percent. Thus, the source of the high crowding situation is definitely large households.

The source of the high level of crowding in Queens and the Bronx was the relatively high proportion of large households in the boroughs. In 2011, 10.8 percent of renter households Queens had five or more persons, compared to the city-wide proportion of 9.2 percent. Of these large renter households in Queens, 72.5 percent were crowded. Of all crowded renter households in the borough, an overwhelming 54.3 percent were such large households. The proportion of renter households with three to four persons in the borough was also very high, 34.8 percent, compared to the city-wide proportion of 28.1 percent. Of these households with three to four persons in Queens, 15.3 percent were crowded; 36.9 percent of the crowded renter households in the borough were households with three to four persons.

The crowding rate in the Bronx is similarly very high at 14.3 percent of renter households. 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, 11.8 percent housed five or more persons. Seven in ten (70.6 percent) of these large households were crowded, and 57.9 percent of the crowded households in the borough were such large households.

A disproportionately larger proportion of immigrant renter households was crowded: 20.5 percent, almost two times the proportion of all renter households. Again, this is attributable to the larger mean household size of 3.07 persons for immigrant renter households, compared to the mean household size of 2.52 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, 67.3 percent or 148,000 of 241,000 crowded renter households were immigrant households. Immigrant renter households were three times as likely to be crowded as non-immigrant households (20.5 percent compared to 6.6 percent).

Queens, where 208,000 of 432,000 renter households were immigrant households in 2011, had a considerably higher proportion of immigrant households than the City as a whole (48.2 percent compared to 34.4 percent); and 86.4 percent or 48,000 of the 63,000 crowded renter households in Queens were immigrant households.

The lower crowding rate in Manhattan appears to be the result of its extremely high proportion of one-person households, 46.3 percent, and low proportion of big households, a mere 3.9 percent with five or more persons.

Crowding by Rent-Regulation Status

The percentage of all rent-stabilized units that were crowded was 13.9 percent, 2.4 percentage points higher than the city-wide rate of 11.5 percent. The overall higher rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 14.7 percent, compared to 11.5 percent for the category's post-1947 units in 2011. Pre-1947 units have a higher number of persons per household than post-1947 units. Crowding did not exist in rent-controlled units. In Public Housing units, only 5.9 percent were crowded. The rate in other-regulated units—including Mitchell-Lama, Article 4, HUD, and Loft Board rent-regulated units—was also very low: 6.3 percent. The percentage of crowded unregulated units was 10.9 percent.

Crowding by Race and Ethnicity

In 2011, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households. For non-Puerto Rican Hispanic and Asian renters—many of them recent immigrant households, an extraordinarily high 23.2 percent and 20.8 percent respectively 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 3.38 and 2.82 persons respectively, considerably larger than the city-wide average of 2.52.

Only 5.2 percent of white renter households were crowded, less than half the city-wide rate of 11.5 percent. The rate for black renter households was 9.1 percent, also lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 8.0 percent, the second-lowest after whites.

Crowding by Household Type

The percentage of crowded renter adult households with minor children was 34.8 percent, about three times higher than the city-wide average. That is, one in every three adult renter households with children was crowded. The source of this extremely high rate was the household type's extraordinarily rge mean household size of 4.55 persons, compared to 2.52 for renter households overall.

Crowding in Owner Households

In general, owner households were not crowded. In 2011, the crowding rate for owner households as a whole was a mere 4.7 percent. However, even owner households were crowded if they were large households. For five-person owner households, 13.4 percent were crowded, almost three times the city-wide rate for all owner households. Crowding is an absolute phenomenon of larger households, whether or not the households are renter or owner households.

1 Introduction

Overview of the 2011 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, in accordance with the Local Emergency Housing Rent Control Act of 1962,[1] the subsequent Local Rent Stabilization Law of 1969,[2] and the Emergency Tenant Protection Act of 1974.[3]

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.[4]

To fulfill this responsibility, the City retained the U.S. Bureau of the Census to design and carry out the 2011 HVS, as it has done for all previous HVSs since the first in 1965. The 2011 HVS is the fifteenth HVS to have been conducted. HVSs have formed the basis of subsequent legally required 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; and the 1973 report was based on "Special Tabulations for New York City" from the 1970 decennial census.

Content, Design, and Sample Size of the 2011 HVS

As for all previous HVSs, the 2011 HVS is a comprehensive housing market survey, 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. The demand elements cover the number and characteristics of persons and households in occupied units, while the

[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] The1975 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.

supply elements include the number and characteristics of the occupied stock, the vacant housing stock available for sale or rent and the vacant housing stock unavailable for sale or rent, as well as vacancies and vacancy rates, and the condition of the housing inventory and neighborhoods. The elements of government interventions include rent-regulation status and the need for continuing the regulation and control of residential rents and evictions, including household incomes and rents[5]; housing units owned, developed, and/or managed through major types of government programs; and rent subsidies. 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 2011 HVS, approximately 19,000 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 about a million rental units in the City, the 2011 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, each of the estimates from the survey has its own specific degree of reliability.[6] As has been the case for all previous HVSs, the 2011 data are available for the City and each of the five boroughs, and, since 1991, each of the 55 sub-borough areas.

The 2011 HVS sample consisted of housing unit addresses selected from four different sampling frames:[7]

- Housing units included in the 2010 census.
- Housing units constructed since the 2010 census, selected from New York City Certificates of Occupancy (C of Os) issued between April 2010 and November 2010.
- 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 2010. These units were oversampled to insure a large enough sample for analysis of this sub-universe. *In rem* units were also part of the 2010 census frame.

[5] For detailed information on the content of the survey, see Appendix F, "New York City Housing and Vacancy Survey Questionnaire, 2011."

[6] Detailed tables of how to compute the various standard errors and other technical information on the survey design are presented in Appendix D, "2011 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding," of this report.

[7] For further information on the 2011 HVS sample, see Appendix D, "2011 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding."

- Housing units added to existing residential buildings (alterations) and housing units in buildings converted from nonresidential use (conversions), which had received C of Os during the period from April 2010 through November 2010.

The sample for the 2011 HVS was new and was drawn primarily from the 2010 census, while samples for the 2008 and previous HVSs in the 2000s were drawn from the 2000 census. In addition, the weighting for the 2011 HVS sample used estimates based on the 2010 census, and the weighting for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. As a result of the confluence of the different samples and weights used for these HVSs, it is very difficult to compare data from the 2011 HVS with data from the 2008 and previous HVSs. In each chapter of this report, therefore, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. However, at the end of selected chapters, Exhibit Tables and/or Graphs that cover data for selected years are presented to show general historical trends and/or patterns, not for determining changes between any two or more survey years.

Uses of the HVS Data

As a comprehensive housing market survey of one of the largest and most complex housing markets in metropolitan cities in the world, the HVS is the source of a massive amount of data on population, households, housing units, and neighborhoods in New York City. Proper use of the data requires an adequate understanding of the content of the 2011 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, "2011 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding" and the complete questionnaire for the survey in Appendix F of the report.

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 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.

Presentation and Interpretation of HVS Data in the 2011 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 2011 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 2011 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. 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. Dollar figures, such as rents and incomes, based on a small number of cases are treated following the same guidelines.

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

Content and Organization of the Report

The report opens with a report summary. Six substantive chapters follow, 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 each substantive chapter, a large number of graphs and maps are presented to help readers visualize or geographically identify important findings of major issues covered in the report. In addition, there are six appendices, covering the 2011 HVS data for sub-borough areas; technical specifications; the questionnaire, which covers the content of the 2011 HVS; and limitations and revisions of the 2011 HVS data.

Chapter 2, "Residential Population and Households," provides, first, a review of the number and characteristics of the population in 2011 and, second, a discussion of the number and composition of households. Both population and households are covered by location, tenure, race and ethnicity, rent-regulation status, and type of ownership. The major characteristics of household composition (household types) are discussed, since various types of households bear interactive effects on the City's housing market and housing policies. The situation of doubled-up households is discussed as well. The following policy-important issues are also covered extensively in this chapter: first, foreign-born households, 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 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 the magnitude of housing needs and affordability situations. In this context, the chapter also analyzes the number of households receiving Public Assistance. The chapter extensively analyzes employment issues—such as the labor-force participation rate, unemployment, and occupational and industrial patterns—which determine household earnings.

Chapter 4, "The Housing Inventory," first covers the number and composition of housing units in terms of tenure, occupancy, location, building characteristics, building size, and unit size. Next, the chapter presents and analyzes the variations of the housing inventory in recent patterns important to housing requirements in the City. The rental housing inventory is analyzed by rent-regulation status. Also, data on the rental housing inventory in cooperatives and condominiums are analyzed. In addition, the owner housing inventory, including the ownership rate and the estimated current value of owner units, is discussed. Finally, the chapter discusses housing units that are accessible to physically disabled persons, by location and building structure class.

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 explains the definitions of the three different types of rent the HVS covers: contract rent and gross rent for occupied units, and asking rent for vacant units. Next, the chapter discusses patterns of and variations in rent expenditures by rent-regulatory status, borough, and unit size. In addition, the following rent 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. 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 by households' income level, HUD area median income level, subsidized and unsubsidized households, rent-regulation categories, racial and ethnic groups, household types, and location.

In Chapter 7, "Housing and Neighborhood Conditions," data on major housing and neighborhood conditions in 2011 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 presents and analyzes data on the aggregate number and characteristics of physically poor rental units and the characteristics of households residing in them, while the fourth part of the chapter deals with neighborhood conditions and identifies 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.

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.

The chapter begins with a review of the number and characteristics of the current population in 2011, such as race and ethnicity, age, gender, and educational attainment.

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

Major household characteristics—such as household composition and size; household income; and the 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 in New York City."

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, needs, and demands.

In the City, where population and households, particularly immigrant households, have been growing steadily over many years, 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.

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

In this report, data on population and households, as well as on housing units, from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade because it is very difficult to compare them, principally for the following reasons: First, the HVS is a sample survey and the samples for the 2011 and 2008 HVSs were drawn from two different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. The samples for both the 2008 and 2011 HVSs were updated based on new construction, alterations, and conversions. Second, the weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census.

Household Population

The 2011 HVS reports that the number of people living in New York City was 8,020,045 in 2011 (Table 2.1). 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 2011 HVS population of 8,020,045 was estimated by the Census Bureau from the 2011 Annual Population Estimates for New York City. According to the Census Bureau,[1] estimates were derived using the 2010 decennial census as the base period and by using the following components to estimate the change in the population since the census:

1. Base Population: The enumerated resident population from the 2010 census is the starting point for all post-2010 population estimates.

2. Births: To estimate births, the Census Bureau utilizes birth certificate data collected by the National Center for Health Statistics (NCHS). They produce birth estimates by race, ethnicity, sex, and age.

3. Deaths: To estimate deaths, the Census Bureau utilizes death data collected by the NCHS. They produce death estimates by race, ethnicity, sex, and age.

[1] Appendix E: Census Bureau's Letter on Population Estimate for the 2011 New York City Housing and Vacancy Survey.

4. Net Domestic Migration: The Census Bureau estimates net domestic migration separately for two population universes (households and group quarters) and two age groups (0 to 64 years, and 65 years and older). For the 0 to 64-year-old household population, they use person-level data on filers and dependents aged 0 to 64 years from Federal income tax returns supplied by the Internal Revenue Service (IRS). For the 65 years and older household population, the Census Bureau's Population Division uses annual Medicare enrollment data from the Centers for Medicare and Medicaid (CMS).

5. Net International Migration: The Census Bureau estimates international migration in several parts: immigration of the foreign born, emigration of the foreign born, net migration between the United States and Puerto Rico, net migration of natives to and from the United States, and net movement of the Armed Forces population to and from the United States.[2]

The 2011 annual resident population for the City from the 2011 Annual Population Estimates for New York City was about 225,000 higher than the final 2011 HVS estimate. The Census Bureau explains that the difference between the two estimates arises for the following reasons:[3]

1. The July 1, 2011 Annual Population Estimate for New York City included the population in group quarters, or about 186,000 people. These include people in correctional facilities, nursing homes, juvenile facilities, military quarters, the homeless population, etc. People living in lodging houses with a group-quarters arrangement would also be included here. The 2011 HVS (or any earlier HVS) does not include the population in group quarters.

2. In addition to the 186,000 explained above, in weighting the 2011 HVS, there was an additional adjustment to remove the population residing in housing units in special places as determined by the HVS field representatives, such as transient hotels, college dorms, rooming houses, shelters, etc. This accounted for about 22,000 persons determined to be in special places by HVS field representatives.

3. The reference period was later for the 2011 Annual Population Estimate for New York City: July 1, 2011 versus March 15, 2011 for the HVS. This accounts for a difference of about 17,000 people.

[2] For more detail on the methodology, refer to the website of the Census Bureau's Population Division: http://www.census.gov/popest/methodology/2011-nat-st-co-meth.pdf.

[3] For a more detailed explanation, see Appendix E: Census Bureau's Letter on Population Estimate for the 2011 New York City Housing and Vacancy Survey.

Spatial Variation of the Population

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.

Table 2.1
Number of Individuals by Borough
New York City 2011

Borough	Number	Percent
All	8,020,045	100.0%
Bronx	1,341,096	16.7%
Brooklyn	2,484,192	31.0%
Manhattan	1,541,415	19.2%
Queens	2,196,519	27.4%
Staten Island	456,822	5.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: In this and all tables and figures in this report presenting only 2011 HVS data by borough, data for Marble Hill are included in Manhattan.

Number of Individuals by Tenure
New York City 2011

Tenure	Number	Percent
All Individuals	8,020,045	100.0%
In Renter Households	5,309,499	66.2%
In Owner Households	2,710,545	33.8%

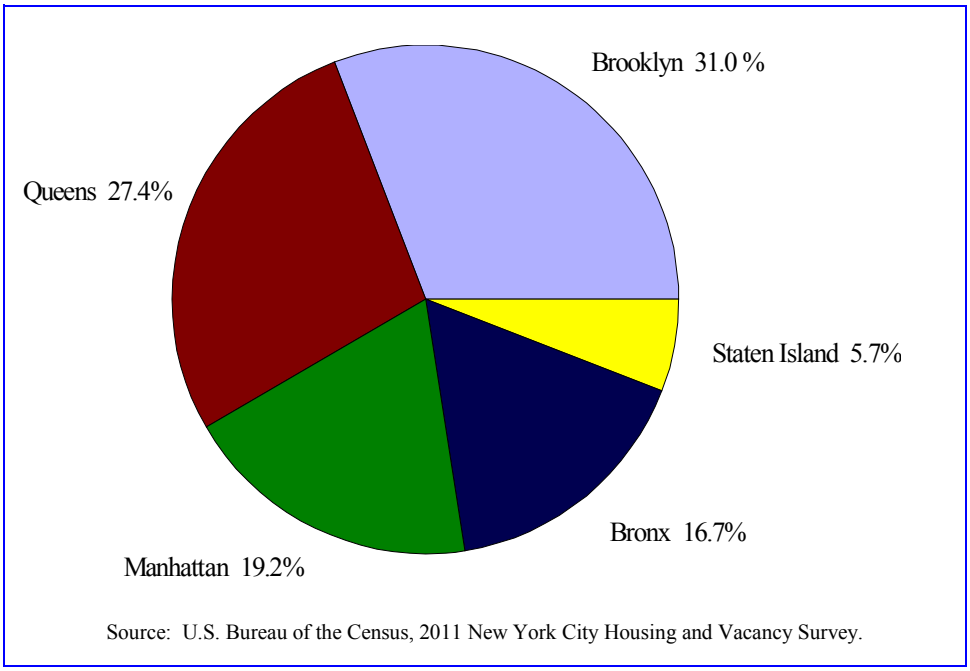
Sources: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In 2011, 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 estimates (Exhibit Table 2.1 presented at the end of this chapter).[4] In Brooklyn, 2,484,000, or 31 percent of the people in the City, were housed, while Queens captured 2,197,000 or 27 percent of the City's population in 2011. In Manhattan, 1,541,000, or 19 percent of the people in the City, were housed. In the Bronx, there were

[4] Exhibit Table 2.1.

1,341,000 people, 17 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 457,000 people, were housed (Table 2.1 and Figure 2.1).

Figure 2.1
Distribution of Individuals by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Variation of the Population by Tenure

The city was still predominantly one of renters in 2011, as two-thirds of the population, or 5,309,000 lived in renter households, and one-third, or 2,711,000, were in owner households (Table 2.1).

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 2011 HVS reports that the white non-Hispanic population (hereafter referred to as the "white" population) was 2,669,000, or 33 percent of the total population in the City (Tables 2.2, 2.4, and Exhibit Table 2.2 presented at the end of this chapter). The Hispanic population—Puerto Rican and non-Puerto Rican Hispanic together—captured the second-largest share of the City's population: 2,319,000 or 29 percent, with Puerto Ricans numbering 688,000 (9 percent) and non-Puerto Rican Hispanics numbering 1,630,000 (20 percent).

The black/African American non-Hispanic population (hereafter referred to as the "black" population) numbered 1,827,000, accounting for 23 percent of the population in the City. The Asian population numbered 1,063,000 or 13 percent of the City's population in 2011 (Tables 2.2, 2.4, Exhibit Table 2.2 presented at the end of this chapter and Figure 2.2).

Table 2.2
Number of Individuals by Borough and Race/Ethnicity
New York City 2011

Race/Ethnicity[a]	All	Bronx[e]	Brooklyn	Manhattan[e]	Queens	Staten Island
All[b]	8,020,045	1,341,096	2,484,192	1,541,415	2,196,519	456,822
White (non-Hispanic)[c]	2,668,775	141,471	888,719	737,149	608,042	293,393
Black/African American (non-Hispanic)[c]	1,826,693	400,290	788,953	191,473	402,223	43,754
Puerto Rican	688,362	280,697	169,442	97,588	100,607	40,029
Non-Puerto Rican Hispanic	1,630,213	451,002	326,440	296,862	517,137	38,772
Asian (non-Hispanic)[c]	1,062,517	50,305	268,446	173,269	534,860	35,637
Other[d]	143,484	17,332	42,192	45,074	33,650	5,236

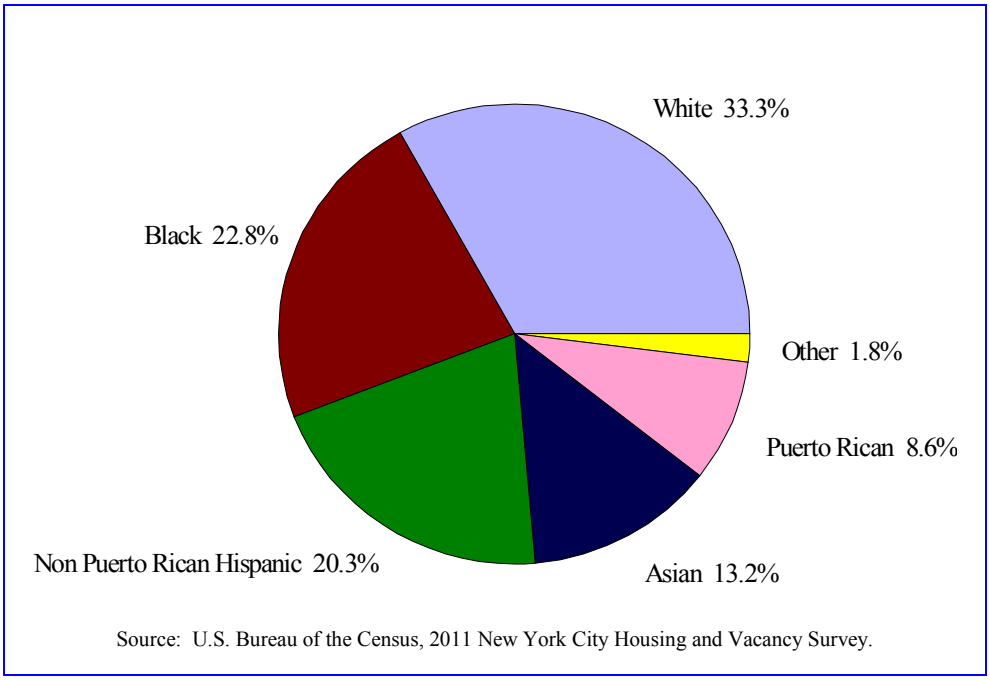
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a The respondent identified the race and ethnicity of each household member.
b Estimates of the size and characteristics of the population reported from the HVS cover only individuals residing in housing units. For a complete definition of housing, see Appendix B, 2011 New York City Housing and Vacancy Survey Glossary. For information on living quarters excluded from the HVS, see Appendix D, 2011 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 23,465 American Indian or Alaska Native, 8,396 Hawaiian or Pacific Islander, and 111,623 individuals of more than one race.

In 2011, the white population constituted the largest racial and ethnic group in the City. However, when the percent distribution of the City's population is disaggregated by race and ethnicity for the twenty years between 1991 and 2011, a profound trend is seen: racial and ethnic diversity in the City substantially widened during that time (Exhibit Table 2.2 presented at the end of this chapter).[5] The proportions of whites, blacks, and Puerto Ricans moved downward, while the proportions of non-Puerto Rican Hispanics and Asians moved upward. The proportion of the white population progressively descended from 41 percent in 1991 to 33 percent in 2011. The proportion of blacks also declined appreciably from 27 percent to 23 percent (Exhibit Table 2.2 presented at the end of this chapter). The proportion of Puerto Ricans also exhibited a downward trend in the twenty-year period, going from 11 percent to 9 percent (Exhibit Figure 2.1 presented at the end of this chapter).

On the other hand, non-Puerto Rican Hispanics' and Asians' shares of the City's population surged over the twenty years between 1991 and 2011. Non-Puerto Rican Hispanics' share rose from 12 percent in 1991 to 20 percent in 2011 (Exhibit Table 2.2 and Exhibit Figure 2.1 presented at the end of this chapter). This pushed Hispanics' (including Puerto Ricans') share of the City's population well past blacks in 2011, despite the downward drift of Puerto Ricans' share. Asians also captured a growing share of the City's population, going from 7 percent to 13 percent (Exhibit Figure 2.1 presented at the end of this chapter).

[5] Exhibit Table 2.2.

Figure 2.2
Distribution of Individuals by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 Asians' shares of the City's population is expected to have a profound impact, not only on population characteristics but also on household characteristics, which in turn 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.

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 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 2011 HVS shows that one-third of whites in the City lived in Brooklyn, slightly more than the borough's share of the City's overall population (Table 2.3). In Brooklyn, whites were concentrated in

sub-boroughs 1 (Williamsburg/Greenpoint), 6 (Park Slope/Carroll Gardens), 10 (Bay Ridge), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island) and 15 (Sheepshead Bay/Gravesend) (Table A.2, Appendix A).

About a quarter each of the City's whites lived in Manhattan (28 percent) and Queens (23 percent) (Map 2.1 and Table A.2, Appendix A). 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), 10 (Howard Beach/South Ozone Park), 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. Only 6 percent of the City's total population lived in Staten Island while 11 percent of the City's white population lived there (Table 2.3). 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: 5 percent versus 17 percent.

In 2011, disproportionately large numbers of blacks in the City, 43 percent, lived in Brooklyn, greater than the proportion of the City's population living in the borough, which was 31 percent (Table 2.3). Blacks clustered in the central part of the borough that includes sub-borough areas 3 (Bedford Stuyvesant), 5 (East New York/Starrett City), 8 (North Crown Heights/Prospect Heights), 9 (South Crown Heights), 16 (Brownsville/Ocean Hill), 17 (East Flatbush), and 18 (Flatlands/Canarsie) (Map 2.2 and Table A.2, Appendix A).

Just over one-fifth of blacks in the City each 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 17 percent, while Queens' share of blacks was lower than the borough's share of the City's population, 22 percent versus 27 percent (Table 2.3). In two sub-borough areas in Queens—12 (Jamaica) and 13 (Bellerose/Rosedale)— a majority of the population was black. In the Bronx, blacks were scattered throughout the borough, but particularly preponderant in sub-borough 10 (Williamsbridge/Baychester), (Table A.2, Appendix A).

Manhattan's share of blacks was only about one in ten (11 percent) compared to the borough's 19 percent share of the City's population. However, they were preponderant in the northern part of the borough in sub-borough area 8 (Central Harlem) (Map 2.2). Staten Island's share of blacks was only 2 percent, about 40 percent of the borough's share of the City's population (Table 2.3).

Table 2.3
Distribution of Individuals by Borough and by Race/Ethnicity
New York City 2011

Race/Ethnicity	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	16.7%	31.0%	19.2%	27.4%	5.7%
White	100.0%	5.3%	33.3%	27.6%	22.8%	11.0%
Black/African American	100.0%	21.9%	43.2%	10.5%	22.0%	2.4%
Puerto Rican	100.0%	40.8%	24.6%	14.2%	14.6%	5.8%
Non-Puerto Rican Hispanic	100.0%	27.7%	20.0%	18.2%	31.7%	2.4%
Asian	100.0%	4.7%	25.3%	16.3%	50.3%	3.4%
Other[a]	100.0%	12.1%	29.4%	31.4%	23.5%	3.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a "Other" in this and other tables on Race/Ethnicity in this report, includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

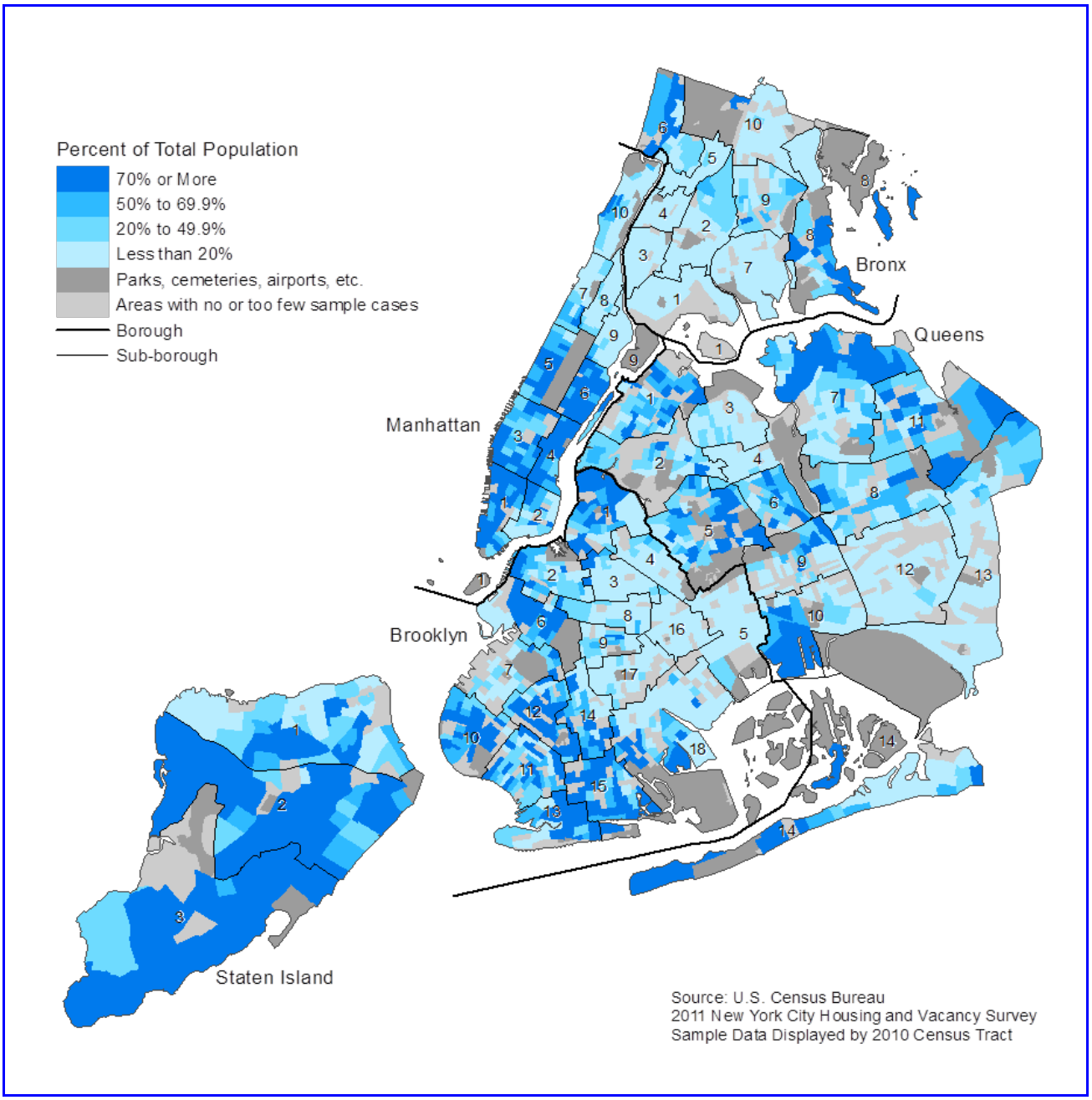
In 2011, Puerto Ricans were disproportionately over-represented in the Bronx. The borough's share of Puerto Ricans (41 percent) was about 2.4 times the borough's share of the City's population (Table 2.3). Many Puerto Ricans lived in the southeastern part of the borough that covers sub-borough areas 1 (Mott Haven/Hunts Point), 2 (Morrisania/East Tremont), 5 (Kingsbridge Heights/Mosholu), 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 all of the other boroughs, except Staten Island. This was particularly true in Queens, where they were only about one-half of the borough's share of the total population (Table 2.3).

Non-Puerto Rican Hispanics were over-represented in the Bronx and Queens in 2011 (Table 2.3). 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. Almost a third of non-Puerto Rican Hispanics lived in Queens, where a little more a quarter of the City's population resided.

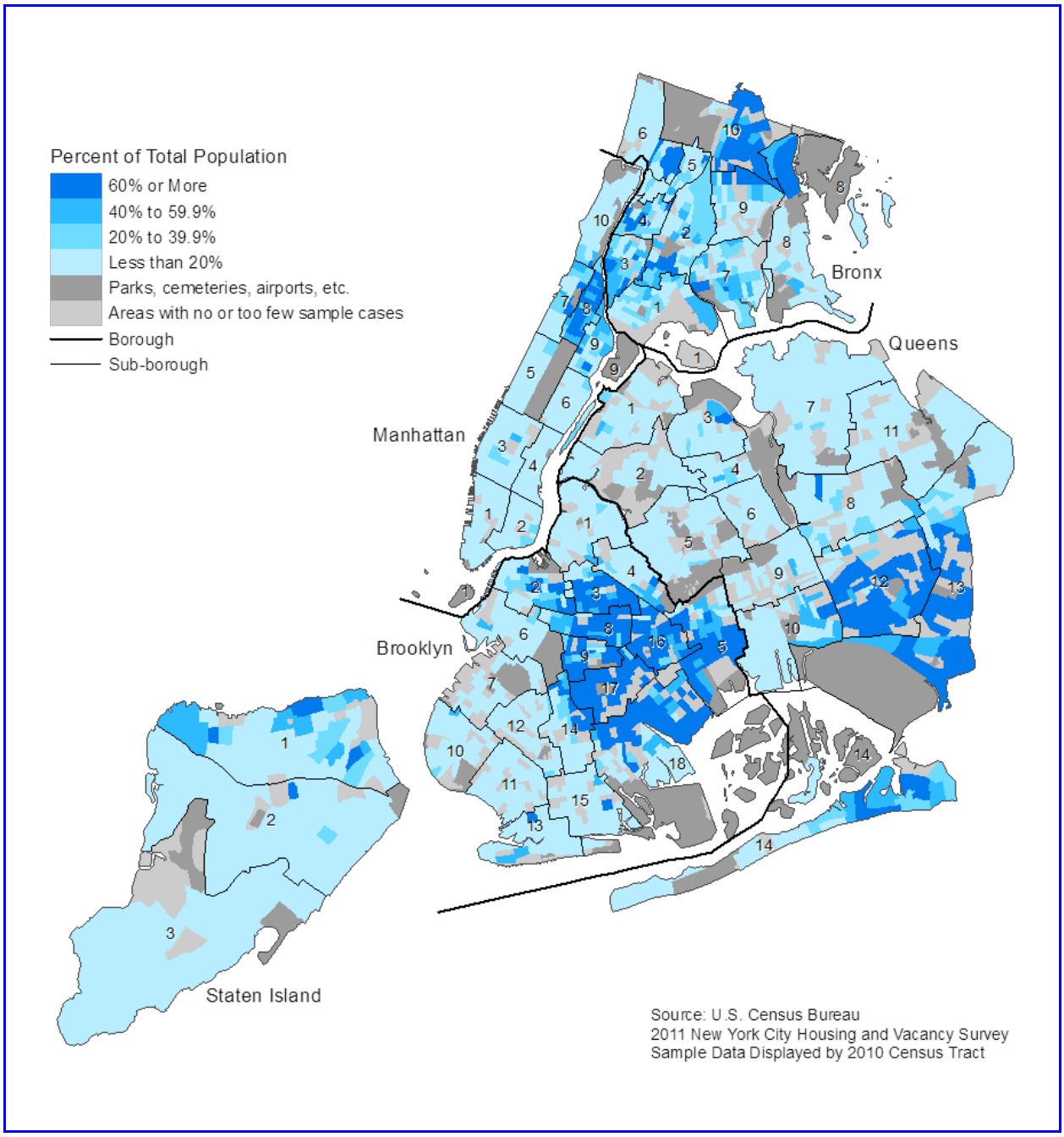
In the Bronx, non-Puerto Rican Hispanics were somewhat more evenly distributed than Puerto Ricans but were more frequent in sub-borough areas 1, 2, 3, 4, 5 and 7. In Queens, non-Puerto Rican Hispanics were highly prevalent in the north central part of the borough, which covers sub-borough areas 3 (Jackson Heights) and 4 (Elmhurst/Corona) (Map 2.4).

Non-Puerto Rican Hispanics lived in Manhattan in about the same proportion as the City's population living in the borough: close to one in five in 2011 (Table 2.3). 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).

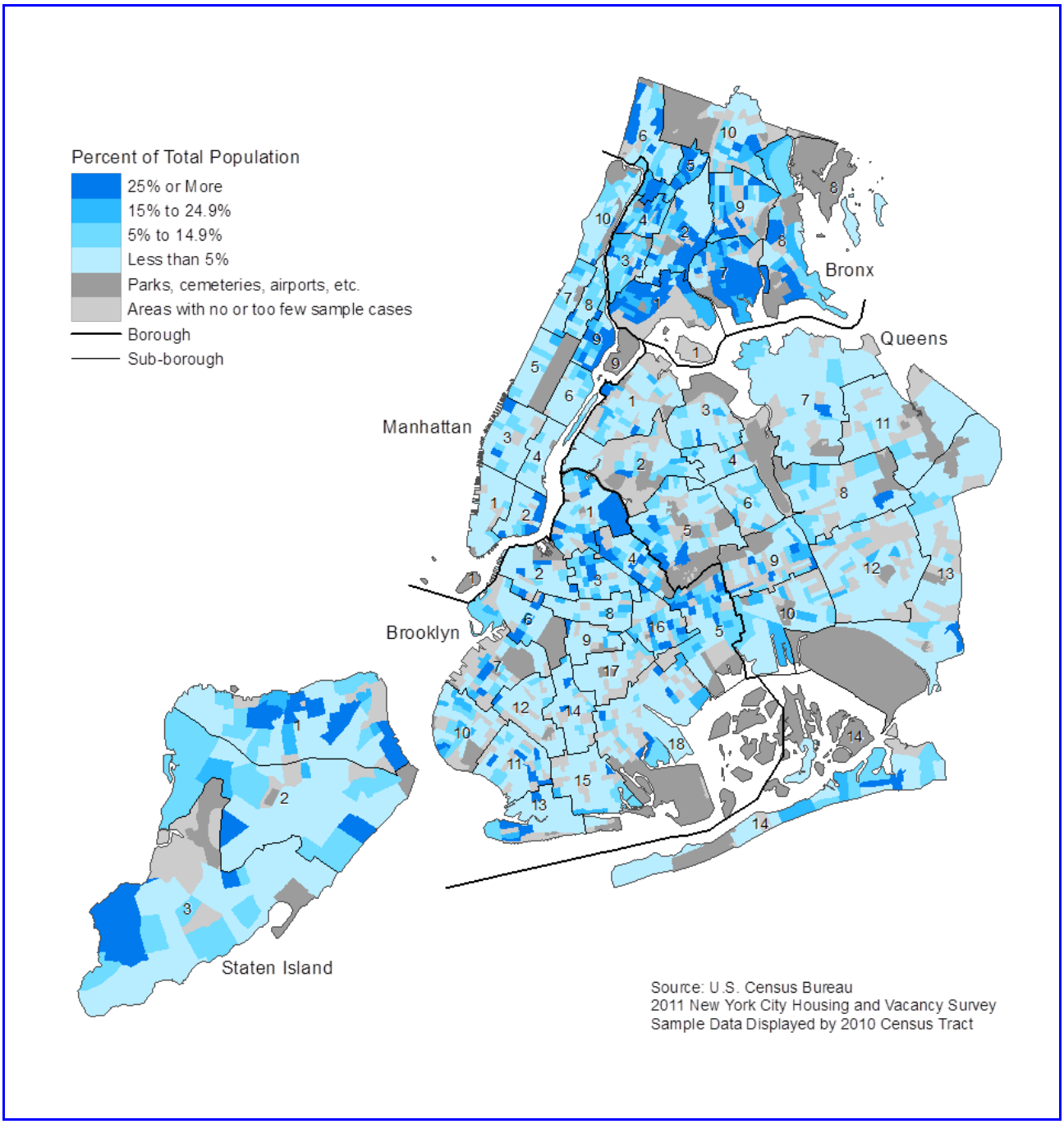
Map 2.1
White Population Density as a Percentage of Total Population
New York City 2011



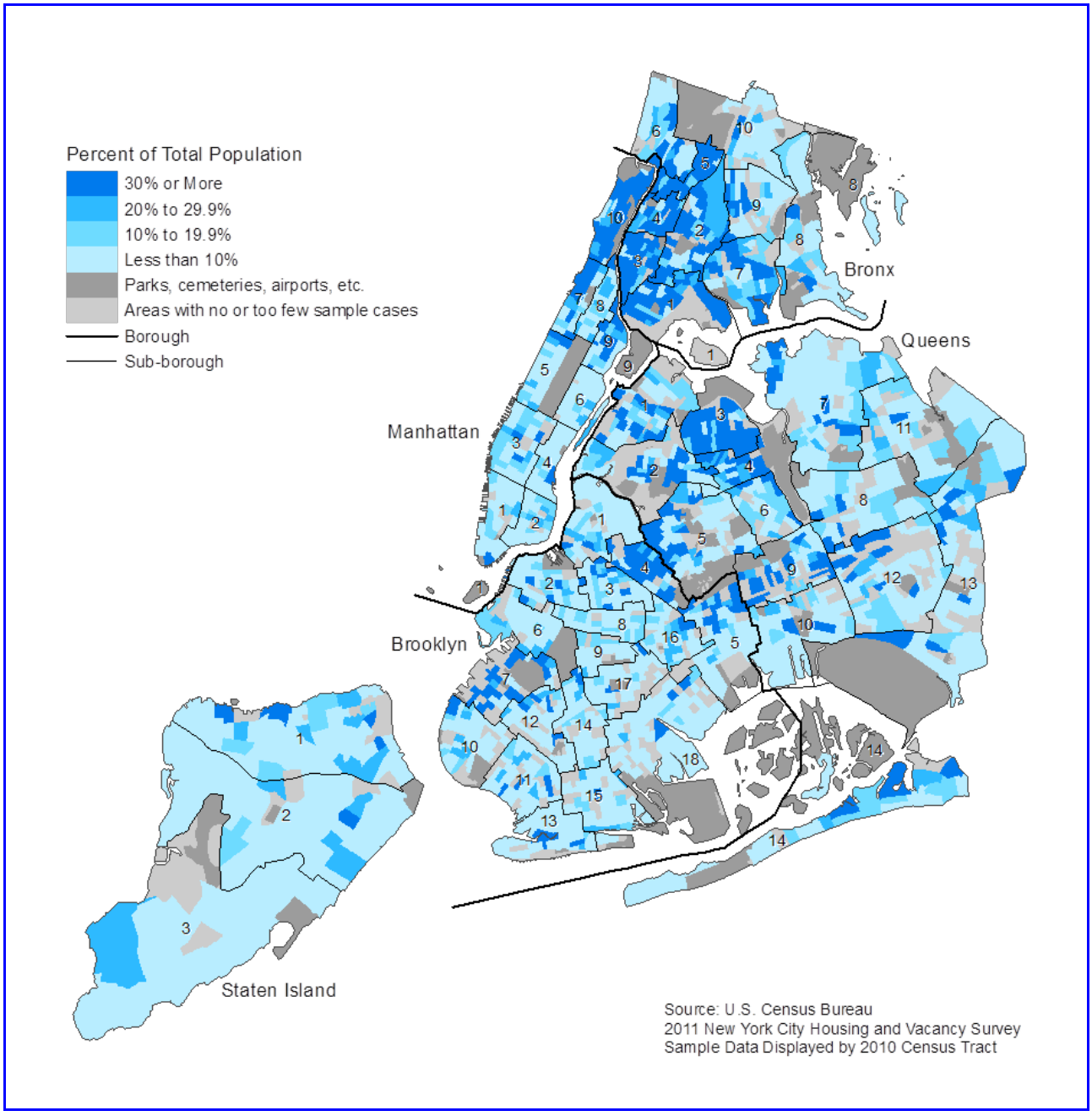
Map 2.2
Black Population Density as a Percentage of Total Population
New York City 2011



Map 2.3
Puerto Rican Population Density as a Percentage of Total Population
New York City 2011

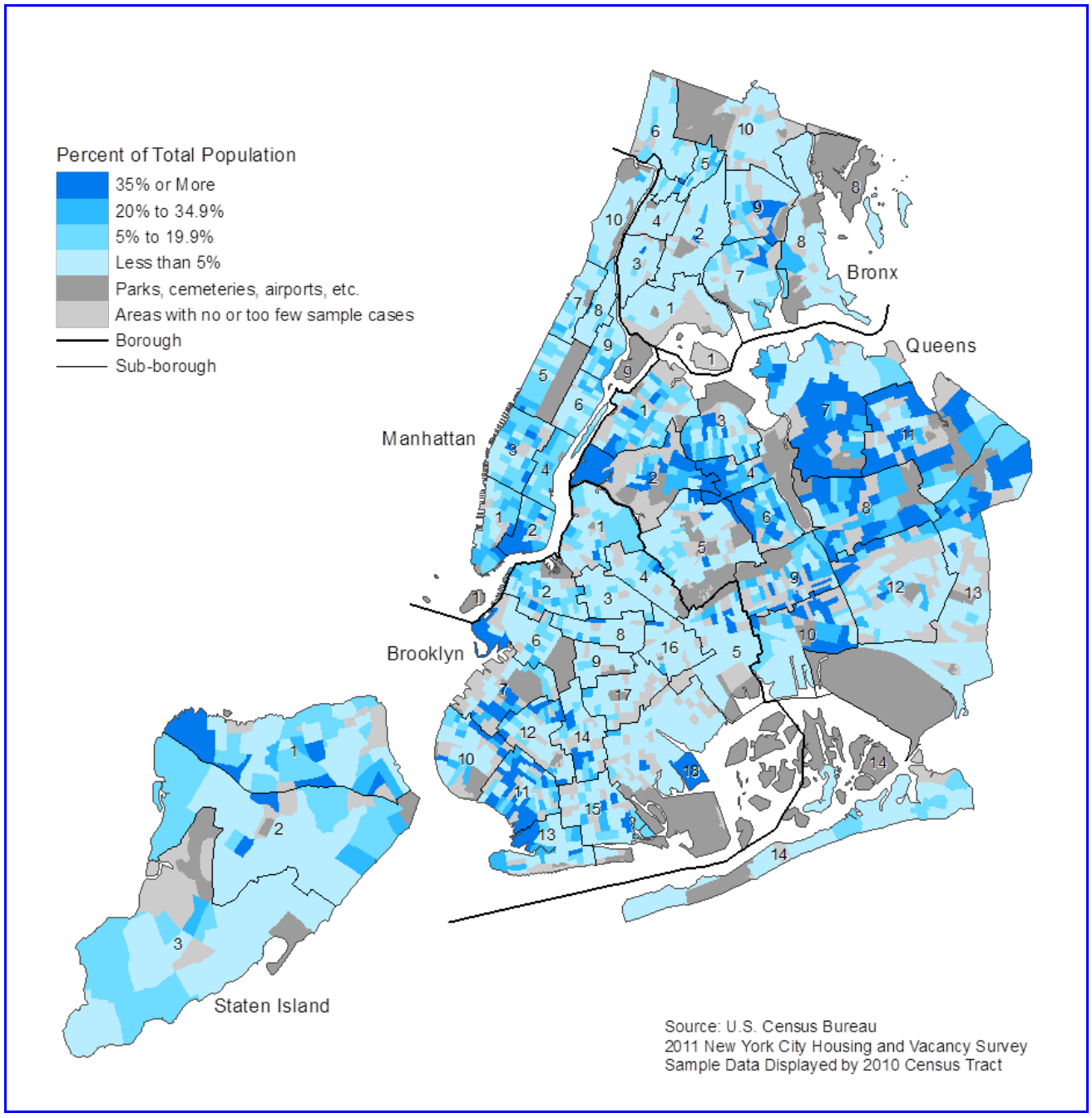


Map 2.4
Non-Puerto Rican Hispanic Population Density as a Percentage of Total Population
New York City 2011



The great preponderance of Asians, half of those in the City, were clustered in Queens, where fewer than three in ten of the City's population resided in 2011. Consequently, Asians were under-represented in the rest of the boroughs (Table 2.3). In Queens, Asians were overwhelmingly concentrated in sub-borough area 7 (Flushing/Whitestone) and were also frequent in sub-borough areas 2

Map 2.5
Asian, Native Hawaiian and Pacific Islander Population Density
as a Percentage of Total Population
New York City 2011



(Sunnyside/Woodside), 4 (Elmhurst/Corona) and 8 (Hillcrest/Fresh Meadows), (Sub-Borough Table A.2, Appendix A, and Map 2.5). A quarter of Asians in the City lived in Brooklyn, while 16 percent lived in Manhattan. The proportions of Asians in the Bronx and Staten Island were disproportionately small: 5 percent and 3 percent respectively.

Spatial Variation of Each Racial and Ethnic Group within the Boroughs

The racial and ethnic distribution of the population within each borough further illustrates the 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.

One-third of the people in the City, 33 percent, were whites in 2011 (Table 2.4). But in the Bronx, whites were disproportionately under-represented: one in ten of the Bronx's population was white. On the other hand, in Staten Island and Manhattan, whites were unparalleledly over-represented: about two-thirds and one-half respectively. In Brooklyn, whites made up 36 percent of the population, while in Queens 28 percent of the population were whites (Figure 2.3).

In 2011, blacks' share of the population in both the Bronx (about three in ten) and Brooklyn (about one in three) outpaced their share (23 percent) of the City's population (Table 2.4). 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, about one in eight in Manhattan, and about one in ten in Staten Island (Figure 2.3).

Table 2.4
Distribution of Individuals by Race/Ethnicity within Borough
New York City 2011

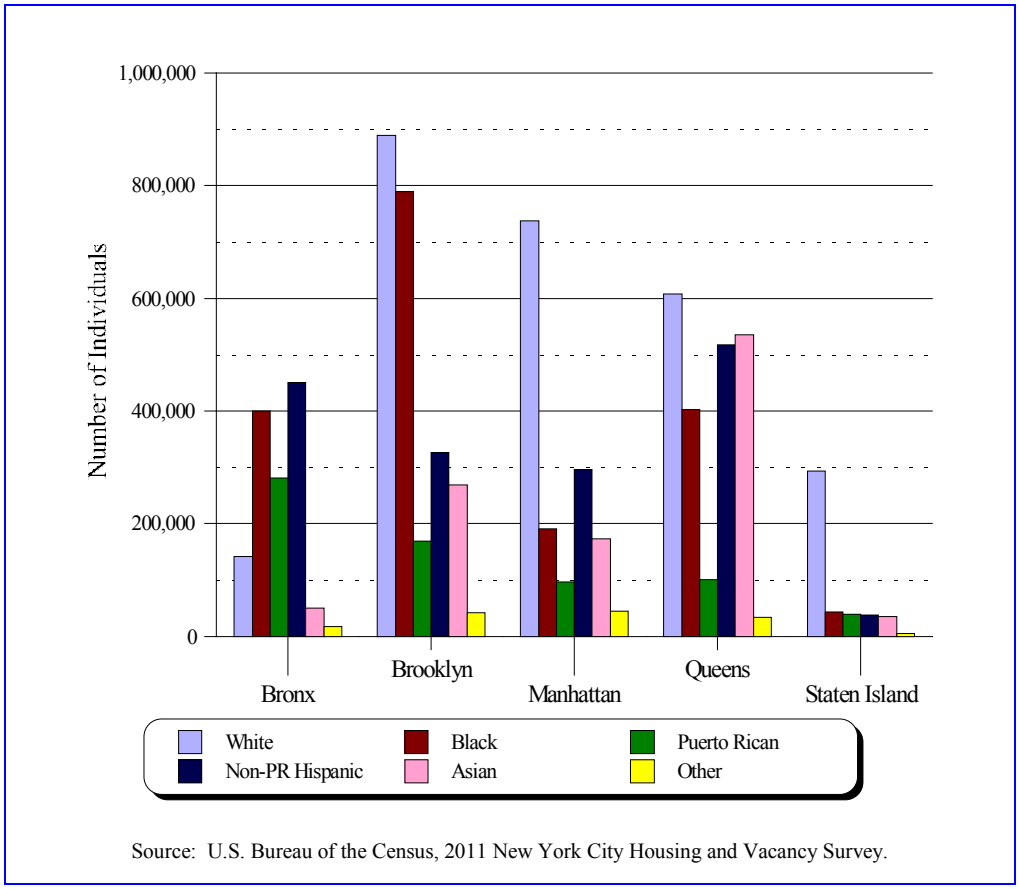
Race/Ethnicity	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	33.3%	10.5%	35.8%	47.8%	27.7%	64.2%
Black/African American	22.8%	29.8%	31.8%	12.4%	18.3%	9.6%
Puerto Rican	8.6%	20.9%	6.8%	6.3%	4.6%	8.8%
Non-Puerto Rican Hispanic	20.3%	33.6%	13.1%	19.3%	23.5%	8.5%
Asian	13.2%	3.8%	10.8%	11.2%	24.4%	7.8%
Other[a]	1.8%	1.3%	1.7%	2.9%	1.5%	1.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

In 2011, 9 percent of people in the City were Puerto Rican. However, in the Bronx, Puerto Ricans were disproportionately over-represented at 21 percent (Table 2.4). Puerto Ricans' shares in Brooklyn, Manhattan, and Queens were, consequently, lower than their share of the City's population, while their share in Staten Island was the same as their share of the city-wide population.

As was the case for Puerto Ricans, non-Puerto Rican Hispanics' share in the Bronx was greater than their share of the City's population: 34 percent compared to 20 percent (Table 2.4). Also, a considerably large proportion of persons living in Queens were non-Puerto Rican Hispanics: 24 percent. As a consequence of the high concentration of non-Puerto Rican Hispanics in those two boroughs, their shares in Staten Island and Brooklyn, 9 percent and 13 percent respectively, were much smaller than

Figure 2.3
Number of Individuals by Race/Ethnicity within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

their corresponding share of the City's population, 20 percent. The proportion of non-Puerto Rican Hispanics in Manhattan was 19 percent, very similar to their share of the City's population (Figure 2.3).

In 2011, 13 percent of the people in the City were Asians (Table 2.4). But the proportion of the Queens population that was Asian was 24 percent, close to double their proportion of the population in the City. The proportion of Brooklyn, Manhattan, and Staten Island that was Asian was each about one in ten. However, in the Bronx, Asians' share was only 4 percent.

The protracted surge in the number of non-Puerto Rican Hispanics and Asians in the City and the uniquely differentiated spatial patterns 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 2011 (Table 2.5). However, this city-wide average obscures very substantial variations in the average age of each racial and ethnic group. With an average age of 41, whites were the oldest among the major racial and ethnic groups in the City in 2011 (Table 2.5). Conversely, 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 2011, ten years younger than whites.

Table 2.5
Distribution of Individuals by Age Group and Mean Age within Race/Ethnicity Categories
New York City 2011

		Age Group					Mean Age in Years
Race/Ethnicity	**All**	**<18**	**18-34**	**35-54**	**55-64**	**65+**	
All	100.0%	22.7%	27.1%	28.4%	10.2%	11.6%	36.2
White	100.0%	16.4%	25.8%	28.6%	12.7%	16.5%	40.8
Black/African American	100.0%	23.9%	26.3%	28.6%	10.4%	10.8%	35.6
Puerto Rican	100.0%	29.4%	26.2%	25.3%	8.6%	10.6%	33.3
Non-Puerto Rican Hispanic	100.0%	28.8%	30.4%	27.2%	6.9%	6.8%	31.2
Asian	100.0%	19.6%	27.7%	32.5%	10.7%	9.5%	36.7
Other[a]	100.0%	47.8%	23.9%	19.3%	5.3%	3.7%	24.3

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a "Other" includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

The average ages of blacks and Puerto Ricans were 36 and 33 respectively—that is, 5 and 8 years younger than whites in 2011 (Table 2.5). The average age of Asians was 37 in 2011, making them the second-oldest group.

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 2011 HVS. Their share in the age group of less than 18 years was 16 percent, while the City's population in this age group was 23 percent (Table 2.5). At the other end of the age scale, in the age groups of 55-64 and 65 or older, whites' shares were 13 percent and 17 percent respectively, while the shares of the City's population in these age groups were only 10 percent and 12 percent.

The shares of both Puerto Rican and non-Puerto Rican Hispanics who were under 18 was 29 percent, much higher than the overall population's share in this age group (Table 2.5). On the other hand for non-Puerto Rican Hispanics, the share in the oldest age group, 65 or older, was only 7 percent, considerably lower than the overall population's share and other groups' shares in this age group. Both underlie this group's lower mean age.

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 26 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 7 percent, so their average age was 33 compared to 31 for non-Puerto Rican Hispanics (Table 2.5).

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 2.5). The age distribution of blacks approximated that of all individuals in the City.

In 2011, the average age was higher in Manhattan and Staten Island, 38 years for each, while it was lowest in the Bronx, 33 years (Table 2.6). The average ages in Brooklyn and Queens were 35 years and 37 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, services for the elderly, size of units, etc.—are related to the distribution of children and the population over age 65 (Table 2.6). For example, as mean ages suggest, the Bronx has a relatively high proportion of children and young adults under age 25 (41 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.

Gender Distribution of the Population

According to the 2011 HVS, more persons in the City, 53 percent, were female (Table 2.7). The comparable percentage for the U.S. as a whole was 51 percent, according to the 2011 American Community Survey.[6] However, among persons younger than 18, the proportions of females and males were reversed: more persons, 52 percent, were males. 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: 60 percent.

[6] U.S. Bureau of the Census, 2011 American Community Survey.

Table 2.6
Population in Housing Units by Age by Borough
New York City 2011

	Total		Bronx		Brooklyn		Manhattan		Queens		Staten Island	
Age (Years)	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
All	8,020,045	100.0%	1,341,096	100.0%	2,484,192	100.0%	1,541,415	100.0%	2,196,519	100.0%	456,822	100.0%
Less than 6	596,430	7.4	127,092	9.5	204,346	8.2	89,627	5.8	146,246	6.7	29,118	6.4
6 – 17	1,226,139	15.3	267,859	20.0	396,648	16.0	167,768	10.9	320,564	14.6	73,300	16.0
18 – 24	813,409	10.1	151,737	11.3	246,528	9.9	153,651	10.0	213,704	9.7	47,790	10.5
25 – 34	1,360,053	17.0	196,133	14.6	425,203	17.1	325,068	21.1	360,925	16.4	52,724	11.5
35 – 44	1,225,550	15.3	193,051	14.4	359,355	14.5	255,346	16.6	355,759	16.2	62,038	13.6
45 – 54	1,049,821	13.1	165,273	12.3	333,634	13.4	184,703	12.0	297,402	13.5	68,809	15.1
55 – 64	820,972	10.2	108,216	8.1	250,871	10.1	162,047	10.5	235,025	10.7	64,813	14.2
65 – 74	512,996	6.4	80,452	6.0	151,405	6.1	110,637	7.2	137,665	6.3	32,838	7.2
75 and over	414,675	5.2	51,283	3.8	116,201	4.7	92,569	6.0	129,230	5.9	25,392	5.6
Mean Age	36.2		32.9		35.4		38.1		37.2		38.2	

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.7
Distribution of Individuals by Gender and by Age Group
New York City 2011

		Gender		
Age Group	**Number**	**Both**	**Male**	**Female**
All	8,020,045	100.0%	47.5%	52.5%
Less Than 18 Years	1,822,569	100.0%	52.0%	48.0%
18-64 Years	5,269,804	100.0%	47.3%	52.7%
65 Years and Older	927,671	100.0%	39.7%	60.3%

Source: U.S. Bureau of the Census, 2011 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 most critical housing issues in the City: affordability.

In 2011, whites were the best educated: 95 percent had finished at least high school and 56 percent had graduated at least from college (Table 2.8). Applying the measure of "at least a high school graduate," blacks' educational attainment was second among the major racial and ethnic groups. 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 85 percent and 25 percent respectively for blacks and 80 percent and 40 percent respectively for Asians in 2011.

In 2011, Puerto Ricans and non-Puerto Rican Hispanics had much lower educational attainment levels compared to the other major racial and ethnic groups: only 69 percent and 66 percent respectively had at least graduated from high school, and only 15 percent and 18 percent respectively had at least graduated from college (Table 2.8).

The 2011 HVS reports that individuals in owner households had substantially higher educational attainment levels than individuals in renter households. Of individuals in owner households, 90 percent had at least finished high school and 42 percent had graduated at least from college. On the other hand, the corresponding educational attainment levels among individuals in renter households were 79 percent and 33 percent respectively (Tables 2.9 and 2.10).

Table 2.8
Distribution of Educational Attainment Among Individuals Aged 18 or Over in All Households by Race/Ethnicity
New York City 2011

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	17.0%	26.0%	20.8%	36.1%
White	100.0%	5.5%	21.0%	17.8%	55.7%
Black/African American	100.0%	15.2%	32.4%	27.6%	24.8%
Puerto Rican	100.0%	30.7%	29.0%	25.6%	14.6%
Non-Puerto Rican Hispanic	100.0%	34.0%	27.7%	20.5%	17.8%
Asian	100.0%	19.7%	25.4%	14.6%	40.3%
Other[a]	100.0%	11.8%	19.0%	30.8%	38.4%

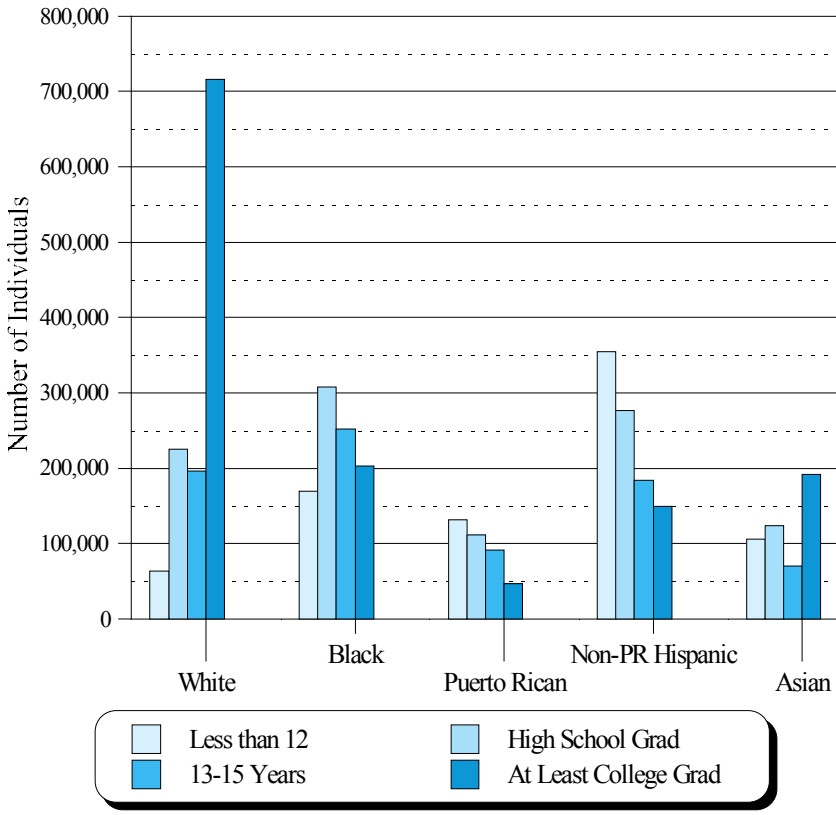
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Other includes American Indian, Alaska Native, Hawaiian, Pacific Islander and individuals of more than one race.

Table 2.9
Distribution of Educational Attainment Among Individuals Aged 18 or Over in Owner Households by Race/Ethnicity
New York City 2011

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	10.3%	26.6%	22.1%	41.9%
White	100.0%	5.9%	23.5%	19.4%	51.2%
Black/African American	100.0%	9.1%	31.2%	28.8%	30.9%
Puerto Rican	100.0%	16.6%	28.3%	31.4%	23.7%
Non-Puerto Rican Hispanic	100.0%	20.6%	22.4%	27.9%	29.1%
Asian	100.0%	17.4%	25.6%	15.1%	41.9%
Other	100.0%	**	26.5%	30.3%	35.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few individuals to report.

Figure 2.4
Level of Educational Attainment by Race/Ethnicity
of Individuals Aged 18 or Over in Renter Households
New York City 2011

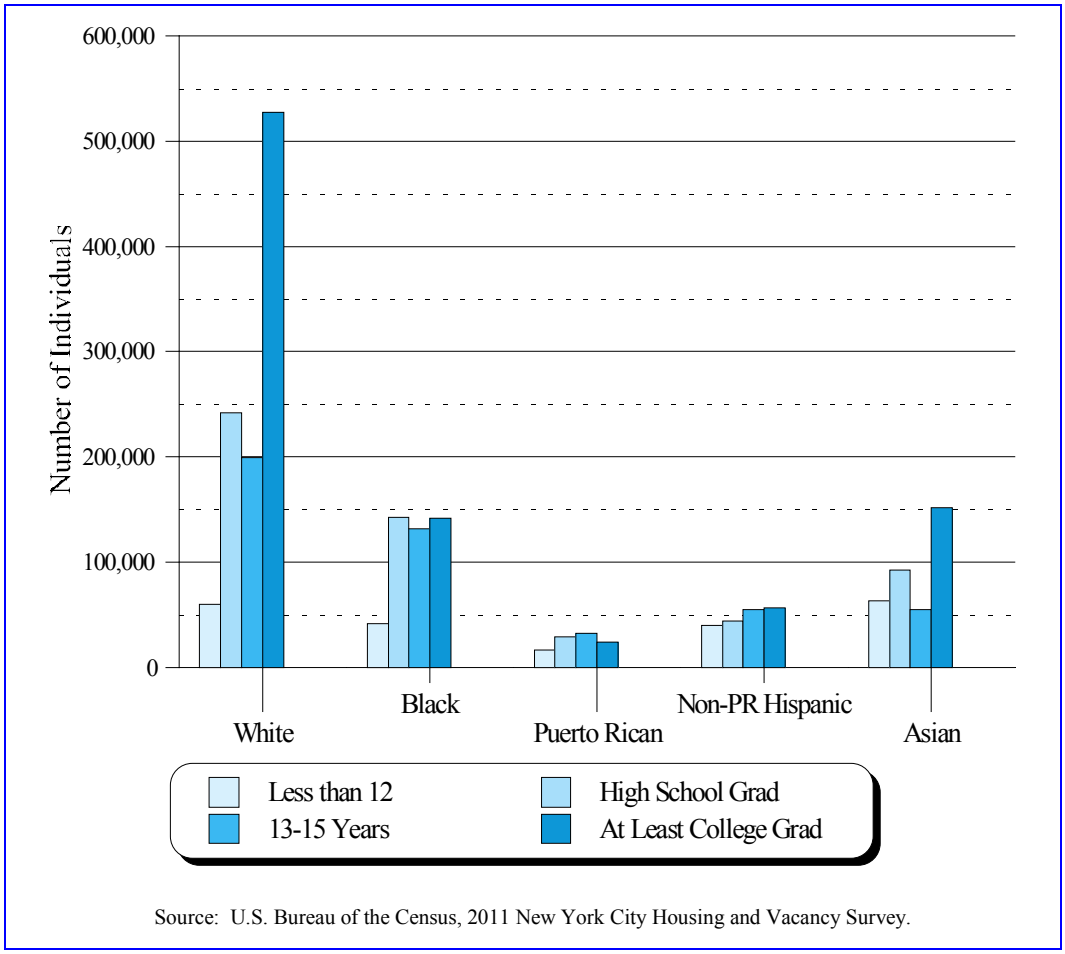


Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In 2011, 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: 60 percent versus 51 percent (Figures 2.4 and 2.5).

Among owner households, 83 percent of Puerto Ricans and 79 percent of non-Puerto Rican Hispanics had at least graduated from high school, and 24 percent and 29 percent respectively had at least graduated from college (Table 2.9). The corresponding levels of lower and higher educational attainment were 94 percent and 51 percent for white owners, 91 percent and 31 percent for blacks, and 83 percent and 42 percent for Asians (Figure 2.5). 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 New York City."

Figure 2.5
Level of Educational Attainment by Race/Ethnicity
of Individuals Aged 18 or Over in Owner Households
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Among the boroughs, 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 2011 HVS (Table 2.11). However, if the proportion of individuals who had at least graduated from college is applied to measure educational attainment, then Manhattan was incomparably superior, with 60 percent having done so. Among those in the remaining three boroughs, individuals in Queens had a higher proportion of individuals with at least a high school education than individuals in the other two boroughs: 84 percent, followed by Brooklyn with 82 percent and the Bronx, the lowest, with 74 percent. In terms of higher educational attainment, Queens and Brooklyn each had the same level, 33 percent, while the Bronx had the lowest level: 18 percent (Figure 2.6 and Map 2.6).

Table 2.10
Distribution of Educational Attainment Among Individuals Aged 18 or Over in Renter Households by Race/Ethnicity
New York City 2011

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	20.7%	26.2%	20.1%	33.0%
White	100.0%	5.2%	18.7%	16.4%	59.6%
Black/African American	100.0%	18.2%	33.0%	27.0%	21.7%
Puerto Rican	100.0%	34.6%	29.3%	24.0%	12.2%
Non-Puerto Rican Hispanic	100.0%	36.7%	28.8%	19.0%	15.5%
Asian	100.0%	21.5%	25.3%	14.2%	39.1%
Other	100.0%	14.5%	13.8%	31.2%	40.5%

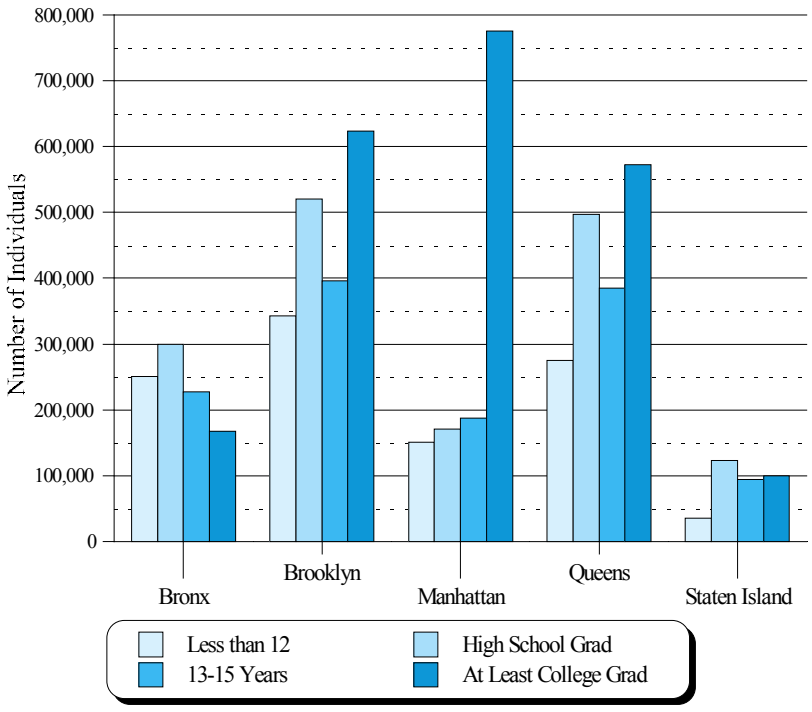
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.11
Distribution of Educational Attainment Among Individuals Aged 18 or Over by Borough
New York City 2011

Borough	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	100.0%	17.0%	26.0%	20.8%	36.1%
Bronx	100.0%	26.5%	31.7%	24.0%	17.7%
Brooklyn	100.0%	18.2%	27.6%	21.0%	33.1%
Manhattan	100.0%	11.8%	13.3%	14.6%	60.4%
Queens	100.0%	15.9%	28.7%	22.3%	33.1%
Staten Island	100.0%	10.2%	34.9%	26.7%	28.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

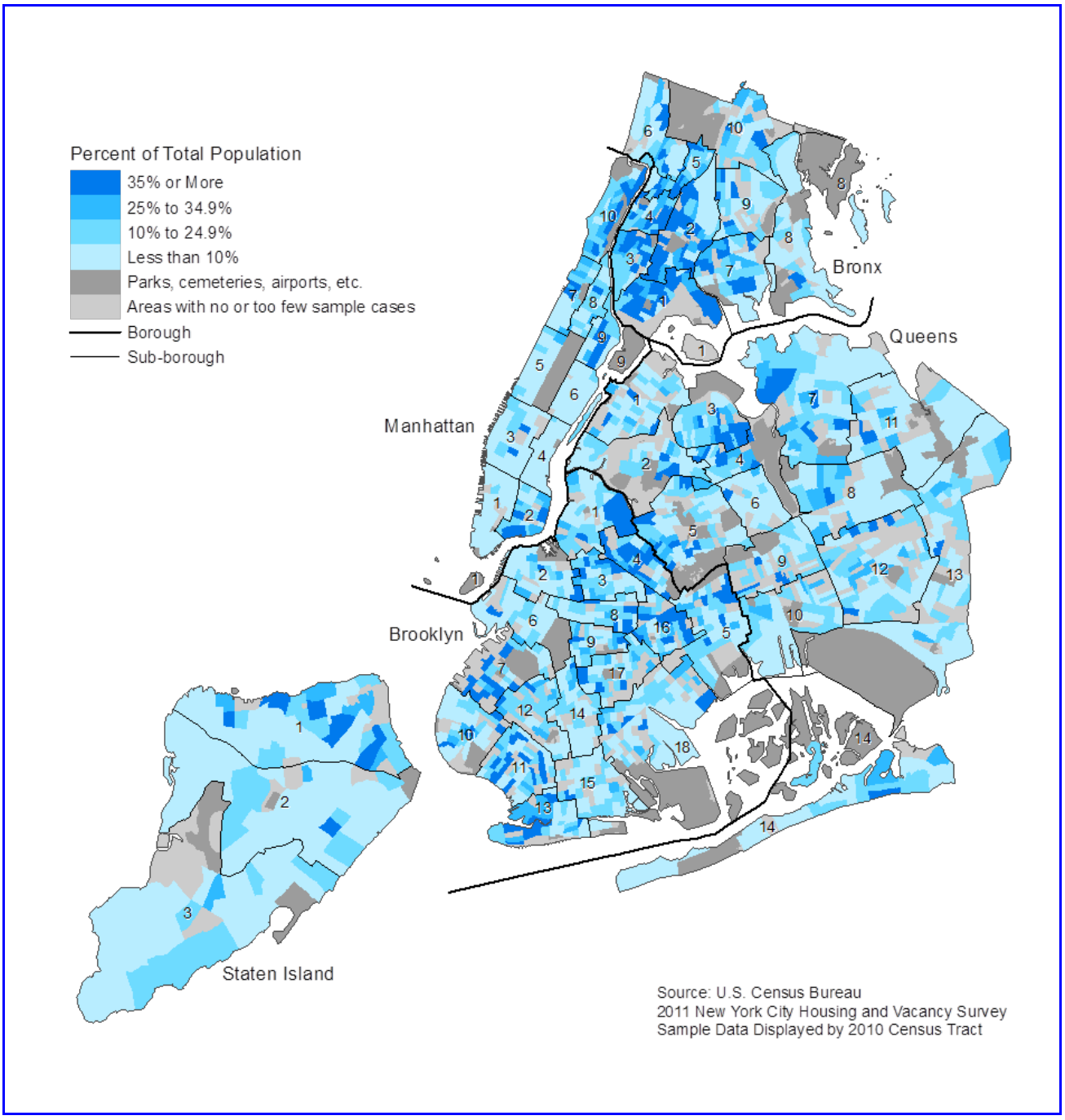
Figure 2.6
Level of Educational Attainment of Individuals
Aged 18 or Over by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Educational attainment can be very usefully compared with other population characteristics—such as labor and employment characteristics—to illuminate the pronounced effects of 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 in New York City."

Map 2.6
Percentage of Population Age 18 and Over with Less than 12 Years of Education
New York City 2011



Households

Variation of Households by Tenure

In 2011, owner households' proportion of all households in the City, the so-called "ownership rate," was 31.9 percent. As a result, New York City was still predominantly a city of renters, as a little more than two-thirds of the households in the City in 2011 were renters (Table 2.12).

Table 2.12
Number and Distribution of Households by Borough and Tenure
New York City 2011

		Tenure	
Borough	**All**	**Owners**	**Renters**
All	3,088,881	984,066	2,104,816
Bronx	473,656	98,166	375,491
Brooklyn	929,296	256,130	673,166
Manhattan	752,459	181,606	570,853
Queens	769,860	337,775	432,085
Staten Island	163,610	110,389	53,221
Within Tenure			
All	100.0%	100.0%	100.0%
Bronx	15.3	10.0	17.8
Brooklyn	30.1	26.0	32.0
Manhattan	24.4	18.5	27.1
Queens	24.9	34.3	20.5
Staten Island	5.3	11.2	2.5
Within Borough			
All	100.0%	31.9	68.1
Bronx	100.0%	20.7	79.3
Brooklyn	100.0%	27.6	72.4
Manhattan	100.0%	24.1	75.9
Queens	100.0%	43.9	56.1
Staten Island	100.0%	67.5	32.5

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Spatial Variation of Households

Households equate to occupied housing units. According to the 2011 HVS, the number of households in the City was 3,088,881 (Table 2.12). 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 24 percent, while its share of persons in the City was 19 percent in 2011 (Tables 2.1 and 2.12). The primary reason for this is that Manhattan is a small-household borough. Forty-five percent of the households in Manhattan were one-person households (Table 2.25). As the population count suggests, Brooklyn was the largest borough, capturing the largest share of the City's households: 929,000 or 30 percent of all households in the City. Queens, where 770,000 households or 25 percent of all households in the City resided, was the second-largest borough.

Manhattan was third, with 752,000 households or 24 percent of the City's households. In the Bronx, 474,000 households or 15 percent of the City's households resided, which amounts to a little more than half the number of households in Brooklyn. Staten Island, the least populous borough in the City, captured 164,000 households or 5 percent of the households in the City (Table 2.12).

Spatial Variation of Households by Tenure

The tenure pattern in each borough reflects substantial differences among the boroughs. Queens and Staten Island have much higher proportions of owners compared to the other three boroughs. In the Bronx, Brooklyn, and Manhattan, more than seven out of ten households were renters, while 56 percent of the households in Queens and just 33 percent in Staten Island were renters (Table 2.12).

The geographical pattern within tenure is not parallel to that of all households in the City: 34 percent of owner households in the City were located in Queens, while only 25 percent of all households lived there in 2011 (Table 2.12). 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, at 30 percent, the proportion of owner households there was only 26 percent. Manhattan, where 24 percent of the City's households resided, only captured 19 percent of owner households. The Bronx, with 15 percent of all households in the City, had only 10 percent of its owner households. On the other hand, Staten Island captured 11 percent of the City's owner households, while it had only 5 percent of all households in the City.

Racial and Ethnic Variation of Households

In 2011, about four in ten of the City's householders were white (41 percent), while forty-six percent were either black (22 percent) or Hispanic (24 percent), including Puerto Ricans (9 percent) and non-Puerto Rican Hispanics (15 percent). Almost all of the remaining householders were Asian (12 percent) (Table 2.13).

Table 2.13
Number and Distribution of All Households by Race/Ethnicity of Householder
New York City 2011

Race/Ethnicity	Number	Percent
All	3,088,881	100.0%
White	1,276,551	41.3%
Black/African American	688,053	22.3%
Puerto Rican	264,181	8.6%
Non-Puerto Rican Hispanic	474,780	15.4%
Asian	354,871	11.5%
Other	30,445	1.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Ownership Rates by Race and Ethnicity

In 2011, 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, 42.0 percent, while Puerto Rican and non-Puerto Rican Hispanic households had the lowest: a mere 16.5 percent and 15.4 percent respectively, about half the city-wide rate (Table 2.14). Asian households had the second-highest homeownership rate, 39.3 percent. The rate for black households was 26.5 percent (Table 2.14).

Table 2.14
Distribution of Households by Tenure within Race/Ethnic Group of Householder
New York City 2011

Race/Ethnicity	Total	Renter	Owner
All	100.0%	68.1%	31.9%
White	100.0%	58.0%	42.0%
Black/African American	100.0%	73.5%	26.5%
Puerto Rican	100.0%	83.5%	16.5%
Non-Puerto Rican Hispanic	100.0%	84.6%	15.4%
Asian	100.0%	60.7%	39.3%
Other	100.0%	69.5%	30.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Recalling that whites' share of all households in the City was 41 percent, while the shares of blacks, Puerto Ricans, non-Puerto Rican Hispanics, and Asians were 22 percent, 9 percent, 15 percent, and 12 percent respectively, the order 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 of renters, and whites and Asians having a smaller share than their share of all households (Tables 2.14 and 2.15).

Table 2.15
Distribution of Households by Race/Ethnicity of Householder within Tenure Group
New York City 2011

Race/Ethnicity	Total	Owner	Renter
All	100.0%	100.0%	100.0%
White	41.3%	54.5%	35.2%
Black/African American	22.3%	18.5%	24.0%
Puerto Rican	8.6%	4.4%	10.5%
Non-Puerto Rican Hispanic	15.4%	7.4%	19.1%
Asian	11.5%	14.2%	10.2%
Other	1.0%	0.9%	1.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

However, each racial and ethnic group's share of owner households was markedly different. Unlike all households and renter households, the majority of owner households were whites, 55 percent, while whites' equivalent proportions among all households and among renter households were 41 percent and 35 percent respectively (Table 2.15). Blacks' share of owner households was 19 percent; their share of renter households was 24 percent. Non-Puerto Rican Hispanics made up only 7 percent of owner households, while their share of renter households was 19 percent. Puerto Ricans' share of owner households was only 4 percent, while their share of renter households was 11 percent. Asians' share of owner households was 14 percent; their share of renter households was 10 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 2011 HVS reports that, of the 2,105,000 renter households in the City, 61 percent or 1,293,000 were rent controlled or rent regulated by some form of federal, state, or city law or regulation (Table 2.16). 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 rental buildings or private cooperative or condominium buildings.[7]

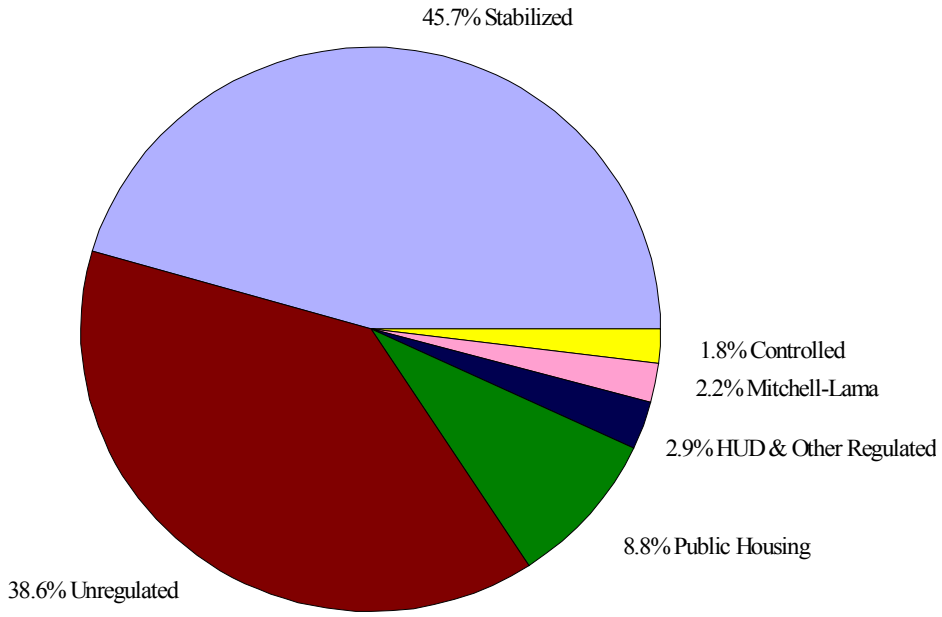
Of all renter households, 961,000 or 46 percent were in rent-stabilized units, and 38,000 or 2 percent were in rent-controlled units. Another 293,000 renter households, or 14 percent altogether, resided in Public Housing (9 percent), Mitchell-Lama (2 percent), *in rem* (0.1 percent), or "HUD and other-regulated" (3 percent) units (Table 2.16 and Figure 2.7).

On the other hand, 812,000 renter households, or 39 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 2.16).

The rental housing markets in Manhattan and the Bronx are synonymous with the regulated market. In Manhattan, an overwhelming majority of renter households, 64 percent, resided in rent-controlled, rent-stabilized, or various other rent-regulated units (Table 2.17). Forty-nine percent of the renter households in the borough resided in either rent-stabilized units (46 percent) or rent-controlled units (4 percent). Only 36 percent of the households in the borough resided in units whose rents were determined largely by housing market forces.

[7] 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."

Figure 2.7
Distribution of Renter Households by Rent Regulation Status
New York City 2011



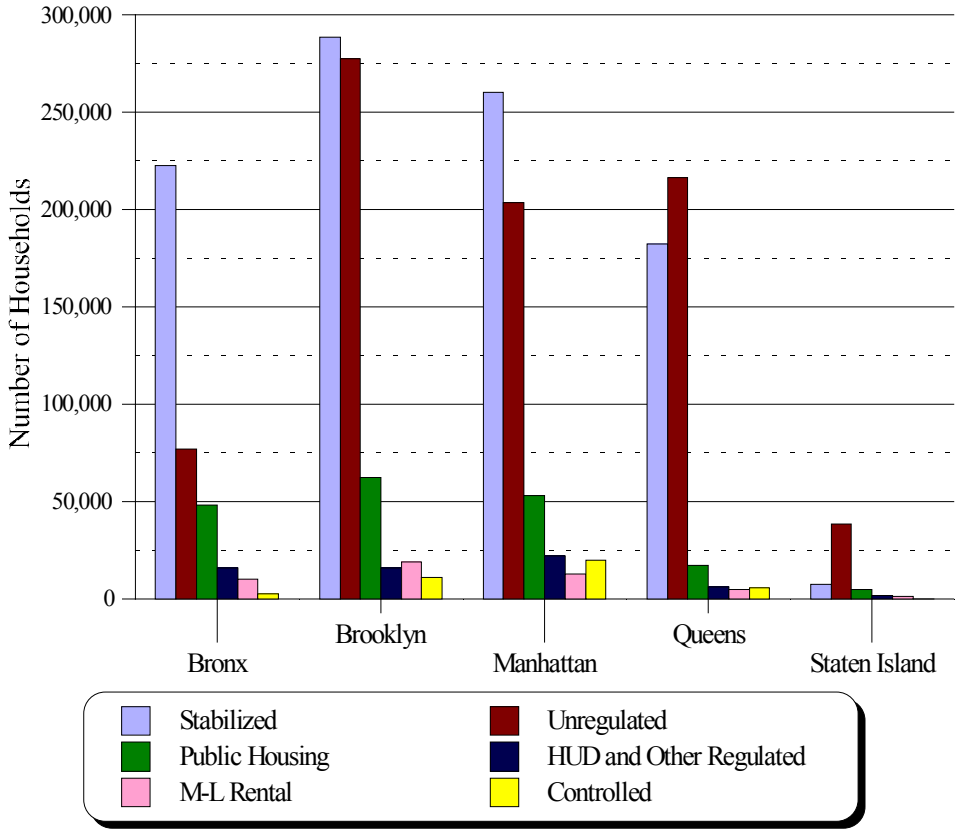
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.16
Number and Distribution of Renter Households by Regulatory Status
New York City 2011

Regulatory Status	Number	Percent
All	2,104,816	100.0%
Controlled	38,374	1.8%
Stabilized	*960,870*	*45.7%*
Pre-1947	724,649	34.4%
Post-1947	236,221	11.2%
Mitchell-Lama Rental	47,295	2.2%
In Rem	2,498	0.1%
Public Housing	184,946	8.8%
HUD & Other Regulated[a]	58,709	2.8%
Unregulated	*812,124*	*38.6%*
In Rental Buildings	736,381	35.0%
In Coops/Condos	75,742	3.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Includes HUD, Article 4, Municipal Loan and Loft Board regulated units.

Figure 2.8
Households by Rent Regulation Status within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

An overwhelming majority of housing units in the Bronx, four-fifths, were rent-regulated units. In the borough, a disproportionately large number of renter households, about three-fifths, resided in rent-stabilized units (59 percent). One-fifth of the renter households in the borough resided in the following other types of rent-regulated units: Public Housing (13 percent), Mitchell-Lama (3 percent), and "HUD and other-regulated" (4 percent) units (Table 2.17 and Figure 2.8). There were very few rent controlled units in the Bronx. This left the Bronx with the smallest proportion of rent-unregulated units of any borough, just one in five rental units.

Table 2.17
Distribution of Renter Households by Regulatory Status within Boroughs
New York City 2011

Regulatory Status	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Number	2,104,816	375,491	673,166	570,853	432,085	53,221
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.8%	**	1.6%	3.5%	1.3%	**
Stabilized	*45.7%*	*59.3%*	*42.9%*	*45.6%*	*42.2%*	*13.8%*
Pre-1947	34.4%	48.3%	34.0%	37.5%	22.7%	**
Post-1947	11.2%	11.0%	8.9%	8.1%	19.5%	8.4%
Mitchell-Lama Rental	2.2%	2.7%	2.8%	2.2%	1.1%	**
In Rem	0.1%	0.1%	**	0.4%	**	**
Public Housing	8.8%	12.8%	9.2%	9.2%	4.0%	9.0%
HUD & Other Regulated[a]	2.8%	4.1%	2.3%	3.5%	1.4%	**
Unregulated	*38.6%*	*20.4%*	*41.2%*	*35.6%*	*50.1%*	*72.0%*
In Rental Buildings	35.0%	18.5%	38.9%	30.4%	45.4%	66.6%
In Coops/Condos	3.6%	1.9%	2.3%	5.3%	4.7%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes HUD, Article 4, Municipal Loan and Loft Board regulated units.
** Too few households to report.

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 a little smaller and the consequent proportion in unregulated units a little larger: 45 percent and 41 percent respectively (Table 2.17). The borough's distribution for other types of rent-regulated units mirrored the city-wide distribution. In Queens, 50 percent of renter households resided in market-rate units, while 44 percent were in rent-stabilized and rent-controlled units. In Staten Island, which was developed later than the other boroughs, 72 percent of renter households were in market-rate units. Most of the other renter households in the borough lived in rent-stabilized units (14 percent) or Public Housing units (9 percent).

Racial and Ethnic Variation of Households by Rent-Regulation Status

In 2011, 61 percent of the renter households in the City lived in units regulated by federal, state, or city laws and regulations, while 39 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 larger in unregulated units and rent-controlled units (Table 2.18).

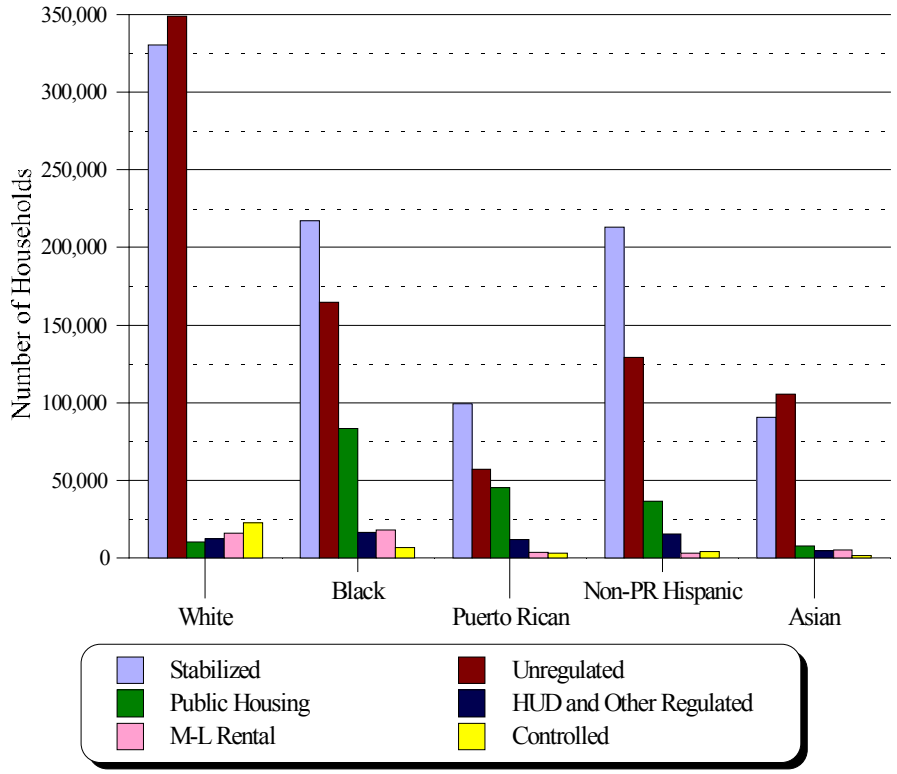
Table 2.18
Distribution of Renter Households by Rent Regulatory Status within Race/Ethnicity of Householder
New York City 2011

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	1.8%	3.1%	1.3%	1.4%*	1.0%	**	**
Stabilized	*45.7%*	*44.6%*	*42.9%*	*45.1%*	*53.1%*	*42.2%*	*48.6%*
Pre-1947	34.4%	31.6%	32.7%	36.4%	44.7%	27.0%	35.6%
Post-1947	11.2%	13.0%	10.3%	8.7%	8.3%	15.2%	**
Mitchell-Lama Rental	2.2%	2.2%	3.6%	1.7%*	0.8%*	2.5%	**
In Rem	0.1%	**	0.2%	0.2%	0.2%	**	**
Public Housing	8.8%	1.4%	16.4%	20.6%	9.2%	3.6%	**
HUD & Other Regulated	2.8%	1.6%	3.0%	5.3%	3.6%	2.1%	**
Unregulated	*38.6%*	*47.1%*	*32.5%*	*25.8%*	*32.2%*	*48.9%*	*34.7%*
In Rental Buildings	35.0%	41.5%	30.8%	24.1%	30.1%	43.0%	32.2%
In Coops/Condos	3.6%	5.6%	1.7%	1.7%*	2.1%	5.9%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

For Puerto Rican renter households, almost three-quarters lived in rent-controlled or rent-regulated units, while the remaining quarter lived in unregulated units, the lowest proportion among all major racial and ethnic groups in 2011 (Table 2.18). About one-fifth of Puerto Rican households lived in Public Housing units, the highest proportion among all major racial and ethnic groups and more than two 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 smaller proportion lived in Public Housing units (Figure 2.9).

Figure 2.9
Households by Rent Regulation Status by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

A substantially large proportion of non-Puerto Rican Hispanic households, 54 percent, lived in rent-stabilized and rent-controlled units, while a smaller proportion lived in other types of regulated units, such as Public Housing units, particularly compared to the proportions of Puerto Rican and black households (Table 2.18 and Figure 2.9).

In 2011, 42 percent of Asian renter households lived in rent-stabilized units, while 49 percent were in unregulated units, the highest proportion living in unregulated housing of any group (Table 2.18).

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 38,000 rent-controlled units in the City in 2011 were white, while about one in six was black (Tables 2.16 and 2.19). The median age of householders in rent-controlled units was 70, with 63 percent being age 65 or older, three-fifths being single-person households and 65 percent female (Table 2.20). In short, most householders in rent-controlled units were white, single, elderly, and female.

Table 2.19
Distribution of Renter Households by Race/Ethnicity of Householder within Rent Regulatory Status
New York City 2011

Regulatory Status	All	White	Black/ African American	Puerto Rican	Non-PR Hispanic	Asian	Other
All	100.0%	35.2%	24.0%	10.5%	19.1%	10.2%	1.0%
Controlled	100.0%	58.8%	17.0%	8.3%*	10.9%	**	**
Stabilized	*100.0%*	*34.4%*	*22.6%*	*10.3%*	*22.2%*	*9.5%*	*1.1%*
Pre-1947	100.0%	32.3%	22.8%	11.1%	24.8%	8.0%	1.0%
Post-1947	100.0%	40.8%	22.0%	8.1%	14.2%	13.8%	**
Mitchell-Lama Rental	100.0%	33.8%	38.4%	7.9%*	6.8%*	11.3%	**
In Rem	100.0%	9.5%	41.3%	14.1%	34.5%	**	**
Public Housing	100.0%	5.7%	44.9%	24.5%	19.9%	4.2%	**
HUD & Other Regulated	100.0%	20.3%	26.2%	19.7%	24.5%	7.6%	**
Unregulated	*100.0%*	*43.0%*	*20.2%*	*7.0%*	*15.9%*	*13.0%*	*0.9%*
In Rental Buildings	100.0%	41.7%	21.2%	7.2%	16.4%	12.6%	0.9%
In Coops/Condos	100.0%	55.1%	11.4%	5.0%*	11.0%	16.9%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of householders is small, interpret with caution.
** Too few households to report.

At the same time, 34 percent of households in the 961,000 rent-stabilized units were white, while another 45 percent were almost evenly divided into either black or non-Puerto Rican Hispanic households (Tables 2.16 and 2.19). The pattern of racial and ethnic distribution for the 725,000 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 236,000 rent-stabilized units in buildings built in or after 1947 was noticeably different: two-fifths of the households in such units were white, and just 22 percent of this category were Puerto Rican or non-Puerto Rican Hispanic households, compared to 33 percent of all stabilized households.

The 2,500 *in rem,* 185,000 Public Housing, and 47,000 Mitchell-Lama units in the City predominantly served black households in 2011. Two-fifths of the households in *in rem* units, 45 percent of those in Public Housing units, and almost two-fifths of the households in Mitchell-Lama units were black (Tables 2.16 and 2.19). Public Housing units also served a great number of Hispanic households: 44 percent of the households in such units were Hispanic; and of those, 25 percent were Puerto Rican and 20 percent were non-Puerto Rican Hispanic. Mitchell-Lama units also served other racial and ethnic groups: whites (34 percent), Puerto Ricans (8 percent), non-Puerto Rican Hispanics (7 percent), and

Table 2.20
Characteristics of Householders in Rent Controlled Units
New York City 2011

Characteristics	Number or Percent
Number	38,374
Male	13,625 (35.5%)
Female	24,750 (64.5%)
Age Distribution	100.0%
Under 45	12.3%
45 – 54	**
55 – 64	18.4%
65 – 74	21.5%
75 +	41.2%
Median Age	70
Race/Ethnicity	100.0%
White	58.8%
Black/African-American	17.0%
Puerto Rican	8.3%*
Non-Puerto Rican Hispanic	10.9%
Asian	**
Household Type	100.0%
Single Elderly	49.2%
Elderly Household	19.7%
Single Adult	10.5%
Adults	11.9%
Adults with Child(ren)	**
Single with Child(ren)	**
Number of Persons in Household (Mean)	1.64
One	59.7%
Two	26.1%
Three +	14.2%
Median 2010 Income	$29,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of householders is small, interpret with caution.
** Too few householders to report.

Asians (11 percent). "HUD and Other-regulated" units served all major racial and ethnic groups. Nine-tenths of the households in "HUD and other-regulated" units were black (26 percent), Puerto Rican (20 percent), non-Puerto Rican Hispanic (25 percent), or white (20 percent).

More than three-fifths of the households in the 812,000 unregulated units were either white (43 percent) or black (20 percent). The remaining households were largely either non-Puerto Rican Hispanic (16 percent) or Asian (13 percent) (Tables 2.16 and 2.19). 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. For unregulated units in cooperative and condominium buildings, the pattern further magnified the predominance of white households in this rental category: 55 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. Asians were also over represented in this category (17 percent).

Households by Type of Ownership

As described above, the ownership rate, or owners' proportion of all households, in the City was relatively small. However, 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 2011 HVS, of the 984,000 owner households in the City, 567,000 or 58 percent resided in conventional owner units, which include mostly traditional one- or two-family housing units (Table 2.21). The remaining owner households resided in 265,000 private cooperative units (27 percent), 102,000 condominium units (10 percent), or 50,000 Mitchell-Lama cooperative units (5 percent).

Table 2.21
Number and Distribution of Owner Households by Form of Ownership
New York City 2011

Form of Ownership	Number	Percent
All	984,066	100.0%
Conventional	567,167	57.6%
Cooperative	264,908	26.9%
Condominium	102,367	10.4%
Mitchell-Lama Coop	49,624	5.0%

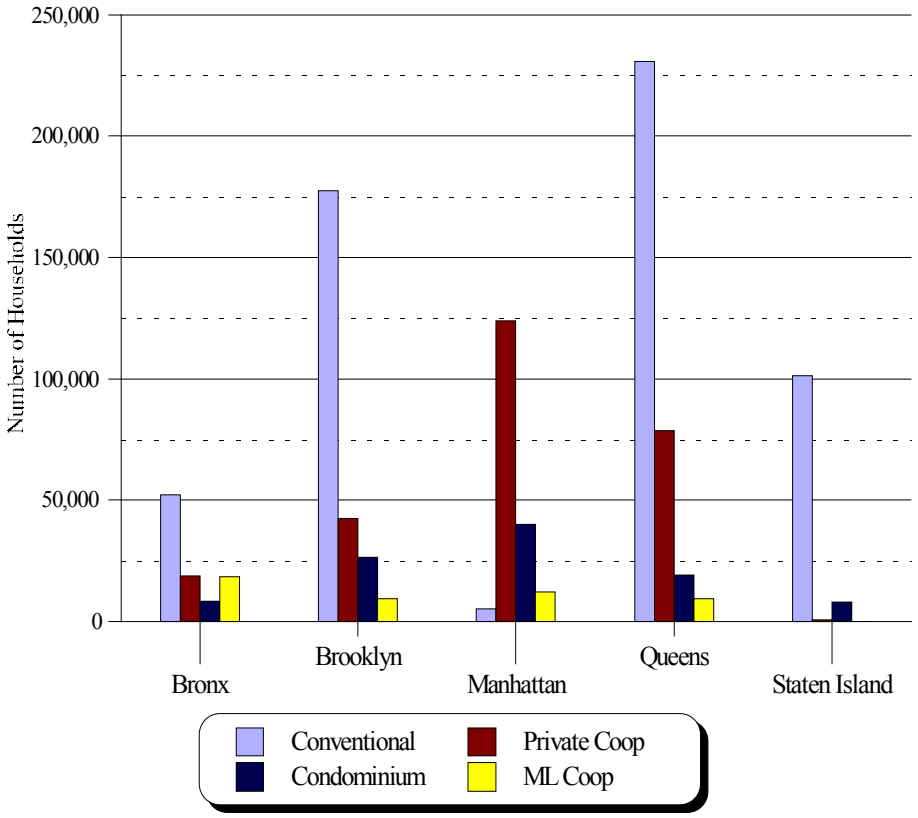
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In Brooklyn, which housed 256,000 or 26 percent of the City's owner households, 69 percent of such households lived in conventional units, while most of the remainder lived in private cooperative units (17 percent) or condominium units (10 percent). In Queens, where 338,000 owner households or 34 percent of the City's owner households resided, 68 percent lived in conventional units, while most of the remainder lived in private cooperative units (23 percent) (Table 2.22 and Figure 2.10).

In Manhattan, which housed 182,000 or 18 percent of the owner households in the City, nine in ten of such households resided in either private cooperative (68 percent) or condominium (22 percent) units, while most of the remainder lived in Mitchell-Lama cooperative units (7 percent) (Table 2.22).

In Staten Island, where 110,000 or 11 percent of the owner households in the City resided, 92 percent of such households resided in conventional units; the remainder resided mostly in condominium units (7 percent) (Table 2.22 and Figure 2.10).

Figure 2.10
Households by Form of Ownership within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.22
Distribution of Owner Households by Form of Ownership by Borough
New York City 2011

Form of Ownership	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Number	984,066	98,166	256,130	181,606	337,775	110,389
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	57.6%	53.1%	69.3%	3.0%	68.3%	91.9%
Cooperative	26.9%	19.3%	16.6%	68.2%	23.3%	**
Condominium	10.4%	8.5%	10.4%	22.0%	5.7%	7.3%
Mitchell-Lama Coop	5.0%	19.0%	3.7%	6.7%	2.8%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few households to report.

Racial and Ethnic Variation of Households by Type of Ownership

The 2011 HVS reports that different racial and ethnic groups own somewhat unique combinations of the various types of owner units. Of white owner households, 52 percent owned conventional units, while 34 percent owned private cooperative units and 11 percent owned condominium units (Table 2.23). On the other hand, 71 percent of black owner households owned conventional units (the largest proportion by far of any racial/ethnic group), while 13 percent were in Mitchell-Lama cooperative units (Figure 2.11).

Table 2.23
Distribution of Owner Households by Type of Ownership within Race/Ethnicity
New York City 2011

Race/Ethnicity	All	Conventional	Cooperative	Condominium	Mitchell-Lama Coop
All	100.0%	57.6%	26.9%	10.4%	5.0%
White	100.0%	51.6%	34.4%	11.1%	2.9%
Black/African American	100.0%	70.6%	11.0%	5.7%	12.6%
Puerto Rican	100.0%	60.9%	21.8%	7.4%*	10.0%
Non-Puerto Rican Hispanic	100.0%	60.2%	26.1%	9.5%	4.2%*
Asian	100.0%	61.4%	21.4%	15.4%	**
Other	100.0%	57.7%	**	**	**

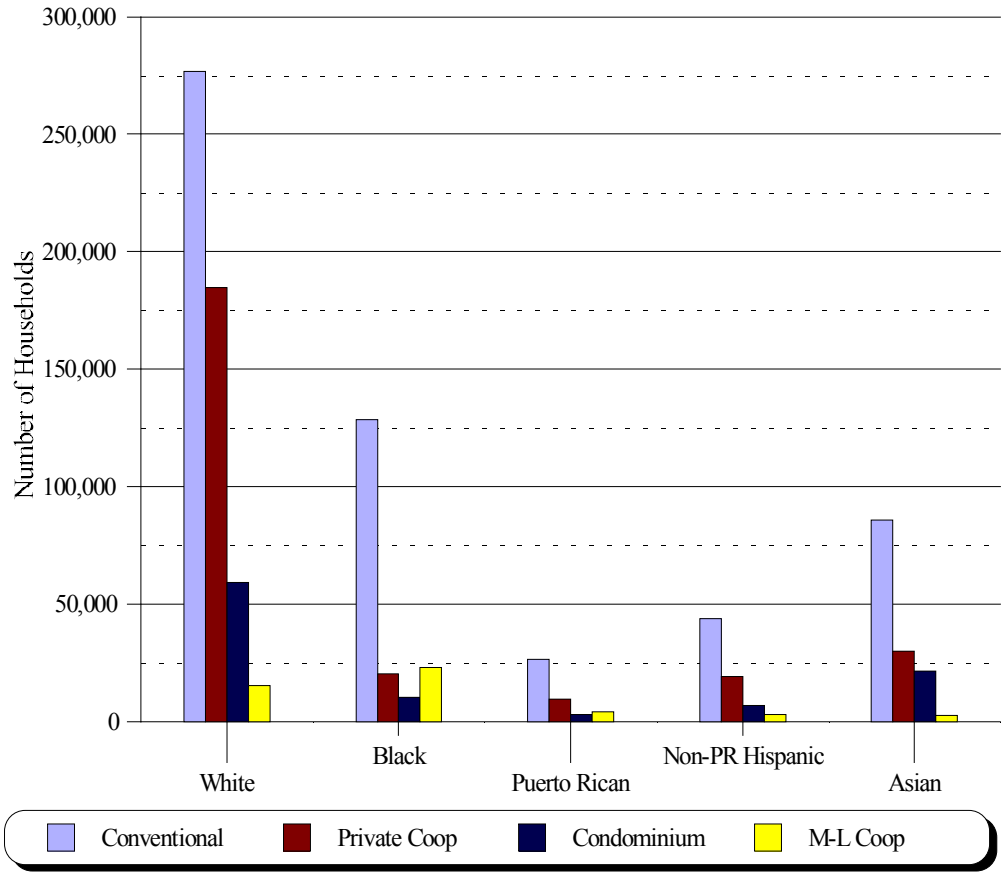
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Among Puerto Rican owner households, 61 percent owned conventional units, while almost a third owned either private cooperative units (22 percent) or Mitchell-Lama cooperative units (10 percent) (Table 2.23). Of non-Puerto Rican Hispanic owner households, 60 percent owned conventional units and 26 percent owned private cooperative units, while 10 percent owned condominium units. Of Asian owner households, 61 percent owned conventional units, while close to two-fifths owned either private cooperative units (21 percent) or condominiums (15 percent).

Household Size (Number of Persons per Household)

Household size is one of the most important measures of housing need because of its direct relationship to the size of the unit. It is also the best single descriptor of the amount of indoor space required for a household's healthy living. Thus, household size serves as a determinant of the need for housing of different sizes, as well as a measure for 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.

Figure 2.11
Households by Form of Ownership by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The 2011 HVS reports that the mean household size for all households in the City—that is, the average number of persons per household—was 2.60 in 2011 (Table 2.24).

Looking at the average household size in the City, the following two patterns taking place in the City are notable. In 2011, 32 percent of all households (34 percent of renter households and 26 percent of owner households) were one-person households (Table 2.24). Conversely, 22 percent of all households (20 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 2.24
Distribution of the Number of Persons in Household and Mean Household Size by Tenure
New York City 2011

All Households	**Percent**
Number of Persons	100.0%
1	31.7%
2	29.2%
3	16.8%
4 or more	22.2%
Mean Household Size[a]	**2.60**
Renter Households	**Percent**
Number of Persons	100.0%
1	34.2%
2	28.5%
3	17.0%
4 or more	20.3%
Mean Household Size[a]	**2.52**
Owner Households	**Percent**
Number of Persons	100.0%
1	26.3%
2	30.9%
3	16.4%
4 or more	26.4%
Mean Household Size[a]	**2.75**

Source: U.S. Bureau of the Census, 2011 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.

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 two-thirds of the households were owner households, 29 percent of all households, renter and owner together, were large households with four or more persons in 2011. In the borough, the proportion of such large households among owner households was 35 percent (Tables 2.12 and 2.25).

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). However, the distribution of renter and owner households in Queens was very diverse, making it a borough of all sizes of households (Table 2.25).

In 2011, as was the case with the distribution of household size in the City as a whole, in the Bronx and Brooklyn, there were all sizes of households (Table 2.25).

Table 2.25
Distribution of the Number of Persons in Household by Tenure by Borough
New York City 2011

All Households	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	31.7%	28.5%	28.8%	45.4%	25.6%	23.2%
2	29.2%	26.0%	29.0%	32.2%	28.3%	30.7%
3	16.8%	19.6%	17.2%	12.3%	19.1%	16.8%
4 or more	22.2%	25.9%	25.0%	10.1%	27.0%	29.4%
Renter Households						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	34.2%	28.6%	31.3%	46.3%	27.1%	39.3%
2	28.5%	25.1%	28.5%	31.6%	27.2%	29.5%
3	17.0%	20.2%	17.1%	12.7%	20.3%	13.4%
4 or more	20.3%	26.1%	23.2%	9.4%	25.4%	17.9%
Owner Households						
Number of Persons	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
1	26.3%	28.4%	22.4%	42.3%	23.7%	15.5%
2	30.9%	29.4%	30.4%	34.3%	29.7%	31.2%
3	16.4%	17.3%	17.4%	11.1%	17.6%	18.4%
4 or more	26.4%	24.9%	29.8%	12.2%	29.1%	34.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Manhattan is a small-household borough. In the borough, 45 percent of the households were one-person households. Even among owner households, 42 percent were one-person households. Only 10 percent of all households in the borough were large households with four or more persons (Table 2.25). Even of owner households in the borough, only 12 percent were large households.

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 2011, Queens and the Bronx had the highest average household sizes at 2.85 and 2.83 persons, while Manhattan had the smallest at just 2.05 persons. In the Bronx the average size of owner households was 2.72, a little smaller than that of all owner households in the City: 2.75. However, the size of renter households in the borough, where almost four-fifths of the households were renters, was 2.86, substantially higher than that for all renter households in the City: 2.52. As a result, the size of all households in the borough was larger than that of all households in the City: 2.83 versus 2.60 (Tables 2.12 and 2.26).

Table 2.26
Mean Household Size[a] by Tenure by Borough
New York City 2011

Borough	All	Renter	Owner
All	2.60	2.52	2.75
Bronx	2.83	2.86	2.72
Brooklyn	2.67	2.58	2.92
Manhattan	2.05	2.05	2.05
Queens	2.85	2.78	2.94
Staten Island	2.79	2.37	3.00

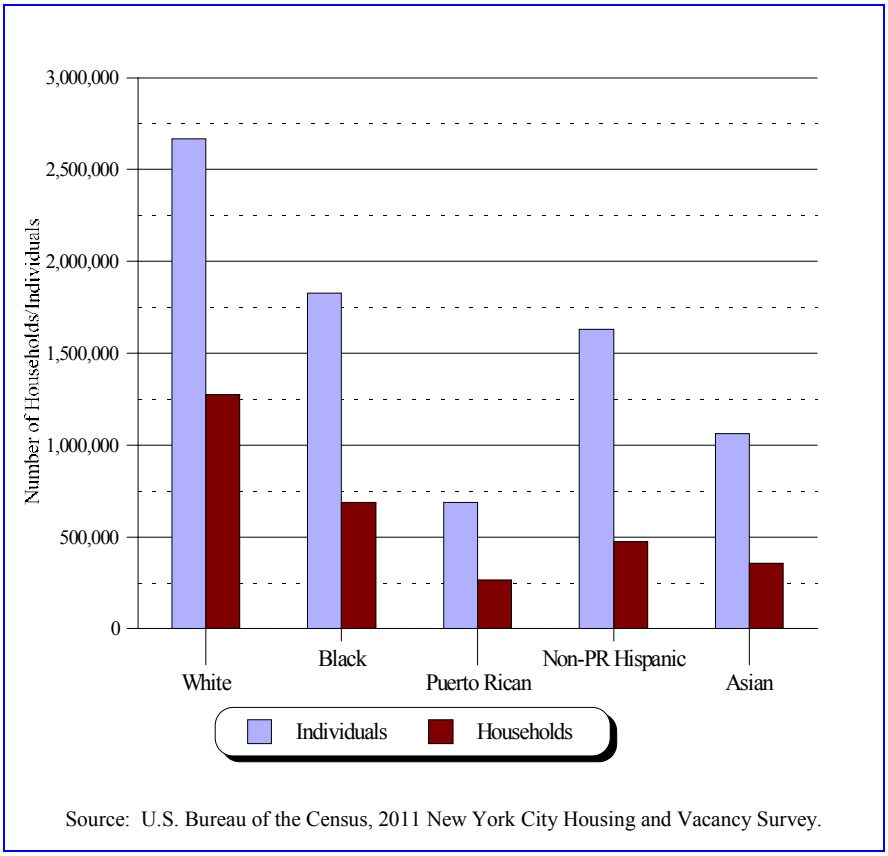
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Mean household size (number of persons) was computed by dividing the total number of individuals in a group by the total number of households in the same group.

In Brooklyn, the size of owner households was 2.92, considerably higher than that for all households in the City, while the size of renter households was 2.58, also higher than that for all households. Thus, the average size of all households in Brooklyn was 2.67 (Table 2.26).

The average household size of all households in Manhattan was the smallest in all the five boroughs. The size of all, of renter, and of owner households in Manhattan was each 2.05 in 2011, substantially smaller than the comparable sizes for the City and other boroughs (Table 2.26).

In Queens, the average sizes of renter households and owner households were larger than those of all renter and owner households in the City: 2.78 versus 2.52 and 2.94 versus 2.75 respectively (Table 2.26). Consequently, the size of all households in the borough, 2.85, was noticeably larger than that of all households in the City in 2011 (Table 2.26).

Figure 2.12
Number of Individuals and of Households by Race/Ethnicity
New York City 2011



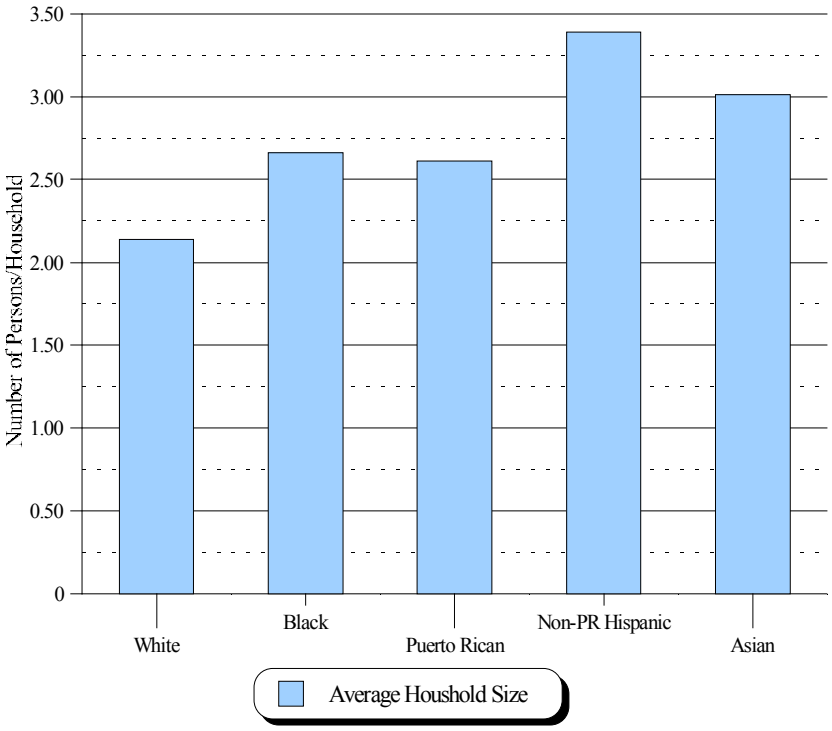
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The average owner household size in Staten Island was 3.00, while it was 2.75 for all owner households in the City in 2011. On the other hand, the size of renter households in the borough was 2.37, much smaller than that of all renter households in the City (Tables 2.12 and 2.26). However, since two-thirds of households in the borough are owner households, the average size of all households in Staten Island, 2.79, 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 2011, the average sizes of non-Puerto Rican Hispanic households and Asian households were 3.39 and 3.01 respectively, substantially larger than the average size of all households, which was 2.60, and the household sizes of other racial and ethnic groups (Table 2.27). The continuous growth of non-Puerto Rican Hispanic and Asian households with larger household sizes generates increasing pressure on the needs and demands for larger units in the boroughs and neighborhoods where these two racial and ethnic households tend to cluster (Figure 2.12).

Figure 2.13
Average Household Size by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.27
Number and Distribution of All Individuals and Households
and Mean Household Size by Race/Ethnicity of the Householder
New York City 2011

Race/Ethnicity Of Householder	Individuals[a]		Households		Mean Household Size[b]
	Number	Percent	Number	Percent	
All	8,020,045	100.0%	3,088,881	100.0%	2.60
White	2,725,562	34.0%	1,276,551	41.3%	2.14
Black/African American	1,833,029	22.9%	688,053	22.3%	2.66
Puerto Rican	689,730	8.6%	264,181	8.6%	2.61
Non-Puerto Rican Hispanic	1,608,348	20.1%	474,780	15.4%	3.39
Asian	1,068,668	13.3%	354,871	11.5%	3.01
Other	94,707	1.2%	30,445	1.0%	3.11

Source: U.S. Bureau of the Census, 2011 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.

On the other hand, the average household size of white households was 2.14. The average household size of black households was 2.66, a little larger than that of all households, while the size of Puerto Rican households was 2.61, about the same as the city-wide average (Table 2.27 and Figure 2.13).

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

The average size of renter households in the City was 2.52 in 2011 (Table 2.28). Of all households residing in the various categories of rental units, households in *in rem* units were the largest at 2.87. Households in unregulated units averaged 2.70 persons. Renter households in unregulated units in rental buildings were very large, 2.75, while renter households in cooperative and condominium buildings were small, only 2.23 (Table 2.28).

The size of households in rent-controlled units was 1.70, the smallest of any type of rental unit in the City. Almost half of the households in rent-controlled units were single elderly households, as discussed above (Tables 2.20 and 2.28). The size of households in "HUD and other-regulated" units was 2.05 persons, also much smaller than the city-wide average renter household size.

Table 2.28
Number of Renter Households, Individuals
and Mean Household Size by Regulatory Status
New York City 2011

Regulatory Status	Households	Individuals	Mean Household Size[a]
All Renters	2,104,816	5,309,499	2.52
Controlled	38,374	65,192	1.70
Stabilized	*960,870*	*2,332,953*	2.43
Pre-1947	724,649	1,799,061	2.48
Post-1947	236,221	533,892	2.26
Mitchell Lama Rental	47,295	102,943	2.18
Public Housing	184,946	486,349	2.63
In Rem	2,498	7,180	2.87
HUD & Other Regulated	58,709	120,224	2.05
Unregulated	*812,124*	*2,194,659*	2.70
In Rental Buildings	736,381	2,026,123	2.75
In Coops/Condos	75,742	168,536	2.23

Source: U.S. Bureau of the Census, 2011 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 in 1947 or later was also small, 2.26 (Table 2.28). The primary reason for the smaller size of households in this type of rental unit is that many recently built rent-stabilized units in the City have been small units, studios and one-bedroom units. Three-fifths of post-1947 rent-stabilized units were either studios or one-bedroom units in 2011 (Table 4.21).

Table 2.29
Number of Owner Households, Individuals
and Mean Household Size by Form of Ownership
New York City 2011

Form of Ownership	Households	Individuals	Mean Household Size[a]
All	984.066	2.710.545	2.75
Conventional	567,167	1,838,656	3.24
Cooperative	264,908	535,890	2.02
Condominium	102,367	233,636	2.28
Mitchell-Lama Coop	49,624	102,363	2.06

Source: U.S. Bureau of the Census, 2011 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 owner households in the City was 2.75, while it was 2.71 in the United States as a whole.[8] In the City, the average size of households in conventional units was 3.24 persons, the largest size among all types of owner units in the City (Table 2.29). Household sizes in other ownership categories were much smaller. The average sizes of households in private cooperative units, in condominium units, and in Mitchell-Lama cooperative units were 2.02, 2.28, and 2.06 respectively.

[8] U.S Bureau of the Census, 2011 American Community Survey.

Household Composition: Household Types

How a given population organizes itself within households and the configuration of those individual households 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.

[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.]

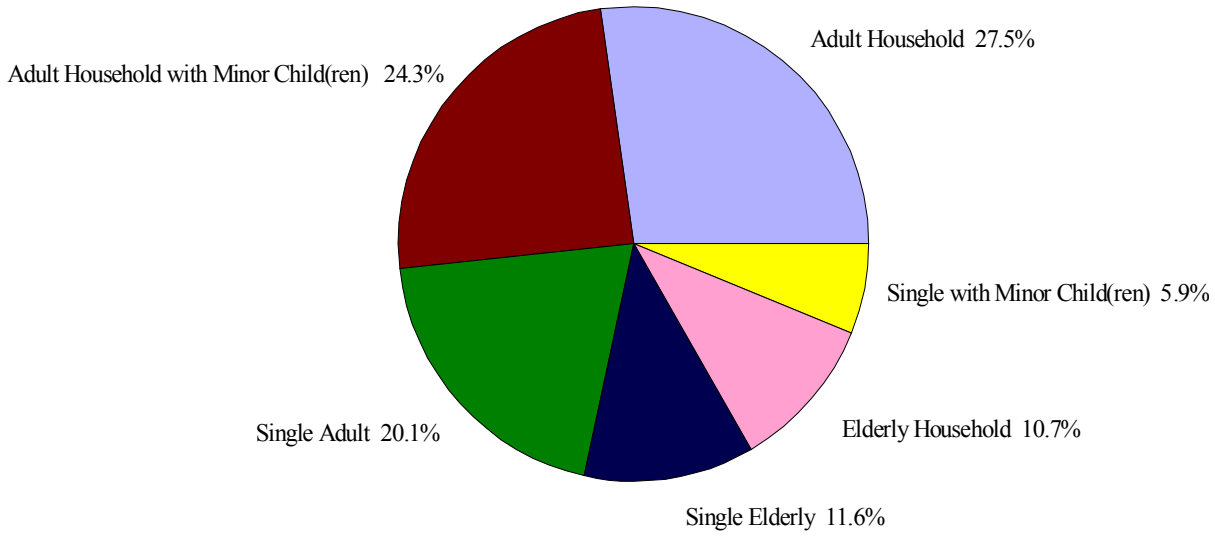
According to the 2011 HVS, of all households in the City, 72 percent were either: single adult households (20 percent), adult households (28 percent), or adult households with children (24 percent). The remainder consisted of single elderly households (12 percent), elderly households (11 percent), and single adult households with children (6 percent) (Table 2.30 and Figure 2.14).

Table 2.30
Distribution of Households by Household Type by Tenure
New York City 2011

Household Type[a]	All Households	
	Number	**Percent**
All	3,088,881	100.0%
Single Elderly	359,267	11.6%
Single Adult	620,177	20.1%
Single with Minor Child(ren)	181,970	5.9%
Elderly Household	329,276	10.7%
Adult Household	848,294	27.5%
Adult Household with Minor Child(ren)	749,898	24.3%
	Renters	
Household Type	**Number**	**Percent**
All	2,104,816	100.0%
Single Elderly	231,498	11.0%
Single Adult	488,741	23.2%
Single with Minor Child(ren)	163,804	7.8%
Elderly Household	146,520	7.0%
Adult Household	579,006	27.5%
Adult Household with Minor Child(ren)	495,246	23.5%
	Owners	
Household Type	**Number**	**Percent**
All	984,066	100.0%
Single Elderly	127,769	13.0%
Single Adult	131,436	13.4%
Single with Minor Child(ren)	18,165	1.8%
Elderly Household	182,756	18.6%
Adult Household	269,288	27.4%
Adult Household with Minor Child(ren)	254,652	25.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Household types are defined in the text and in Table 2.31.

Figure 2.14
Distribution of All Households by Household Type
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Racial and Ethnic Variation of Household Types

The distribution of persons by age group within racial and ethnic categories, reviewed earlier, found that 17 percent of whites in the City were 65 years old or older in 2011 (Table 2.5). 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 (54 percent) and elderly households (50 percent) — were white (Table 2.31). Approximately a fifth each of these households were black. Similarly, half of single adult households were also white while 24 percent were black.

The composition of adult households approximately mirrored that of all households: 44 percent were white and 19 percent were black. More than a fifth were either non-Puerto Rican Hispanic (15 percent) or Puerto Rican (7 percent) and 15 percent were Asian (Table 2.31).

Contrary to the pattern of the four household groups reviewed above, adult households with children were racially and ethnically much more diverse. About three-quarters of these households were white (29 percent), black (22 percent), or non-Puerto Rican Hispanic (24 percent) (Table 2.31). 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, while whites were under represented within this household type.

Table 2.31
Distribution of All Households by Race/Ethnicity by Household Type
New York City 2011

	Race/Ethnicity						
Household Type[a]	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-PR Hispanic**	**Asian**	**Other**
All	100.0%	41.3%	22.3%	8.6%	15.4%	11.5%	1.0%
Single Elderly	100.0%	54.3%	21.6%	9.5%	9.0%	4.7%	**
Single Adult	100.0%	49.7%	24.2%	7.8%	8.9%	8.1%	1.3%
Single with Minor Child(ren)	100.0%	12.8%	37.9%	18.8%	24.9%	4.0%	**
Elderly Household	100.0%	50.0%	20.1%	7.6%	11.1%	10.4%	**
Adult Household	100.0%	43.7%	18.6%	6.5%	15.2%	15.2%	0.8%
Adult Household with Minor Child(ren)	100.0%	28.6%	22.3%	9.0%	23.5%	15.6%	0.9%

Source: U.S. Bureau of the Census, 2011 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.

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. This household type was considerably over represented among blacks (38 percent), Puerto Ricans (19 percent) and non-Puerto Rican Hispanics (25 percent), but under represented among whites (13 percent) and Asians (4 percent) (Table 2.31).

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 and single adult households, along with notably smaller proportions of adult households with children and single adult households with children (Table 2.32). Black households'

distribution roughly resembled that of all households except for the higher proportion of single adult households with children and 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 (Table 2.32).

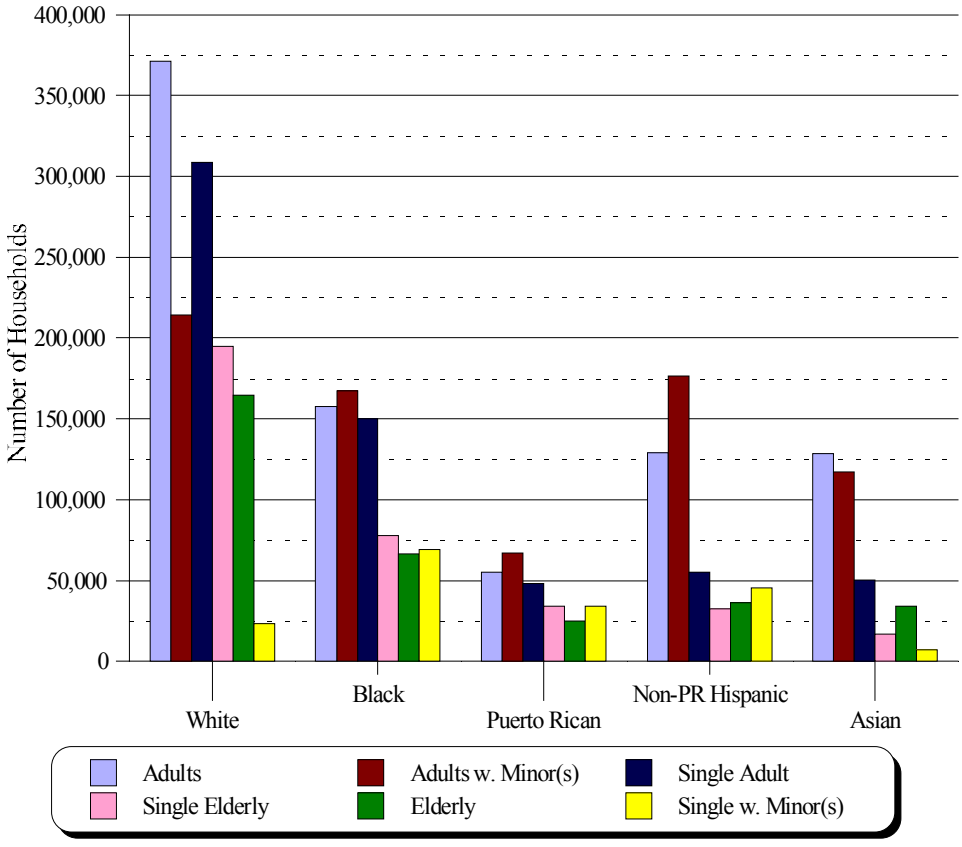
Table 2.32
Distribution of All Households by Household Type by Race/Ethnicity
New York City 2011

	Race/Ethnicity						
Household Type[a]	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-PR Hispanic**	**Asian**	**Other**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.6%	15.3%	11.3%	13.0%	6.8%	4.7%	**
Single Adult	20.1%	24.2%	21.8%	18.3%	11.6%	14.2%	26.3%
Single with Minor Child(ren)	5.9%	1.8%	10.0%	13.0%	9.6%	2.1%	**
Elderly Household	10.7%	12.9%	9.6%	9.4%	7.7%	9.7%	**
Adult Household	27.5%	29.1%	22.9%	20.9%	27.2%	36.2%	23.3%
Adult Household with Minor Child(ren)	24.3%	16.8%	24.4%	25.4%	37.2%	33.0%	22.5%

Source: U.S. Bureau of the Census, 2011 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.

In contrast, the distribution of household types among non-Puerto Rican Hispanic households and Asian households displays uniquely different patterns. Compared to all households, a substantially large proportion of non-Puerto Rican Hispanic and Asian households were adult households with children: 37 percent and 33 percent respectively, versus 24 percent for all households and just 17 percent for white households (Table 2.32). 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: 12 percent and 14 percent respectively, versus 20 percent. The proportion of adult households among Asian households was unparalleledly larger than that of all households: 36 percent versus 28 percent (Figure 2.15).

Figure 2.15
Household Type by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 2011, of households residing in rent-controlled units in the City, almost seven in ten were either single elderly households (49 percent) or elderly households (20 percent), while the remainder were mostly either single adult households or adult households (Table 2.33).

On the other hand, three-quarters of the households that rent-stabilized units served were the three adult household groups: single adult households (26 percent), adult households (27 percent), and adult households with children (22 percent) (Table 2.33). 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 somewhat more single elderly households and elderly households (Figure 2.16).

Table 2.33
Distribution of Renter Households by Household Type by Regulatory Status
New York City 2011

	Household Type[a]						
Regulatory Status	**All**	**Single Elderly**	**Single Adult**	**Single with Child(ren)**	**Elderly**	**Adults**	**Adults with Child(ren)**
All	100.0%	11.0%	23.2%	7.8%	7.0%	27.5%	23.5%
Controlled	100.0%	49.2%	10.5%	**	19.7%	11.9%	**
Stabilized	100.0%	10.2%	26.3%	7.7%	7.7%	26.6%	21.6%
Pre-1947	100.0%	8.8%	27.6%	7.9%	6.7%	26.7%	22.3%
Post-1947	100.0%	14.5%	22.3%	6.8%	10.7%	26.4%	19.3%
Mitchell-Lama Rental	100.0%	21.2%	20.9%	8.7%	13.3%	20.6%	15.2%
In Rem	100.0%	14.4%	15.5%	**	16.3%	25.9%	25.3%
Public Housing	100.0%	20.0%	13.4%	16.9%	9.6%	17.2%	22.9%
HUD & Other Regulated	100.0%	36.6%	15.3%	8.5%	11.4%	13.3%	15.0%
Unregulated	100.0%	5.6%	23.2%	6.1%	4.2%	33.1%	27.8%
In Rental Buildings	100.0%	5.4%	22.4%	6.5%	4.1%	33.1%	28.5%
In Coops/Condos	100.0%	7.7%	30.9%	**	5.4%	32.8%	21.1%

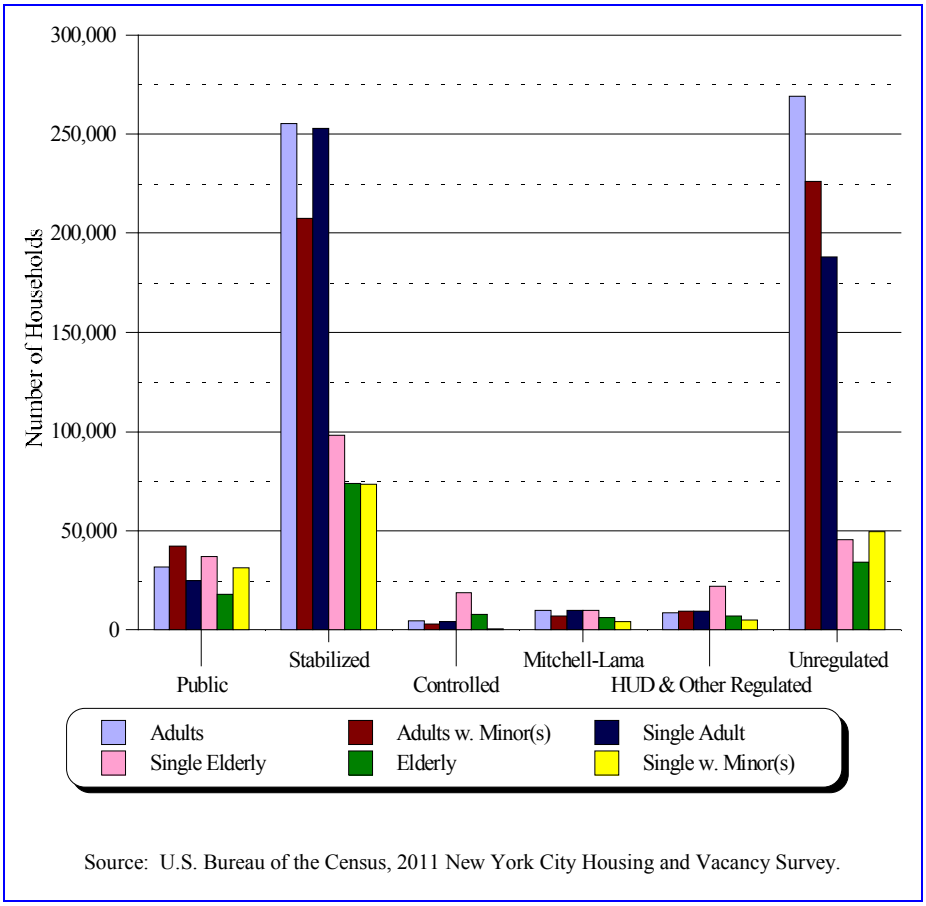
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Household types are defined in the text and in Table 2.31.
* Since the number of households is small, interpret with caution.
** Too few households to report.

The occupancy patterns by various types of households in the other rent-regulation categories—such as Mitchell-Lama, Public Housing, and "HUD and other-regulated" units—demonstrate that these units served all types of households but in varying degrees. Three-fifths of the households in Mitchell-Lama units were the following three household types: single elderly households (21 percent), single adult households (21 percent), and adult households (21 percent) (Table 2.33). Mitchell-Lama units also served elderly households and adult households with children, as well as single adult households with children.

Of the households that Public Housing units served, two-fifths were the two household types with minor children: single adult households with minor children (17 percent) and adult households with minor children (23 percent) (Table 2.33). Another third of the households in such units were the two single household types: single elderly households (20 percent) and single adult households (13 percent). The remaining households were elderly households (10 percent) and adult households (17 percent).

Two-thirds of the households in "HUD and other-regulated" units were single elderly households (37 percent), single adult households (15 percent), or adult households (13 percent) (Table 2.33). The remaining households in such units were divided into adult households with children, elderly households, and single adult households with children.

Figure 2.16
Renter Households by Household Type within Rent Regulation Status
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Over four-fifths of the households unregulated units served were the three adult household types: adult households (33 percent), adult households with children (28 percent), and single adult households (23 percent) (Table 2.33 and Figure 2.16).

Half of the households in *in rem* units were the following two types: adult households (26 percent) and adult households with children (25 percent). The remaining households were mostly in the following three household types: single elderly households, elderly households and single adult households (Table 2.33).

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 2011, of all renter households in the City, 46 percent lived in rent-stabilized units: 34 percent in pre-1947 stabilized units and 11 percent in post-1947 rent-stabilized units (Table 2.34). In addition, 39 percent of all renter households lived in unregulated units, almost all of them in rental buildings (35

Table 2.34
Distribution of Renter Households by Regulatory Status within Household Type
New York City 2011

Regulatory Status	Household Type[a]						
	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	1.8%	8.2%	0.8%	**	5.2%	0.8%	**
Stabilized	*45.7%*	*42.5%*	*51.7%*	*44.9%*	*50.2%*	*44.1%*	*41.9%*
Pre-1947	34.4%	27.6%	40.9%	35.1%	32.9%	33.4%	32.7%
Post-1947	11.2%	14.8%	10.8%	9.8%	17.3%	10.8%	9.2%
Mitchell-Lama Rental	2.2%	4.3%	2.0%	2.5%	4.3%	1.7%	1.5%
In Rem	0.1%	0.2%	0.1%	**	0.3%	0.1%	0.1%
Public Housing	8.8%	15.9%	5.1%	19.0%	12.2%	5.5%	8.6%
HUD & Other Regulated	2.8%	9.3%	1.8%	3.0%	4.6%	1.3%	1.8%
Unregulated	*38.6%*	*19.6%*	*38.5%*	*30.2%*	*23.3%*	*46.4%*	*45.7%*
In Rental Buildings	35.0%	17.1%	33.7%	29.2%	20.5%	42.1%	42.4%
In Coops/Condos	3.6%	2.5%	4.8%	**	2.8%	4.3%	3.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Household types are defined in the text and in Table 2.31.
* Since the number of households is small, interpret with caution.
** Too few households to report.

percent). Still, 9 percent lived in Public Housing units, 3 percent lived in "other-regulated" units, 2 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 20 percent, lived in unregulated units. On the other hand, a considerably larger proportion of single elderly households lived in rent-controlled units (8 percent), Public Housing units (16 percent), and "HUD 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 more single adult households chose rent-stabilized units, particularly such units built before 1947 (Table 2.34).

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 (19 percent) (Table 2.34).

The major rent-regulation categories that elderly households chose were different from the choices made by all renter households in 2011. Compared to all renter households, markedly fewer elderly households

lived in unregulated units in rental buildings (21 percent), while comparatively more lived in Public Housing units (12 percent), "HUD and other-regulated" units (5 percent), Mitchell-Lama units (4 percent), and rent-stabilized units built in 1947 or later (17 percent) (Table 2.34).

Compared to all renter households, substantially more adult households (46 percent) lived in unregulated units, while 44 percent of adult households lived in rent-stabilized units in 2011. Therefore, fewer of such households lived in Public Housing units, "HUD and other-regulated" units, and Mitchell-Lama units (Table 2.34). The selection adult households with minor children made as their residential choice was very similar to that of adult households.

Forms of Ownership by Household Type

Of all households in the City, 31.9 percent were homeowners (the homeownership rate) in 2011. The equivalent rate for elderly households was 55.5 percent, 23.6 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 35.6 percent and 34.0 percent respectively, also higher than the city-wide rate. The rate for adult households was 31.7 percent (Table 2.35).

Conversely, the rate for single adult households with children was extremely low, just 10.0 percent, or 21.9 percentage points lower than the city-wide rate and the lowest among all household types (Table 2.35). With such an unparalleledly low homeownership rate, nine in ten single adult households with children were renters in 2011. The rate for single adult households was also low: 21.2 percent, 10.7 percentage points lower than the city-wide rate and the second-lowest among all household types in 2011.

The distribution of household types in each of the four categories of owner units illustrates which household types each owner category housed. More than three-fifths of the households in conventional units were either adult households with children (32 percent) or adult households (29 percent) (Table 2.36). Most of those remaining were the two elderly household types: elderly households (22 percent) and single elderly households (10 percent).

About half of the households in private cooperative units were either single adult households (25 percent), the largest group of cooperative owners, or adult households (24 percent). The other half was mostly single elderly households (18 percent), adult households with children (16 percent), or elderly households (15 percent) (Table 2.36). Condominium units housed a combination of household types similar to that of private cooperative units, except that condominium units housed more adult households (31 percent) and adult households with children (24 percent) and fewer elderly (9 percent) and single elderly households (9 percent) than private cooperative units did.

Mitchell-Lama cooperative units served all household types: such units housed single elderly households (26 percent), at twice their overall proportion; elderly households (20 percent), single adult households (17 percent) and adult households (17 percent); single adult households with children and adult households with children (Table 2.36).

Table 2.35
Number and Percent Distribution of Households by Tenure (Homeownership Rate) by Household Type
New York City 2011

Household Type[a]	Number	All	Owners	Renters
All	3,088,881	100.0%	31.9%	68.1%
Single Elderly	359,267	100.0%	35.6%	64.4%
Single Adult	620,177	100.0%	21.2%	78.8%
Single with Minor Child(ren)	181,970	100.0%	10.0%	90.0%
Elderly Household	329,276	100.0%	55.5%	44.5%
Adult Household	848,294	100.0%	31.7%	68.3%
Adult Household with Minor Child(ren)	749,898	100.0%	34.0%	66.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Household types are defined in the text and in Table 2.31.

Table 2.36
Distribution of Owner Households by Household Type by Form of Ownership
New York City 2011

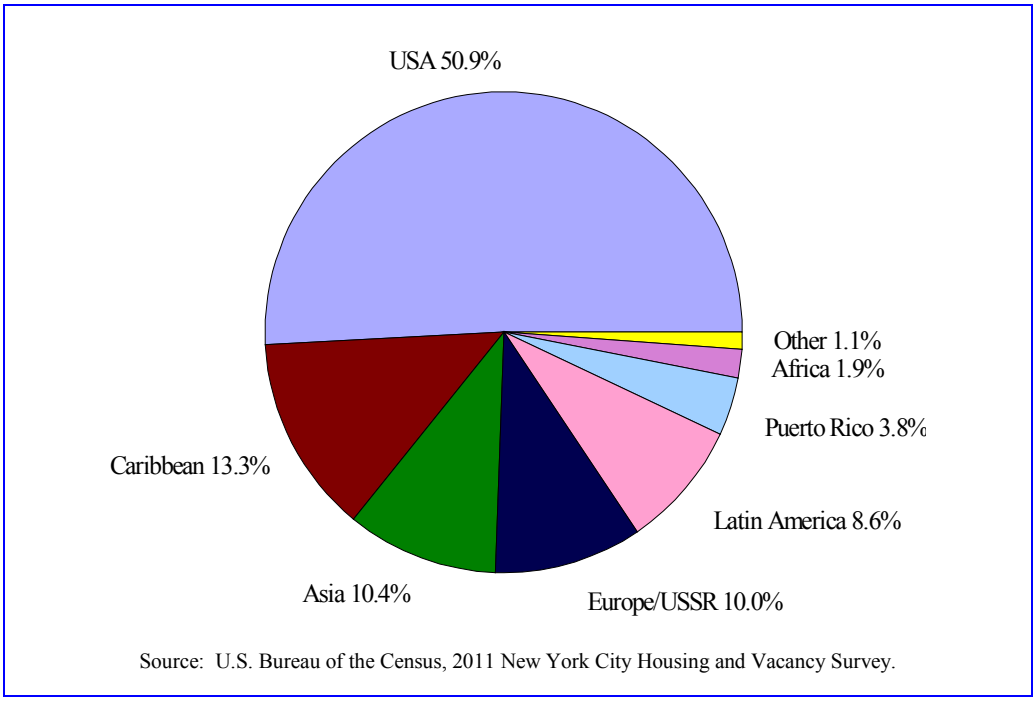
	Form of Ownership				
Household Type[a]	All	Conventional	Cooperative	Condominium	Mitchell-Lama Cooperative
All	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	13.0%	10.1%	18.3%	9.3%	25.7%
Single Adult	13.4%	5.6%	25.1%	24.0%	17.1%
Single with Minor Child(ren)	1.8%	1.5%	1.3%*	3.0%*	6.6%*
Elderly Household	18.6%	21.7%	15.3%	9.3%	19.9%
Adult Household	27.4%	29.2%	24.1%	30.5%	17.1%
Adult Household with Minor Child(ren)	25.9%	31.9%	16.0%	24.0%	13.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Household types are defined in the text and in Table 2.31.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Households Born Abroad
(Determined by Birth Region of the Householder)

The 2011 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 came recently to this country. The term "householders born abroad" in this report covers all householders born in Puerto Rico or outside the United States, even though we understand that Puerto Ricans are also already U.S. Citizens. The term also includes those who were born or immigrated before World War II.

Figure 2.17
Distribution of All Households by Birth Region of Householder
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

New York City is a city of foreign-born households. The 2011 HVS reports that the proportion of householders in the City who reported they were born abroad (including in Puerto Rico) was 49 percent, or 1,306,000 households (Tables 2.37, 2.39 and Figure 2.17). In other words, almost one in every two householders in the City was born in Puerto Rico or outside the United States. This number is an undercount since, of the total number of 3,089,000 households in the City, 427,000 households, or 14 percent, did not answer the birth region question (Table 2.38). For this reason, the presentation and discussion of data on households born abroad and immigrant households will be undertaken statistically in a very disciplined manner.

Table 2.37
Number and Distribution of Households by Birth Region of Householder by Tenure
New York City 2011

	All Households	
Birth Region	**Number**	**Percent**
All	3,088,881	100.0%
U.S.A.	1,356,219	50.9%
Abroad	1,305,908	49.1%
Puerto Rico	101,550	3.8%
Caribbean	353,895	13.3%
Latin America	229,507	8.6%
Europe/USSR	266,406	10.0%
Asia	276,154	10.4%
Africa	49,493	1.9%
Other	28,903	1.1%
Birth Region Not Reported	426,754	--
	Renters	
Birth Region	**Number**	**Percent**
All	2,104,816	100.0%
U.S.A.	906,203	49.4%
Abroad	929,517	50.6%
Puerto Rico	87,279	4.8%
Caribbean	267,457	14.6%
Latin America	179,622	9.8%
Europe/USSR	161,577	8.8%
Asia	172,785	9.4%
Africa	40,546	2.2%
Other	20,250	1.1%
Birth Region Not Reported	269,096	--
	Owners	
Birth Region	**Number**	**Percent**
All	984,066	100.0%
U.S.A.	450,016	54.5%
Abroad	376,391	45.5%
Puerto Rico	14,271	1.7%
Caribbean	86,437	10.5%
Latin America	49,884	6.0%
Europe/USSR	104,830	12.7%
Asia	103,369	12.5%
Africa	8,947	1.1%
Other	8,653	1.0%
Birth Region Not Reported	157,659	--

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.38
Number and Rate of Households Responding to Questions Regarding Birthplace of Householder and Immigration by Tenure
New York City 2011

	Response to Birthplace of Householder		
	Total	**Owner Households**	**Renter Households**
All Households	3,088,881	984,066	2,104,816
Responded	2,662,127	826,407	1,835,720
No Response	426,754	157,659	269,096
All Households	100.0%	100.0%	100.0%
Responded	86.2	84.0	87.2
No Response	13.8	16.0	12.8
All Households	100.0%	31.9	68.1
Responded	100.0%	31.0	69.0
No Response	100.0%	36.9	63.1
	Response to Immigration Question		
	Total	**Owner Households**	**Renter Households**
Householders Born Abroad[a]	1,204,359	362,120	842,238
Responded to Immigration Question			
Immigrant	1,049,890	326,489	723,401
Not immigrant	118,047	24,300	93,748
No Response	36,421	11,332	25,090
Born Abroad[a]	100.0%	100.0%	100.0%
Responded			
Immigrant	87.2%	90.2%	85.9%
Not Immigrant	9.8%	6.7%	11.1%
No Response	3.0%	3.1%	3.0%
Born Abroad[a]	100.0%	30.1%	69.9%
Responded			
Immigrant	100.0%	31.1%	68.9%
Not Immigrant	100.0%	20.6%	79.4%
No Response	100.0%	31.1%	68.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
[a] Not including 101,550 householders born in Puerto Rico, who are already U.S. citizens, thus not considered immigrants.

Fifty-one percent of renter householders and 46 percent of owner householders were born abroad (Table 2.39).

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 or the former Soviet states, or Asia were homeowners in 2011 (Table 2.39).

Table 2.39
Distribution of Households by Birth Region of Householder by Tenure
New York City 2011

Within Tenure

	Tenure		
Birth Region	**Both**	**Renter**	**Owner**
Number[a]	3,088,881	2,104,816	984,066
All	100.0%	100.0%	100.0%
U.S.A.	50.9%	49.4%	54.5%
Abroad	49.1%	50.1%	45.5%
Puerto Rico	3.8%	4.8%	1.7%
Caribbean	13.3%	14.6%	10.5%
Latin America	8.6%	9.8%	6.0%
Europe/former Soviet states	10.0%	8.8%	12.7%
Asia	10.4%	9.4%	12.5%
Africa	1.9%	2.2%	1.1%
Other	1.1%	1.1%	1.0%

Within Birth Region

		Tenure		
Birth Region	**Number**	**Both**	**Renter**	**Owner**
All[a]	3,088,881	100.0%	68.1%	31.9%
U.S.A.	1,356,219	100.0%	66.8%	33.2%
Abroad	1,305,908	100.0%	71.2%	28.8%
Puerto Rico	101,550	100.0%	85.9%	14.1%
Caribbean	353,895	100.0%	75.6%	24.4%
Latin America	229,507	100.0%	78.3%	21.7%
Europe/former Soviet states	266,406	100.0%	60.7%	39.3%
Asia	276,154	100.0%	62.6%	37.4%
Africa	49,493	100.0%	81.9%	18.1%
Other	28,903	100.0%	70.1%	29.9%
Not Reported	426,754	100.0%	63.1%	36.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Includes those not reporting birth region.

Spatial Variation of Householders Born Abroad

In 2011, more than three-fifths of the City's householders born abroad lived in either Brooklyn (33 percent) or Queens (30 percent) (Table 2.40). Most of the remainder lived in either the Bronx (17 percent) or Manhattan (16 percent) (Map 2.7).

Table 2.40
Distribution of All Households by Borough by Birth Region of Householder
New York City 2011

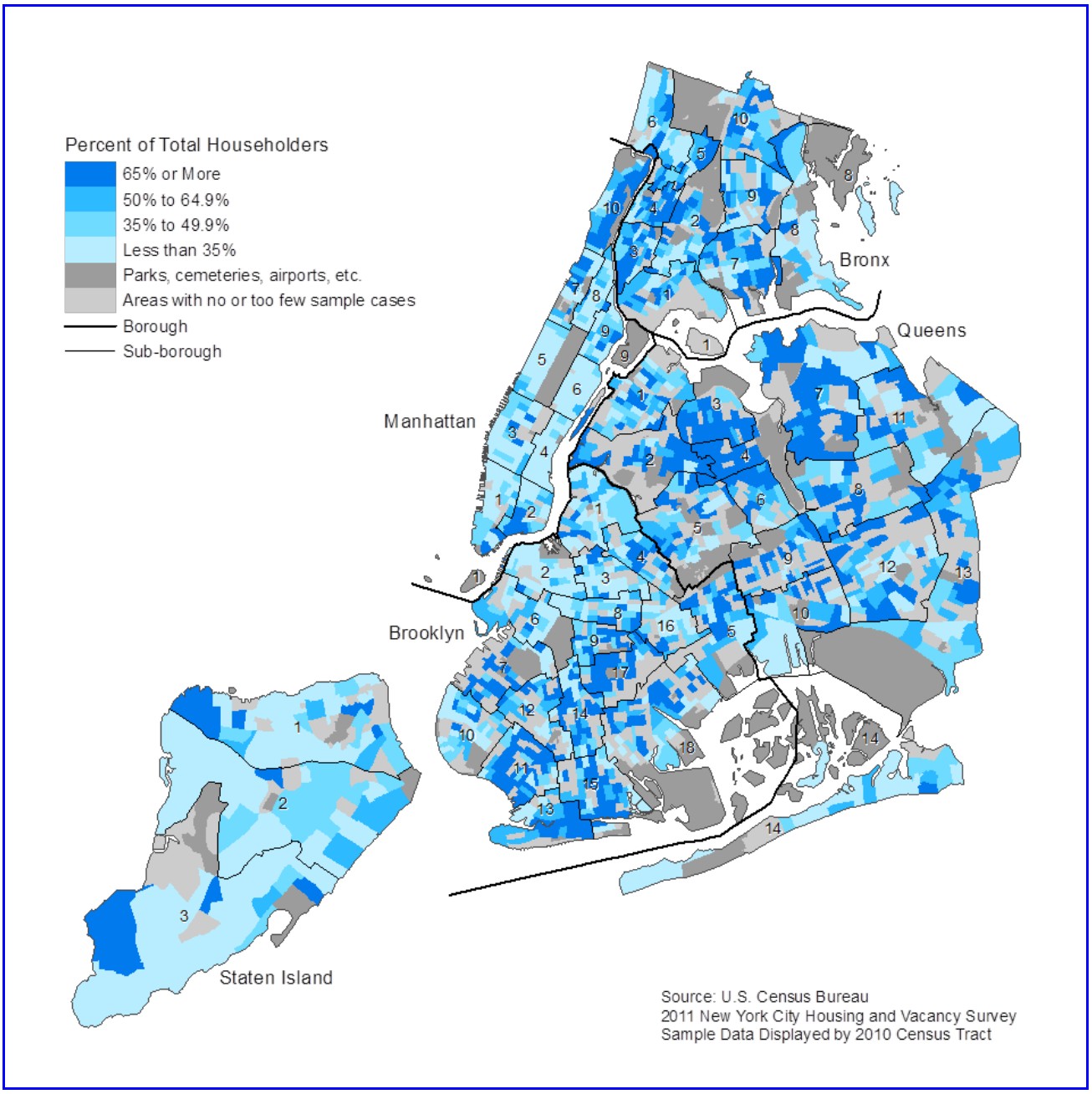
	Borough					
Birth Region	**All**	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**Staten Island**
All	100.0%	15.3%	30.1%	24.4%	24.9%	5.3%
U.S.A	100.0%	13.9%	28.8%	30.9%	18.3%	8.1%
Abroad	100.0%	17.3%	32.8%	16.3%	30.4%	3.3%
Puerto Rico	100.0%	42.6%	25.4%	19.4%	9.6%	3.0%*
Caribbean	100.0%	28.5%	39.0%	14.4%	17.4%	**
Latin America	100.0%	15.1%	26.0%	10.1%	46.5%	2.4%
Europe/former Soviet states	100.0%	5.4%	42.6%	17.5%	27.5%	7.0%
Asia	100.0%	4.3%	24.4%	19.4%	48.1%	3.7%
Africa	100.0%	35.0%	25.4%	16.2%	17.9%	**
Other	100.0%	**	38.0%	35.8%	12.7%*	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

The residential location of householders born abroad varied according to their birth region. Almost nine in ten householders born in Puerto Rico lived in the Bronx (43 percent), Brooklyn (25 percent), or Manhattan (19 percent) with considerable over representation in the Bronx (Table 2.40). Almost all of the householders born in the Caribbean region were dispersed among Brooklyn (39 percent), the Bronx (29 percent), Queens (17 percent), and Manhattan (14 percent). Close to half of the householders from Latin America were concentrated in Queens (47 percent); the remainder lived mostly in either Brooklyn (26 percent), the Bronx (15 percent) or in Manhattan (10 percent).

Seven in ten householders born in Europe (including former Soviet states) lived in either Brooklyn (43 percent) or Queens (28 percent), while 18 percent lived in Manhattan (Table 2.40). As with householders born in Latin America, almost half of the householders born in Asia selected Queens (48 percent) as their residential location; another more than two-fifths selected either Brooklyn (24 percent) or Manhattan (19 percent). Householders born in Africa lived mainly in the Bronx (35 percent), but also in Brooklyn (25 percent), Queens (18 percent), or Manhattan (16 percent).

Map 2.7
Percentage of Householders Born in Puerto Rico
Or Outside the United States
New York City 2011



A review of householders born abroad 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 householders born abroad. In these boroughs, more than half of the householders were born abroad: 62 percent in Queens, 52 percent in Brooklyn, and 54 percent in the Bronx (Table 2.41). Conversely, in Manhattan and in Staten Island particularly, the proportions of such householders were substantially smaller: 34 percent and 28 percent respectively (Figure 2.18).

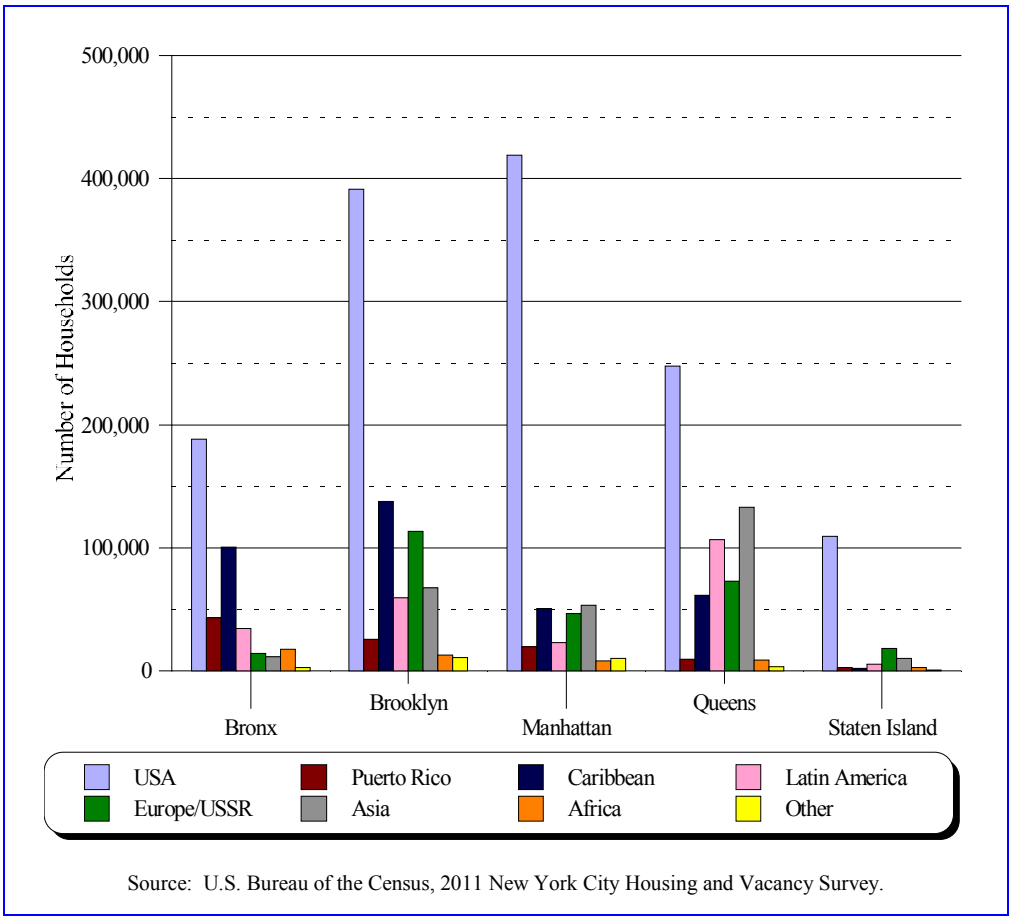
Table 2.41
Distribution of All Households by Birth Region of Householder by Borough
New York City 2011

	Borough					
Birth Region	**All**	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**Staten Island**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
U.S.A	50.9%	45.6%	47.8%	66.4%	38.4%	71.6%
Abroad	49.1%	54.4%	52.2%	33.6%	61.6%	28.4%
Puerto Rico	3.8%	10.5%	3.2%	3.1%	1.5%	2.0%*
Caribbean	13.3%	24.4%	16.8%	8.1%	9.6%	**
Latin America	8.6%	8.3%	7.3%	3.7%	16.6%	3.6%
Europe/former Soviet states	10.0%	3.5%	13.9%	7.4%	11.4%	12.1%
Asia	10.4%	2.9%	8.2%	8.5%	20.6%	6.7%
Africa	1.9%	4.2%	1.5%	1.3%	1.4%	**
Other	1.1%	**	1.3%	1.6%	0.6%*	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

In the Bronx, about a third of householders were born in either Puerto Rico (11 percent) or countries in the Caribbean (24 percent) (Table 2.41). In Brooklyn, about three in ten of householders were born in countries in either the Caribbean (17 percent) or Europe/USSR (14 percent). On the other hand, about half of the householders in Queens were born in the following four regions on three different continents: the Caribbean (10 percent), Latin America (17 percent), Europe/USSR (11 percent), and Asia (21 percent). Manhattan and Staten Island housed proportionally fewer householders born abroad than the City as a whole. Householders born abroad came from widely varying countries in all regions on all continents (Figure 2.18), except that in Staten Island, householders born in Puerto Rico were few.

Figure 2.18
Birth Region of Householder within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Within each borough, householders born abroad overwhelmingly clustered in certain areas (Map 2.7). 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 abroad: in the Bronx, sub-borough areas 3 (Highbridge/South Concourse), 4 (University Heights/Fordham), and 5 (Kingsbridge Heights/Mosholu); in Brooklyn, sub-borough areas 7 (Sunset Park), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), 17 (East Flatbush), and 18 (Flatlands/Canarsie). In Queens, such householders were concentrated in sub-borough areas 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), 6 (Forest Hills/Rego Park), 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 (87 percent) of any sub-borough area in the City. In Manhattan, Washington Heights/Inwood was one sub-borough with a high proportion of householders born abroad. [9]

[9] Appendix A, 2011 HVS Data for Sub-Borough Areas, Table A.8.

Householders Born Abroad by Rent-Regulation Status

Looking at householders born abroad 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 (27 percent) and "other-regulated" units (9 percent), while fewer lived in rent-stabilized units (44 percent) and unregulated units (15 percent), compared to the proportions of all renter householders and all renter householders born abroad (Table 2.42).

Table 2.42
Distribution of Renter Households
by Rent Regulation Status by Birth Region of Householder
New York City 2011

	Birth Region									
Regulatory Status	**All**	**U.S.A.**	**All Abroad[b]**	**Puerto Rico**	**Caribbean**	**Latin America**	**Europe[a]**	**Asia**	**Africa**	**Other**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.8%	2.3%	1.3%	**	**	**	2.2%*	**	**	**
Stabilized	*45.7%*	*41.7%*	*50.0%*	*44.0%*	*55.2%*	*46.4%*	*54.6%*	*43.2%*	*58.8%*	*45.0%*
Pre-1947	34.4%	30.9%	38.7%	37.3%	47.4%	38.1%	36.6%	27.7%	43.8%	32.8%
Post-1947	11.2%	10.8%	11.4%	6.7%	7.7%	8.3%	18.0%	15.5%	15.0%	**
Mitchell-Lama Rental	2.2%	2.1%	2.3%	**	1.6%	**	4.6%	3.0%	**	**
In Rem	0.1%	0.1%	0.1%	0.2%*	0.2%	0.1%*	**	**	**	**
Public Housing	8.8%	10.1%	7.8%	27.0%	10.1%	6.0%	2.1%*	3.5%	**	**
HUD & Other Regulated	2.8%	2.7%	3.2%	8.9%	3.4%	1.7%*	3.1%	2.4%	**	**
Unregulated	*38.6%*	*40.9%*	*35.2%*	*15.3%*	*28.6%*	*44.3%*	*33.4%*	*47.1%*	*31.1%*	*49.5%*
In Rental Building	35.0%	36.7%	32.3%	14.3%	27.8%	41.9%	28.8%	41.1%	28.2%	44.1%
In Coops/Condos	3.6%	4.2%	2.9%	**	**	2.5%	4.6%	6.0%	**	**

Source: U.S. Bureau of the Census, 2011 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

Of householders born in countries in the Caribbean, Europe/USSR, and Africa, more than half lived in rent-stabilized units (Table 2.42). Consequently, of householders born in these 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 (43 percent) or unregulated units (47 percent). The distribution of householders by birth region within each rent-regulation category generally supports the patterns found here (Table 2.43).

Table 2.43
Distribution of Renter Households by Birth Region of Householder
by Rent Regulation Status
New York City 2011

	Birth Region									
Regulatory Status	**All**	**U.S.A.**	**All Abroad[b]**	**Puerto Rico**	**Caribbean**	**Latin America**	**Europe[a]**	**Asia**	**Africa**	**Other**
All	100.0%	49.4%	50.6%	4.8%	14.6%	9.8%	8.8%	9.4%	2.2%	1.1%
Controlled	100.0%	63.0%	37.0%	**	**	**	10.9%*	**	**	**
Stabilized	*100.0%*	*44.8%*	*55.2%*	*4.6%*	*17.5%*	*9.9%*	*10.5%*	*8.9%*	*2.8%*	*1.1%*
Pre-1947	100.0%	43.8%	56.2%	5.1%	19.8%	10.7%	9.3%	7.5%	2.8%	1.0%
Post-1947	100.0%	48.0%	52.0%	2.9%	10.2%	7.4%	14.3%	13.1%	3.0%	**
Mitchell-Lama Rental	100.0%	47.3%	52.7%	**	10.3%	**	18.2%	12.8%	**	**
In Rem	100.0%	52.7%	47.3%	6.8%*	31.7%	6.8%*	**	**	**	**
Public Housing	100.0%	55.8%	44.2%	14.3%	16.4%	6.6%	2.1%*	3.6%	**	**
HUD/Other Regulated	100.0%	45.6%	54.4%	14.3%	16.5%	5.7%*	9.1%	7.5%	**	**
Unregulated	*100.0%*	*53.1%*	*46.9%*	*1.9%*	*10.9%*	*11.4%*	*7.7%*	*11.7%*	*1.8%*	*1.4%*
In Rental Building	100.0%	52.6%	47.4%	2.0%	11.7%	11.9%	7.4%	11.2%	1.8%	1.4%
In Coops/Condos	100.0%	58.2%	41.8%	**	**	6.8%	11.3%	15.7%	**	**

Source: U.S. Bureau of the Census, 2011 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

Homeownership Rates of Householders Born Abroad

In 2011, the homeownership rate in the City as a whole was 31.9 percent, as discussed earlier (Table 2.39). The homeownership rate for householders born in this country was 33.2 percent, while the rate for householders born abroad was just 28.8 percent, considerably lower than both 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, a mere 14.1 percent. The rates for householders born in countries in the Caribbean, Latin America, and Africa were also very low: 24.4 percent, 21.7 percent, and 18.1 percent respectively (Table 2.39). In contrast, the rates for householders born in Europe or the former Soviet states and for householders born in Asia were 39.3 percent and 37.4 percent respectively, substantially higher than the city-wide rate and the highest of householders born in any region.

Owner Households Born Abroad 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, almost three-fifths (58 percent) lived in conventional units, while 27 percent lived in private cooperative units (Table 2.44). The remaining households were divided into the two other types of owner units: condominiums (10 percent) and Mitchell-Lama cooperatives (5 percent). On the other hand, two-thirds of owner householders born abroad lived in conventional owner housing units (68 percent), while about one-fifth lived in private cooperative units (19 percent). The remainder lived in either condominium units (9 percent) or Mitchell-Lama cooperative units (4 percent).

Table 2.44
Distribution of Owner Households by Form of Ownership by Birth Region
New York City 2011

	Form of Ownership				
Birth Region	**All**	**Conventional**	**Cooperative**	**Condominium**	**Mitchell-Lama Cooperative**
All	100.0%	57.6%	26.9%	10.4%	5.0%
U.S.A.	100.0%	53.3%	31.8%	9.3%	5.6%
Abroad	100.0%	67.6%	19.1%	9.2%	4.1%
Puerto Rico	100.0%	67.7%	**	**	**
Caribbean	100.0%	80.6%	8.7%	3.9%*	6.9%
Latin America	100.0%	73.6%	18.2%	6.8%*	**
Europe/USSR	100.0%	60.3%	25.1%	10.3%	4.3%
Asia	100.0%	62.9%	21.9%	13.5%	**
Africa	100.0%	67.2%	**	**	**
Other	100.0%	47.2%	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

About eight in ten owner householders born in countries in the Caribbean (81 percent) and about three-quarters of those born in countries in Latin America (74 percent) lived in conventional units (Table 2.44). Of householders born in Puerto Rico, two-thirds lived in conventional units (68 percent). The patterns for owner householders born in countries in Europe and Asia showed somewhat larger proportions of conventional ownership than for those born in the USA. Of the householders born in these two regions, 60 percent and 63 percent respectively, lived in conventional units. 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 large numbers of immigrants. Accordingly, the numbers of immigrant households in the City have increased markedly, and the consequent need for housing has grown greatly. 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 such situations particularly in those neighborhoods where immigrant householders tend to cluster, have been of great concern to policy-makers and planners in the City.[10]

According to the 2011 HVS, 1,050,000 households reported that they were immigrant households (Tables 2.38 and 2.45). However, 427,000 households, or 14 percent of all households, did not answer the birthplace question; and, of the households that did respond to the birthplace question, another 36,000 households, or 3 percent, did not provide answers to the immigrant questions covered in the 2011 HVS. Thus, the number of 1,050,000 immigrant households that the 2011 HVS reports is most likely an underestimate. As a result, findings of the analyses of the following immigration issues should be interpreted with caution, reflecting the potential undercounting.

Spatial Variation of Immigrant Households

Similar to householders born abroad, the overwhelming majority of immigrant householders selected Brooklyn or Queens as their residential location. About two-thirds of the 1,050,000 reported immigrant households in the City lived in either Brooklyn (361,000 households or 34 percent of all immigrant households) or Queens (357,000 households or 34 percent) (Table 2.45 and Figure 2.19). The remaining 331,000 immigrant households were scattered among Manhattan (142,000 households or 14 percent), the Bronx (153,000 households or 15 percent), and Staten Island (36,000 households or 4 percent).

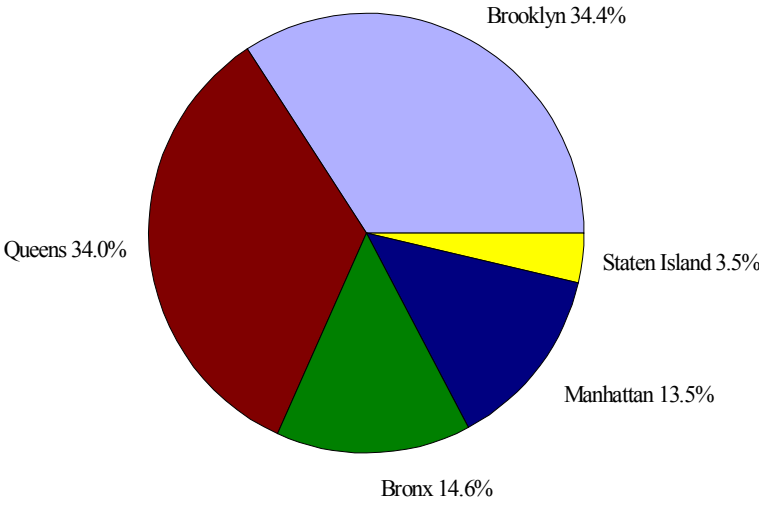
Queens is the immigrant borough in the City. The 2011 HVS reports that in Queens, 56 percent of the households were immigrant households (Table 2.45). More than half of the households were immigrant households in each of the following nine Queens sub-borough areas: 2 (Sunnyside/Woodside), 3 (Jackson Heights), 4 (Elmhurst/Corona), 6 (Forest Hills/Rego Park), 7 (Flushing/Whitestone), 8 (Hillcrest/Fresh Meadows), 9 (Kew Gardens/Woodhaven), 12 (Jamaica), and 13 (Bellerose/Rosedale). Particularly, more than seven in ten households in the sub-borough areas of Jackson Heights and Elmhurst/Corona were immigrant households.

In Brooklyn, 45 percent of the households were immigrant households. Fifty percent or more of households were immigrant households in the following sub-borough areas: 5 (East New York/Starrett City), 7 (Sunset Park), 11 (Bensonhurst), 12 (Borough Park), 13 (Coney Island), 14 (Flatbush), 15 (Sheepshead/Gravesend), 17 (East Flatbush), and 18 (Flatlands/Canarsie).[11]

[10] Immigrant householders are distinguished from householders "born abroad" in that "immigrants" exclude those born in Puerto Rico, who are already U.S. citizens. They responded 'yes' to the question, "Did you move to the U.S. as an immigrant?"

[11] Appendix A: 2011 HVS Data for Sub-Borough Areas, Table A.9.

Figure 2.19
Distribution of Immigrant Households by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.45
Distribution of Immigrant Households within New York City
by Borough and within Borough by Tenure
New York City 2011

		Number by Tenure		
Borough	**Percent by Borough**	**All Immigrant Households[a]**	**Renters**	**Owners**
All	100.0%	1,049,890	723,401	326,489
Bronx	14.6%	153,360	125,011	28,349
Brooklyn	34.4%	361,196	264,301	96,895
Manhattan	13.5%	141,526	114,668	26,859
Queens	34.0%	357,355	208,259	149,096
Staten Island	3.5%	36,453	11,163	25,290
	Percent Immigrants[a]		**Percent by Tenure**	
All	40.0%	100.0%	68.9%	31.1%
Bronx	37.7%	100.0%	81.5%	18.5%
Brooklyn	44.6%	100.0%	73.2%	26.8%
Manhattan	22.7%	100.0%	81.0%	19.0%
Queens	56.3%	100.0%	58.3%	41.7%
Staten Island	24.1%	100.0%	30.6%	69.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Householder born outside U.S./Puerto Rico and came to U.S. as an immigrant. Householders born in Puerto Rico are already U.S. citizens, thus not considered immigrants.

Racial and Ethnic Variation of Immigrant Households

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

The 1,050,000 immigrant households in the City were divided into the following four major racial and ethnic groups (excluding Puerto Ricans)[12]: non-Puerto Rican Hispanic (30 percent), white (25 percent), black (21 percent), and Asian (24 percent) (Table 2.46 and Figure 2.20).

Table 2.46
Percent Distribution of Immigrant Households
by Race/Ethnicity of Householder by Tenure
New York City 2011

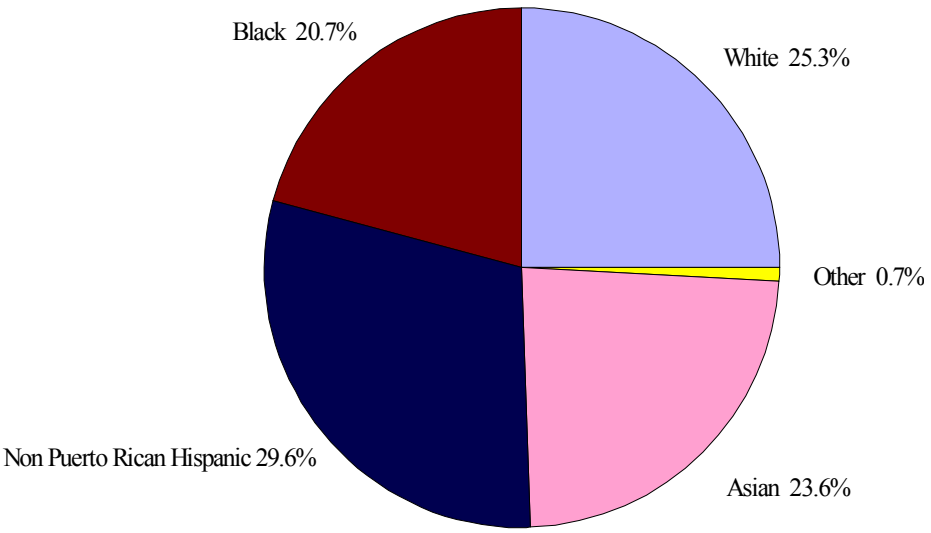
Race/Ethnicity	All	Renters	Owners
Total	1,049,890	723,401	326,489
All	100.0%	100.0%	100.0%
White	25.3%	22.1%	32.6%
Black/African American	20.7%	20.5%	21.4%
Puerto Rican[a]	NA	NA	NA
Non-Puerto Rican Hispanic	29.6%	36.7%	13.9%
Asian	23.6%	20.2%	31.1%
Other	0.7%	0.5%*	1.0%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
a Householders born in Puerto Rico are already U.S. citizens, thus not considered immigrants.

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 (37 percent) and fewer were whites (22 percent) and Asians (20 percent) (Table 2.46). 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 14 percent, while the proportion among immigrant owner households was greater for whites (33 percent) and Asians (31 percent) but about the same for black immigrant owners as all immigrants (21 percent) (Table 2.46).

[12] Householders born in Puerto Rico are not treated as immigrants, since they are United States citizens.

Figure 2.20
Distribution of All Immigrant Households by Race/Ethnicity of Householder
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 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 three-quarters of immigrant renter households lived in units the rents of which were controlled or regulated. Almost three-fifths of immigrant renter households in the borough lived in either rent-stabilized (55 percent) or rent-controlled (3 percent) units. Consequently, about a quarter lived in unregulated units (24 percent) (Table 2.47). The Bronx had the highest proportion of rent regulated units occupied by immigrant renters, but compared to the distribution in Manhattan, in the Bronx fewer immigrant households lived in rent-controlled, Public Housing, and unregulated units and the most (66 percent) lived in rent-stabilized units.

In Brooklyn, three-fifths of immigrant renter households lived in rent-controlled or rent-regulated units (Table 2.47), including 48 percent of such households who lived in rent-stabilized units, while 41 percent of immigrant renter households in the borough lived in unregulated units. In Queens, half of such households lived in rent-controlled or rent-regulated units, while the remaining half lived in unregulated units (50 percent). In the borough, the proportions of immigrant renter households living in Public Housing, Mitchell-Lama or other-regulated units were very small.

Unlike any other borough in the City, two-thirds of the immigrant renter households in Staten Island lived in unregulated units (Table 2.47). The remaining such households in the borough were dispersed among the various rent-regulated units in inappreciably small portions.

Table 2.47
Percent Distribution of All Renter Households and Immigrant Renter Households by Rent Regulation Status within New York City and within Boroughs
New York City 2011

Regulatory Status	All Renter Households	Immigrant Renter Households[a]					
		All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total	2,104,816	723,401	125,011	264,301	114,668	208,259	11,163
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.8%	1.2%	**	**	3.2%*	**	**
Stabilized	*45.7 %*	*50.5%*	*66.0%*	*47.6%*	*55.3%*	*44.4%*	**
Pre-1947	34.4%	38.1%	56.3%	38.1%	48.1%	23.6%	**
Post-1947	11.2%	12.4%	9.7%	9.5%	7.2%	20.8%	**
Mitchell-Lama Rental	2.2%	2.3%	**	3.3%	3.3%*	**	**
In Rem	0.1%	0.1%	**	**	0.5%	**	**
Public Housing	8.8%	5.8%	8.8%	4.7%	10.3%	2.9%	**
HUD & Other Regulated	2.8%	2.7%	3.8%	2.6%	3.8%	**	**
Unregulated	*38.6%*	*37.3%*	*18.8%*	*40.9%*	*23.6%*	*49.7%*	*66.6%*
In Rental Buildings	35.0%	34.3%	17.6%	38.9%	20.0%	44.5%	64.9%
In Coops/Condos	3.6%	3.0%	**	2.0%	3.7%	5.1%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a 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.

Homeownership of Immigrant Households

Of the 1,050,000 immigrant households in the City in 2011, 326,000 were owner households. Thus, the homeownership rate for immigrant households was 31.1 percent, compared to the rate of 31.9 percent for all households in the City (Tables 2.39, 2.45 and 2.48), but higher than the rate of 28.8 percent for all householders born abroad including in Puerto Rico (Table 2.39). 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: 69.4 percent and 41.7 percent respectively (Table 2.45). Conversely, in the Bronx and Manhattan, the rates were very much lower than the city-wide rate: 18.5 percent and 19.0 percent respectively. These rates were even lower than

Table 2.48
Percent Distribution of Immigrant Households
by Tenure by Race/Ethnicity
New York City 2011

Race/Ethnicity	All	Renters	Owners
All	100.0%	68.9%	31.1%
White	100.0%	60.0%	40.0%
Black/African American	100.0%	68.0%	32.0%
Puerto Rican[a]	NA	NA	NA
Non-Puerto Rican Hispanic	100.0%	85.4%	14.6%
Asian	100.0%	59.0%	41.0%
Other	100.0%	53.5%*	46.5%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
a Householders born in Puerto Rico are already U.S. citizens; thus not considered immigrants.

the rates for all households in those two boroughs, 20.7 percent and 24.1 percent respectively (Table 2.12). The rate for immigrant households in Brooklyn was 26.8 percent, also substantially lower than the city-wide rate for such households (Table 2.45).

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 2.48). The rates for white and Asian immigrant households were substantially higher than the rate for all immigrant households: 40.0 percent and 41.0 percent respectively. On the other hand, the rate for non-Puerto Rican Hispanic immigrant households was a mere 14.6 percent, a 16.5-percentage-point variation from the 31.1 percent rate for all immigrant households. Black immigrant households had a homeownership rate of 32.0 percent, slightly higher than the rate for all immigrant households.

Distribution of Immigrant Owner Households by Type of Owner Unit in Each Borough

In 2011, the pattern of types of owner units immigrant households lived in was very similar to that of all households born abroad (Tables 2.44 and 2.49). About seven in ten of immigrant owner households in the City lived in conventional units, while most of the remainder lived in private cooperative (18 percent) or condominium (9 percent) units. In Manhattan, almost nine in ten of immigrant owner households lived in private cooperative (61 percent) or condominium (27 percent) units (Table 2.49). On the other hand, in Staten Island, conventional units housed almost all of the immigrant owner households (93 percent). In the Bronx, almost two-thirds of immigrant owners lived in conventional units, while 18 percent lived in Mitchell-Lama cooperatives. In Brooklyn, about three-quarters of

Table 2.49
Percent Distribution of Immigrant Owner Households by Form of Ownership within New York City and within Borough
New York City 2011

Form of Ownership of Immigrant Owner Households[a]	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total	326,489	28,349	96,895	26,859	149,096	25,290
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	69.2%	64.5%	76.3%	**	73.2%	93.1%
Coop	17.9%	**	11.8%	60.7%	18.6%	**
Condominium	9.0%	**	8.5%	27.4%	6.7%	**
Mitchell-Lama Coop	4.0%	17.9%	3.3%*	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Householder born outside U.S./Puerto Rico and came to U.S. as an immigrant. Householders born in Puerto Rico are already U.S. citizens, thus not considered immigrants.
* Since the number of households is small, interpret with caution.
** Too few households to report.

immigrant owners lived in conventional units, while a fifth lived in either private cooperatives (12 percent) or condominiums (9 percent). The distribution of immigrant owner households by form of ownership in Queens was similar to that in Brooklyn**,** except that, in Queens, more lived in private cooperatives and slightly fewer lived in other types of owner units.

Educational Attainment of Immigrant Households

Immigrant householders, particularly those who had moved into their current residence in the City over five years previously were less educated than all householders in the City in 2011. Of all householders, 84 percent had finished at least high school, while 41 percent had graduated at least from college (Table 2.50). Of immigrant householders who had moved into their current units in the City in 2006 or before, 78 percent had finished at least high school and 32 percent had graduated at least from college. On the other hand, those that had moved into their current units recently (from January 2007 through May 2011) were noticeably better educated than those that had moved in before 2007, although still behind the educational attainment of all households in the City. These recent immigrants' comparable educational attainment levels were 80 percent and 37 percent respectively.

Table 2.50
Distribution of All Householders and Immigrant Householders by Educational Attainment by When Moved into Current Unit
New York City 2011

Educational Attainment	All Householders	Immigrant Householders[a]		
		All Immigrant Householders	Moved within[b] Last 5 Years	Moved Over[c] 5 Years Ago
All	100.0%	100.0%	100.0%	100.0%
Less Than 12 Years	15.8	21.7	20.1	22.5
High School Graduate	24.3	28.1	25.8	29.3
13-15 Years	18.6	16.7	16.7	16.7
College Degree or more	41.4	33.6	37.4	31.5

Source: U.S. Bureau of the Census, 2011 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.
b Moved January 2007 or later.
c Moved in 2006 or before.

Incomes of Immigrant Households

The income of immigrant households was considerably lower than the income of non-immigrants, while rents of immigrants were slightly lower than rents of non-immigrants. 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 2010, the median income of immigrant renter households was $33,850, or 79 percent of the median income of $42,600 for non-immigrant renter households (Tables 2.51 and 2.52). At the same time, their median contract rent was $1,050 or 94 percent of the $1,113 contract rent paid by non-immigrant households. As a result, the median contract rent/income ratio was 33.8 percent for immigrant households, while it was 28.9 percent for non-immigrant households (Table 2.52).

Table 2.51
Household and Housing Characteristics of All Immigrant and Non-Immigrant Households
New York City 2011

Household Characteristics	All Households	Immigrant Households[a]	Non-Immigrant Households
Number	3,088,881	1,049,890	1,575,816
Race/Ethnicity of Householder	100.0%	100.0%	100.0%
White	41.3%	25.3%	50.7%
Black/African American	22.3%	20.7%	22.9%
Puerto Rican	8.6%	**[a]	14.8%
Non-Puerto Rican Hispanic	15.4%	29.6%	6.6%
Asian	11.5%	23.6%	3.7%
Other	1.0%	0.7%	1.3%
Median Household Income	$48,040	$42,000	$53,300
Percent of Occupied Units in Dilapidated Buildings	0.2%	0.4%*	**
Occupied Units in Buildings with One or More Building Defect Types	9.1%	8.9%	8.7%
Occupied Units with Five or More Maintenance Deficiencies	3.2%	2.9%	3.3%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	6.6%	6.5%	6.6%
Household Opinion of Good/Excellent Neighborhood Quality	75.2%	74.6%	75.5%
Percent Containing:			
Primary Family/Individual	90.0%	87.5%	90.6%
Subfamily	4.4%	7.5%	3.1%
Secondary Individual	5.5%	5.1%	6.3%
Crowded Households (more than 1 person per room)	9.3%	16.9%	5.3%
Severely Crowded Households (more than 1.5 persons per room)	3.3%	5.8%	1.9%

Source: U.S. Bureau of the Census, 2011 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 2.52
Household and Housing Characteristics of Immigrant Renter and Non-Immigrant Renter Households
New York City 2011

Household Characteristics	All Renter Households	Immigrant Renter Households[a]	Non-Immigrant Renter Households
Number	2,104,816	723,401	1,087,230
Race/Ethnicity of Householder			
White	35.2%	22.1%	42.6%
Black/African American	24.0%	20.5%	26.1%
Puerto Rican	10.5%	**[a]	18.0%
Non-Puerto Rican Hispanic	19.1%	36.7%	8.1%
Asian	10.2%	20.2%	3.7%
Other	1.0%	0.5%*	1.5%
Median Household Income	$38,500	$33,850	$42,600
Median Contract Rent	$1,100	$1,050	$1,113
Median Contract Rent-Income Ratio	30.9%	33.8%	28.9%
Median Gross Rent	$1,204	$1,160	$1,230
Median Gross Rent-Income Ratio	33.8%	37.2%	31.2%
Percent of Occupied Units in Dilapidated Buildings	0.3%	0.5%*	**
Occupied Units in Buildings with One or More Building Defect Types	11.2%	11.2%	10.5%
Occupied Units with Five or More Maintenance Deficiencies	4.3%	3.9%	4.6%
Households with any Building with Broken or Boarded-Up Windows on the Same Street	7.3%	7.0%	7.3%
Household Opinion of Good/Excellent Neighborhood Quality	70.4%	70.9%	70.0%
Percent Containing:			
Primary Family/Individual	88.7%	86.5%	89.0%
Subfamily	4.1%	6.9%	2.8%
Secondary Individual	7.2%	6.6%	8.1%
Crowded Households (more than 1 person per room)	11.5%	20.5%	6.6%
Severely Crowded Households (more than 1.5 persons per room)	4.3%	7.6%	2.4%

Source: U.S. Bureau of the Census, 2011 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.

Household Size of Immigrant Households

Of all households in the City, 32 percent were one-person households, while 29 percent were two-person households, 17 percent were three-person households, and 22 percent were four-or-more-person households in 2011 (Table 2.53). Compared to this city-wide pattern, the pattern for immigrant household size was reversed: only 21 percent were one-person households, while 34 percent were four-or-more-person households. Consequently, the average size of immigrant households was considerably larger than that of all households: 3.15 versus 2.60 persons in 2011. A parallel pattern is shown among renters, where immigrant renter households averaged 3.08 persons, compared to 2.52 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 2.53
Percent Distribution of All Households and Immigrant Households
by Number of Persons in the Household and Mean Household Size
New York City 2011

Number of Persons in Household	All Households	Immigrant Households[a]	All Renter Households	Immigrant Renter Households
All	100.0%	100.0%	100.0%	100.0%
1	31.7%	20.5%	34.2%	22.3%
2	29.2%	25.5%	28.5%	25.5%
3	16.8%	20.3%	17.5%	20.4%
4 or more	22.2%	33.7%	20.3%	31.8%
Mean Household Size	2.60	3.15	2.52	3.08

Source: U.S. Bureau of the Census, 2011 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, housing maintenance, and neighborhood conditions for immigrant renter households were not much different from these conditions for non-immigrant renter households (Table 2.52).

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 and about triple that of non-immigrant households: 20.5 percent of immigrant renter households were crowded and 7.6 percent were severely crowded, compared to 11.5 percent and 4.3 percent for renter households as a whole, and 6.6 percent and 2.4 percent respectively for non-immigrant renter households (Table 2.52). Immigrant renter households' higher crowding rate was mostly a consequence of immigrant households' larger household size, as discussed above (Table 2.53), since crowding is a phenomenon typical of larger households.

Of immigrant renter households, 6.9 percent were doubled up with sub-families and 6.6 percent were doubled up with secondary individuals (Table 2.52). Of all renter households, the comparable proportions of those containing sub-families or secondary individuals were 4.1 percent and 7.2 percent respectively (Table 2.52).[13] For non-immigrant renter households, the equivalent proportions were 2.8 percent for those doubled-up with sub-families and 8.1 percent for those doubled-up with secondary individuals. In summary, substantially more immigrant renter households were crowded and doubled up with sub-families.

Recently-Moved Households

New York City is a new housing marketplace. The housing market in the City in recent years has been significantly transformed from what it was in most of the last several 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 2011 HVS reports that the City's total inventory of residential units was 3,352,000, the largest housing stock in the 46-year period since the first HVS was conducted in 1965 (Table 4.1). The 2011 HVS also reports that housing conditions, particularly overall building conditions, reached their highest levels ever since they were measured 46 years ago, as discussed in Chapter 7, "Housing and Neighborhood Conditions."

However, the City still faces the problems of a serious shortage of affordable housing 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 proxy of households that are moving or are soon to move into the City.

[13] 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.

Race and Ethnicity of Recent-Movers

The 2011 HVS reports that the householders that moved into their current housing units in the City over five years ago—that is, in 2006 or earlier—closely resembled all householders in the City, since they were the overwhelming majority of households in 2011 (Table 2.54).

Table 2.54
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 2011

Race/Ethnicity	All[a] Households	Moved into Current Residence Within Last 5 Years[c]			Moved into Current Residence Over 5 Years Ago[d]
		From Abroad[b]	From USA Excluding NYC	Within NYC	
Number	3,088,881	70,925	194,119	687,152	1,974,394
All	100.0%	100.0%	100.0%	100.0%	100.0%
White	41.3%	33.4%	59.3%	35.9%	41.4%
Black/African American	22.3%	7.4%	9.8%	21.6%	24.5%
Puerto Rican	8.6%	**	3.9%	9.8%	9.0%
Non-Puerto Rican Hispanic	15.4%	24.7%	9.8%	19.2%	14.4%
Asian	11.5%	33.0%	15.1%	12.7%	9.8%
Other	1.0%	**	2.1%	0.9%	1.0%

Race/Ethnicity	All Households	Moved into Current Residence Within Last 5 Years				
		Number[a]	All	From Abroad[b]	From USA Excluding NYC	Within New York City
All	3,088,881	1,114,487	100.0%	7.4%	20.4%	72.2%
White	1,276,551	459,485	100.0%	6.2%	29.9%	64.0%
Black/African American	688,053	204,487	100.0%	3.1%	11.0%	85.9%
Puerto Rican	264,181	87,014	100.0%	**	10.0%	88.8%
Non-Puerto Rican Hispanic	474,780	191,153	100.0%	10.4%	11.3%	78.3%
Asian	354,871	161,549	100.0%	16.7%	20.9%	62.4%
Other	30,445	10,800	100.0%	**	40.4%	58.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Total includes those not reporting origin of move.
b Including Puerto Rico.
c Moved January 2007 or later.
d Moved in 2006 or before.
* Since the number of households is small, interpret with caution.
** Too few households to report.

However, the householders that moved into their current residence in the City within the recent five years,[14] particularly those recent-movers from 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 2006 or before. About three-fifths of householders that had recently moved into the City from parts of the country outside New York City were white, while about two-fifths of all householders in the City were white in 2011 (Table 2.54). On the other hand, recent movers from abroad were much more likely to be non-Puerto Rican Hispanic (25 percent) or Asian (33 percent).

Most recent-movers in the City moved from other places in the City (72 percent) (Table 2.54). Of recently-moved black and Puerto Rican householders, 86 percent and 89 percent respectively had moved from other places within the City. On the other hand, of whites and Asians, 64 percent and 62 percent respectively had moved into their current residences from within the City. The comparable proportion of non-Puerto Rican Hispanics who moved from within the City was 78 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 28 percent said they had moved for housing- (18 percent) or neighborhood-related (10 percent) reasons (Table 2.55).

Table 2.55
Reasons for Moving of Households Who Moved into Residence within the Last 5 Years by Origin of Move
New York City 2011

	Moved into Current Residence Within Last 5 Years[b]			
Reason for Moving	**All**	**From Abroad[a]**	**From USA Excluding NYC**	**Within NYC**
Total	1,114,487	70,925	194,119	687,152
	100.0%	100.0%	100.0%	100.0%
Job	20.3%	37.7%	48.0%	9.7%
Family	27.7%	26.5%	15.1%	31.9%
Neighborhood	11.1%	9.8%	10.5%	11.4%
Housing	36.1%	17.8%	21.9%	42.4%
Other	4.8%	8.2%	4.4%	4.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes Puerto Rico.
b Moved January 2007 or later.

[14] The period is from January 2007 through May 2011 when the survey was completed.

On the other hand, 48 percent of recent-movers from within the United States (excluding New York City) reported that they had moved for job-related reasons, while about a third cited housing (22 percent) or neighborhood (11 percent) as the reason for their moves (Table 2.55).

However, of recent-movers from within the City, more than half said they had moved for housing- (42 percent) or neighborhood-related (11 percent) reasons, while almost a third said they had moved for family-related reasons (32 percent) (Table 2.55).

Spatial Variations of Recent-Movers

The residential location of recent-movers from outside the United States resembled that of all households in the City, except that more of such recent-movers moved to Manhattan and fewer moved to Staten Island. Eighty-six percent of recent-movers *from outside the United States* moved into Brooklyn (29 percent), Queens (28 percent), or Manhattan (29 percent), while most of the remainder moved into the Bronx (13 percent) (Table 2.56). Somewhat more of these recent-movers went to northwestern Queens.[15]

However, the pattern of recent-movers *from other places in the country* (excluding New York City) was disparate: about one in two of such recent-movers moved to Manhattan (51 percent), while about two-fifths moved to either Brooklyn (24 percent) or Queens (16 percent) (Table 2.56). These recent-movers were heavily concentrated in the lower and middle parts of Manhattan.[16] 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 somewhat 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), and Brooklyn sub-borough areas 1 (Williamsburg/Greenpoint) and 2 (Brooklyn Heights/Fort Greene) moved within the previous five years into the residences where they lived in 2011. This suggests that these are very dynamic neighborhoods with a fair amount of turnover activity.

Homeownership of Recent-Movers

In 2011, 68.1 percent of the households in the City were renters and 31.9 percent were owners (Table 2.56). Contrary to this occupancy pattern by tenure for all households, the overwhelming preponderance of recent-movers were renters: 96 percent of recent-movers from outside the United States, 93 percent of recent-movers from other places in the United States, and 84 percent of those from other places in the City were renters. As a result, compared to the city-wide home ownership rate of 31.9 percent, the ownership rates of these three recent-mover groups were unparalleledly low: 4.4 percent, 7.1 percent, and 16.0 percent respectively.

[15] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[16] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 2.56
Characteristics of All Households and of Households Who Moved into Residence within the Last 5 Years by Origin of Move
New York City 2011

Household Characteristics	All Households	Moved into Current Residence Within Last 5 Years[b]			
		All Who Moved	From Abroad[a]	From USA Excluding NYC	Within NYC
Number	3,088,881	1,114,487	70,925	194,119	687,152
Renters	68.1%	86.1%	95.6%	92.9%	84.0%
Owners (Homeownership Rate)	31.9%	13.9%	4.4%*	7.1%	16.0%
Borough	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.3%	15.2%	13.0%	7.1%	18.3%
Brooklyn	30.1%	29.2%	28.9%	23.7%	31.1%
Manhattan	24.4%	28.2%	29.4%	51.1%	21.0%
Queens	24.9%	23.7%	27.9%	16.4%	24.6%
Staten Island	5.3%	3.7%	**	1.7%*	4.9%
Median Household Income	$48,040	$52,000	$42,485	$70,000	$50,000
Renters	$38,500	$48,000	$41,400	$67,600	$43,741
Owners	$75,000	$102,180	$90,000	$118,000	$101,000
Income Distribution	100.0%	100.0%	100.0%	100.0%	100.0%
0 – $24,999	29.0%	25.5%	32.4%	18.8%	26.1%
$25,000 – $49,999	21.7%	21.3%	23.4%	15.4%	22.9%
$50,000 – $74,000	16.0%	17.0%	15.7%	18.0%	17.5%
$75,000 - $ 99,999	10.8%	11.0%	6.3%	15.0%	10.5%
$100,000+	22.4%	25.1%	22.2%	32.8%	23.0%
Median Contract Rent	$1,100	$1,300	$1,250	$1,650	$1,200
Median Gross Rent/Income Ratio	33.8	33.0	35.9	30.8	33.0
Householder Employment					
Unemployment Rate	5.3%	6.1%	6.2%	5.0%	7.6%
Not In Labor Force	29.2%	16.1%	18.5%	13.6%	18.2%
Household Types	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.6%	3.6%	**	2.1%	4.2%
Single Adult	20.1%	26.9%	20.1%	34.5%	23.1%
Single w/ Child(ren)	5.9%	8.0%	**	3.2%	10.3%
Elderly Household	10.7%	2.3%	**	1.6%*	2.8%
Adult Household	27.5%	33.4%	41.9%	47.3%	28.0%
Adults with Child(ren)	24.3%	25.9%	32.7%	11.4%	31.6%
Crowded Renter Households (more than 1 person per room)	9.3%	11.3%	23.0%	7.2%	12.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes Puerto Rico.
b Moved January 2007 or later.
* Since the number of households is small, interpret with caution.
** Too few households to report.

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: 74 percent had graduated at least from college (Table 2.57). 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 43 percent had graduated from college. Of those who had moved before 2007, just 37 percent had graduated from college.

Table 2.57
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 2011

Educational Attainment	All Households	Moved into Current Residence Within Last 5 Years[b]			Moved into Current Residence Over 5 Years Ago[c]
		From Abroad[a]	From USA Excluding NYC	Within NYC	
All	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 12 Years	15.8%	15.0%	4.0%	15.6%	17.3%
High School Graduate	24.3%	22.1%	8.8%	22.0%	27.0%
13-15 Years	18.6%	11.2%	13.1%	19.8%	19.2%
At Least College Graduate	41.4%	51.8%	74.2%	42.6%	36.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Including Puerto Rico.
b Moved January 2007 or later.
c Moved in 2006 or before.

Economic Variation of Recent-Movers

Among recent-mover groups, those from parts of the United States outside the City had the highest incomes. Their 2010 median income was $70,000—that is, $21,960 more than the median income of all households in the City (Table 2.56). Also, among recently-moved owner groups, those from other parts of the country had the highest income: $118,000.

The labor-force-participation rate for all recent-mover householders as a whole was very high compared to all householders in the City. In 2011, 83.9 percent of recently-moved householders participated in the labor force, compared to the city-wide overall rate of 70.8 percent (Table 2.56). Particularly, for those who had recently moved into their current residences in the City from parts of the United States outside the City, who were the best educated, the rate was very high: 86.4 percent, or 15.6 percentage points higher than the city-wide rate.

In 2011, the unemployment rate for all householders in the City was 5.3 percent, while the rate for recent-movers was 6.1 percent[17] (Table 2.56).

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. A little more than seven in ten of all households in the City were distributed among the following three adult household types: adult households (28 percent), adult households with children (24 percent), and single adult households (20 percent). The remaining households were divided into single elderly households (12 percent), elderly households (11 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 three adult household types: adult households (42 percent), adult households with children (33 percent), and single adult households (20 percent). On the other hand, four-fifths of recent-movers from other places in the United States were either single adult households (35 percent) or adult households (47 percent) (Table 2.56).

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

As the population in the City has increased continuously over the last two decades, the crowding rate in the City has been very high.

With a crowding rate of 11.5 percent for renter-occupied units in 2011 (Table 2.52), 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, excepting high-income households, a sizeable number of households, particularly recent immigrant households, are crowded and many of them 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 of them are related to the householder. Examples of sub-families are a single mother and her baby who live with the single mother's 50-year-old mother; or a married couple living with the husband's parents; or a parent and child rooming with an unrelated primary family.

[17] Data on employment from the 2011 New York City Housing and Vacancy Survey were collected between February and May 2011.

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 2011 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 2011 HVS reports that 136,000 households, or 4.4 percent of all households in the City, contained at least one sub-family (Table 2.58). In addition, 171,000 households, or 5.5 percent of all households, contained a secondary individual in 2011. Together, there were 307,000 doubled-up households in the City in 2011.

In 2011, more than three-quarters of the heads of doubled-up households containing sub-families were black (26 percent), non-Puerto Rican Hispanic (31 percent), or Asian (21 percent) (Table 2.58). Those remaining were either white (13 percent) or Puerto Rican (9 percent).

The racial and ethnic pattern of heads of households containing secondary individuals was profoundly different from that of households containing sub-families. Almost half of the heads of households containing secondary individuals were white (48 percent), while almost all of those remaining were non-Puerto Rican Hispanic (19 percent), black (13 percent), or Asian (14 percent) (Table 2.58).

Of the 136,000 doubled-up households containing sub-families, 86,000 households or 63 percent were renters (Table 2.58). With a crowding rate (more than one person per room) of 46.9 percent, the housing conditions for these doubled-up renter households are alarming in terms of space limitations inside a dwelling that may cause serious physical, psychological, and/or mental health problems as well as social problems. This rate is four times the overall crowding rate of 11.5 percent for all renter households in the City. Of these doubled-up households, 15.5 percent were severely crowded (more than 1.5 persons per room). This is 3.6 times the comparable proportion, 4.3 percent, for all renter households.

Of the 171,000 doubled-up households containing secondary individuals, 152,000 households or 89 percent were renters (Table 2.58).

Of households containing sub-families, 62 percent had immigrant heads, while, of households containing secondary individuals, 35 percent had immigrant heads (Table 2.58). 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 three-fifths of renter households containing sub-families were immigrant households (62 percent), while 35 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 2.58
Selected Characteristics of Doubled-up Households Containing Sub-Families or Secondary Individuals by Tenure of the Householder
New York City 2011

	Tenure of the Householder		
Characteristic	**All**	**Renter**	**Owner**
Total Households	3,088,881	2,104,816	984,066
Total Doubled-up Households	307,452	238,723	68,728
Doubled-up households containing at least one **Sub-Family** (percent)[a]	136,450 (4.4%)	86,467 (4.1%)	49,983 (5.1%)
Median Income (in 2010)	$58,160	$44,000	$94,400
Crowded[(b)]	53,193 (39.0%)	40,520 (46.9%)	12,673 (25.4%)
Severely Crowded[(b)]	16,199 (11.9%)	13,430 (15.5%)	**
Immigrant householder	78,517 (62.0%)	50,105 (61.9%)	28,412 (62.2%)
Race/Ethnicity of householder			
White	17,025 (12.5%)	5,991 (6.9%)	11,033 (22.1%)
Black/African American	32,363 (25.9%)	21,499 (24.9%)	13,865 (27.7%)
Puerto Rican	12,764 (9.4%)	9,617 (11.1%)	** (6.3%*)
Non-Puerto Rican Hispanic	41,814 (30.6%)	35,914 (41.5%)	5,900 (11.8%)
Asian	28,002 (20.5%)	12,538 (14.5%)	15,465 (30.9%)
Doubled-up households containing **Secondary Individual (percent)**	171,001 (5.5%)	152,256 (7.2%)	18,745 (1.9%)
Median income (in 2007)	$76,400	$75,900	$93,000
Crowded[(b)]	17,455 (10.2%)	16,694 (11.0%)	**
Severely Crowded[(b)]	7,274 (4.3%)	7,274 (4.8%)	**
Immigrant householder	53,069 (34.8%)	47,656 (35.0%)	5,413 (33.0%)
Race/Ethnicity of householder			
White	82,436 (48.2%)	73,386 (48.2%)	9,051 (48.3%)
Black/African American	22,749 (13.3%)	17,365 (11.4%)	5,384 (28.7%)
Puerto Rican	7,035 (4.1%)	6,637 (4.4%)	**
Non-Puerto Rican Hispanic	32,277 (18.9%)	30,442 (20.0%)	**
Asian	24,536 (14.3%)	22,836 (15.0%)	**

Source: U.S. Bureau of the Census, 2011 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

Number and Characteristics of Sub-Families and Secondary Individuals

In 2011, altogether there were 453,000 hidden households in the City: 176,000 sub-families and 277,000 secondary individuals (Table 2.59). Of these, 85 percent were in Manhattan (118,000), Brooklyn (138,000), or Queens (129,000). In Manhattan more than 10,000 sub-families and secondary individuals were doubled up in each of sub-borough areas 2 (Lower East Side/Chinatown), 4 (Stuyvesant Town/Turtle Bay), 7 (Morningside Heights/Hamilton Heights), and 10 (Washington Heights/Inwood). In Brooklyn—in each of sub-borough areas 1 (Williamsburg/Greenpoint), 4 (Bushwick), 7 (Sunset Park), and 11 (Bensonhurst) — there were also more than 10,000 sub-families and secondary individuals. The number of sub-families and secondary individuals in the following sub-borough areas in Queens was also as large: 1 (Astoria), 2 (Sunnyside/Woodside), 4 (Elmhurst/Corona), 7 (Flushing/Whitestone), 12 (Jamaica), and 13 (Bellerose/Rosedale).[18]

The racial and ethnic composition of the heads of sub-families and of secondary individuals approximated that of the heads of their hosting doubled-up households, except that somewhat fewer doubled up sub families and individuals were white, as revealed in the above discussion of doubled-up households (Table 2.59).

Of the 176,000 sub-families in 2011, 112,000 or 64 percent were in renter households. The median income of these sub-families in renter households was only $14,000, which was just 36 percent of the $38,500 median income of all renter households in the City in 2010 (Tables 3.1 and 2.59). Of renter sub-families, 77,000 or 69 percent had incomes below $25,000 in 2010.

Crowding was an extremely serious housing problem for renter sub-families: almost half of the 112,000 renter sub-families (49.2 percent or 55,000) were crowded. Crowded renter sub-families were also very poor. Of such crowded sub-families, 38,000 or 69 percent had incomes below $25,000 in 2010 (Table 2.59). Of renter sub-families, 19,000 or 17.1 percent were severely crowded.

About 90 percent of the 277,000 secondary individuals, or 248,000 secondary individuals, lived in renter households in 2011 (Table 2.59). The median income of these secondary individuals in renter households was $25,000, or 65 percent of the median income of all renter households in the City. Of these secondary individuals in renter households, 122,000 or 49 percent had incomes below $25,000.

Of all 248,000 secondary individuals in renter households, 19.0 percent or 47,000 were crowded, while 7.7 percent or 19,000 were severely crowded (Table 2.59). Secondary individuals in crowded renter households were poor: 70 percent or 33,000 had incomes of less than $25,000 in 2010.

[18] Appendix A, 2011 HVS Data for Sub-Borough Areas, Table A.10.

Table 2.59
Selected Characteristics of Sub-Families and Secondary Individuals by Tenure of Householder
New York City 2011

	Tenure of Householder		
Characteristic	**All**	**Renter**	**Owner**
Sub-families[a]	176,132	112,254	63,878
Median income (2010)	$16,008	$14,000	$23,000
Incomes below $25,000	111,038 (63.0%)	77,417 (69.0%)	33,621 (52.6%)
Crowded[(b)]	71,819 (40.8%)	55,189 (49.2%)	16,630 (26.0%)
Incomes below $25,000	49,373 (68.7%)	38,286 (69.4%)	11,088 (66.7%)
Severely crowded[(b)]	23,351 (13.3%)	19,169 (17.1%)	4,183*(6.5%)
Incomes below $25,000	15,975 (68.4%)	13,551 (70.7%)	**
Immigrant householder	101,864 (62.3%)	64,717 (61.7%)	37,147 (63.3%)
Race/Ethnicity			
White	16,647 (9.5%)	5,390 (4.8%)	11,257 (17.6%)
Black/African American	49,261 (28.0%)	29,297 (26.1%)	19,964 (31.3%)
Puerto Rican	16,224 (9.2%)	11,784 (10.5%)	4,440* (7.0%)
Non-Puerto Rican Hispanic	56,470 (32.1%)	49,190 (43.8%)	7,280 (11.4%)
Asian	34,220 (19.4%)	14,942 (13.3%)	19,278 (30.2%)
Secondary Individuals[a]	276,542	247,654	28,888
Median income (2010)	$25,000	$25,000	$25,000
Incomes less than $25,000	136,117 (49.2%)	121,747 (49.2%)	14,370 (49.7%)
Crowded[(b)]	49,407 (17.9%)	46,983 (19.0%)	**
Incomes below $25,000	34,693	32,805 (69.8%)	**
Severely crowded[(b)]	18,954 (6.9%)	18,954 (7.7%)	**
Incomes below $25,000	13,773	13,773	**
Immigrant householder	96,517 (39.1%)	87,846 (39.7%)	8,672 (34.3%)
Race/Ethnicity			
White	103,061 (37.3%)	93,723 (37.8%)	9,338 (32.3%)
Black/African American	39,116 (14.1%)	28,469 (11.5%)	10,647 (36.9%)
Puerto Rican	9,194 (3.3%)	8,245 (3.3%)	**
Non-Puerto Rican Hispanic	73,148 (26.5%)	70,205 (28.3%)	**
Asian	46,048 (16.7%)	42,524 (17.2%)	** (12.2%)*

Source: U.S. Bureau of the Census, 2011 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 Poor Sub-Families and Secondary Individuals in Crowded Renter Households

According to the 2011 HVS, 38,000 sub-families in renter households had incomes below $25,000 in 2010 and were crowded (Table 2.60). The median income of these poor sub-families was a mere $8,000, an extremely low 21 percent of the median income of $38,500 for all renter households in the City in 2010. Of these 38,000 sub-families, 32 percent were not in the labor force. The principal reason given for not being in the labor force was family/childcare (29 percent). These poor sub-families lived in crowded, large renter households in which the average number of persons was 6.4. Of these poor sub-families in crowded renter households, 53 percent were single-female-parent sub-families, and 46 percent of the heads of these sub-families had not finished high school.

At the same time, the 2011 HVS reports that there were 33,000 secondary individuals with incomes of less than $25,000 in 2010 living in crowded renter households (Table 2.61). Fifty-five percent of these had not finished high school. The median income of these single individuals was an extremely low $10,000, 26 percent of the median income of all renter households in 2010. Their median share of the hosting household's income was only 13 percent, and the average size of the household was 6.0 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 20.2 percent, while the gross rent/income ratio was 22.4.

Of the 38,000 poor sub-families in crowded renter households discussed above, 29 percent (Tables 2.60 and 2.62) 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 troublingly low $5,520, and the contract rent/income ratio of the doubled-up households containing these sub-families was 64.9 percent (Table 2.62). The gross rent/income ratio was 75.9. 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 at great risk of homelessness if any situation forces them to become separated.

Table 2.60
Selected Characteristics of Sub-families with Incomes Less than $25,000 in Crowded Renter Households
New York City 2011

Characteristics	Number or Percent[a]
Number	38,286
Family composition	
Single parent	23,436 (61.2%)
Female single parent	20,085 (52.5%)
Couple (with or without children)	14,850 (38.8%)
Relationship to householder	
Child	45.4%
Other relative	43.3%
Non-relative	11.3%
Median Income (2010 dollars)	$8,000
Median income by source	0
None	$15,000
Earnings	$6,312*
Public assistance	
Primary income source	38,286 (100.0%)
No income	9,573 (25.0%)
Earnings	22,920 (59.9%)
Public assistance	** (8.1%*)
Percent receiving Public Assistance	13.8%
Worked last week (family head)	19,325 (50.7%)
Not in labor force (family head)[b]	12,012 (31.5%)
Main reason not in labor force	
Family/Child care	29.3%
Median gross rent-income ratio of household	36.5%
Median contract rent-income ratio of household	30.2%
Median share of household income (by primary income source)	21%
None	0%
Earnings	29%
Public assistance	28.8%*
Receive less than 20% of household income	17,865 (46.7%)
Receive 40% or more of household income	8,389 (21.9%)
Mean number of children under 18	1.20
Mean number of persons in household	6.37
Median age of sub-family head	33 years
Female single parent	30 years
Education of sub-family head	
Less than high school	45.7%
High school diploma or more	54.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Percents based on sub-families with incomes less than $25,000 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 2.61
Selected Characteristics of Secondary Individuals with Incomes Less than $25,000 in Crowded Renter Households
New York City 2011

Characteristics	Number or Percent[a]
Number	32,805
Males	24,110 (73.5%)
Females	8,695 (26.5%)
Median Age	
Males	30
Females	33
Median income (2010 dollars)	$10,000
Males	$10,000
Females	$7,000
Receiving less than 20% of household income	22,735 (69.3%)
Median share of household's income	13.0%
Primary income source	
None	22.0%
Earnings	72.0%
Percent receiving public assistance	**
Not in labor force[b]	20.8%
Worked last week	70.7%
Unemployment rate	**
Education	
Less than high school	55.2%
High school diploma or more	44.8%
Median gross rent/income ratio of household	22.4%
Median contract rent/income ratio of household	20.2%
Mean size of household	6.05 persons

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Percents based on secondary individuals with incomes less than $25,000 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 2.62
Selected Characteristics of Sub-Families with Incomes Less than $25,000
in Crowded Renter Households with Very High Gross Rent Burden (50 percent or more)
New York City 2011

Characteristics	Number or Percent[a]
Number	11,160
Median income (2010 dollars)	$5,520
Median share of household income	29.0%
Median gross rent/income ratio of household	75.9%
Median contract rent/income ratio of household	64.9%
Median total household income	$20,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Percents based on sub-families with incomes less than $25,000 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 gross rent burden is 50% or more of income.
* 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 rare since, among other things, it is hard to locate all of 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 2011 HVS, 74,000 people in 25,000 households came from a homeless situation within the past five years, where they had been homeless because they could not afford their own housing (Tables 2.63 and 2.64). The median age of these individuals was 22, reflecting the fact that 42 percent of these re-housed persons were under age 18. Nine in ten of these people were either black (47 percent), Puerto Rican (27 percent), or non-Puerto Rican Hispanic (16 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.

Table 2.63
Selected Characteristics of Individuals Who Came from Homeless Situation Who had been Homeless Because Could Not Afford Own Housing New York City 2011

Characteristics	Number or Percent
Number	73,733
Male	34,443 (46.7%)
Female	39,290 (53.3%)
Median age	22
Under 18	42.3%
18 – 24	12.6%
25 – 34	13.5%
35 – 44	12.8%
45 – 54	10.5%
55+	8.3%
Race/Ethnicity	100.0%
White	6.6%
Black/African-American	47.1%
Puerto Rican	27.2%
Non-Puerto Rican Hispanic	15.8%
Family Type	100.0%
Primary family/ individual	90.2%
Secondary individual or sub-family	9.8%
Median Income (2010 dollars)	$10,000
Males	$12,000
Females	$9,820
Income Distribution (age 18+)	100.0%
Less than $10,000/Loss/None	49.5%
$10,000 –24,999	31.6%
$25,000 – 49,999	13.4%
$50,000+	**
Primary income source (age 18+)	
None	16.5%
Earnings	49.8%
Public assistance	23.3%
Share of Household's Income (age 18+)	
0 – 19%	25.6%
20 – 29%	**
30 - 39%	**
40%+	63.5%
Unemployment Rate (age 18+)	36.5%
Not in Labor Force[a]	41.1%
Education	
Less than high school	38.0%
High school diploma or more	62.0%

Source: U.S. Bureau of the Census, 2011 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 individuals to report.

Table 2.64
Selected Characteristics of Households Containing Individuals Who Came from Homeless Situation Who had been Homeless Because Could Not Afford Own Housing New York City 2011

Characteristics	Number or Percent
Number of Households	25,270
Renter	24,657 (97.6%)
Owner	**
Type of Household	
Single adult (with or without child)	56.2%
Adult couple (with or without children)	43.8%
Median age of householder	41.0
Percent male	35.4%
Percent female	64.6%
Race/Ethnicity of householder	
White	**
Black/African-American	47.5%
Puerto Rican	26.9%
Non-Puerto Rican Hispanic	15.7%*
Rent regulatory status (renters)	
Stabilized	50.2%
Unregulated	34.1%
Public Housing	12.8%*
Receives Rent Subsidy	61.1%
Section 8	26.6%
Receives Public Assistance	66.5%
Formerly homeless person is related to householder as:	
Householder or spouse	42.8%
Child of householder	43.5%
Other relative of householder	12.5%
Non-relative	**
Median Household Income	$15,000
Median Gross Rent	$1,080
Median Gross Rent/Income Ratio	78.9
Median Contract Rent/Income Ratio	68.3
Education of Householder	
Less than high school	37.9%
High school graduate	32.2%
More than high school	29.8%
Unemployment Rate (householder)	31.8%
Not in the Labor Force[a]	41.9%
Mean size of household	2.92 persons
Percent Crowded	16.0%

Source: U.S. Bureau of the Census, 2011 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 households is small, interpret with caution.

** Too few households to report.

However, the median income of these previously homeless individuals was extremely low, a mere $10,000, only 26 percent of the median income of $39,000 for all adult individuals in renter households in 2010 (Tables 2.63 and 3.26). Only 62 percent had finished high school and 36.5 percent of them were unemployed, while 83 percent of the individuals in the City as a whole had that level of educational attainment and only 9.8 percent of individuals age 16+ were unemployed in 2011 (Tables 2.8 and 3.52).[19]

Even with such a low income, 64 percent contributed 40 percent or more of their incomes to the incomes of their households (Table 2.63). However, even with such contributions, the households' median income was just $15,000, only 31 percent of the median income of all households in the City in 2010 (Table 2.64). Almost all of such households were renters, and these renters paid 78.9 percent of their incomes for gross rent, or 68.3 percent for contract rent, compared to 33.8 percent and 30.9 percent respectively for all renter households in the City in 2011 (Table 6.23). About three-fifths of these households received some type of rent subsidy. About half of these households were in stabilized units and one-third were in unregulated housing (Table 2.64).

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 11 percent of all renter households (Table 2.65). Moreover, only 52 percent of these households rated the physical condition of the residential structures in their neighborhoods as "good" or "excellent," while 70 percent of all renter households gave their neighborhood conditions such ratings.

Table 2.65
Housing and Neighborhood Characteristics of Renter Households Containing Individuals Who Came from Homeless Situation and of All Renter Households
New York City 2011

Characteristics	Renter Households Containing Formerly Homeless[a]	All Renter Households
Number	24,657	2,104,816
Physically Poor	34.5%	10.7%
With Five or More Maintenance Deficiencies	**	4.3%
Crowded	14.7%*	11.5%
With One or More Housing Defect Types	19.0%	11.2%
Building with Broken/Boarded Up Windows on Street	**	7.3%
Rating Neighborhood Residential Structures Good/Excellent	51.5%	70.4%

Source: U.S. Bureau of the Census, 2011 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.

[19] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 of making them homeless again.

Exhibit Table 2.1
Percent Distribution of Individuals by Borough
New York City, Selected Years 1965 - 2011

Borough	1965	1968	1981	1984	1987	1991	1993	1996	1999	2002	2005	2008	2011
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx[a]	19.0%	18.8%	16.2%	16.2%	16.0%	16.3%	16.0%	16.0%	15.7%	16.5%	16.4%	16.4%	16.7%
Brooklyn	33.6%	33.0%	31.7%	31.7%	31.6%	31.8%	31.5%	30.4%	30.5%	30.9%	30.8%	30.8%	31.0%
Manhattan[a]	19.9%	18.9%	20.0%	19.8%	20.0%	19.8%	20.2%	20.8%	21.3%	19.0%	19.2%	19.1%	19.2%
Queens	24.4%	25.8%	27.1%	27.1%	27.1%	27.0%	27.0%	27.3%	26.9%	27.9%	27.8%	27.8%	27.4%
Staten Island	3.1%	3.4%	5.1%	5.2%	5.3%	5.2%	5.4%	5.5%	5.5%	5.6%	5.8%	5.9%	5.7%

Sources: U.S. Bureau of the Census, 1965, 1968, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.
Notes:
The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.
a Marble Hill in the Bronx, 1991 to 2008; in Manhattan 1981 to 1987 and 2011.

Exhibit Table 2.2
Distribution of Individuals by Race/Ethnicity
New York City, Selected Years 1991-2011

	Year							
Race/Ethnicity[a]	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**	**2008**	**2011**
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White[b]	41.1%	40.6%	39.1%	38.1%	36.8%	36.7%	35.9%	33.3%
Black/African American[b]	27.2%	27.8%	26.5%	25.7%	24.9%	23.4%	23.3%	22.8%
Puerto Rican	11.3%	10.7%	10.8%	10.3%	9.3%	10.1%	9.3%	8.6%
Non-Puerto Rican Hispanic	11.9%	12.9%	14.2%	16.4%	16.9%	17.8%	18.5%	20.3%
Asian[b]	6.7%	7.8%	8.9%	9.1%	11.4%	11.3%	12.0%	13.2%
Other[c]	1.7%	0.2%	0.4%	0.4%	0.7%	0.8%	1.0%	1.8%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Notes:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

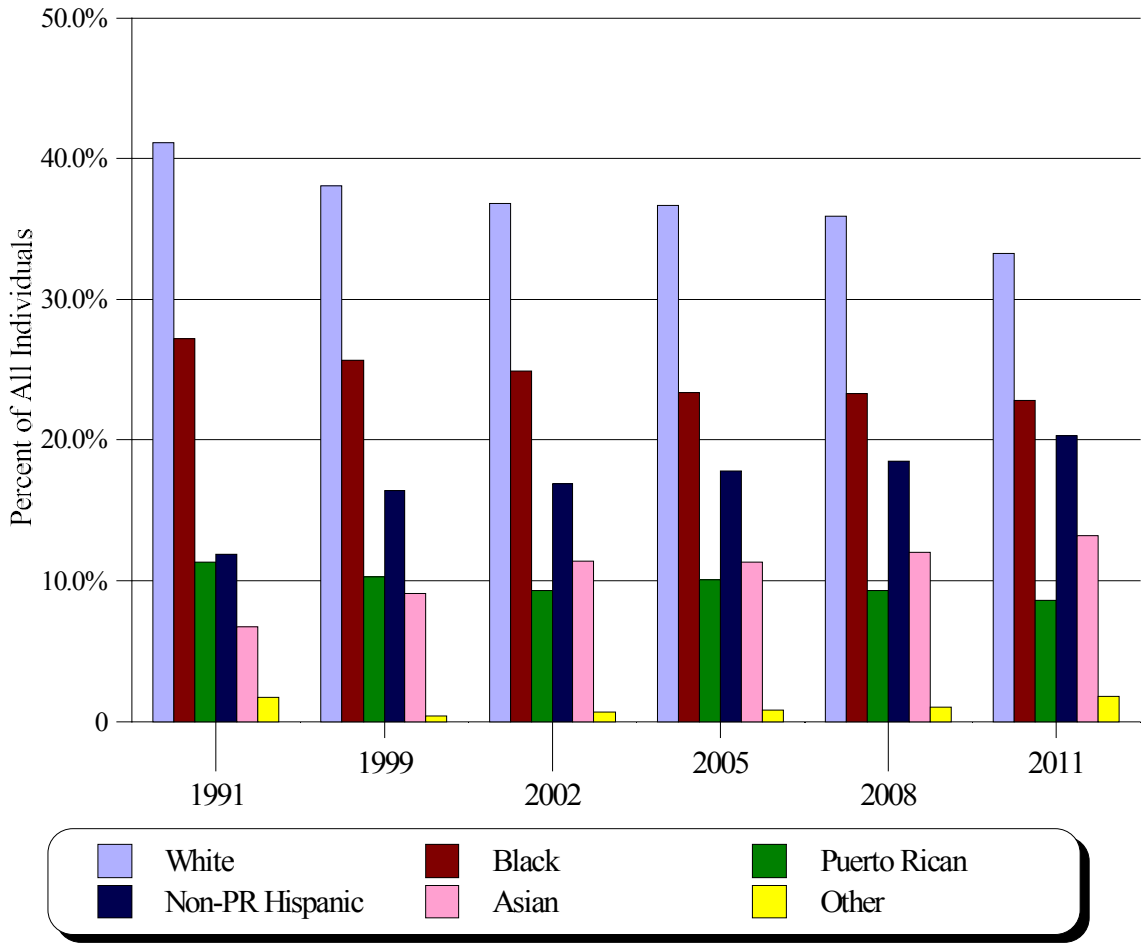
a The respondent identified the race and ethnicity of each household member.

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, 2008 and 2011, "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.

EXHIBIT FIGURE

Exhibit Figure 2.1
Distribution of Individuals by Race/Ethnicity
New York City, Selected Years, 1991 - 2011



Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.
Notes:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

3 Household Incomes and the Labor Market in New York City

Introduction

Housing needs and/or demands are best determined by the number and characteristics of households. The number of households indicates the number of housing units the City needs. A household's current cost-paying capability, the amount of income available to the household, has the most bearing not just on housing need, but even more on housing demand.

Other household characteristics also serve as modifiers to household income as the housing need and/or demand indicator. 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 and/or demands, the number and characteristics of persons and households were discussed in the previous chapter, "Residential Population and Households."

In this chapter, all major issues that are relevant to estimating the capabilities of households to pay for housing in New York City are separated from other household characteristics and are covered by themselves in the first part of the chapter, using data from the 2011 HVS.

The amount of household income that can be allotted to housing costs generally determines demand—more specifically, effective demand—for certain segments 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 or ownership 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 rental and owner 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—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 Marketplace Plan and the U.S. Department of Housing and Urban Development (HUD), and type of ownership.

Also, 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.

Current household income is not a very good predictor of how a household might possibly increase its income, its housing-cost-paying capability, in the 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 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 its 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 HVS is a sample survey and the samples for the 2011 and 2008 HVSs were drawn from two different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Samples for both the 2008 and 2011 HVSs were updated based on new construction, alterations, and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. In this report, therefore, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade.

The 2011 HVS, which was administered between February and May 2011, collected information on household income for calendar year 2010.

Household Incomes

Median Household Income by Tenure

The median income for all households (renters and owners combined) in the City was $48,040 in 2010. The median income of renters in the City was $38,500, while owners' median income in 2010 was $75,000, almost twice renters' income (Table 3.1).

Table 3.1
Median Household Income[a] by Tenure
New York City 2010

Tenure	2010
Both	$48,040
Owner	$75,000
Renter	$38,500

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Income data include imputed values where they were not reported

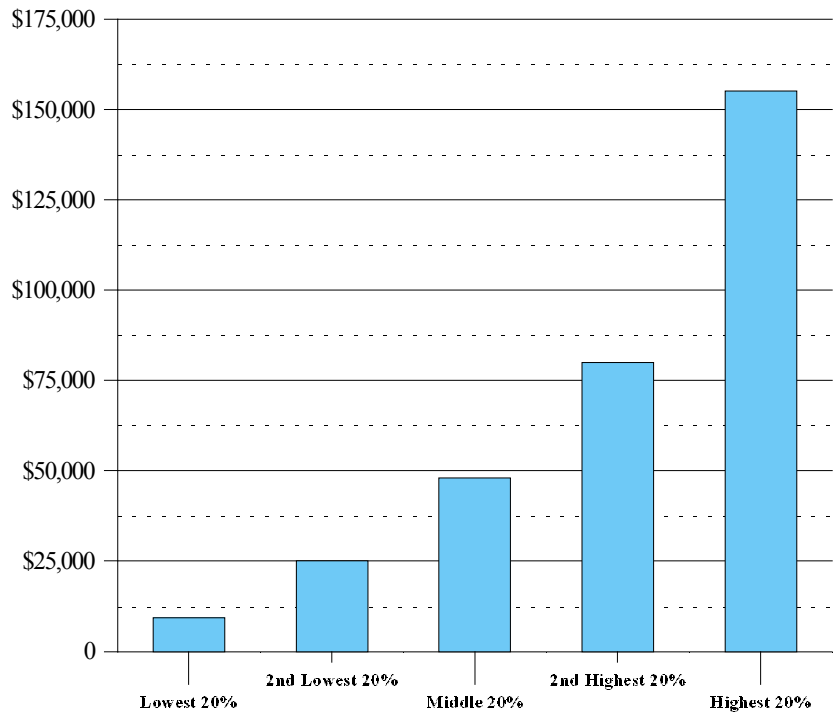
Median Household Income by Quintile

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 just over 600,000 households), it is apparent that the income disparity between affluent and poor New Yorkers is enormous and severe, a fact which is vividly displayed by a graphic analysis of the data on households by income quintile (Figure 3.1).

In 2010, the median income of the 618,000 households in the lowest income quintile was only $9,312, or a mere 6 percent of the median income of $155,000 for the 622,000 households in the highest income quintile and 19 percent of the median income of all households (Table 3.2). Of these extremely poor households, a third of householders did not finish high school, and 62 percent were not in the labor force. Comparable situations for householders of all households in the City were 16 percent and 29 percent respectively in 2011 (Table 3.3). Thus, it is difficult to expect that poor out-of-work householders could easily acquire jobs and, thus, improve their incomes in the near future.

The paucity of absolute dollars available to the 618,000 extremely poor households, 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

Figure 3.1
Median Household Income by Quintile
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

Table 3.2
Median Household Income by Household Income Quintile
New York City 2010

Household Income Quintile	Median Income
All Households	$48,040
Highest 20%	$155,000
2nd Highest 20%	$80,000
Middle 20%	$48,000
2nd Lowest 20%	$25,000
Lowest 20%	$9,312

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: In 2010 the upper range of each quintile was: lowest- $16,972; second- $35,652; third- $61,900; fourth- $104,860; highest- $1,932,205.

urgent need for various forms of housing assistance in the City's housing market, which for many years has experienced a great shortage of housing that these poor households can afford. Fortunately, many of these housing-needy households were assisted by public policies and programs, as shown below.

In 2011, of these extremely poor households in the lowest income quintile, 85 percent, or 522,000 households, were renters. Of these extremely poor renters, 30 percent lived in heavily rent-subsidized or controlled units (public housing, *in rem,* Mitchell-Lama, and other-regulated, such as HUD-regulated); 44 percent lived in rent-stabilized units and 26 percent lived in rent-unregulated units (Table 3.4). Overall, 81 percent of these extremely low-income renters paid more than 50 percent of their income for rent; (Table 3.4) but of rent-stabilized and rent-unregulated tenants in this quintile, almost all—about 95 percent each—paid more than 50 percent of their income for rent.[1]

However, only 28 percent of the extremely poor renter households in this lowest-income quintile received rent subsidies (Table 3.4). Of such households in rent-stabilized units, 36 percent received a subsidy; but even after the rent subsidy, 31 percent still paid out-of-pocket more than 50 percent of their income for rent.[2]

Of the lowest-quintile renters in unregulated units, only a fifth received a subsidy; and 37 percent of that fifth paid, out of pocket even after the subsidy, more than 50 percent of their income for rent.[3] In other words, many extremely poor renter households in this lowest-income quintile, who lived in housing units in the private housing market, particularly those in unregulated units, faced critically serious affordability limitations and, thus, needed to receive some form of housing assistance or rent subsidy.

Of the extremely poor households in the lowest income quintile, 16 percent, or 96,000, were owner households (Table 3.3). Of these lowest-income owners, 53 percent lived in conventional owner units and 38 percent lived in private cooperative or condominium units. The remaining 9 percent lived in Mitchell-Lama cooperatives (Table 3.4). Of the extremely poor owner households in conventional units, 61 percent said they had paid off their mortgages, while 48 percent of cooperative/condominium owners had paid off their housing debt.[4] Of extremely poor owner households that had not paid off their mortgages, many may need to receive some form of financial assistance.

Of all extremely poor households in the lowest income quintile, 43 percent were either single elderly households (31 percent) or single households with children (12 percent). An additional 23 percent were single adults (Table 3.3). Single elderly, single with children, and single adults are the poorest household types. In this quintile their median 2010 incomes were just under $10,000.[5]

These extremely poor households are highly concentrated in certain geographical areas of the City. In 2011, 31 percent of households in the Bronx were extremely poor households in the lowest income quintile, while it was 20 percent for the City as a whole. In the following Bronx sub-borough areas, the

[1] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[2] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[3] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[4] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[5] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.3
Selected Characteristics of All Households in the First and Second Income Quintiles
New York City 2010

Tenure	All Households	Lowest Quintile[a]	2nd Lowest Quintile[a]
All	3,088,881	617,697	617,821
Owners	984,066	95,511	138,483
Renters	2,104,816	522,186	479,338
All	100.0%	100.0%	100.0%
Owners	31.9%	15.5%	22.4%
Renters	68.1%	84.5%	77.6%

Race/Ethnicity	All Households	Lowest Quintile[a]	2nd Lowest Quintile[a]
All	100.0%	100.0%	100.0%
White	41.3%	30.8%	32.1%
Black	22.3%	26.6%	25.3%
Puerto Rican	8.6%	14.4%	10.5%
Non-Puerto Rican Hispanic	15.4%	17.9%	18.8%
Asian	11.5%	9.3%	12.4%
Other	1.0%	1.0%	0.8%

Householder Labor Force Participation			
All	100.0%	100.0%	100.0%
In Labor Force	70.8%	37.9%	63.2%
Not In Labor Force	29.2%	62.1%	36.8%
Median Income	$48,040	$9,312	$25,000

Householder Educational Attainment			
All	100.0%	100.0%	100.0%
Less than High School	15.8%	32.7%	23.1%
High School Grad	24.3%	30.4%	33.8%
More than H. S. Grad	60.0%	36.9%	43.2%

Householder Birth Country/Region			
All Regions	100.0%	100.0%	100.0%
U.S.A	50.9%	44.2%	43.9%
Abroad[b]	49.1%	55.8%	56.1%

Age of Householder			
All	100.0%	100.0%	100.0%
Less than 35	22.6%	16.3%	20.0%
35 - 64	58.0%	47.1%	54.0%
65 +	19.5%	36.5%	26.1%

Household Type			
All	100.0%	100.0%	100.0%
Single Elderly	11.6%	30.5%	14.8%
Single Adult	20.1%	23.2%	20.0%
Single w/ Child(ren)	5.9%	12.4%	8.8%
Elderly Household	10.7%	9.5%	14.5%
Adults	27.5%	11.2%	17.5%
Adults w/ Child(ren)	24.3%	13.3%	24.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a The 2010 income quintiles are for all households (renter and owner combined). The characteristics are as of the time of the survey.
b Including Puerto Rico.

Table 3.4
Selected Characteristics of Owner and Renter Households in the First and Second Income Quintiles
New York City 2010

Ownership Type	All Owners	Lowest Quintile[a]	2nd Lowest Quintile[a]
All Owners	100.0%	100.0%	100.0%
Conventional	57.6%	53.4%	60.3%
Private Coop	26.9%	27.3%	24.0%
Condominium	10.4%	10.6%	9.2%
Mitchell-Lama Coop	5.0%	8.7%	6.5%
Paid Off Mortgage[b]	35.7%	56.9%	53.5%

Rent Regulatory Status of Renters	All Renters	Lowest Quintile[a]	2nd Lowest Quintile[a]
All Renters	100.0%	100.0%	100.0%
Public Housing	8.8%	17.7%	12.0%
Rent Controlled	1.8%	2.2%	2.3%
Rent Stabilized	45.7%	44.4%	49.0%
Other Regulated and *In Rem*	5.1%	9.6%	4.9%
All Unregulated	38.6%	26.1%	31.7%
Median Contract Rent	$1,100	$896	$975
Median Gross Rent	$1,204	$990	$1,075
Median Gross Rent/Income Ratio	33.8	101.0	49.8
Percent with Gross Rent/Income Ratio > 50%	32.1%	80.6%	48.6%
Receive Rent Subsidy	12.0%	28.2%	14.8%
Median Out of Pocket Gross/ Rent Income Ratio	30.5	67.5	45.3

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a The 2010 income quintiles are for all households (renter and owner combined). The characteristics are as of the time of the survey.
b Non-Mitchell-Lama owners.

proportion of such extremely poor households was almost 40 percent or higher: in sub-borough area 1 (Mott Haven/Hunts Point), the figure was 47 percent; in sub-borough area 2 (Morrisania/East Tremont), it was 39 percent, and in sub-borough area 4 (University Heights/Fordham, it was 40 percent. Also, in Brooklyn sub-borough 16 (Brownsville/Ocean Hill), 39 percent of the households were extremely poor.[6]

[6] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The median income of the 618,000 households in the second-lowest quintile was $25,000, which was still a mere 16 percent of the median household income of households in the highest quintile, $155,000, and 52 percent of the median income of all households in the City, which was $48,040 (Table 3.2). Of these poor households, 23 percent of householders did not finish high school, and 37 percent were not in the labor force in 2011 (Table 3.3). Comparable figures for all householders were 16 percent and 29 percent. Therefore, in the near future, many of these householders could remain poor.

Of poor households in the second-lowest income quintile, 78 percent, or 479,000 households, were renters. Of these poor renter households, 49 percent paid more than 50 percent of their income for rent; and 15 percent received some form of rent subsidy. Of these poor renters, 19 percent lived in controlled or in heavily rent-subsidized (public housing, *in rem,* Mitchell-Lama, and other-regulated, such as HUD-regulated) units; 49 percent lived in rent-stabilized units; and 32 percent lived in rent-unregulated units in 2011 (Table 3.4). Of these poor renters, 49 percent paid more than 50 percent of their income for rent; of rent-stabilized and rent-unregulated tenants in this quintile, 51 percent and 64 percent respectively paid more than 50 percent of their income for rent. However, only 16 percent of such households in rent-stabilized units and 12 percent of such households in unregulated units received a rent subsidy. Of poor households in rent-stabilized and unregulated units that received a rent subsidy, 11 percent and 19 percent respectively paid out-of-pocket more than 50 percent of their income for rent.[7] Again, many of these poor renters in the second lowest quintile may need to receive some form of rent subsidy or other housing assistance.

Of the poor households in the second-lowest income quintile, 22 percent, or 138,000, were owner households (Table 3.3). Of these low-income owners, 60 percent lived in conventional owner units and 33 percent lived in private cooperative or condominium units. The remaining 7 percent lived in Mitchell-Lama cooperatives. Of poor owner households in the second quintile, 54 percent said they had paid off their mortgage. Many of these poor owner households may need to receive some form of financial assistance.

The median income of the 615,000 households in the second-highest quintile was $80,000, nine 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 (52 percent) of the median household income of the households in the highest quintile (Table 3.2).

A persistent inequality in the distribution of household incomes has created an increased affordability hardship for the most economically vulnerable New Yorkers, since the availability of low-cost housing units is still severely scarce in the City's housing market. The vacancy rate of vacant rental units available for monthly asking rents of less than $700 (about a third of the median income of poor households in the second-lowest income quintile) was just 1.04 percent,[8] despite the fact that the City's overall housing inventory (3,352,041 units) in 2011 was the largest housing stock in the forty-six-year period since 1965, when the first HVS was conducted.[9]

[7] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

[8] Since the number of vacant units with asking rent of less than $700 is small, interpret with caution. For further information, see Table 5.6 in Chapter 5, "Housing Vacancies and Vacancy Rates."

[9] The New York City Department of City Planning reports that the number of housing units which were constructed and which received temporary or final Certificates of Occupancy between July 2008 and June 2011 was 69,025. Data collection for the 2008 and 2011 HVSs were completed in June 2008 and May 2011 respectively.

Causes of Household Income Differences

The 2011 HVS again found that earnings were the principal source of household income and that in general the more workers in a household, the higher the household income (Tables 3.22 and 3.30). The disaggregated data on households by the number of workers in the household in each quintile reveal that, in 2010, two-thirds of the households in the lowest income quintile did not have any workers, compared to a fifth of all households in the City with no workers (Table 3.5). On the other hand, only one in fifty households in the highest quintile had no workers. Seven in ten of the households in the top quintile had two or more workers, while only one in twenty of the households in the lowest group had that many workers in 2010. 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.

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 elaborate on any unique income patterns the income quintile analyses hinted at.

The analysis of income distribution generally 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 considerable number were very well to-do. Specifically, 720,000 households, or 23 percent of all households in the City, were very poor, with incomes below $20,000 in 2010, while 346,000 households, or 11 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: in each tenure, the pattern was unique (Figure 3.2). In the distribution for renters, three in ten, or 602,000 households, were very poor with incomes below $20,000, while 7 percent, or 139,000 households, were rich with incomes of $150,000 or more (Table 3.6 and Figure 3.3). Among renters, about 60 percent had incomes less than $50,000. Among owners, the number and proportion of rich households overwhelmingly counterbalanced the number and proportion of poor ones: 12 percent, or 118,000 households were very poor households, while 21 percent or 207,000 households, were rich (Figure 3.4).

Table 3.5
All Households Distributed into Income Quintiles
by Number of Workers in the Household
New York City 2010

Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All Households	3.088.881	617.697	617.821	616.461	614.839	622.063
None	680,007	418,817	168,198	57,011	23,617	12,364
One	1,256,858	171,102	335,769	329,373	259,546	161,069
Two	900,694	25,134	99,872	188,824	251,866	334,997
Three or More	251,323	*	13,983	41,252	79,811	113,632

Distribution within Quintile

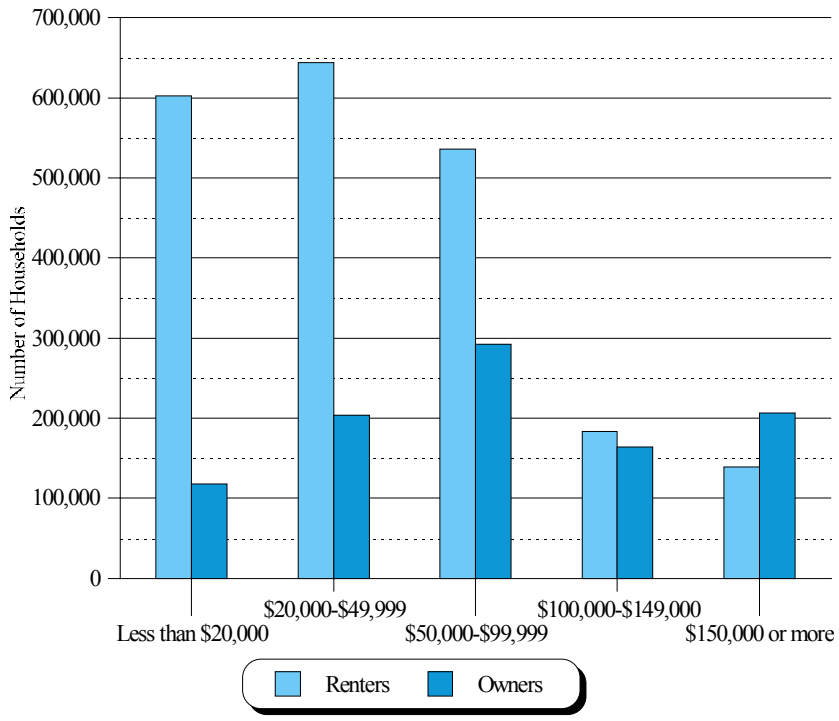
Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	22.0%	67.8%	27.2%	9.2%	3.8%	2.0%
One	40.7%	27.7%	54.3%	53.4%	42.2%	25.9%
Two	29.2%	4.1%	16.2%	30.6%	41.0%	53.9%
Three or More	8.1%	*	2.3%	6.7%	13.0%	18.3%

Distribution within Number of Workers

Number of Workers	All	Lowest	Second Lowest	Middle	Second Highest	Highest
All Households	100.0%	20.0%	20.0%	20.0%	19.9%	20.1%
None	100.0%	61.6%	24.7%	8.4%	3.5%	1.8%
One	100.0%	13.6%	26.7%	26.2%	20.7%	12.8%
Two	100.0%	2.8%	11.1%	21.0%	28.0%	37.2%
Three or More	100.0%	*	5.6%	16.4%	31.8%	45.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Too few households to report.

Figure 3.2
Renter and Owner Households by Income Group
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

As mentioned above, in 2010, three in ten renter households, or 602,000 renter households, had incomes of less than $20,000 a year (Table 3.6). Such extremely poor households could only afford $550 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 2011, only units in the following two categories, the rents of which were regulated with heavy public subsidies, had median contract rents less than $550: public housing units and *in rem* units.[10] The vacancy rate for rental units with rents even at or less than $700 a month was just 1.04 percent.[11]

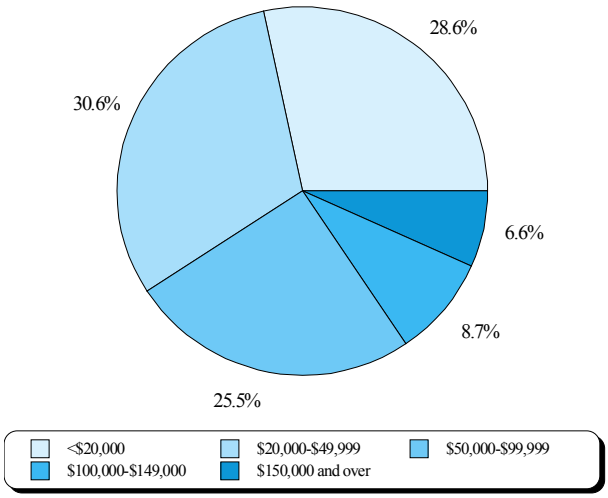
[10] See Table 6.10 in Chapter 6, "Variations in Rent Expenditure."
[11] Since the number of vacant units with asking rent of less than $700 is small, interpret with caution. See Table 5.6 in Chapter 5, "Housing Vacancies and Vacancy Rates."

Table 3.6
Distribution of Household Income by Tenure
New York City 2010

Household Income	Both		Renters		Owners	
	Number	Percent	Number	Percent	Number	Percent
All Households	3,088,881	100.0%	2,104,816	100.0%	984,066	100.0%
Less than $20,000	**720,149**	**23.3%**	**602,414**	**28.6%**	**117,735**	**12.0%**
<$5,000	140,637	4.6%	112,611	5.4%	28,026	2.8%
$5,000 - $9,999	201,093	6.5%	178,945	8.5%	22,148	2.3%
$10,000 - $14,999	197,592	6.4%	168,006	8.0%	29,586	3.0%
$15,000 - $19,999	180,826	5.9%	142,852	6.8%	37,975	3.9%
$20,000 - $49,999	**847,719**	**27.4%**	**644,413**	**30.6%**	**203,305**	**20.7%**
$20,000 - $29,999	325,456	10.5%	255,374	12.1%	70,082	7.1%
$30,000 - $39,999	283,060	9.2%	211,378	10.0%	71,683	7.3%
$40,000 - $49,999	239,202	7.7%	177,662	8.4%	61,540	6.3%
$50,000 - $99,999	**828,154**	**26.8%**	**535,697**	**25.5%**	**292,457**	**29.7%**
$50,000 - $69,999	412,843	13.4%	278,351	13.2%	134,492	13.7%
$70,000 - $99,999	415,310	13.4%	257,346	12.2%	157,965	16.1%
$100,000 - $149,999	**347,325**	**11.2%**	**183,410**	**8.7%**	**163,915**	**16.7%**
$100,000 - $124,999	219,811	7.1%	122,428	5.8%	97,383	9.9%
$125,000 - $149,999	127,514	4.1%	60,982	2.9%	66,532	6.8%
$150,000 or more	**345,535**	**11.2%**	**138,882**	**6.6%**	**206,653**	**21.0**
$150,000 - $174,999	89,547	2.9%	35,958	1.7%	53,589	5.4%
$175,000 - $199,999	51,608	1.7%	21,340	1.0%	30,268	3.1%
$200,000 and over	204,380	6.6%	81,583	3.9%	122,796	12.5%

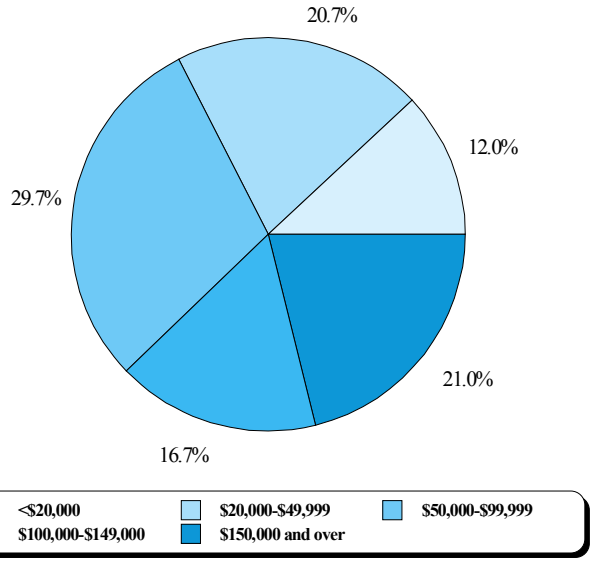
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 3.3
Distribution of Renter Households by Income Level
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 3.4
Distribution of Owner Households by Income Level
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Distribution of Household Incomes by HUD Income Classification

In the City, many planners and policy-makers in the public and private sectors use 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 Marketplace 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 (i.e. high housing costs) 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)[12] was estimated at $81,800 for a family of four. Based on that adjusted median, the income limits for a family of four for each level rounded to the nearest $50, applicable to the survey's 2010 income data were as follows:

30% of MFI	$24,550
50% of MFI	$40,900
80% of MFI	$65,450
95% of MFI	$77,710 (calculated)
120% of MFI	$98,160 (calculated)

All income limits are adjusted up or down from these levels according to household size.

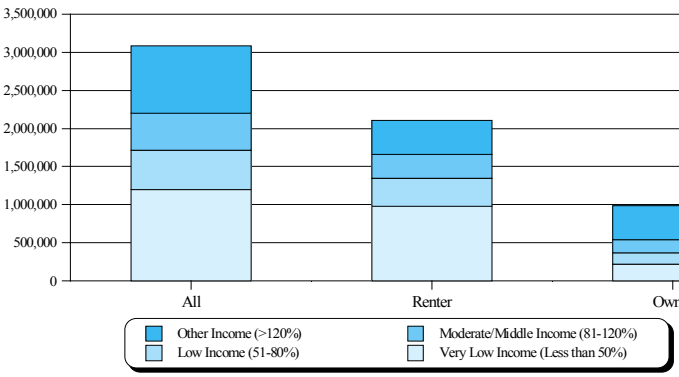
Applying these income limits, households in different income levels are defined as follows:

- Extremely-low-income households: households with incomes at or below 30 percent of the median family income in the PMSA ($24,550 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 ($40,900 for a family of four persons), or the equivalent level adjusted for household size.

[12] 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.

Figure 3.5
Number of Households by HUD Income Categories as Percent of PMSA Median Income by Tenure
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.7
Distribution of Household Income by HUD Consolidated Plan Income Categories by Tenure
New York City 2010

	Both		Renter		Owner	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
All	3,088,881	100.0%	2,104,816	100.0%	984,066	100.0%
Very Low Income (0-50% of MFI)	1,202,366	38.9	982,808	46.7	219,558	22.3
Extremely Low Income (0-30% of MFI)	*746,999*	*24.2*	*629,380*	*29.9*	*117,618*	*12.0*
Other Very Low Income (31-50% of MFI)	*455,367*	*14.7*	*353,428*	*16.8*	*101,939*	*10.4*
Other Low Income (51-80% of MFI)	512,734	16.6	364,876	17.3	147,859	15.0
Moderate/Middle Income (81-120% MFI)	484,947	15.7	308,047	14.6	176,900	18.0
Moderate Income (81-95% MFI)	*209,632*	*6.8*	*136,784*	*6.5*	*72,848*	*7.4*
Other Income (121% of MFI and over)	888,835	28.8	449,085	21.3	439,749	44.7

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: The median family income (MFI) for the New York, NY HUD Metro FMR Area for FFY2011 was $64,200. However, HUD adjusts the income limits based on household size and high local housing costs. Thus the effective median family income is adjusted to $81,800. The income limits for a family of four for each level, effective May 31, 2011, applicable to the survey's 2010 income data, were as follows:

30% of median family income (MFI)	$24,550
50% of MFI	$40,900
80% of MFI	$65,450
95% of MFI	$77,710 (calculated)
120% of MFI	$98,160 (calculated)

For further information on HUD's estimation of the area Median Family Income and Section 8 Income Limits, see *Fiscal Year 2011 HUD Income Limits Briefing Material*, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, June 1, 2011 or www.HUDuser.org/datasets.

- Other low-income households: households with incomes between 51 and 80 percent of the median family income in the area (over $40,900 to $65,450 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 $65,450 to $98,160 for a four-person household), adjusted for household size.

The income distribution by HUD income limits for each income level in 2010 classifies a preponderance of households in the City as poor. Of the total of 3,089,000 households (renter and owner households together), 1,202,000 households, or 39 percent, were very-low-income households with 2010 incomes at or below 50 percent of the HUD median family income for each household size in the PMSA (Table 3.7). Included in this number were 747,000 households, or 24 percent of all households, that were extremely-low-income households with incomes at or below $24,550, or 30 percent of the adjusted PMSA income for a family of four. Another 455,000 households, or 15 percent of all households, were other very-low-income households with incomes greater than $24,550 up to $40,900, or between 31 and 50 percent of the PMSA income. About 513,000 households, or 17 percent of all households, were other low-income households with incomes greater than $40,900 up to $65,450, or between 51 and 80 percent of the PMSA income. In short, according to the HUD income definitions, 56 percent of the households in the City, or 1,715,000 households, were low-income households with incomes at or below 80 percent of the HUD area median in 2010 (Figure 3.5).

In addition, 485,000 households, or 16 percent of all households, had incomes greater than $65,450 up to $98,160 or between 81 and 120 percent of the PMSA income (Table 3.7) for a family of four.

About 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.[13] 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 of the poor households—431,000, or three in ten renter households in the City—that lived in rent-unregulated units might not be able to absorb higher housing costs without further sacrificing their other basic needs, unless some housing assistance is provided.

[13] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

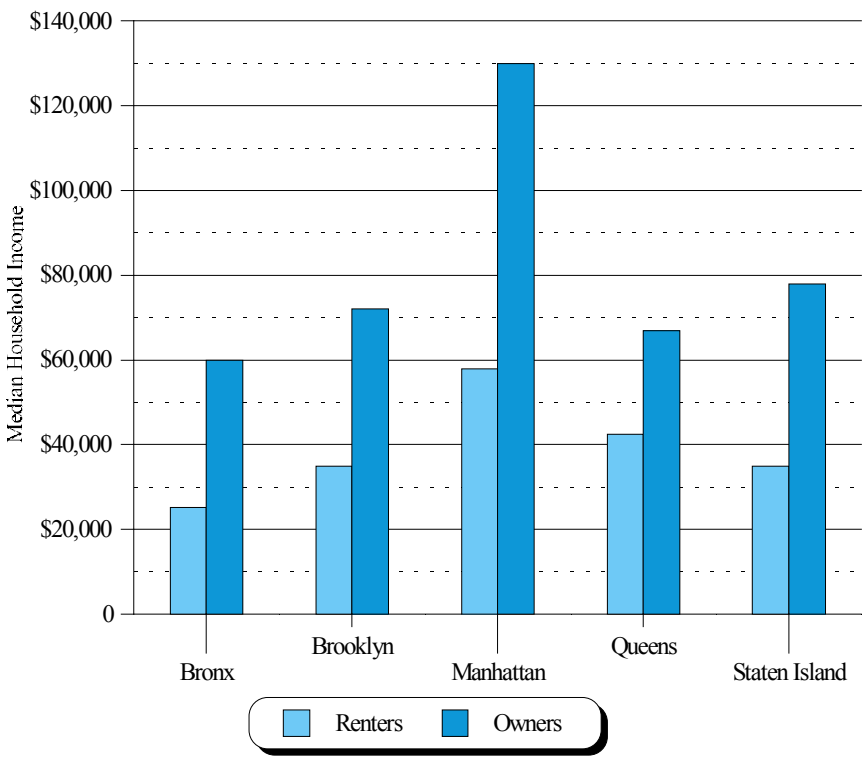
Household Income by Borough

The median incomes for all households, for renter households, and for owner households in the City as a whole were $48,040, $38,500, and $75,000 respectively in 2010. 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).

Median Household Income by Borough

In Manhattan, where incomes for renters and owners have always been higher than the City's and each of the other four boroughs' equivalent incomes, the median annual incomes for all households, for renter households, and for owner households were $69,000, $57,780, and $130,000 respectively in 2010 (Table 3.8). The median income of $130,000 for owner households in Manhattan, where almost all owner housing units were private cooperatives or condominiums, was $55,000 or 73 percent, higher than the median income for owner households in the City (Figure 3.6).

Figure 3.6
Median Household Income of Renters and Owners by Borough
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.8
Median Household Incomes of Renters and Owners by Borough
New York City 2010

Borough and Tenure	2010
All Boroughs	
Both	$48,040
Renters	$38,500
Owners	$75,000
Bronx	
Both	$30,000
Renters	$25,200
Owners	$60,000
Brooklyn	
Both	$42,000
Renters	$35,000
Owners	$72,000
Manhattan	
Both	$69,000
Renters	$57,780
Owners	$130,000
Queens	
Both	$52,000
Renters	$42,450
Owners	$67,000
Staten Island	
Both	$61,000
Renters	$35,000
Owners	$78,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

The median incomes for all households and for owner households in Staten Island were $61,000 and $78,000 respectively, the second highest among the five boroughs in 2010. The median income for renter households in the borough was $35,000, the same as in Brooklyn, and the third-highest among the boroughs (Table 3.8).

Table 3.9
Distribution of Household Incomes by Borough
New York City 2010

	All		Bronx		Brooklyn		Manhattan		Queens		Staten Island	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
All Households	3,088,881	100.0%	473,656	100.0%	929,296	100.0%	752,459	100.0%	769,860	100.0%	163,610	100.0%
Less than $20,000	**720,149**	**23.3%**	**171,556**	**36.2%**	**230,200**	**24.8%**	**145,854**	**19.4%**	**146,532**	**19.0%**	**26,008**	**15.9%**
<$5,000	140,637	4.6%	31,944	6.7%	40,956	4.4%	31,818	4.2%	30,726	4.0%	5,193	3.2%
$5,000 - $9,999	201,093	6.5%	56,873	12.0%	69,462	7.5%	40,262	5.4%	29,559	3.8%	4,938*	3.0%
$10,000 - $14,999	197,592	6.4%	43,343	9.2%	66,015	7.1%	37,077	4.9%	43,109	5.6%	8,048	4.9%
$15,000 - $19,999	180,826	5.9%	39,396	8.3%	53,767	5.8%	36,697	4.9%	43,138	5.6%	7,828	4.8%
$20,000 - $49,999	**847,719**	**27.4%**	**157,971**	**33.4%**	**286,547**	**30.8%**	**148,755**	**19.8%**	**213,026**	**27.7%**	**41,419**	**25.3%**
$20,000 - $29,999	325,456	10.5%	59,330	12.5%	112,118	12.1%	58,107	7.7%	80,238	10.4%	15,663	9.6%
$30,000 - $39,999	283,060	9.2%	56,834	12.0%	91,471	9.8%	47,426	6.3%	73,348	9.5%	13,982	8.5%
$40,000 - $49,999	239,202	7.7%	41,807	8.8%	82,958	8.9%	43,222	5.7%	59,441	7.7%	11,774	7.2%
$50,000 - $99,999	**828,154**	**26.8%**	**102,906**	**21.7%**	**243,882**	**26.2%**	**170,736**	**22.7%**	**259,309**	**33.7%**	**51,320**	**31.4%**
$50,000 - $69,999	412,843	13.4%	57,858	12.2%	125,195	13.5%	82,124	10.9%	124,207	16.1%	23,459	14.3%
$70,000 - $99,999	415,310	13.4%	45,048	9.5%	118,687	12.8%	88,612	11.8%	135,102	17.5%	27,861	17.0%
$100,000 -$149,999	**347,325**	**11.2%**	**27,931**	**5.9%**	**97,126**	**10.5%**	**100,073**	**13.3%**	**98,214**	**12.8%**	**23,982**	**14.7%**
$100,000-$124,999	219,811	7.1%	19,903	4.2%	59,916	6.4%	62,201	8.3%	62,644	8.1%	15,147	9.3%
$125,000-$149,999	127,514	4.1%	8,028	1.7%	37,210	4.0%	37,872	5.0%	35,570	4.6%	8,835	5.4%
$150,000 or more	**345,535**	**11.2%**	**13,292**	**2.8%**	**71,541**	**7.7%**	**187,042**	**24.9%**	**52,778**	**6.9%**	**20,881**	**12.8%**
$150,000-$174,999	89,547	2.9%	4,725*	1.0%	21,797	2.3%	34,146	4.5%	21,800	2.8%	7,078	4.3%
$175,000 and over	255,988	8.3%	8,568	1.8%	49,744	5.4%	152,896	20.3%	30,978	4.0%	13,803	8.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: * Since the number of households is small, interpret with caution.

In Brooklyn, the median incomes for all households and for owner households were $42,000 and $72,000 respectively in 2010 (Table 3.8). At $72,000, Brooklyn had the third highest owner income of the boroughs.

Median incomes for all households, for renter households, and for owner households were $30,000, $25,200, and $60,000 in the Bronx in 2010, the lowest of the five boroughs in all three categories. The equivalent incomes in Queens were $52,000, $42,450, and $67,000 (Table 3.8).

Distribution of Household Incomes by Borough

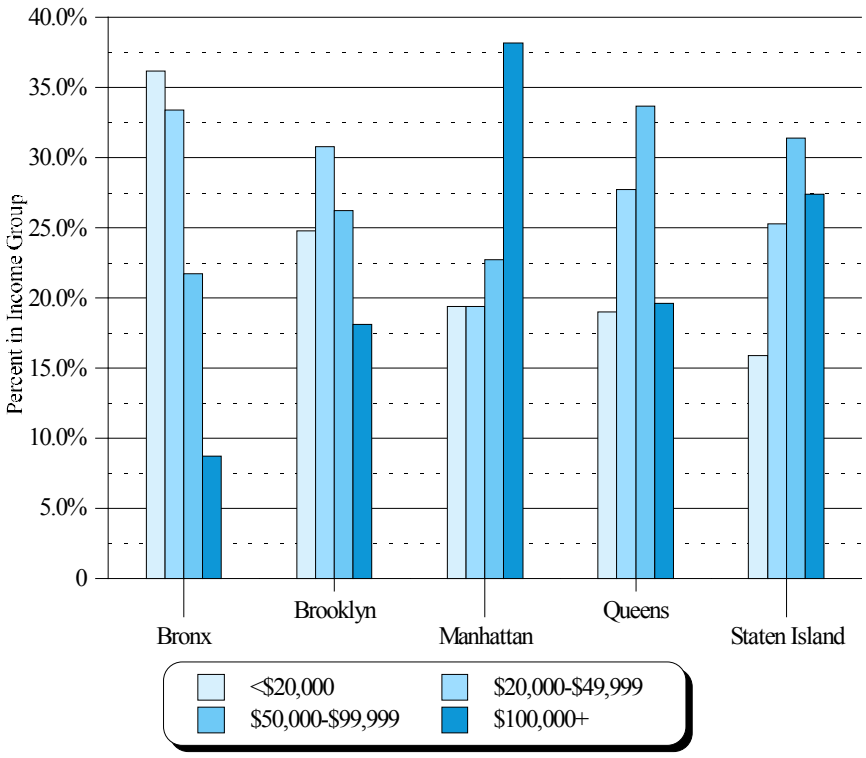
The variations in median household incomes in each borough reviewed above obscure the differentiated pattern of income distribution in each borough. The disaggregated income distribution in narrow intervals in each borough discloses a unique pattern that could portray the limits and potentials of households in each interval within each borough for achieving housing improvements.

In the City, 720,000 households, or 23 percent of all households, had incomes below $20,000 in 2010, while another 848,000 households, or 27 percent, had incomes at or above $20,000 but below $50,000 (Table 3.9). At the same time, 828,000 households, or 27 percent, had incomes between $50,000 and $99,999; and 347,000 households, or 11 percent, had incomes between $100,000 and $149,999. The remaining 346,000 households, or 11 percent, at the top of the income scale had incomes of $150,000 or more in 2010. For consistency in discussion, we will use these income category labels in the next several paragraphs.[14]

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 (Figures 3.7 and 3.8).

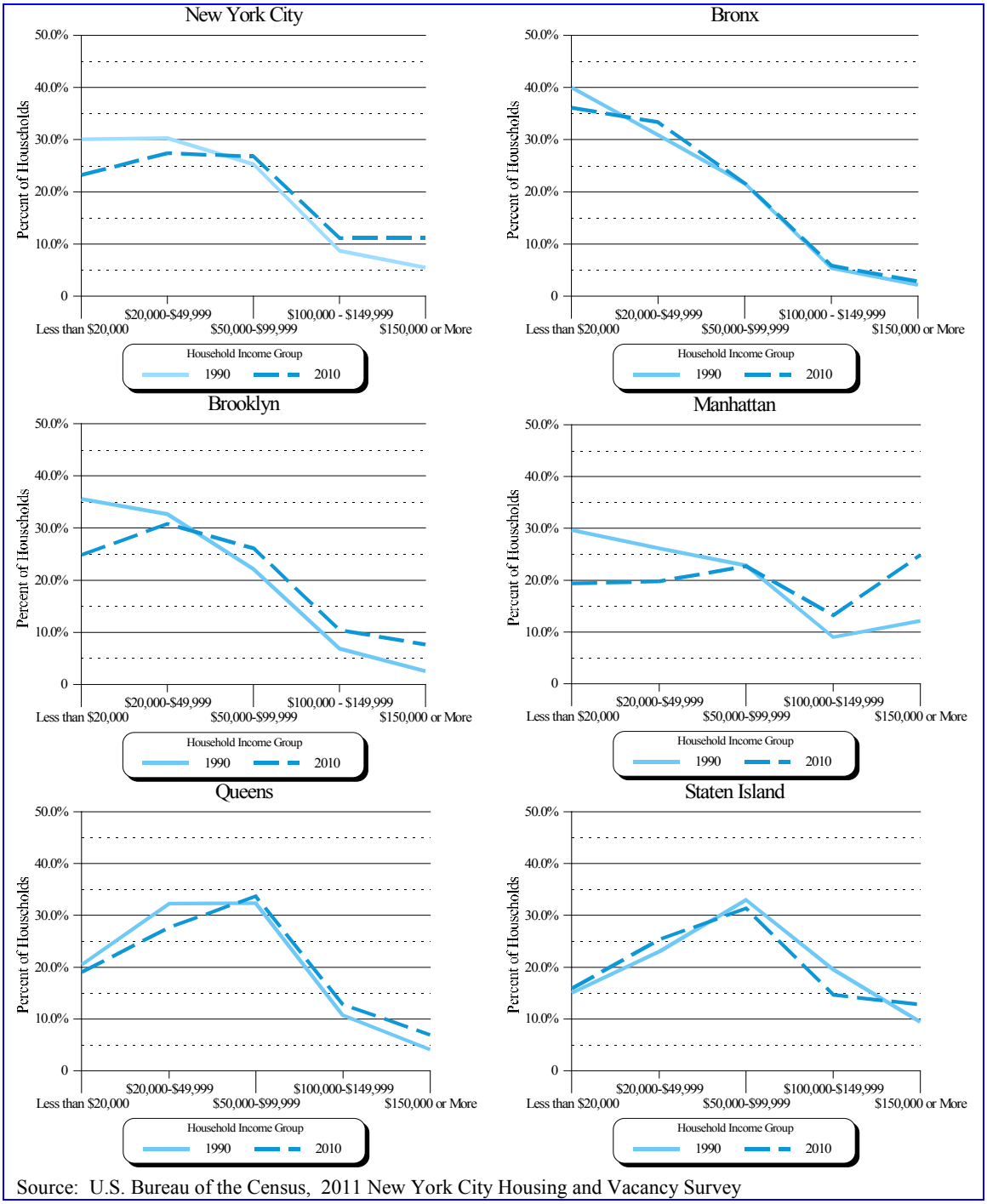
[14] The five household income intervals and characterization of each do not represent the intervals or characterizations used for any specific policies or programs. Instead they are grouped for this report reflecting the distributional pattern of five household income groups in 2010.

Figure 3.7
Percent Distribution of Household Income Categories by Borough
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 3.8
Distribution of Households by Income Categories in 2010 Dollars
New York City and by Borough
1990 and 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

In the Bronx, where the median household income was the lowest among the boroughs in the City, not only in the 2000s but in many years in the 1980s and 1990s as well, a comparatively large number of households, 172,000 or 36 percent of the households in the borough in 2010, were very poor with incomes less than $20,000 (Table 3.9). In addition, 158,000 households, or a third, had incomes between $20,000 and $49,999. At the same time, 103,000, or 22 percent, had incomes between $50,000 and $99,999. Inversely, relatively very few households, 28,000 or only 6 percent, had incomes between $100,000 and $149,999. The remaining 13,000 households in the borough, or less than 3 percent, had high incomes of $150,000 or more in 2010. 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 (Figures 3.7 and 3.8).

The South and West Bronx were the poorest areas in New York City. In 2010, the median household incomes in sub-borough areas 1 (Mott Haven/Hunts Point), 2 (Morrisania/East Tremont), and 4 (University Heights/Fordham) in the South Bronx were $18,000, $22,601, and $20,700 respectively, or 37 percent, 47 percent, and 43 percent respectively of the median household income of $48,040 for the City as a whole[15] (Map 3.1).

In Brooklyn, 230,000 households, or a quarter, had incomes below $20,000, while 287,000 households, or 31 percent, had incomes between $20,000 and $49,999. On the other hand, 244,000 households, or 26 percent, had incomes between $50,000 and $99,999, and 97,000 households, or 11 percent, had incomes between $100,000 and $149,999. The remaining 72,000 households, or 8 percent, had high incomes of $150,000 or more (Table 3.9). The pattern of household income distribution in Brooklyn was similar to the City's pattern (Figures 3.7 and 3.8). Median incomes in Brooklyn ranged from a low of $22,000 in Brownsville/Ocean Hill to $79,000 in Park Slope/Carroll Gardens.

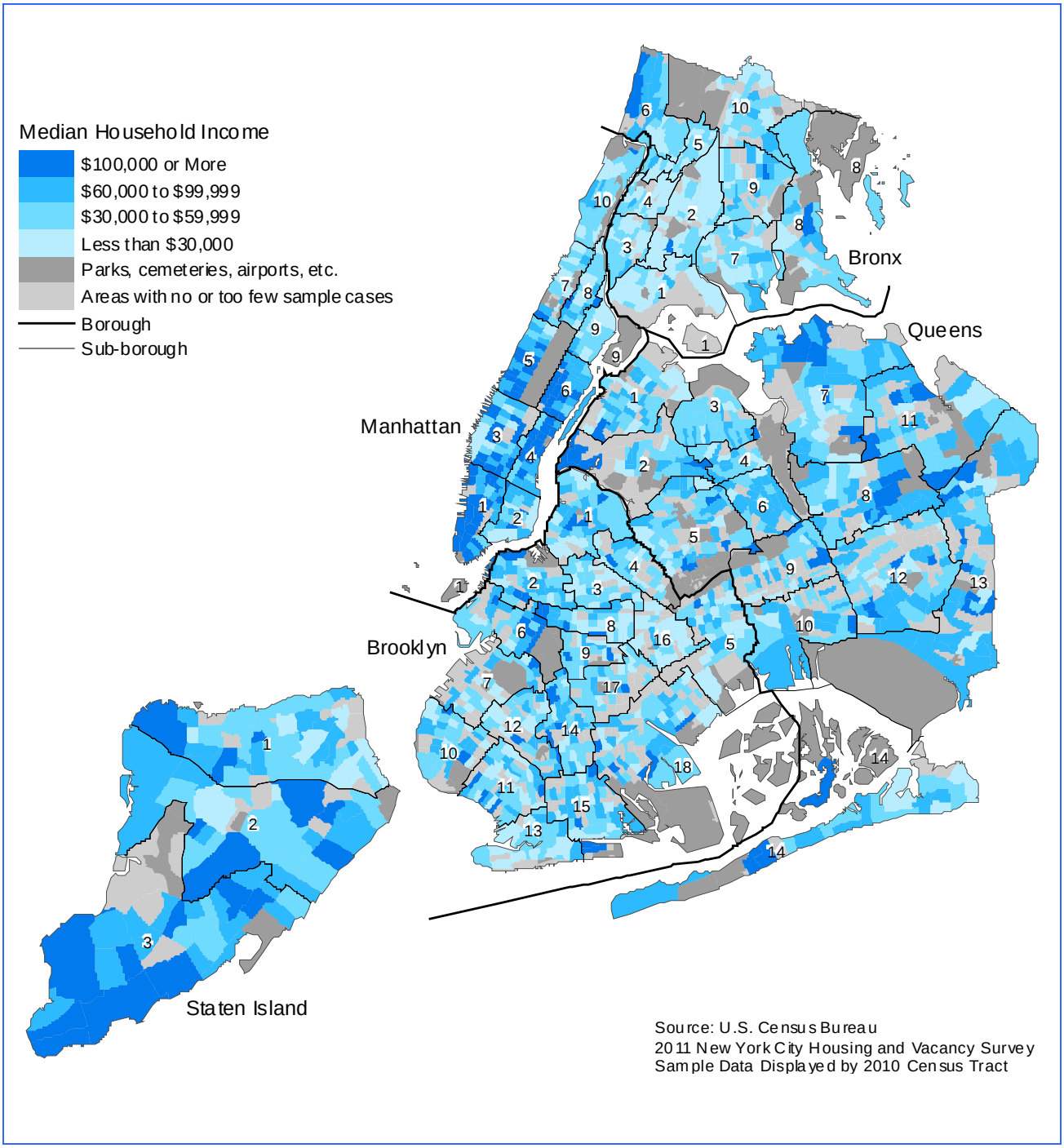
When we look at the household income distribution in Manhattan in terms of both number and proportion, it appears that the borough covers all income groups. In the borough, 146,000 households, or 19 percent, had incomes below $20,000, while a comparatively large number of households, 187,000 or a quarter, had incomes of $150,000 or more (Table 3.9). Moreover, 153,000 households, or 20 percent, had the highest incomes of $175,000 or more. In the borough, 149,000 households, or a fifth, had incomes between $20,000 and $49,999 while 171,000 households, or 23 percent, had incomes between $50,000 and $99,999. The remaining 100,000 households, or 13 percent, had incomes between $100,000 and $149,999 in 2010 (Table 3.9 and Figures 3.7 and 3.8).

The median household income in East Harlem, sub-borough area 9 in Manhattan, was low: $31,870 or 66 percent of the city-wide median household income of $48,040 in 2010. In contrast, the median income in sub-borough 1, Greenwich Village/Financial District, was $105,000.[16]

The income distribution in Queens looked somewhat like a normal curve in 2010, with more households with incomes between $20,000 and $99,999 than households with incomes less than $20,000 or with incomes of $100,000 or more (Figure 3.8). In the borough, 147,000 households, or 19 percent of all households, had very low incomes of less than $20,000, while 213,000 households, or 28 percent, had incomes between $20,000 and $49,999. About 259,000 households, or 34 percent, had incomes between

[15] Appendix A, 2011 HVS Data for Sub-Borough Areas, Table A.11.
[16] Appendix A, 2011 HVS Data for Sub-Borough Areas, Table A.11.

Map 3.1
Median Household Income
New York City 2011



$50,000 and $99,999 (Table 3.9). On the other hand, 98,000 households, or 13 percent, had incomes between $100,000 and $149,999, while 53,000 households, or 7 percent, had high incomes of $150,000 or more.

The income distribution in Staten Island also showed a normal curve shape, with a higher proportion of households with incomes between $50,000 and $99,999 (Figures 3.7 and 3.8). In the borough, 26,000 households, or about one in six, had very low incomes of less than $20,000, while 21,000 households, or one in eight, had high incomes of $150,000 or more (Table 3.9). At the same time, 41,000 households, or a quarter, had incomes between $20,000 and $49,999. On the other hand, 51,000 households, or 31 percent, and 24,000 households, or 15 percent, had incomes between $50,000 and $99,999 and between $100,000 and $149,999 respectively.

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 earlier, 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 an area of census tracts with a high concentration of such poor households in the City (Map 3.2) and data on selected major household and housing characteristics (Table 3.10). 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 poor area is the South Bronx area that covers whole or some portions of sub-borough areas 1, 2, 3, 4, 5, 6 and 7. 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 such a high concentration of the poor, as shown in Map 3.2. Thus, in using the map showing the poor area and the table containing data on characteristics of households and housing units in the area, visual and numerical information on the area should be interpreted as aggregate and approximate analytic efforts.

Nine in ten of the 345,000 households[17] in the poor South Bronx area were either black (30 percent), Puerto Rican (25 percent), or non-Puerto Rican Hispanic (34 percent) (Table 3.10 and Map 3.2). Eighty-three percent of units in the area were rental units. The area's median renter household income was $23,000, only 60 percent of the city-wide median renter income of $38,500, while the median contract rent was $902 in 2011.

While their rent was 82 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 42.3 percent, 8.5 percentage points
higher than the city-wide ratio.

Even though they bore a high rent burden, substantially higher proportions of housing units in the area were poorly maintained and situated in structurally defective buildings. Of all occupied rental housing units in the area, 14 percent were in buildings with one or more defects, and 20 percent had four or more maintenance deficiencies. Comparable city-wide proportions were 11 percent for each. In addition, 15.3 percent of the area's renter households were crowded, while 11.5 percent of renter households in the City were crowded.

In short, urgent housing needs in the low-income areas in the South Bronx warrant efforts to improve the conditions of housing and neighborhoods. In addition, the crowding situations in the poor South Bronx area should also be alleviated. However, since incomes of households in the areas are very low, it is very difficult for households to find better or larger housing units in better neighborhoods in the City,

[17] U.S. Census Bureau, 2011 New York City Housing and Vacancy Survey.

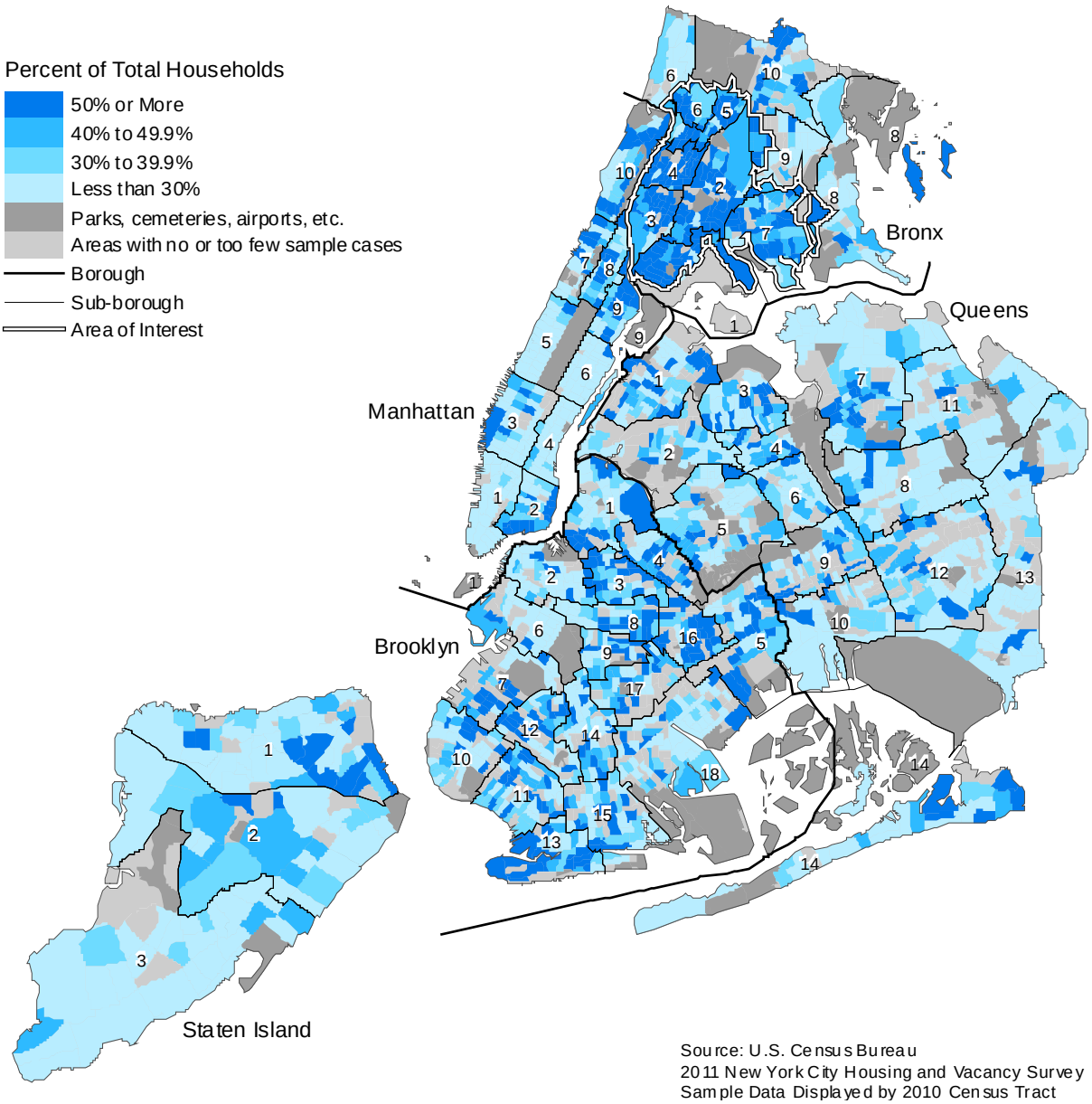
Table 3.10
Characteristics of Areas with Household Income Less Than or Equal to 50% of HUD Median Family Income for the Area[b]
New York City 2010

	All	Bronx	
Characteristics of the Area	**NYC**	**All**	**Low-Income Area**
Race/Ethnicity of Householder[a]	100.0%	100.0%	100.0%
White	41.3	14.6	7.3
Black	22.3	32.4	30.2
Puerto Rican	8.6	21.8	24.5
Non-PR Hispanic	15.4	27.1	33.7
Asian	11.5	3.4	3.6
Other	1.0	0.8*	**
Immigrant Householder[a]	40.0%	37.7%	39.0%
Median Household Income[a]	$48,040	$30,000	$25,860
Median Household Income (Renters)	$38,500	$25,200	$23,000
Household Income[a]	100.0%	100.0%	100.0%
<$20,000	23.3	36.2	41.5
$20,000 - $49,999	27.4	33.4	34.8
$50,000+	49.2	30.4	23.8
Median Contract Rent	$1,100	$942	$902
Contract Rent Distribution	100.0%	100.0%	100.0%
<$500	8.3	11.5	12.5
$500 - $799	13.9	19.7	21.2
$800 - $999	17.0	26.1	27.2
$1,000+	60.8	42.7	39.2
Median Gross Rent/Income Ratio	33.8	40.8	42.3
All Housing Units	100.0%	100.0%	100.0%
Owner Occupied & For Sale	30.3	20.1	13.9
Renter Occupied & For Rent	64.8	76.0	83.0
Vacant Not Available	4.9	3.9	3.1
One+ Building Defects (All)	9.1%	12.0%	13.7%
One+ Building Defects (Renters)	11.2%	12.9%	13.7%
Four+ Maintenance Deficiencies (All)	7.7%	15.0%	18.2%
Four+ Maintenance Deficiencies (Renters)	10.5%	17.7%	19.8%
Crowded Households (All)	9.3%	12.5%	14.3%
Crowded Households (Renters)	11.5%	14.3%	15.3%
Boarded Up Windows on Street (All)	6.6%	6.4%	7.0%
Boarded Up Windows on Street (Renters)	7.3%	6.7%	7.0%

Source: U.S. Bureau of the Census, 2011 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.

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 1.46 percent in 2011 (Table 5.6). 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.

Map 3.2
Household Income Less than or Equal to 50% of HUD Median Family Income for the Area for Each Household
New York City 2011



Household Incomes by Rent-Regulation Status

In 2010, the median household income of all renter households in the City was $38,500 (Table 3.11). Households in other-regulated units (such as units regulated by HUD) were the poorest, with an extremely low income of $14,400, which was only 37 percent of the median household income for all renter households in 2010.

Table 3.11
Median Renter Household Income by Regulatory Status
New York City 2010

Regulatory Status	Median Income
All Renters	$38,500
Controlled	$29,000
Stabilized	$37,000
Pre-1947	$36,000
Post-1947	$40,000
Mitchell-Lama Rental	$27,920
Unregulated	$52,260
In Rental Buildings	$51,944
In Coops/Condos	$60,000
Public Housing	$16,972
In Rem	$26,764
HUD and Other Regulated	$14,400

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

As we shall see later in the chapter, according to the 2011 HVS, for three-quarters of the households in the City, the primary source of their incomes was earnings, and almost nine out of every ten dollars of their incomes came from earnings in 2010 (Tables 3.30 and 3.31). Therefore, the primary determinant of household incomes was the number of workers in the household. The mean number of workers in the average renter household in the City was 1.24 persons in 2011 (Table 3.23). However, the number of workers in households in other-regulated units was only 0.62 persons. In other words, households in other-regulated units were the poorest, mainly because most of them (56 percent) had no workers.[18]

Moreover, 48 percent of households in other-regulated units were either single elderly households, which were the very poorest households, or elderly households, most of them retired, which were also poor. In addition, 9 percent of them were single households with children, the second-poorest households in the City in 2010[19] (Tables 2.33 and 3.28).

In 2010, the median income of tenants in public housing units was $16,972, only 44 percent of the income of all renter households (Table 3.11).

[18] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[19] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The income of households in *in rem* units was $26,764 in 2010, 70 percent of the income of all renter households (Table 3.11). Of *in rem* households, 82 percent were low-income households with 80 percent or less of the adjusted PMSA median family income, which was $65,450 for a family of four (Table 3.7).[20]

The median income of households in Mitchell-Lama rental units was $27,920, or 73 percent of the income of all renter households in the City in 2010 (Table 3.11).

The income of households in rent-controlled units was $29,000 in 2010. Their income was 75 percent of the income of all renters in the City (Table 3.11).

In short, other-regulated units, public housing units, *in rem* units, rent-controlled units, and Mitchell-Lama units protected 332,000 households, or 16 percent of all renter households in the City,[21] who were economically very vulnerable, by providing very affordable rental housing.

The median income of households in rent-stabilized units as a whole was $37,000. The income of households in rent-stabilized units in buildings built in 1947 or later was $40,000 (Table 3.11), while the income of those in rent-stabilized units in buildings built before 1947 was $36,000.

The median income of $52,260 for all unregulated units masks the substantial difference between the two types of unregulated units in 2010. Households in unregulated units in cooperative and condominium buildings had the highest income of all rental categories, at $60,000. This was 56 percent higher than the income of all renter households in the City and 16 percent higher than that of unregulated households in rental buildings, which was $51,944 and the second highest (Table 3.11).

Analysis of Incomes by Move-In Date

The HVS provides insightful data on the differences in income between recent movers and long-term occupants by rent-regulation categories. The universe of "recent-movers" includes all units occupied by households who moved in between January 2008 and May 2011, while "long-term occupants" includes those who moved into their current residence before 2008.

According to the 2011 HVS, the median income of renter households who moved into their current units from January 2008 through the end of May 2011 (recent movers) was substantially higher, 53 percent, than the income of renter households that moved into their current units before 2008 (long term occupants) (Table 3.12). However, the differences in income between recent-movers and long-term occupants varied widely from one rental category to another.

[20] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[21] See Table 4.5 in Chapter 4, "The Housing Inventory."

Table 3.12
Median Incomes by Rent Regulatory Status and Move-In Date
New York City 2010

	Median 2010 Income		
Regulatory Status	**Long Term Occupants[a]**	**Recent Movers[a]**	**Percent Difference**
All	$32,000	$49,012	+53.2%
Public	$16,800	$17,568	+4.6%
In Rem	$26,620	$27,000	+1.4%
HUD and Other Regulated	$13,548	$18,300	+35.1%
Stabilized	$35,000	$42,000	+20.0%
Pre-1947	$33,200	$40,000	+20.5%
Post-1947	$35,900	$46,000	+28.1%
Unregulated	$45,000	$60,200	+33.8%
In Rental Buildings	$45,000	$60,000	+33.3%
In Coops/Condos	$50,000	$70,000	+40.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: [a] Long Term Occupants moved into their current residence before 2008; Recent Movers moved in between January 2008 and May 2011.

The median incomes of recent-movers in public housing, whose household incomes were very low, were not much higher, only 5 percent, than that of long-term occupants in those units (Table 3.12). The proportion of households that recently moved into public housing units was 18 percent (Table 3.13).

In addition, the incomes of recently-moved households in unregulated units in rental buildings were 33 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 (Tables 3.12 and 3.13). Incomes of recent movers into unregulated units in coops and condos ($70,000) were 17 percent higher than recent movers into unregulated units in rental buildings ($60,000), and 40 percent higher than long term occupants. They have the highest proportion of recent movers in any regulatory status (55 percent).

The large differences between the incomes of recent-movers and long-term occupants in rent-stabilized units, particularly those in post-1947 units (28 percent) and unregulated units in coop/condo buildings (40 percent) (Table 3.12), 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, 37 percent of post-1947 rent-stabilized tenants and 55 percent of unregulated

Table 3.13
Vacancy Rate and Proportion of Recent Movers by Rent Regulatory Status
New York City 2011

Regulatory Status	Vacancy Rate	Percent Recent Movers[a]
All	3.12%	40.3%
Public	**	17.8%
In Rem	**	12.6%
All Other Regulated	3.20%*	23.2%
HUD and Other Regulated	**	24.7%
Controlled	--	8.3%*
Stabilized	2.63%	36.6%
Pre-1947	2.54%	36.3%
Post-1947	2.91%	37.4%
Unregulated	4.43%	53.5%
In Rental Buildings	4.25%	53.4%
In Coops/Condos	6.19%	55.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes: a Moved in between January 2008 and May 2011.
* Since the number of households is small, interpret with caution.
** Too few units to report.

tenants in coop/condo buildings, were recent-movers (Table 3.13). 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 in the last decade, when rents in the City increased sharply. Rents of unregulated units are basically determined by market forces. Thus, rents of these unregulated units increased rapidly over the years, until 2007, when the City's housing market started to contract, as the most recent economic recession symptoms took effect.[22] 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 2008 and 2011 would be either rent-stabilized or unregulated units. The median income of households in these new rental units, particularly those completed in 2010 and 2011 when the City's rental market started to recover, would be considerably higher than the income of long-term occupants in 2010.

The confluence of the above situations helps 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, which are comprised of units built in recent years.

[22] The most recent recession officially started in December 2007.

Distribution of Household Incomes by Rent-Regulation Status

The 2011 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, almost three in ten served very low-income households with incomes below $20,000; similarly, three in ten also served households with incomes between $20,000 and $49,999. A quarter served households with incomes between $50,000 and $99,999, while the remainder served households with incomes between $100,000 and $149,999 (9 percent) and high-income households with incomes of $150,000 or more (7 percent), in 2010 (Table 3.14 and Figure 3.3).

Table 3.14
Distribution of Renter Household Income within Regulatory Status
New York City 2010

			Stabilized			HUD and Other			All Un-
	All	**Public**	**Both**	**Pre-47**	**Post-47**	**Regulated**	**Controlled**	***In Rem***	**regulated**
Number	2,104,816	184,946	960,870	724,649	236,221	58,709	38,374	2,498	812,124
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$10,000	13.9%	29.9%	13.4%	14.3%	10.7%	35.5%	16.2%	18.8%	9.0%
$10,000 - $14,999	8.0%	15.4%	7.9%	7.8%	8.0%	15.5%	11.0%	9.7%	5.3%
$15,000 - $19,999	6.8%	10.1%	7.2%	7.7%	5.9%	9.6%	**	11.0%	5.2%
$20,000 - $29,999	12.1%	18.3%	12.6%	12.8%	11.9%	11.8%	16.5%	16.2%	9.9%
$30,000 - $39,999	10.0%	11.0%	11.2%	11.1%	11.7%	7.0%	10.3%*	10.3%	8.8%
$40,000 - $49,999	8.4%	5.2%	9.4%	9.2%	10.0%	**	**	9.0%	8.4%
$50,000 - $69,999	13.2%	6.1%	13.5%	13.3%	14.0%	6.5%*	8.5%*	12.6%	15.2%
$70,000 - $99,999	12.2%	2.9%	12.5%	12.2%	13.4%	**	9.2%*	8.4%	15.2%
$100,000 - $124,999	5.8%	**	5.1%	4.9%	5.8%	**	**	**	8.2%
$125,000 - $149,999	2.9%	**	2.7%	2.7%	2.7%	**	**	**	3.8%
$150,000 - $174,999	1.7%	**	1.3%	1.2%	1.5%*	**	**	**	2.7%
$175,000 - $199,999	1.0%	**	0.9%	0.8%	**	**	**	**	1.5%
$200,000 and over	3.9%	**	2.4%	2.1%	3.3%	**	**	**	6.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Rent-stabilized units served all income groups, in a pattern similar to that of all rental units, since approximately half of all rental units were rent-stabilized units (Table 3.14).

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 $50,000 in 2010 (Table 3.14).

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 (55 percent) or households with incomes between $20,000 and $49,999 (35 percent) in 2010 (Table 3.14). About seven in ten households in rent-controlled units also had incomes less than $50,000.

In rem households were very poor. Four-tenths were very-low-income households with incomes of less than $20,000 (Table 3.14). Another 36 percent had incomes between $20,000 and $49,999. Of *in rem* households, almost two-thirds (63 percent) had incomes below 50 percent of the HUD area median income, compared to 47 percent of all renters. Altogether, the incomes of 82 percent of *in rem* households were at or below 80 percent of the HUD area median income, compared to 64 percent of all renters.[23]

Household Income by Type of Ownership

The 2011 HVS reports that the median income of all homeowners in the City was $75,000 in 2010. The income of households in conventional owner units was $72,500 (Table 3.15). Households in condominium units had the highest income, at $100,000, followed by that of households in private cooperative units, at $82,225. The income of households living in Mitchell-Lama cooperative units was $50,000, the lowest income among homeowner household groups.

Distribution of Household Income by Type of Ownership

In 2010, of all owner households in New York City, a third were either very low-income households with incomes less than $20,000 (12 percent) or incomes between $20,000 and $49,999 (21 percent) (Table 3.15 and Figure 3.2). Another 30 percent of owner households had incomes between $50,000 and $99,999. The remaining households consisted of households with incomes between $100,000 and $149,999 (17 percent), and high-income households with incomes of $150,000 or higher (21 percent).

The proportional distribution of incomes of households in conventional units very much mirrored that of all owner households, except that the proportion of households in conventional units with high incomes of $200,000 or more was 5 percentage points lower than the corresponding proportion of households in all units, which was 13 percent (Table 3.15).

In 2010, 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 and households in conventional units. The proportion of cooperative and condominium households with high incomes of $200,000 or more was 20 percent and 24 percent, respectively, very much higher than that of all owner households (Table 3.15).

[23] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.15
Distribution of Owner Household Income and Median Household Income
by Type of Ownership
New York City 2010

Type of Ownership	All		Conventional	Cooperative	Condominium
Income Category	**Number**	**Percent**	567,167	264,908	102,367
All	984,066	100.0%	100.0%	100.0%	100.0%
<$10,000	50,174	5.1%	4.5%	5.0%	7.0%
$10,000 - $14,999	29,586	3.0%	2.9%	3.2%	**
$15,000 - $19,999	37,975	3.9%	3.7%	4.2%	3.2%*
$20,000 - $29,999	70,082	7.1%	7.9%	5.5%	6.0%
$30,000 - $39,999	71,683	7.3%	7.7%	6.3%	5.9%
$40,000 - $49,999	61,540	6.3%	6.7%	6.0%	2.9%*
$50,000 - $69,999	134,492	13.7%	14.9%	12.4%	8.9%
$70,000 - $99,999	157,965	16.1%	17.3%	14.7%	12.7%
$100,000 - $124,999	97,383	9.9%	10.7%	8.4%	11.1%
$125,000 - $149,999	66,532	6.8%	7.6%	5.6%	6.4%
$150,000 - $174,999	53,589	5.4%	5.4%	5.7%	6.6%
$175,000 - $199,999	30,268	3.1%	3.3%	2.7%	3.7%*
$200,000 and over	122,796	12.5%	7.5%	20.1%	23.7%
Median Income	**$75,000**		**$72,500**	**$82,225**	**$100,000**

Source: U.S. Bureau of the Census, 2011 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 Household Incomes

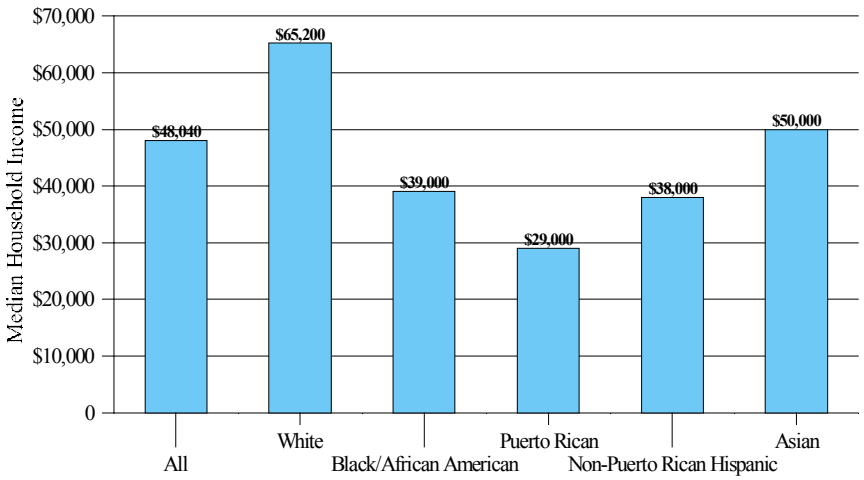
Median income varied significantly from one racial and ethnic group to another, and the income disparity between whites and the other major racial and ethnic groups, particularly Puerto Rican households, was very substantial in 2010. The median income of all households (renter and owner together) was $48,040 in 2010 (Table 3.16). Whites' median income was $65,200, the highest among all the major racial and ethnic groups and 36 percent higher than the median income for all households in 2010. Asians' income was $50,000, the second-highest and 77 percent that of whites (Figure 3.9).

Table 3.16
Median Income of All Households by Race/Ethnicity
New York City 2010

Race/Ethnicity	Median Income
All	$48,040
White	$65,200
Black/African American	$39,000
Puerto Rican	$29,000
Non-Puerto Rican Hispanic	$38,000
Asian	$50,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

Figure 3.9
Median Household Income by Race/Ethnicity
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The incomes of blacks and non-Puerto Rican Hispanics were $39,000 and $38,000 respectively, 60 percent and 58 percent of the income of whites (Table 3.16). Puerto Ricans' income was extremely low, $29,000, a mere 44 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 housing market continues to increase.

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 2010, of all households in the City, 23 percent had very low incomes below $20,000 and 27 percent had incomes between $20,000 and $49,999. Another 27 percent had incomes between $50,000 and $99,999, while 11 percent of all households had incomes between $100,000 and $149,999. The remainder of all households, 11 percent, had high incomes of $150,000 or more (Table 3.17). Of all households, 7 percent had incomes of $200,000 or more. Compared to the income distribution of all households, a considerably higher proportion of white households (19 percent) were in the high-income group, while a substantially higher proportion of Puerto Rican households (38 percent) were in the very low income group (Figure 3.10).

Also, noticeably 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, Puerto Ricans, and Asians were in the group with incomes between $20,000 and $49,999, compared to whites (Table 3.17 and 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 (Table 3.17 and Figure 3.10). Noticeably higher proportions of whites and Asians had incomes between $100,000 and $149,000. Almost a fifth of 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: 11 percent for Asian households; 4 percent each for black household; and non-Puerto Rican Hispanic households; and 3 percent for Puerto Rican households.

Table 3.17
Distribution of Household Income by Race/Ethnicity
New York City 2010

Household Income	All[a]	White	Black	Puerto Rican	Non Puerto Rican Hispanic	Asian
Number	3.088.881	1.276.551	688.053	264.181	474.780	354.871
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<$10,000	11.1%	7.9%	13.4%	21.4%	12.3%	9.1%
$10,000 - $14,999	6.4%	5.2%	7.7%	9.5%	7.4%	4.7%
$15,000 - $19,999	5.9%	4.6%	6.0%	6.7%	8.7%	5.2%
$20,000 - $29,999	10.5%	7.8%	12.4%	12.9%	12.5%	12.7%
$30,000 - $39,999	9.2%	7.2%	11.2%	10.7%	10.7%	9.2%
$40,000 - $49,999	7.7%	6.3%	9.3%	7.8%	9.7%	7.7%
$50,000 - $69,999	13.4%	13.0%	13.8%	11.0%	14.5%	13.6%
$70,000 - $99,999	13.4%	14.3%	13.5%	10.2%	12.0%	14.4%
$100,000 - $124,999	7.1%	8.8%	5.6%	4.7%	5.3%	7.9%
$125,000 - $149,999	4.1%	5.7%	3.0%	1.8%	2.7%	4.4%
$150,000 - $174,999	2.9%	4.4%	1.4%	1.4%*	1.3%	3.5%
$175,000 - $199,999	1.7%	2.7%	0.9%	**	0.8%*	1.4%
$200,000 and over	6.6%	12.1%	1.8%	1.3%*	2.0%	6.2%

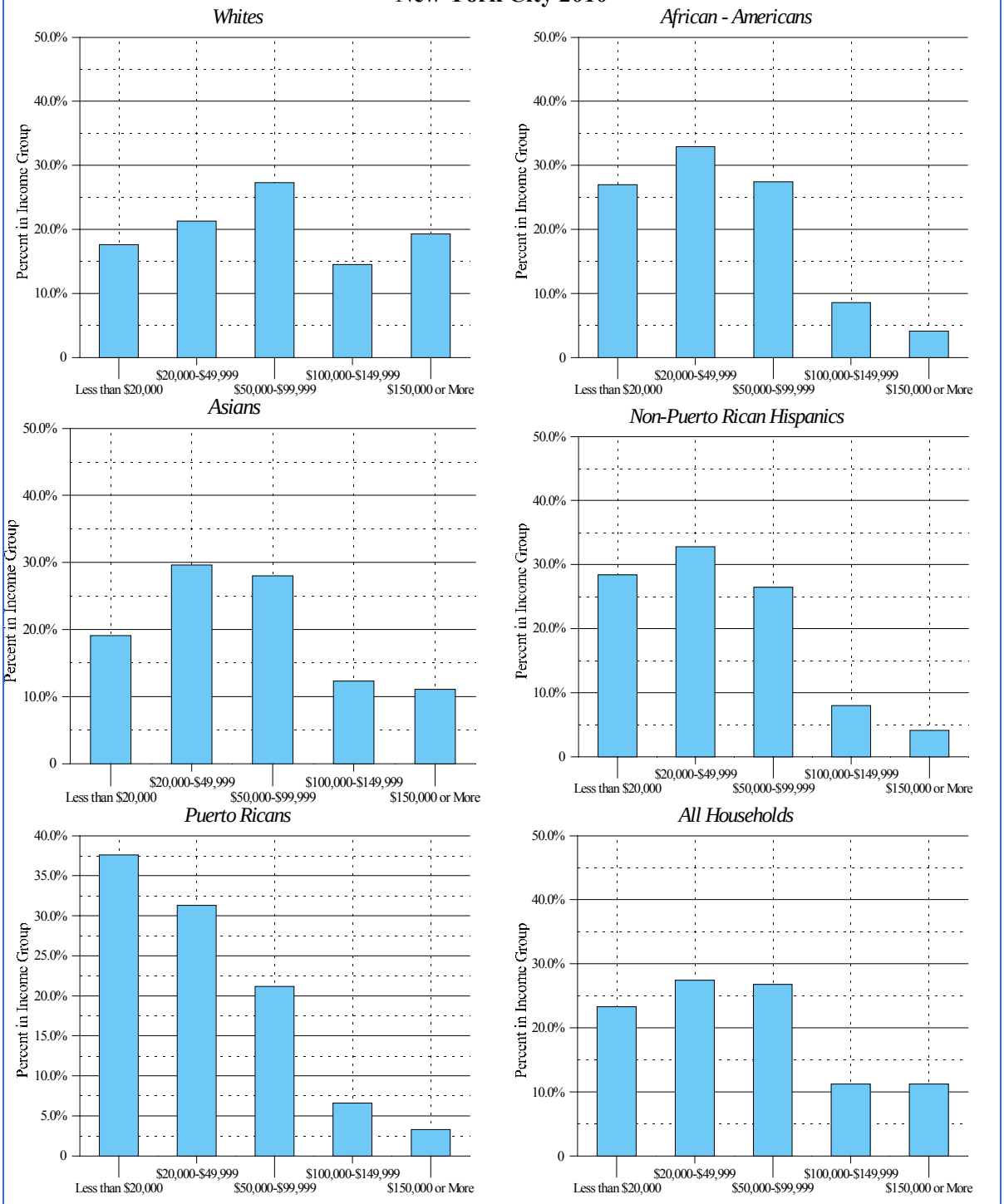
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:

a Includes 30,445 Other households (Native Hawaiian, Pacific Islander, American Indian, Alaska Native or two or more races), that are too few to report separately in these income categories.

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

** Too few to report.

Figure 3.10
Percent of Households by Income Categories by Race/Ethnicity
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

Table 3.18
Median Household Income by Race/Ethnicity and Tenure
New York City 2010

Race/Ethnicity	Renters
All	$38,500
White	$55,000
Black/African American	$32,000
Puerto Rican	$24,264
Non-Puerto Rican Hispanic	$33,000
Asian	$40,200

Race/Ethnicity	Owners
All	$75,000
White	$85,000
Black/African American	$62,500
Puerto Rican	$69,472
Non-Puerto Rican Hispanic	$74,000
Asian	$70,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

Median Household Income by Race and Ethnicity by Tenure

The income gap between whites and other racial and ethnic groups that appears in all households was mirrored in both renter and owner households. In renter households, Puerto Rican tenants' income, at $24,264 was the lowest of all racial and ethnic groups, and only 44 percent that of white tenants, which was $55,000 and the highest, in 2010 (Table 3.18). However, among owner households, black owners had the lowest income at $62,500, only 74 percent of white owners' income, which was $85,000. The income of Puerto Rican owners was next lowest at $69,472 in 2010.

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 more workers are likely to be in the household, and the higher the household income. In general, the 2011 HVS data on the distribution of median household income by household size for each racial and ethnic group again confirms this relationship. The income of all households and each racial and ethnic group rose continuously, up to a household size of four, except for Asian households where the income of three- and four person-households were not higher than the income of two-person households. The pattern did not continue for households of five or more persons (Table 3.19). This is mostly because large households had more children. In 2011, 54 percent of four-person households, 63 percent of five-person households, and 78 percent of households with six or more persons had two or more children under the age of 18.[24] As a result, households with five or more persons did not always have more workers than households with four or fewer persons. In addition, for Asians incomes of three- and four-person households were not higher than incomes of two-person households.

Table 3.19
Median Income of All Households by Household Size and by Race/Ethnicity
New York City 2010

	Race/Ethnicity					
Number of Persons in Household	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-Puerto Rican Hispanic**	**Asian**
All	$48,040	$65,200	$39,000	$29,000	$38,000	$50,000
One	$30,000	$40,000	$22,740	$13,000	$21,400	$40,000
Two	$56,550	$81,000	$42,000	$31,800	$33,000	$52,000
Three	$55,000	$91,050	$49,000	$35,020	$35,980	$50,000
Four	$60,000	$103,400	$58,000	$37,000	$45,000	$50,000
Five	$58,000	$80,000	$56,000	$41,000	$44,000	$56,250
Six or More	$60,000	$75,000	$60,300	$34,000	$61,000	$51,600

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

[24] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In 2010, in general, this positive relationship between household size and household income level was repeated for all renter and owner households (Tables 3.20 and 3.21).

Table 3.20
Median Income of Renter Households by Household Size and by Race/Ethnicity
New York City 2010

	Race/Ethnicity					
Number of Persons	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-Puerto Rican Hispanic**	**Asian**
All	$38,500	$55,000	$32,000	$24,264	$33,000	$40,200
One	$25,000	$37,000	$20,400	$12,000	$19,044	$35,900
Two	$46,000	$77,500	$38,000	$28,512	$30,000	$38,000
Three	$43,400	$75,000	$40,000	$31,000	$32,000	$45,000
Four	$43,200	$73,000	$47,800	$30,000	$37,600	$40,200
Five	$42,164	$52,800	$40,000	$35,171	$42,000	$44,847
Six or More	$44,280	$33,000	$40,156	$31,200	$52,800	$35,768

Source : U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.21
Median Income of Owner Households by Household Size and by Race/Ethnicity
New York City 2010

	Race/Ethnicity					
Number of Persons in Household	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-Puerto Rican Hispanic**	**Asian**
All	$75,000	$85,000	$62,500	$69,472	$74,000	$70,000
One	$42,000	$45,000	$34,536	$40,000	$47,000	$50,000
Two	$77,000	$88,000	$62,000	$65,000	$54,000	$77,200
Three	$90,000	$113,000	$77,000	$75,000	$75,000	$65,000
Four	$101,870	$130,000	$80,000	$100,000	$99,647	$72,500
Five	$94,000	$110,000	$95,840	$121,000	$70,000	$75,000
Six or More	$99,640	$110,000	$107,712	**	$99,640	$69,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few households to report.

It is worth emphasizing that the primary reason for this positive relationship between household size and income is that the larger the household size, usually the more workers there are 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.

Household Income by Number of Employed Persons

The earlier analysis of income quintiles by number of workers in the household (Table 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 3.22). Particularly, the incomes of households with two and with three or more workers were disproportionately higher than the income of households with one worker.

Table 3.22
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 2010

		Number of Employed Persons in Household				
Race/Ethnicity	**Mean**	**All**	**0**	**1**	**2**	**3+**
All	1.27	$48,040	$13,000	$44,500	$83,000	$97,320
White	1.19	$65,200	$18,000	$62,000	$115,020	$144,900
Black/African American	1.20	$39,000	$11,300	$36,000	$70,000	$105,000
Puerto Rican	0.99	$29,000	$9,372	$33,400	$67,000	$98,000
Non-Puerto Rican Hispanic	1.57	$38,000	$9,600	$28,000	$52,000	$75,400
Asian	1.50	$50,000	$9,720	$45,000	$70,000	$84,500

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

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 non-Puerto Rican Hispanic households was 1.57, the highest, followed by 1.50 for Asian, 1.20 for black, 1.19 for white, and 0.99 for Puerto Rican households, the lowest among all major racial and ethnic groups (Table 3.22). Nevertheless, the median income of non-Puerto Rican Hispanic households was $38,000, compared to $29,000 for Puerto Rican households, who had the lowest average number of workers, at 0.99, and whose median income was only 44 percent of that 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 numbers of employed persons for white (1.19) and black (1.20) households were almost the same, blacks' income was $39,000, only 60 percent of whites' income of $65,200 (Table 3.22). Thus, there must be intervening determinants of household income, which can be deduced from the following analysis.

The different income levels for each racial and ethnic household group with a similar number of employed persons mean that the reason the household income of a particular racial or ethnic group—for example, white households—was higher than, for example, non-Puerto Rican Hispanic households—was that the average amount of earnings of each employed person in white households was higher than that of each employed person in non-Puerto Rican Hispanic 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, Puerto Rican, Asian and non-Puerto Rican Hispanic households (Table 3.22).

In 2010, the median income of white households with three or more employed persons was $144,900, the highest of any racial or ethnic group in that category, followed by $105,000 for black, $98,000 for Puerto Rican, $84,500 for Asian, and $75,400 for non- Puerto Rican Hispanic households (Table 3.22). 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 individuals aged 16 or over in the labor force who had jobs in the two lowest-paying occupational categories, service and production, disproportionately large proportions, 30 percent and 40 percent respectively, were non-Puerto Rican Hispanics (see Table 3.57). 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 (Tables 3.22 and 3.23). However, the relationship for owner households is interesting to note. The average numbers of employed persons in Puerto Rican and black owner households were 1.41 and 1.39 respectively, considerably higher than the respective numbers for all and for renter households. And the median incomes of Puerto Rican and black owner households with three or more workers were higher than those of non-Puerto Rican Hispanic and Asian owner households (Table 3.24). This relationship between the household income level and the level of individual potential for earning will be further examined below.

Table 3.23
Mean Number of Employed Persons in Renter Households and Median Renter Household Income by Number of Employed Persons in Household, by Race/Ethnicity
New York City 2010

		Number of Employed Persons in Renter Household				
Race/Ethnicity	**Mean**	**All**	**0**	**1**	**2**	**3+**
All	1.24	$38,500	$10,248	$36,760	$68,000	$79,000
White	1.19	$55,000	$13,200	$53,000	$96,780	$113,000
Black/African American	1.13	$32,000	$9,600	$31,608	$62,500	$84,400
Puerto Rican	0.91	$24,264	$9,352	$30,000	$60,000	$82,000
Non-Puerto Rican Hispanic	1.55	$33,000	$9,372	$24,960	$48,348	$67,000
Asian	1.42	$40,200	$8,640	$40,000	$55,000	$73,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.24
Mean Number of Employed Persons in Owner Households and Median Owner Household Income by Number of Employed Persons in Household, by Race/Ethnicity
New York City 2010

		Number of Employed Persons in Owner Household				
Race/Ethnicity	**Mean**	**All**	**0**	**1**	**2**	**3+**
All	1.34	$75,000	$23,328	$66,800	$119,000	$135,800
White	1.19	$85,000	$25,200	$80,000	$143,970	$178,645
Black/African American	1.39	$62,500	$20,475	$53,500	$92,600	$127,000
Puerto Rican	1.41	$69,472	$18,720	$60,000	$102,000	$135,800
Non-Puerto Rican Hispanic	1.68	$74,000	$18,200	$55,000	$99,000	$115,712
Asian	1.62	$70,000	$18,000	$50,000	$93,000	$107,400

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The review of the relationship between household incomes 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 2010, without workers in 2010, 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 2010, 86 percent were still not in the labor force in 2011 (Table 3.41). In other words, in the week before the household was interviewed for the 2011 HVS, close to 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, 71 percent were not in the labor force.

Among all adults in poor households without 2010 workers but with some 2010 household income, 44 percent reported that they were not looking for work in 2011 because they were retired, while another 33 percent cited ill health/physical disability and 6 percent reported family responsibilities/children (Table 3.42). However, the major reasons varied widely for different age groups. For individuals under 25 years of age, 77 percent cited "in school or other 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 (59 percent) or family responsibilities/childcare (17 percent). Of individuals 55 years old or older, two-thirds reported that they were retired, while about a quarter said they were in ill health or were physically disabled and, thus, were not looking for work.

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 further discussed to uncover additional insights into understanding the differentiated income levels for various racial and ethnic groups.

In 2010, the median income of all Asian households was $50,000, 77 percent of that of white households, the highest of the racial and ethnic groups (Table 3.22). However, when looking at individuals rather than households, of individuals 18 years old or older who had full-time jobs in 2010—that is, individuals who worked 35 or more hours a week for 50 or more weeks in 2010—the income of Asians was $40,000, only 62 percent of the comparable white income of $65,000 (Table 3.25). On the other hand, the mean number of employed persons in Asian households was 1.50, higher than that of any major racial and ethnic group, except for non-Puerto Rican Hispanic households (Table 3.22). 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.

Table 3.25
Median Individual Income of Persons Aged 18 Years or Over
Who Worked 50 or More Weeks Last Year, 35 or More Hours per Week in All Households
by Race/Ethnicity and by Educational Attainment
New York City 2010

		Educational Attainment				
Race/Ethnicity	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All	$45,000	$20,400	$30,000	$40,000	$58,000	$75,000
White	$65,000	$36,000	$46,000	$50,000	$70,000	$80,100
Black/African American	$40,000	$26,400	$31,200	$40,000	$47,500	$55,000
Puerto Rican	$38,000	$20,800	$35,000	$40,000	$46,600	$60,000
Non-Puerto Rican Hispanic	$29,000	$19,200	$24,000	$35,000	$42,800	$55,000
Asian	$40,000	$20,000	$25,000	$38,000	$50,000	$70,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The median income of Puerto Rican households in 2010, $29,000, was the lowest of any racial and ethnic group (Table 3.22). However, the income of Puerto Rican individuals 18 years old or older who had full-time jobs was $38,000, higher than that of non-Puerto Rican Hispanics, which was $29,000 (Table 3.25). 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, 0.99 per household, the lowest of any racial and ethnic group, contributed mostly to the lower income of Puerto Rican households (Table 3.22).

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 $40,000, only 62 percent of that of whites (Table 3.25). However, the income of black individuals who were college graduates and had full-time jobs was $47,500, or 68 percent of that of whites with the same level of education. This is because, with higher educational attainment, black individuals had jobs in higher-than-average-paying occupations, those 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 is not much different from that displayed for all individuals: the higher the level of educational attainment, the higher the income. However, the distribution in owner households reveals one exceptional finding that deserves to be noted: the income of non-Puerto Rican Hispanics with post-college graduate work was $87,000, the second highest among all racial and ethnic groups, 87 percent of that of equivalent white owner households in 2010. This finding once again confirms the importance of education in individuals' earning capabilities. The analysis of income differentiation in terms of occupation will be discussed in detail later in this chapter (Tables 3.26 and 3.27).

Table 3.26
Median Individual Income of Persons Aged 18 Years or Over Who Worked 50 or More Weeks Last Year, 35 or More Hours per Week in Renter Households by Race/Ethnicity and by Educational Attainment New York City 2010

	Educational Attainment					
Race/Ethnicity	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All	$39,000	$20,000	$27,000	$38,000	$51,000	$65,000
White	$60,000	$30,000	$35,000	$44,000	$65,000	$70,000
Black/African American	$35,000	$25,000	$30,000	$38,000	$42,000	$52,500
Puerto Rican	$35,000	$18,000	$30,000	$39,000	$42,000	$55,000
Non-Puerto Rican Hispanic	$25,000	$18,720	$22,000	$33,000	$40,000	$48,000
Asian	$35,000	$20,000	$21,000	$30,000	$48,000	$65,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.27
Median Individual Income of Persons Aged 18 Years or Over Who Worked 50 or More Weeks Last Year, 35 or More Hours per Week in Owner Households by Race/Ethnicity and by Educational Attainment New York City 2010

	Educational Attainment					
Race/Ethnicity	**All**	**Less Than 12 Years**	**High School Graduate**	**13-15 Years**	**College Graduate**	**17 Years or More**
All	$60,000	$30,000	$40,000	$50,000	$65,000	$85,100
White	$75,000	$65,000	$52,500	$64,017	$77,500	$100,000
Black/African American	$47,000	$37,000	$35,000	$50,000	$55,000	$60,000
Puerto Rican	$50,000	**	$52,000	$46,000	$65,000	$67,000
Non-Puerto Rican Hispanic	$45,000	$30,000	$39,000	$40,000	$55,000	$87,000
Asian	$48,000	$21,000	$30,000	$43,000	$60,000	$75,000

Source: U.S. Bureau of the Census, 2011 York City Housing and Vacancy Survey.
Note:
** Too few persons to report.

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, at least in the long run, since finding jobs that pay earnings high enough to pay increasingly inflationary housing costs in the City's housing market definitely requires higher educational attainment or highly specialized knowledge and/or skills.

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 $48,040 in 2010 (Table 3.28). Adult households (households of two or more adults with no children and a householder younger than 62 years of age) had median incomes of $76,000, the highest of any household type in 2010. Their 2010 income was $27,960, or 58 percent, higher than that of all households in the City.

Adult households with minor children had the second-highest median income, at $56,500, 18 percent higher than that of all households in the City in 2010 (Table 3.28). Household incomes of the remaining four types of households were below the income of all households in 2010. The income of single adult households was $43,000, while the income of elderly households was $41,200 in 2010.

Table 3.28
Median Household Income by Household Type and Tenure
New York City 2010

Household Type[a]/Tenure	2010
All Household Types	**$48,040**
Renters	$38,500
Owners	$75,000
Single Elderly	**$16,000**
Renters	$12,000
Owners	$25,344
Single Adult	**$43,000**
Renters	$39,000
Owners	$64,450
Single with Minor Child(ren)	**$20,000**
Renters	$18,000
Owners	$52,000
Elderly Household	**$41,200**
Renters	$27,182
Owners	$58,000
Adult Household	**$76,000**
Renters	$64,000
Owners	$102,000
Adult with Minor Child(ren)	**$56,500**
Renter	$43,000
Owners	$100,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
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.

The 2010 income of single adult households with minor children was extremely low, $20,000 (Table 3.28). Their income was the second-lowest among all household types and only 42 percent of the income of all households in 2010. 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 2011, there were 182,000 single adult households with minor children. Of them, 90 percent, or 164,000 households, were renters.

Of single adult renter households with children, 19 percent lived in public housing units and half lived in rent-stabilized units (45 percent or 74,000 households) or other-regulated units (6 percent). The remainder (30 percent or 49,000 households) lived in rent-unregulated units. Of 74,000 single adult renter households with children living in rent stabilized units, 60 percent paid more than 50 percent of their income for gross rents while 64 percent of 49,000 such households in rent unregulated units paid such higher proportion of their income for rent. Of single adult renter households with children in rent stabilized units, 33 percent received some type of rent subsidies, while of such households in rent unregulated units, 28 percent received some subsidy. Based on these findings, it appears to be reasonable to say most of these very poor single adult renter households with children living in rent stabilized units or rent unregulated units, without rent subsidies need to receive some type of housing assistance to improve their housing situation.[25]

The real income of single elderly households was a troublingly low $16,000 in 2010, the lowest income of all household types and a mere 33 percent of the median income of all households (Table 3.28). 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 359,000 single elderly households in 2011. Of them, 231,000 or 64 percent were renter households.

Of single elderly renter households, 16 percent lived in public housing units, while 51 percent lived in either rent-stabilized units (43 percent or 98,000 households) or rent-controlled units (8 percent). Another 14 percent lived in other-regulated units. However, the remaining 20 percent of single elderly renter households lived in rent-unregulated units. Of the 98,000 single elderly renter households living in rent stabilized units, 65 percent paid more than 50 percent of their incomes for gross rent, while 62 percent of such households in rent unregulated units paid such a high proportion of their incomes for rent. Of single elderly renter households in rent stabilized units, 32 percent received some type of rent subsidies, while 10 percent of such households in rent unregulated units received some subsidies. Therefore, extremely poor single elderly renter households living in rent stabilized or rent unregulated units without rent subsidies were in housing poverty and thus may need some housing assistance.[26]

[25] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[26] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Income Variation of Renter Household Types

The median renter household income was $38,500 in 2010 (Table 3.28). 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 $64,000, the highest of any renter household types. The median income of adult renter households with minor children was $43,000. The income of single adult renter households was $39,000, similar to the income of all renter households. Elderly renter households' income was $27,182.

The income of single adult renter households with minor children was $18,000 in 2010. Their income was less than half that of all renter households (Table 3.28). The 2010 income of single elderly renter households was unbelievably low at $12,000, the lowest of any renter household type. Their income was a mere 31 percent of the income of all renter households in 2010. For these two household types with the lowest incomes, single-adult households with minor children and single-elderly households, potential affordability was so 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 $75,000, almost double that of renter households in the City in 2010 (Table 3.28). The order of income rank among owner household types was the same as for all household types and for renter household types.

Adult owner households had an income of $102,000 in 2010, followed by adult owner households with minor children, whose income was $100,000 in 2010 (Table 3.28).

Single adult owner households had the third highest income, $64,450, among owner household types (Table 3.28). The incomes of elderly owner households and single owner households with minor children were $58,000 and $52,000 respectively. Unlike single renter households with children, whose income was a mere $18,000, only 47 percent of that of all renter households, the income of single owner households with children was relatively high, $52,000 or 69 percent of that of all owner households.

As was the case with the incomes of single elderly renter households, the median income of single elderly owner households was very low at a mere $25,344, only 34 percent of the income of all owner households in 2010 (Table 3.28). With such a low income, this household type should have had a serious housing affordability limitation in the City's expensive housing market. Fortunately, however, 70 percent of single elderly owners had paid off their mortgages.

Sources of Household Incomes

The HVS collects data on annual income from each of seven 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 categorized into six major categories: earnings, investments, Social Security, public assistance, pensions, and other.[27]

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 $63,144 in 2010 (Table 3.29).

The median income of households whose primary source of income was investments was $69,680 in 2010, the highest level of households with any source of income (Table 3.29). However, only 1 percent of households had investments as their primary source of income (Table 3.30).

The income of households whose primary source of income was Social Security was $17,592, only 37 percent of the city-wide median household income of $48,040 in 2010. The median income of households whose primary source of income was public assistance was a paltry $9,168, just 19 percent of the city-wide median income (Table 3.29). Without receiving additional public subsidies, many of the 516,000 households in the City whose primary sources of income were Social Security (335,000 households or 11 percent) and public assistance (182,000 households or 6 percent) would be in very

[27] For detailed information on the sources of income, see Appendix E ("New York City Housing and Vacancy Survey Questionnaire") and Appendix B ("2011 New York City Housing and Vacancy Survey Glossary"). For this discussion, earnings from own business, proprietorship or partnership are grouped with wages, salaries, etc. as "Earnings."

Table 3.29
Median Household Income by Primary Source of Income
New York City 2010

Source of Income	2010
All	$48,040
None[a]	0
Earnings[b]	$63,144
Investment	$69,680
Social Security	$17,592
Public Assistance	$9,168
Pension	$41,200
Other	$20,200

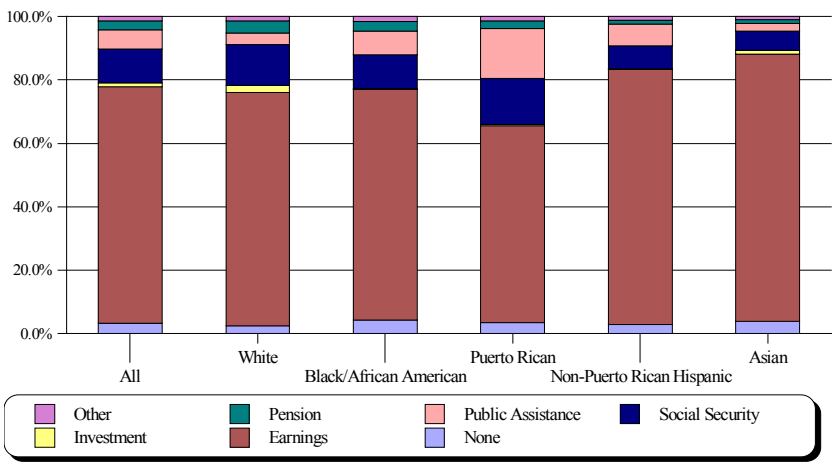
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a None means household had zero income or a loss.
b Earnings consist of income from wages, salaries, commissions, bonuses, or tips, plus income from own business, proprietorship, or partnership.

Table 3.30
Distribution of All Households by Primary Source of Income by Race/Ethnicity
New York City 2010

	Race/Ethnicity					
Source of Income	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%
None[a]	3.2%	2.5%	4.2%	3.5%	2.9%	3.8%
Earnings[b]	74.7%	73.6%	72.8%	62.1%	80.4%	84.4%
Investments	1.2%	2.2%	**	**	**	1.1%
Social Security	10.8%	12.9%	10.7%	14.5%	7.2%	6.1%
Public Assistance	5.9%	3.6%	7.5%	15.8%	6.8%	2.4%
Pension	2.9%	3.9%	3.0%	2.4%	1.2%	1.2%
Other	1.3%	1.3%	1.6%	1.3%*	1.2%	0.9%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a None means household had zero income or a loss.
b Earnings consist of income from wages, salaries, commissions, bonuses, or tips plus income from own business, proprietorship, or partnership.
* Since the number of households is small, interpret with caution.
** Too few households to report.

Figure 3.11
Distribution of Households by Primary Sources of Income by Race/Ethnicity
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

serious housing poverty. However, many were protected by living in publicly subsidized or other rent-regulated housing. Forty-six percent 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. Seventy-nine 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.[28]

Three-quarters of all households had earnings as their primary source of income, while for one in six the primary source was either Social Security (11 percent) or public assistance (6 percent) (Table 3.30 and Figure 3.11). The distribution of primary sources of income for white households very much mirrored that of all households, except that slightly more cited Social Security (13 percent) and slightly fewer cited public assistance (4 percent) as their primary income source. Black households' distribution of primary income sources also roughly resembled the distribution of all households, except that somewhat fewer cited earnings and more cited public assistance as their primary source of income (Figure 3.11).

On the other hand, compared to the distribution for all households, noticeably fewer Puerto Rican households received their incomes primarily from earnings—62 percent, the lowest of any racial and ethnic group—while substantially more received it from public assistance —16 percent, the highest of any racial and ethnic group (Table 3.30). Of non-Puerto Rican Hispanic households, noticeably more received their incomes primarily from earnings (80 percent) and fewer primarily from Social Security (7 percent), compared to the distribution of all households (Figure 3.11).

[28] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The distribution of primary income sources for Asian households was profoundly different from that of all households and the other major racial and ethnic groups. Eighty-four percent received their income primarily from earnings, the highest proportion of any racial and ethnic group (Table 3.30). Consequently, the proportions of Asian households that reported other primary income sources were very small. Only 6 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).

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 nine in every ten dollars (89 percent) of the income of all households in 2010 came from earnings, while the remainder mostly came from Social Security (4 percent), investments (3 percent), or pensions (2 percent) (Table 3.31). Only 1 percent of household income came from public assistance.

Table 3.31
Distribution of Aggregate Household Income by Source of Income by Race/Ethnicity
New York City 2010

	Race/Ethnicity					
Source of Income	**All**	**White**	**Black/ African American**	**Puerto Rican**	**Non-Puerto Rican Hispanic**	**Asian**
All[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings[b]	88.5%	87.8%	86.8%	82.9%	91.5%	93.3%
Investments	3.2%	4.6%	**	**	**	2.3%
Social Security	3.9%	3.8%	5.3%	6.7%	2.9%	2.2%
Public Assistance	1.3%	0.6%	2.4%	5.1%	2.4%	0.9%
Pension	2.3%	2.5%	3.6%	2.8%	1.0%	0.8%
Other	0.9%	0.7%	1.2%	1.8%*	1.2%	0.5%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Aggregate income over all households by sources of the income. Since the underlying units tabulated for this table are dollars, in order to assess the adequacy of the sample size relevant to a cell in the table, the number of households from which the income data was drawn for each cell provides the basis for judging whether the sample size was adequate to provide reliable data.
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 represented is small, interpret with caution.
** 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 received slightly more from investments (Table 3.31). Compared to all households, Puerto Rican households received a larger amount of their income from Social Security (7

percent) and public assistance (5 percent), while they received a smaller proportion from earnings and investments. Of every dollar of non-Puerto Rican Hispanic households' income, 92 cents came from earnings. Similarly, most Asian households' aggregate income (93 percent) came from earnings, the highest proportion of all major racial/ethnic groups.

Sources of Household Income by Household Type

Looking at each household type by source of income provides extra insights about the following detailed household income issues: first, how many or what proportion of each household type depends on the various income sources; and, second, what source of income is more important in terms of the amount of money households received. As discussed above, most households, three-quarters, in the City received their income primarily from earnings in 2010, while 11 percent received it primarily from Social Security, and 6 percent received it from public assistance. At the same time, 3 percent received their income primarily from pensions, and 1 percent each from investments or from all other sources (Table 3.32). 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).

As expected, about half, 49 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 2010 (Table 3.32 and Figure 3.12). Another quarter cited pensions (10 percent) or public assistance (15 percent). Consequently, a relatively very small proportion of such households, only 15 percent, cited earnings as their primary source of income, while 4 percent, a relatively high proportion compared to the equivalent proportion of all households, cited investments. The composition of primary sources of incomes for this household type explains why their income was the lowest of any household type. Their incomes from government sources were low and did not increase much, while their incomes from pensions were more or less fixed and, thus, did not improve in real terms.

Of elderly households (which consist of two or more adults, one of whom is the householder and 62 years old or older), 46 percent cited earnings as their primary source of income, while 33 percent cited Social Security and 9 percent cited pensions in 2010 (Table 3.32). In addition, 7 percent cited public assistance, while 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 2010 (Table 3.32). The proportion of this household type that cited public assistance as the primary source of income was 7 percent (Figure 3.12).

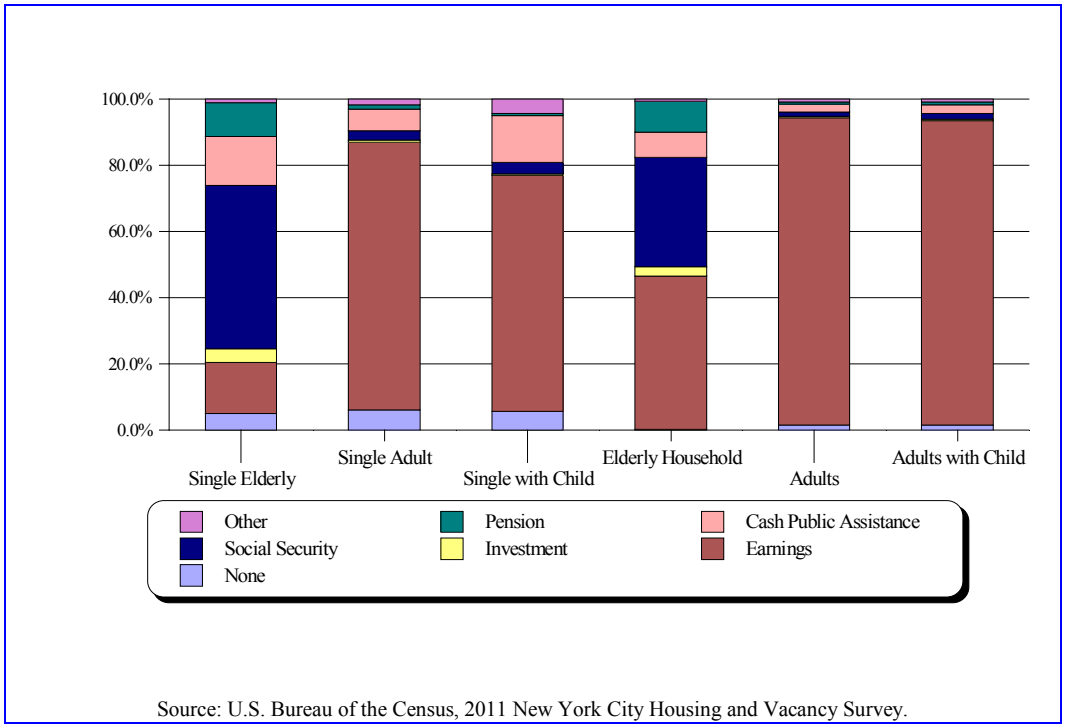
However, the distribution of single-adult-with-children households was considerably different from that of single adult households. Of the former, 71 percent received their income from earnings, while 14 percent received it from public assistance, more than two times the equivalent proportion for all households and the highest proportion of any household type (Table 3.32 and Figure 3.12).

Table 3.32
Distribution of Households by Primary Source of Income within Household Type
New York City 2010

Source of Income	Household Type						
	All	Single Elderly	Single Adult	Single with Child(ren)	Elderly	Adult	Adult with Child(ren)
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None[a]	3.2%	5.1%	6.2%	5.6%	2.0%	1.6%	1.6%
Earnings[b]	74.7%	15.3%	80.6%	71.3%	45.6%	92.5%	91.8%
Investments	1.2%	4.2%	0.7%	**	2.7%	0.5%	0.5%*
Social Security	10.8%	49.4%	2.9%	3.3%	32.5%	1.4%	1.9%
Public Assistance	5.9%	14.7%	6.5%	14.2%	7.4%	2.3%	2.5%
Pension	2.9%	10.2%	1.2%	**	9.2%	0.7%	0.9%
Other	1.3%	1.1%*	1.9%	4.3%	**	0.9%	0.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a None means household had zero income or a loss
b Earnings consist of income from wages, salaries, commissions, bonuses, or tips plus income from own business, proprietorship, or partnership
* Since the number of households is small, interpret with caution
** Too few households to report

Figure 3.12
Distribution of Primary Sources of Income within Household Type
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In 2010, more than nine in ten adult households and adult households with minor children had incomes primarily from earnings (Table 3.32). As a result, their incomes from other sources were very marginal, with only 2 percent and 3 percent respectively coming from public assistance (Figure 3.12).

Compared to the distributional pattern of primary income sources, all households reported that considerably more of their **aggregate** incomes came from earnings than from any other source. 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 (Table 3.33).

Table 3.33
Distribution of Aggregate Household Income by Source of Income within Household Type
New York City 2010

	Household Type						
Source of Income	**All**	**Single Elderly**	**Single Adult**	**Single with Children**	**Elderly**	**Adult**	**Adult with Children**
All[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earnings[b]	88.5%	34.5%	94.8%	84.7%	62.2%	95.4%	94.5%
Investment	3.2%	16.9%	1.8%	**	7.4%	1.7%	2.0%*
Social Security	3.9%	28.7%	0.7%	1.4%	17.3%	0.8%	1.1%
Public Assistance	1.3%	5.4%	1.1%	6.0%	2.3%	0.6%	0.9%
Pension	2.3%	13.4%	0.7%	**	9.9%	0.8%	0.7%
Other	0.9%	1.1%*	0.9%	4.1%	**	0.7%	0.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Aggregate income over all households of each type by sources of the income. Since the underlying units tabulated for this table are dollars, in order to assess the adequacy of the sample size relevant to a cell in the table, the number of households from which the income data was drawn for each cell provides the basis for judging whether the sample size was adequate to provide reliable data.
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.

In 2010, about nine in every ten dollars of income for all households in the City came from earnings; the remainder was mostly from Social Security (4 percent), investments (3 percent), or pensions (2 percent) (Table 3.33). Contrarily, more than four-tenths of the incomes of single elderly households came from either Social Security (29 percent) or pensions (13 percent), while a little more than half came from either earnings (35 percent) or investments (17 percent).

Unlike single elderly households, three-fifths of the incomes of elderly households came from earnings (62 percent), while close to three-tenths of their income came from either Social Security (17 percent) or pensions (10 percent); most of the remainder came from investments (7 percent) (Table 3.33).

Almost all of the incomes of single adult households came from earnings (95 percent), while the remainder came mostly from investments (2 percent) (Table 3.33). Eighty-five percent of the incomes of single adult households with children came from earnings, while most of the remainder came from public assistance (6 percent) and other sources (4 percent). On the other hand, almost all of the incomes of adult households and adult households with children came from earnings (95 percent).

The two household types with the highest aggregate use of public assistance were single elderly and single with children, at 5 and 6 percent respectively, compared to 1 percent for all households (Table 3.33).

Poor Households (Households Living below the Poverty Level)

There are two HVS 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 2010 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 $ 17,568 and $ 22,113 respectively.[29] **In estimating incomes below the poverty thresholds, using HVS data, the Census Bureau used "households" rather than "families" as units of data.**

[29] U.S. Bureau of the Census, Poverty Thresholds, 2010. See Appendix B.

The second HVS 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 2011 HVS reports that, in 2010, the number of households that lived below the poverty level in the City was 536,000, or 17.4 percent of all households (Table 3.34).

Table 3.34
Number and Percent of Poor Households and Poverty Rate by Race/Ethnicity
New York City 2010

	Number/Percent of Poor Households and Poverty Rate		
Race/Ethnicity	**Number**	**Percent**	**Poverty Rate**
All	536,417	100.0%	17.4%
White	132,798	24.8%	10.4%
Black	141,956	26.5%	20.6%
Puerto Rican	79,320	14.8%	30.0%
Non-Puerto Rican Hispanic	114,449	21.3%	24.1%
Asian	63,732	11.9%	18.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Poverty Rates by Racial and Ethnic Groups

The city-wide overall poverty rate of 17.4 percent 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 each group. The poverty rate for whites was only 10.4 percent, the lowest of all groups, as their income was well above that for all households (Table 3.34). Asians' rate was 18.0 percent, the second lowest in 2010.

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 20.6 percent, 3.2 percentage points higher than the city-wide rate in 2010 (Table 3.34). The poverty rate for non-Puerto Rican Hispanics was 24.1 percent, 6.7 percentage points higher than the city-wide rate.

The 2010 poverty rate for Puerto Ricans was high, 30.0 percent, the highest of any racial and ethnic group in 2010. In other words, three in ten Puerto Rican households lived below the poverty level in New York City (Table 3.34).

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 2010. The rate for single adult households with minor children, a group that includes many extremely poor single female-headed households with children, was 44.7 percent, which was 2.6 times the city-wide overall rate of 17.4 percent, and the highest of any household type in 2010 (Table 3.35).

At the same time, the poverty rate for single elderly households, which had the lowest income among all household types (Table 3.28), was 31.4 percent, the second-highest rate in the City and almost two times the City's overall rate (Table 3.35). The rate for single adult households was 17.8 percent, about the same as the overall rate.

Table 3.35
Number and Percent of Poor Households and Poverty Rate by Household Type
New York City 2010

	Number/Percent of Poor Households and Poverty Rate		
Household Type	**Number**	**Percent**	**Poverty Rate**
All	536,417	100.0%	17.4%
Single Elderly	112,762	21.0%	31.4%
Single Adult	110,123	20.5%	17.8%
Single w/ Child(ren)	81,255	15.1%	44.7%
Elderly	35,047	6.5%	10.6%
Adults	61,791	11.5%	7.3%
Adults w/ Child(ren)	135,439	25.2%	18.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The poverty rate for adult households, whose incomes were the highest among all household types, was a mere 7.3 percent, the lowest poverty rate in 2010 (Table 3.35). The rate for elderly households was 10.6 percent, while the rate for adult households with minor children was 18.1 percent.

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 low-income households by borough. The poverty rate in the Bronx was 29.2 percent, and the Bronx's rate was 11.8 percentage points higher than the city-wide overall rate of 17.4 percent in 2010 (Table 3.36). The 2010 rate in Brooklyn was 19.5 percent, also above the city-wide rate.

Table 3.36
Number of Poor Households and Poverty Rate by Borough and Tenure
New York City 2010

Borough	Number of Poor Households	Poverty Rate		
		All Households	Renter Households	Owner Households
All	536,417	17.4%	22.0%	7.4%
Bronx[a]	138,263	29.2%	34.3%	9.6%
Brooklyn	181,412	19.5%	23.7%	8.4%
Manhattan[a]	97,836	13.0%	15.5%	5.2%
Queens	101,959	13.2%	17.7%	7.6%
Staten Island	16,947	10.4%	19.5%	6.0%

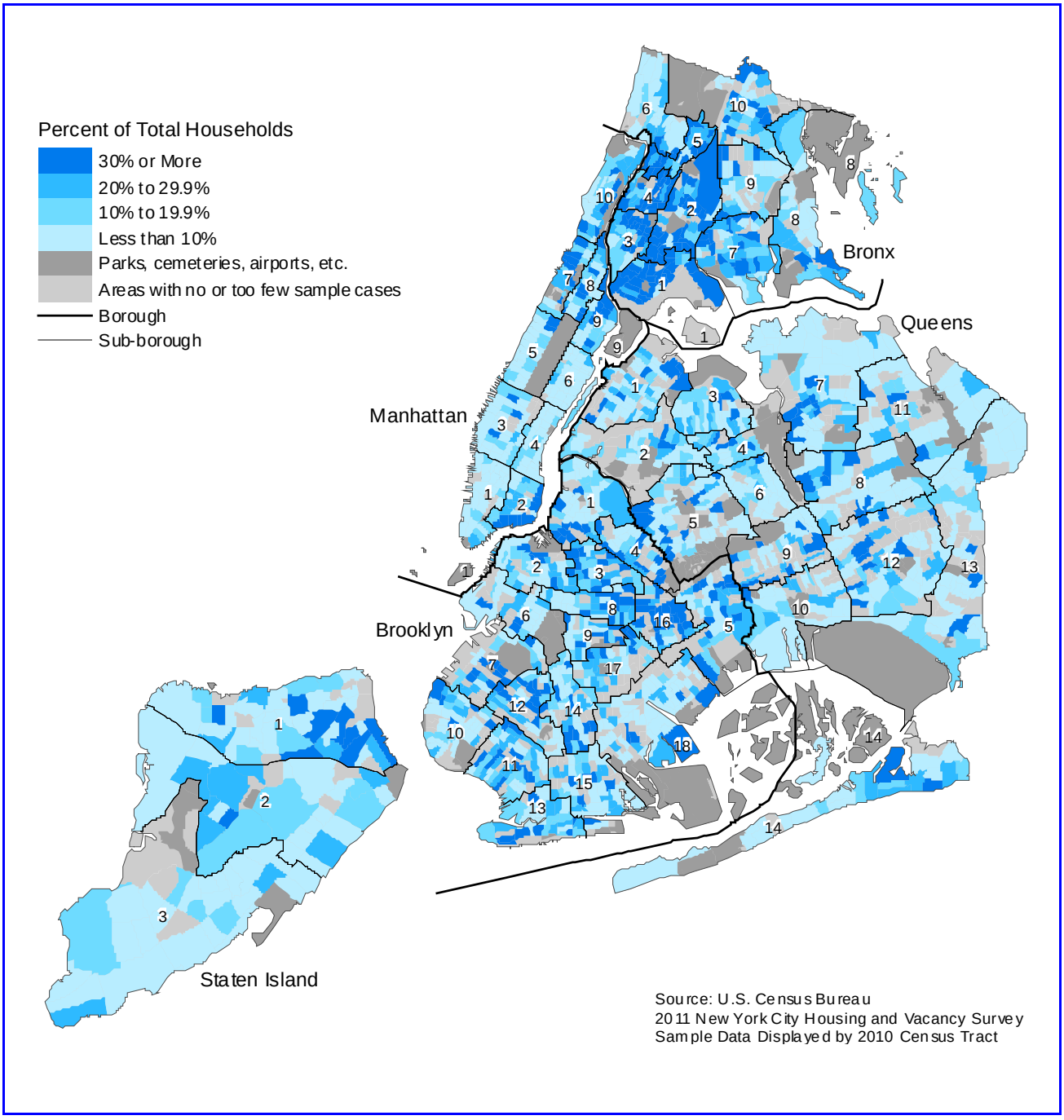
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Conversely, the rates in Manhattan, Queens and Staten Island were lower than the overall rate. The rates in Manhattan, Queens and Staten Island, where the proportions of low-income households were considerably lower, were also commensurately lower: 13.0, 13.2 percent and 10.4 percent respectively (Table 3.36).

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 2010. 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 47.8 percent, 40.2 percent, and 32.0 percent respectively, 2.7, 2.3, and 1.8 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 37.1 percent and 30.4 percent respectively (Map 3.3).[30]

[30] Appendix A, "2011 HVS Data for Sub-Borough Areas," Table A.11 and A13.

Map 3.3
Percentage of Households Below the Federal Poverty Level
New York City 2011



The poverty rates in several sub-borough areas in Brooklyn were also extremely high. The rates in sub-borough areas 3 (Bedford Stuyvesant) and 16 (Brownsville/Ocean Hill) in northern Brooklyn were 28.1 percent and 36.5 percent respectively.[31]

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 22.0 percent, 4.6 percentage points higher than the corresponding rate of 17.4 percent for all households in 2010 (Table 3.36).

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 2010 was not the lowest among the five boroughs. The renter poverty rate in the borough was 19.5 percent, while the rates in Manhattan and in Queens were 15.5 percent and 17.7 percent respectively (Table 3.36).

For the Bronx and Brooklyn, where the median renter household incomes were the lowest and second-lowest along with Staten Island, the poverty rates were 34.3 percent and 23.7 percent respectively, the highest and second-highest in the City (Tables 3.8 and 3.36).

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 and for renter households, as their incomes were substantially higher than those of all households and renter households. The comparative ratios of poverty rates for all households to renter households and to owner households for the City as a whole were 1:1.26:0.42 in 2010 (Table 3.36).

In the Bronx, the poverty rate for owner households was 9.6 percent, while in Brooklyn it was 8.4 percent. The rate for owner households in Queens was 7.6 percent, little different from the city-wide rate for owner households. The rates in Staten Island and Manhattan were 6.0 percent and 5.2 percent (Table 3.36).

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. 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 six out of ten households with incomes below the poverty threshold had no workers, while 32 percent had one worker and 8 percent had two workers (Table 3.37).

[31] Appendix A, "2011 HVS Data for Sub-Borough Areas," Table A.11 and A.13.

Table 3.37
Number and Distribution of Households
by Number of Workers in the Household by Poverty Status
New York City 2010

		Percent of Poverty Level		
Number of Workers	**All**	**< 100%**	**100-124%**	**125% or More**
All Households	3,088,881	536,417	158,855	2,393,610
None	680,007	314,046	72,277	293,684
One	1,256,858	173,839	60,625	1,022,394
Two	900,694	42,833	20,965	836,896
Three or More	251,323	5,698	4,989*	240,635
Distribution within Poverty Status				
Number of Workers	**All**	**< 100%**	**100-124%**	**125% +**
All Households	100.0%	100.0%	100.0%	100.0%
None	22.0%	58.5%	45.5%	12.3%
One	40.7%	32.4%	38.2%	42.7%
Two	29.2%	8.0%	13.2%	35.0%
Three or More	8.1%	1.1%	3.1%	10.1%
Distribution within Number of Workers				
Number of Workers	**All**	**< 100%**	**100-124%**	**125% +**
All Households	100.0%	17.4%	5.1%	77.5%
None	100.0%	46.2%	10.6%	43.2%
One	100.0%	13.8%	4.8%	81.3%
Two	100.0%	4.8%	2.3%	92.9%
Three or More	100.0%	2.3%	2.0%	95.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: * Since the number of households is small, interpret with caution.

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: 46 percent. However, the rate drops dramatically as the number of workers in a household increases (Table 3.37). The rate dropped to 14 percent for households with one worker, to only 5 percent for households with two workers, and to just 2 percent for households with three or more workers. In short, poverty is a typical phenomenon of having no income earners in a household. For this reason, later in this chapter, employment issues will be discussed extensively

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, 21 percent were single elderly, more than two times the proportion among non-poor households (Table 3.38). In addition, 15 percent of poor households were single adult households with minor children, which is almost four times the proportion among non-poor households. On the other hand, among poor households, the proportion of adult households was very small (12 percent), compared to 31 percent among non-poor households in 2011 (Figure 3.13). Altogether, some 509,000 children under age 18 lived in households with 2010 incomes below the poverty level.[32]

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, 15 percent were Puerto Rican, while only 7 percent of non-poor households were Puerto Rican (Table 3.38). Also, of poor households, 21 percent were non-Puerto Rican Hispanic, compared to 14 percent of non-poor households. In addition, 27 percent of poor households were black, while 21 percent of non-poor households were black. Contrarily, among poor households, whites made up 25 percent, while 45 percent of non-poor households were whites in 2011.

In 2011, the proportions of poor householders in the City who were born in Puerto Rico or Other Caribbean Islands were 9 percent and 18 percent respectively, compared to 3 percent and 12 percent for non-poor householders (Table 3.38).

As expected, an overwhelmingly high proportion of poor households had householders with lower educational attainment compared to non-poor households: 34 percent of poor householders did not finish high school, compared to 12 percent of non-poor householders in 2011 (Table 3.38).

Among poor households, the proportion of householders who were in the labor market (the labor-force participation rate) was extraordinarily low, only 47 percent, compared to 76 percent of householders in non-poor households in 2011 (Table 3.38).

Poverty in the City is concentrated in households with a single female householder. In 2010, 58 percent of poor households had a single female householder (Table 3.38). For this reason, the unique characteristics of these poor households that bear on their housing requirements will be analyzed separately and in detail below.

[32] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

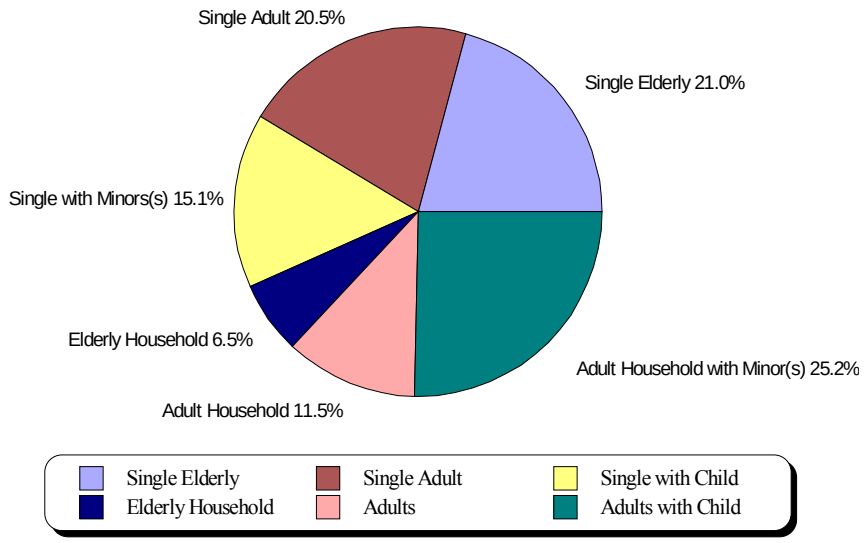
Table 3.38
Selected Characteristics of Poor and Non-Poor Households
New York City 2011

Household Type	All	Poor[a]	Non-Poor
All Types	100.0%	100.0%	100.0%
Single with Child(ren)	5.9%	15.1%	3.9%
Adult Household	27.5%	11.5%	30.8%
Adult with Child(ren)	24.3%	25.2%	24.1%
Single Elderly	11.6%	21.0%	9.7%
Elderly Household	10.7%	6.5%	11.5%
Single Adult	20.1%	20.5%	20.0%
Householder Birth Country/Region			
All Regions	100.0%	100.0%	100.0%
Puerto Rico	3.8%	9.1%	2.7%
Other Caribbean	13.3%	17.7%	12.4%
Latin America	8.6%	9.4%	8.5%
Europe/former USSR	10.0%	8.3%	10.3%
Asia	10.4%	11.8%	10.1%
Africa	1.9%	1.7%	1.9%
U.S.A	50.9%	41.0%	53.0%
Other	1.1%	0.9%	1.1%
Median Income	$48,040	$9,000	$60,000

Race/Ethnicity	All	Poor	Non-Poor
All	100.0%	100.0%	100.0%
White	41.3%	24.8%	44.8%
Black	22.3%	26.5%	21.4%
Puerto Rican	8.6%	14.8%	7.2%
Non-Puerto Rican Hispanic	15.4%	21.3%	14.1%
Asian	11.5%	11.9%	11.4%
Other	1.0%	0.8%	1.0%
Householder Educational Attainment			
All	100.0%	100.0%	100.0%
Less than High School	15.8%	34.4%	11.8%
High School Grad or More	84.2%	65.6%	88.2%
Householder Labor Force Participation			
All	100.0%	100.0%	100.0%
In Labor Force	70.8%	46.6%	75.9%
Not In Labor Force	29.2%	53.4%	24.1%
Householder Gender/Combination			
All	100.0%	100.0%	100.0%
Single Male	20.1%	16.9%	20.8%
Single Female	37.3%	58.2%	32.9%
Couple	42.6%	24.9%	46.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a A poor household is one with total 2010 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.

Figure 3.13
Distribution of Poor Households by Household Type
New York City 2010



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Characteristics of Single-Female-Headed Households

In 2010, there were 737,000 single-female-headed households in the City (Table 3.39). Of them, 232,000, or 32 percent, were poor. Single-female-headed households consisted of the following three household groups: 255,000 single female elderly households (35 percent); 316,000 single adult female households without children (43 percent); and 167,000 single female households with children (23 percent) (Table 3.39). Of single female households with children and single female elderly households, a great proportion—47 percent and 34 percent respectively—were poor.

Of the 232,000 single-female householders who were poor, only 65 percent had graduated at least from high school. Only 41 percent were in the labor force, and their median household income was a troublingly low $8,400 in 2010. Of such poor single female householders, 27 percent were white and 28 percent were black, while 38 percent were either Puerto Rican (17 percent) or non-Puerto Rican Hispanic (20 percent) (Table 3.40).

Table 3.39
Poor and Non-Poor Female-Headed Households by Composition of Household
New York City 2010

Number and Distribution within Poverty Status			
	All	**Poor**	**Non-Poor**
All Single Female Headed Households[a]	737,343 100.0%	231,939 100.0%	505,404 100.0%
Single Female Elderly Households[b]	34.6%	37.3%	33.4%
Single Adult Female Headed Households without Child(ren)	42.8%	28.9%	49.2%
Single Female Headed Households with Child(ren)	22.6%	33.8%	17.5%

Number and Distribution within Household Category				
	Number	**All**	**Poor**	**Non-Poor**
All Single Female Headed Households[a]	737,343	100.0%	31.5%	68.5%
Single Female Elderly Households[b]	255,007	100.0%	33.9%	66.1%
Single Adult Female Headed Households without Child(ren)	315,707	100.0%	21.3%	78.7%
Single Female Headed Households with Child(ren)	166,629	100.0%	47.0%	53.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a No other adult present.
b Age 62 or over, without children

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 2011, 88 percent were renters. There were three principal sources of income for these poor single female-headed renter households—public assistance (35 percent), social security (17 percent) and earnings (25 percent)—while 19 percent reported receiving no income. Of poor single female-headed renter households, 46 percent lived in either stabilized (44 percent) or rent-controlled (2 percent) housing. Another 31 percent lived in either public housing (22 percent) or other government subsidized/regulated housing such as HUD, Mitchell-Lama or *in rem* (9 percent). Even so, 23 percent lived in unregulated housing at a median contract rent of $1,184. Among those, 28 percent received some form of rent subsidy in order to be able to afford their unregulated rental housing, leaving some 31,000 poor single female headed households in unregulated rental housing without subsidy.[33]

[33] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.40
Selected Characteristics and Race/Ethnicity of Poor and Non-Poor Single Female Householders New York City 2011

Selected Characteristics	All	Poor[a]	Non-Poor
All Single Female Householders	737,343	231,939	505,404
Percent Renters	76.0%	88.1%	70.4%
Percent at Least High School Graduates	82.7%	65.4%	90.6%
Percent in Labor Force	60.5%	41.2%	69.4%
Percent with Children Present	22.6%	33.8%	17.5%
Median Household Income	$22,800	$8,400	$38,000
Single Elderly	$14,844	$8,730	$22,200
Single Adult, No Child(ren)	$40,200	$4,800	$50,000
Single with Child(ren)	$18,591	$9,800	$35,000
Race/Ethnicity			
All	100.0%	100.0%	100.0%
White	42.7%	27.4%	49.7%
Black/African American	26.1%	28.1%	25.1%
Puerto Rican	10.9%	17.1%	8.1%
Non-Puerto Rican Hispanic	13.2%	20.4%	9.9%
Asian	6.1%	6.3%	6.0%
Other	1.1%	**	1.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a A poor household is one with total 2010 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.
** Too few householders to report.

Table 3.41
Number and Distribution of Adult Persons in Poor Households where No Household Member Worked in 2010 but Some Household Income by 2011 Labor Force Status by Age Group
New York City 2011

		Age Group		
Labor Force Status 2011	**All**	**18 - 25**	**25 - 54**	**55 and Over**
All	313,215	30,287	103,751	179,176
Employed	16,722	**	12,173	**
Unemployed	26,552	4,950*	17,935	**
Not in the Labor Force[a]	269,940	24,368	73,643	171,930
Distribution within Age Group				
Labor Force Status 2011	**All**	**18 – 25**	**25 – 54**	**55 and Over**
All	100.0%	100.0%	100.0%	100.0%
Employed	5.3%	**	11.7%	2.0%*
Unemployed	8.5%	16.3%	17.3%	2.0%*
Not in the Labor Force[a]	86.2%	80.5%	71.0%	96.0%
Distribution within Labor Force Status				
Labor Force Status 2011	**All**	**18 - 25**	**25 – 54**	**55 and Over**
All	100.0%	9.7%	33.1%	57.2%
Employed	100.0%	**	72.8%	21.4%*
Unemployed	100.0%	18.6%	67.5%	13.8%*
Not in the Labor Force[a]	100.0%	9.0%	27.3%	63.7%

Source: U.S. Bureau of the Census, 2011 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 householders is small, interpret with caution.
** Too few persons to report.

Table 3.42
Reason Not Looking for Work Given by Adults in Poor Households with No 2010 Workers and Some Household Income by Age Group
New York City 2011

	Age Group			
Reason Given	**All**	**Under 25**	**25-54**	**55 and Over**
All	269,940	24,368	73,643	171,930
Cannot Find Work[a]	10,357	**	5,636	**
Ill Health, Physical Disability	87,137	**	43,108	41,805
Family Responsibilities or Cannot Arrange Child Care	15,878	**	12,232	**
In School or Other Training	22,986	17,916	4,433*	**
Retired	118,106	**	**	115,369
Other Reasons/Don't Know	13,113	**	4,699*	7,890

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	3.9%	**	7.7%	**
Ill Health, Physical Disability	32.6%	**	59.2%	24.4%
Family Responsibilities/Child Care	5.9%	**	16.8%	1.8%*
In School or Other Training	8.6%	77.1%	6.1%	**
Retired	44.1%	**	**	67.3%
Other Reasons/Don't Know	4.9%	**	6.5%	4.6%

Distribution within Reason Given

Reason Given	**All**	**Under 25**	**25-54**	**55 and Over**
All	100.0%	9.0%	27.3%	63.7%
Cannot Find Work	100.0%	**	54.4%	**
Ill Health, Physical Disability	100.0%	**	49.5%	48.0%
Family Responsibilities/Child Care	100.0%	**	77.0%	19.4%*
In School or Other Training	100.0%	77.9%	19.3%	**
Retired	100.0%	**	**	97.7%
Other Reasons/Don't Know	100.0%	**	35.8%	60.2%

Source: U.S. Bureau of the Census, 2011 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.

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 2011, 495,000 households, or 16.4 percent of all households in New York City, received Public Assistance (Table 3.43). The proportion of Puerto Rican households receiving Public Assistance was 35.2 percent, 2.1 times the city-wide overall rate and the highest among all racial and ethnic groups in the City in 2011. The proportions of households receiving Public Assistance for blacks and for non-Puerto Rican Hispanics were 20.8 percent and 25.4 percent respectively, also much higher than the proportion for all households. On the other hand, the proportion for whites was 8.3 percent, about half the proportion for all households. For Asians, the proportion was 11.3 percent, much lower than the proportion for all households (Table 3.43).

Table 3.43
Number and Percent of All Households in Receipt of Public Assistance
by Race/Ethnicity
New York City 2011

Race/Ethnicity	Number	Percent
All	494,519	16.4%
White	102,487	8.3%
Black/African American	138,963	20.8%
Puerto Rican	90,493	35.2%
Non-Puerto Rican Hispanic	117,147	25.4%
Asian	39,099	11.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The proportion of poor households (households with incomes below the federal poverty level) receiving Public Assistance varied widely from one racial and ethnic group to another. Overall, 43 percent of poor households received Public Assistance in 2011 (Table 3.44). Only 31 percent of white poor households received Public Assistance, while 66 percent of Puerto Rican, 47 percent of non-Puerto Rican Hispanic, and 48 percent of black poor households received it in 2011. However, only 24 percent of Asian poor households received cash Public Assistance.

Table 3.44
Percentage of Poor Households Receiving Cash Public Assistance
by Race/Ethnicity
New York City 2011

Race/Ethnicity	Percentage of Poor Households[a] Receiving Cash Public Assistance
All	43.4%
White	31.2%
Black/African American	48.2%
Puerto Rican	65.5%
Non-Puerto Rican Hispanic	47.1%
Asian	23.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: [a] Households with incomes below the federal poverty level.

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 14 percent, more than three times the proportion of such households not receiving it, only 4 percent (Table 3.45). The proportion of households receiving Public Assistance that were single-elderly households was 18 percent, compared to 10 percent of such households not receiving it. On the other hand, the proportion of Public Assistance households that were adult households was 15 percent, half the comparable proportion of non-PA households.

Of householders receiving PA, 10 percent were born in Puerto Rico, about four times the proportion not receiving it, and 20 percent came from other Caribbean countries, noticeably higher than the comparable proportion of those not receiving it, 12 percent (Table 3.45).

Of householders receiving PA, 18 percent were Puerto Rican, compared to 7 percent not receiving it (Table 3.45). At the same time, 24 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.

Table 3.45
Selected Characteristics of Households Receiving/Not Receiving Public Assistance
New York City 2011

Household Type	All	PA	Non-PA
All Types	100.0%	100.0%	100.0%
Single Adult	20.1%	12.0%	21.6%
Single with Child(ren)	5.9%	14.2%	4.2%
Adult Household	27.5%	14.6%	30.2%
2+ Adults with Child(ren)	24.3%	29.0%	23.5%
Single Elderly	11.6%	17.6%	10.2%
Elderly Household	10.7%	12.6%	10.3%
Householder Birth Country/Region			
All Regions	100.0%	100.0%	100.0%
U.S.A	50.9%	42.1%	53.0%
Puerto Rico	3.8%	9.9%	2.5%
Other Caribbean	13.3%	19.5%	12.0%
Latin America	8.6%	9.2%	8.5%
Europe/USSR	10.0%	10.0%	9.9%
Asia	10.4%	7.4%	11.0%
Africa	1.9%	1.3%	2.0%
Other	1.1%	**	1.2%
Median 2010 Income	$48,040	$17,106	$57,135

Race/Ethnicity	All	PA	Non-PA
All Races	100.0%	100.0%	100.0%
White	41.3%	20.7%	45.3%
Black	22.3%	28.1%	21.1%
Puerto Rican	8.6%	18.3%	6.6%
Non-Puerto Rican Hispanic	15.4%	23.7%	13.7%
Asian	11.5%	7.9%	12.3%
Other	1.0%	1.3%	1.0%
Householder Educational Attainment			
All	100.0%	100.0%	100.0%
Less than High School	15.8%	37.3%	11.4%
High School Grad or More	84.2%	62.7%	88.6%
Householder Labor Force Participation			
All	100.0%	100.0%	100.0%
In Labor Force	70.8%	42.2%	76.5%
Not In Labor Force	29.2%	57.8%	23.5%
Householder Gender/Combination			
All	100.0%	100.0%	100.0%
Single Male	20.1%	14.7%	21.1%
Single Female	37.3%	57.2%	33.1%
Couple	42.6%	28.1%	45.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: ** Too few households to report.

Of householders receiving PA, 37 percent had not finished high school, and only 42 percent were in the labor force. Fifty-seven percent of households receiving PA were single-female households (Table 3.45). The median income of households receiving PA was an extremely low $17,106, only 30 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.

As suggested earlier, data on employment and education can also be usefully combined with income data to provide additional 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 effective 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 was 65.9 percent in 2011 (Table 3.46). The labor force participation rate in the Bronx was 62.5 percent, 3.4 percentage points lower than the city-wide rate. The rate in Staten Island was 61.0 percent, 4.9 percentage points lower than the city-wide rate. In Brooklyn and Queens, rates were 65.7 percent and 65.6 percent respectively, not appreciably different from the city-wide rate. The rate in Manhattan was 70.6 percent, 4.7 percentage points higher than the city-wide rate and the highest rate among all the boroughs in 2011 (Map 3.4).

Table 3.46
Labor Force Participation and Unemployment Rates
of Individuals Aged 16 and Over by Borough
New York City 2011

Borough	Labor Force Participation Rates	Unemployment Rates
All	65.9%	9.8%
Bronx	62.5%	15.2%
Brooklyn	65.7%	10.8%
Manhattan	70.6%	6.7%
Queens	65.6%	8.5%
Staten Island	61.0%	9.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Since only 65.9 percent of individuals in the City 16 years old or older participated in the labor market, 34.1 percent were not in the labor force in 2011 (Table 3.47). This means about one in every three New Yorkers in 2011 did not have earnings and were not looking for work, despite the fact that, in 2010, about three-quarters of all households' income in the City came from earnings, as discussed earlier (Table 3.32). 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.

Map 3.4
Percent of Population Age 16 to 64 Not in the Labor Force
New York City 2011

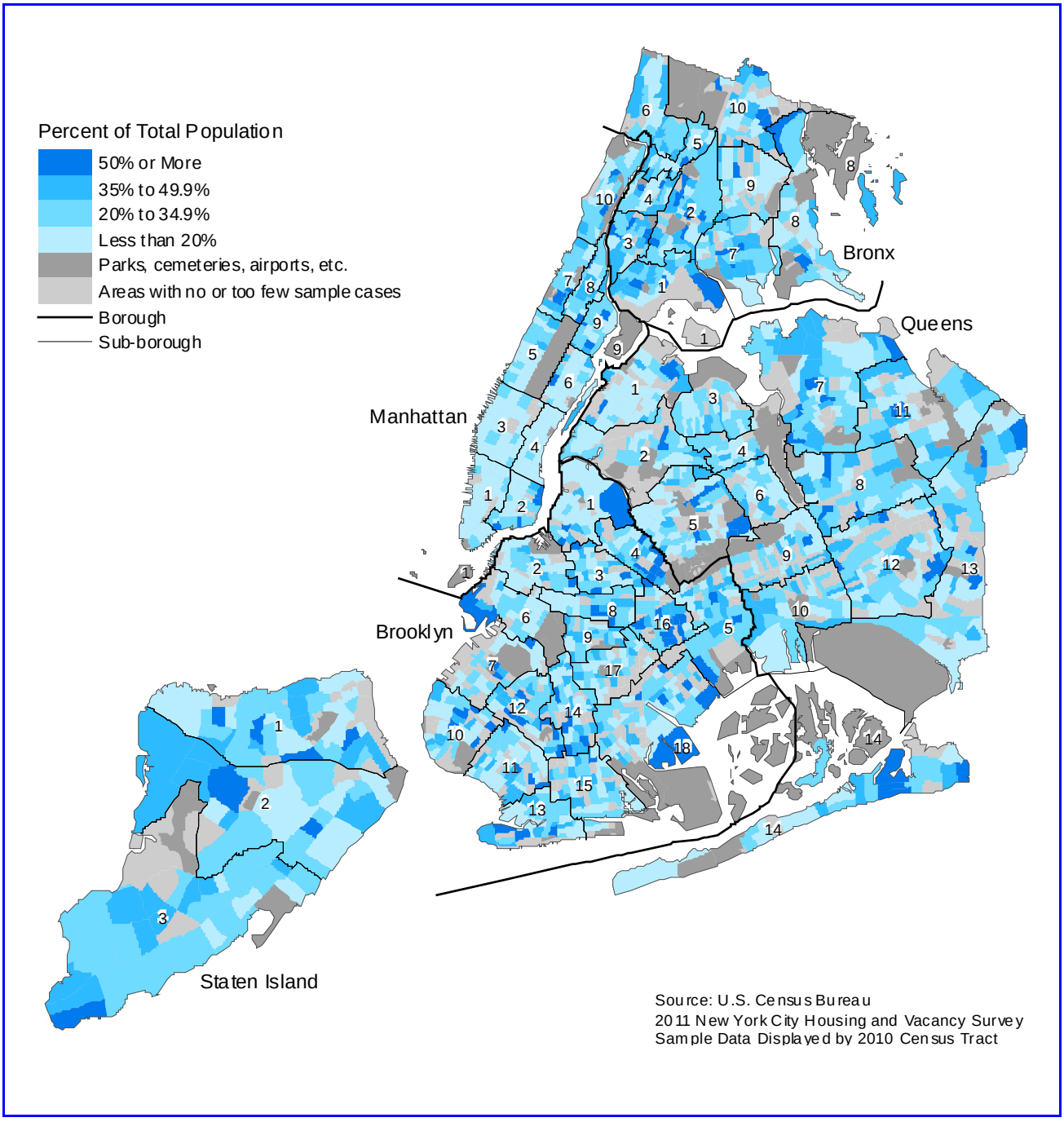


Table 3.47
Labor Force Participation Rates of Individuals Aged 16 Years and Over by Age Group and Gender New York City 2011

	Gender		
Age Group	**Both**	**Male**	**Female**
All	65.9%	71.8%	60.9%
16-17	5.5%	5.8%	5.2%
18-24	53.3%	52.2%	54.5%
25-34	85.9%	91.2%	81.3%
35-44	86.4%	93.1%	80.2%
45-54	82.4%	88.8%	76.7%
55-64	67.2%	75.4%	60.5%
65-74	22.1%	27.0%	18.4%
75 and Over	5.3%	8.2%	3.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 3.48
Labor Force Participation Rates of Individuals Aged 16 Years and Over by Age Group and by Race/Ethnicity New York City 2011

	Age Group			
Race/Ethnicity	**All**	**16-24**	**25-54**	**55 & Over**
All	65.9%	43.4%	85.1%	39.3%
White	67.4%	50.4%	87.7%	40.4%
Black/African American	64.1%	35.7%	84.8%	41.2%
Puerto Rican	56.9%	45.0%	77.0%	24.2%
Non-Puerto Rican Hispanic	69.8%	49.0%	86.2%	40.0%
Asian	64.9%	32.9%	82.2%	40.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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: 71.8 percent versus 60.9 percent (Table 3.47).

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 85.1 percent, markedly higher than the overall city-wide rate of 65.9 percent and the rates of 53.3 percent for the young age group of 18-24 and 67.2 percent for the 55-64 age group (Tables 3.47 and 3.48).

Labor Force Participation by Race and Ethnicity

The labor-force participation rate was consistent across the board, within the range between 64 percent and 70 percent, for every racial and ethnic group, except for Puerto Ricans. The rates for white, blacks, and Asians—67.4 percent, 64.1 percent, and 64.9 percent respectively—were in approximate parity with the overall city-wide rate of 65.9 percent (Table 3.48). However, the rate for non-Puerto Rican Hispanics was 69.8 percent, 3.9 percentage points higher than the city-wide rate.

The labor force participation rate for Puerto Ricans was an extremely low 56.9 percent, 9.0 percentage points lower than the city-wide rate (Table 3.48). In other words, 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.

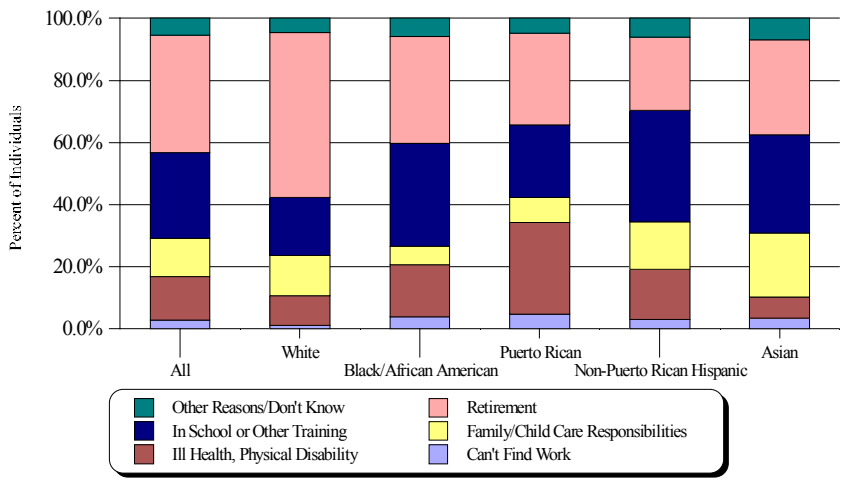
Reasons Not in the Labor Force

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 (38 percent), while 27 percent cited schooling or training as their reason (Table 3.49). On the other hand, about a quarter reported that they were not in the labor force due to family responsibilities/childcare (12 percent) or ill health/physical disability (14 percent).

Each racial and ethnic group provided a uniquely different combination of reasons for not looking for work. In 2011, over half of white individuals (53 percent) cited retirement as the major reason, while substantially below half of the individuals in the other major racial and ethnic groups cited retirement as the reason (Table 3.49 and Figure 3.14).

Of black individuals not in the labor force, a third 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 2011 (Table 3.49). For black individuals, family responsibilities/childcare was not a widespread reason: only 6 percent cited this, compared to 12 percent of all individuals.

Figure 3.14
Reasons Not Looking for Work of Individuals Age 16 and Over by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacany Survey.

Table 3.49
Reasons Not Looking for Work Given by Individuals
Aged 16 and Over by Race/Ethnicity
New York City 2011

	Race/Ethnicity					
Reason Given	**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[a]	2.9%	1.2%	3.9%	4.9%	3.1%	3.4%
Ill Health, Physical Disability	14.0%	9.4%	16.8%	29.5%	16.0%	6.8%
Family Responsibilities or Cannot Arrange Child Care	12.3%	13.1%	6.0%	8.2%	15.5%	20.6%
In School or Other Training	27.3%	18.3%	33.0%	23.3%	35.5%	31.2%
Retired	37.9%	53.4%	34.5%	29.5%	23.6%	31.0%
Other Reasons	5.5%	4.6%	5.9%	4.7%	6.2%	7.0%

Source: U.S. Bureau of the Census, 2011 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.

For Puerto Ricans, ill health or physical disability was a pervasive reason for not being in the labor force: an incomparably high proportion, 30 percent, cited this as their reason for not working or looking for work, while only 14 percent of all individuals cited it. Of non-Puerto Rican Hispanics, 16 percent cited family responsibilities or childcare, compared to 12 percent of all individuals, while a very large proportion, 36 percent, cited schooling or training as the reason for not being in the labor force, a similar proportion to that of black individuals (Table 3.49).

A fifth of Asians cited family responsibilities, including childcare; this was almost double the proportion of all individuals not in the labor force who cited such reasons (Table 3.49). 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 75.4 percent (Table 3.50). However, the rate rose progressively to 81.5 percent for those who had finished high school, to 84.9 percent for those who had finished some college work, and to 90.3 percent for those who had at least graduated from college. The progressively upward pattern of the labor force participation rate corresponding to the level of educational attainment holds for each racial and ethnic group, although there was no difference in the labor force participation rate for Asians who finished high school and those who had some college work.

Table 3.50
Labor Force Participation Rates of Individuals Aged 25-54
by Race/Ethnicity and by Educational Attainment
New York City 2011

Race/Ethnicity	Educational Attainment				
	All	Less than 12 Years	High School Graduate	13-15 Years	At Least College Graduate
All	85.1%	75.4%	81.5%	84.9%	90.3%
White	87.7%	67.9%	78.5%	84.7%	91.5%
Black/African American	84.8%	70.5%	83.2%	84.5%	91.9%
Puerto Rican	77.0%	58.3%	77.1%	83.2%	90.4%
Non-Puerto Rican Hispanic	86.2%	83.5%	84.2%	89.3%	90.1%
Asian	82.2%	76.2%	80.7%	80.0%	85.3%

Source:U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

For economically active Puerto Ricans, whose overall labor-force participation rate was only 77.0 percent, the upward pattern of the participation rate as the level of education increased was much more vivid: from 58.3 percent for those who did not finish high school, to 77.1 percent for high school graduates, to 83.2 percent for those who had finished some college work, to 90.4 percent for those who had graduated at least from college, this last figure little different from the city-wide rate for all individuals with such a high level of educational attainment (Table 3.50).

For economically active blacks, the overall labor force participation rate was 84.8 percent, 2.9 percentage points lower than the rate for whites. However, the rate for blacks who had graduated from high school was higher than the equivalent rate for whites, while rates for blacks who had finished some college work or had graduated from college were similar to equivalent rates for whites (Table 3.50).

Unemployment Rates in New York City

Unemployment Rates by Borough

According to the 2011 HVS, the overall unemployment rate for the City as a whole was extremely high, 9.8 percent in 2011 (Table 3.51). The 2011 New York City Housing and Vacancy Survey (HVS) was conducted between February and May in 2011. Although the most recent recession started in December 2007 and the country's and City's economies have been improving in the last couple of years, economic recovery has been extremely slow. According to the 2011 HVS, the labor market in the City in the first half of 2011 was still very weak. The unemployment rate was extremely high in every borough, except for Manhattan. The 2011 rates in the Bronx and Brooklyn were 15.2 percent and 10.8 percent respectively. The rate in the Bronx was the highest of all the boroughs, and 5.4 percentage points higher than the city-wide rate of 9.8 percent.

Table 3.51
Unemployment Rates[a] of Individuals 16 Years and Over
by Tenure and by Borough
New York City 2011

	Tenure		
Borough	**All**	**Renters**	**Owners**
All	9.8%	11.1%	7.3%
Bronx	15.2%	16.9%	9.3%
Brooklyn	10.8%	12.0%	7.8%
Manhattan	6.7%	7.8%	3.1%
Queens	8.5%	8.7%	8.3%
Staten Island	9.0%	14.3%	6.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: a 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.

On the other hand, the unemployment rates in Queens and Staten Island were 8.5 percent and 9.0 percent respectively in 2011 (Table 3.51). The Manhattan rate in 2011 was 6.7 percent, 3.1 percentage points lower than the city-wide rate. Not surprisingly, the geographic distribution of unemployment approximates the geographic distribution of low income in the City (Map 3.5).

The unemployment rate for renters was 11.1 percent, 1.3 percentage points higher than the city-wide rate, while the rate for owners was 7.3 percent, 2.5 percentage points lower than the city-wide rate (Table 3.51).

In 2011, the unemployment rate for female individuals was slightly higher than the rate for males or for all individuals: 9.9 percent for female, 9.7 percent for male, and 9.8 percent for all individuals (Table 3.52).

Map 3.5
Percent of Unemployed Individuals Age 16 to 64
New York City 2011

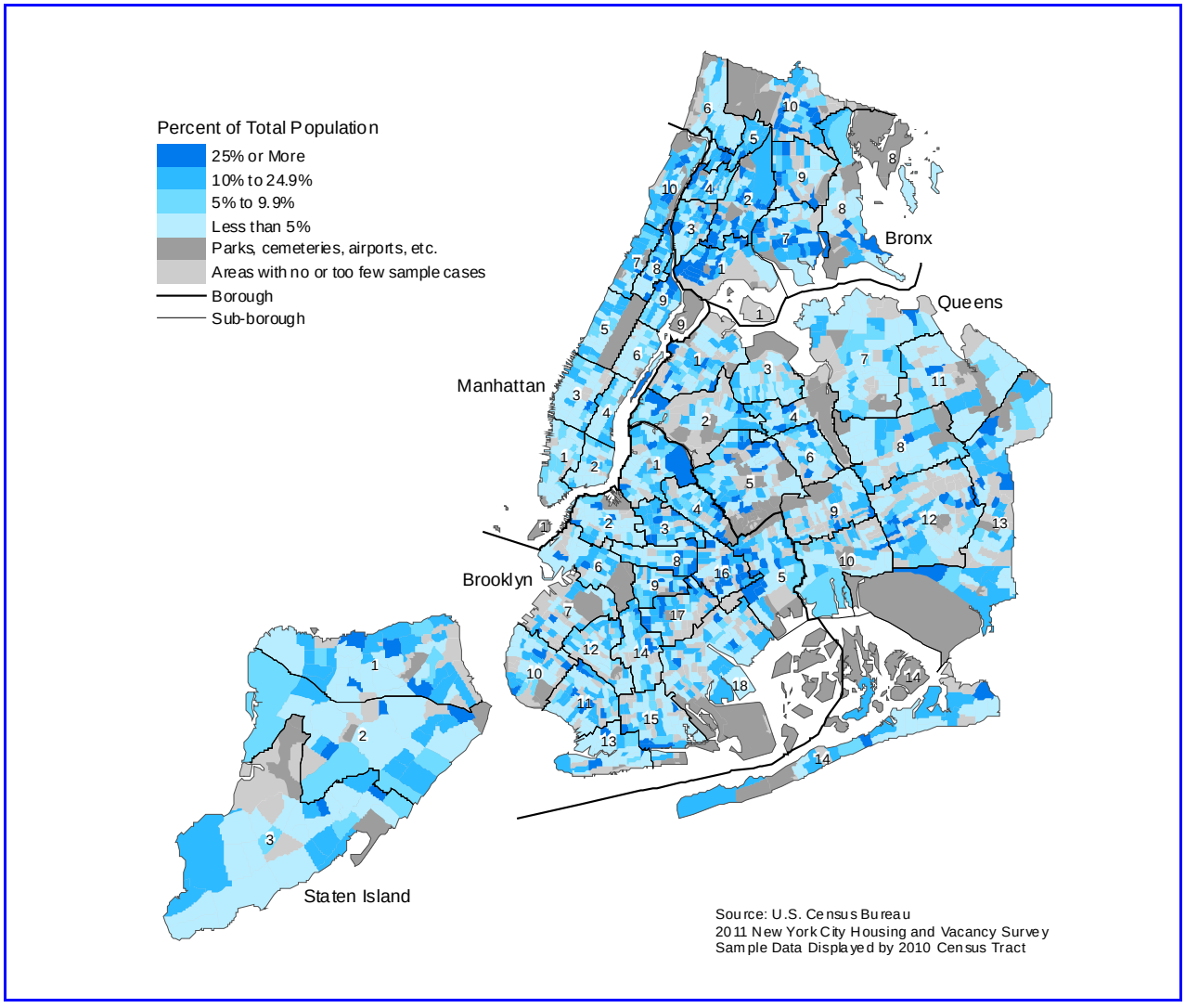


Table 3.52
Unemployment Rates of Individuals 16 Years and Over by Gender
New York City 2011

Gender	Unemployment Rate
Both	9.8%
Male	9.7%
Female	9.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 13.8 percent, 17.5 percent, and 11.8 percent respectively, 4.0, 7.7, and 2.0 percentage points higher than the city-wide rate (Table 3.53).

On the other hand, the rates for whites and Asians were 6.0 percent and 6.8 percent, 3.8 and 3.0 percentage points respectively lower than the city-wide rate of 9.8 percent in 2011 (Table 3.53).

Table 3.53
Unemployment Rates of Individuals Aged 16 Years and Over by Age Group and by Race/Ethnicity
New York City 2011

	Age Group			
Race/Ethnicity	All	16-24	25-54	55 & Over
All	9.8%	21.2%	8.7%	7.3%
White	6.0%	10.5%	5.5%	5.9%
Black	13.8%	29.4%	12.8%	8.9%
Puerto Rican	17.5%	36.7%	13.9%	13.3%
Non-Puerto Rican Hispanic	11.8%	22.3%	10.1%	8.3%
Asian	6.8%	14.4%	6.2%	6.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The unemployment rate for younger individuals—those in the 16-24 age group—is 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 2011, the unemployment rate for this youngest age group was 21.2 percent, more than twice the 9.8-percent rate for all individuals in the City (Table 3.53). The rates for young blacks and young Puerto Ricans were extremely high: 29.4 percent and 36.7 percent respectively, much higher than the equivalent rate for all individuals of that age group in the City in 2011.

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 3.50). 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 13.0 percent, much higher than the city-wide rate for those in that age group (Table 3.54 and Figure 3.15). The rate dropped progressively to 11.8 percent for those in this age group who graduated from high school, and plunged to 5.3 percent for those who had at least graduated from college.

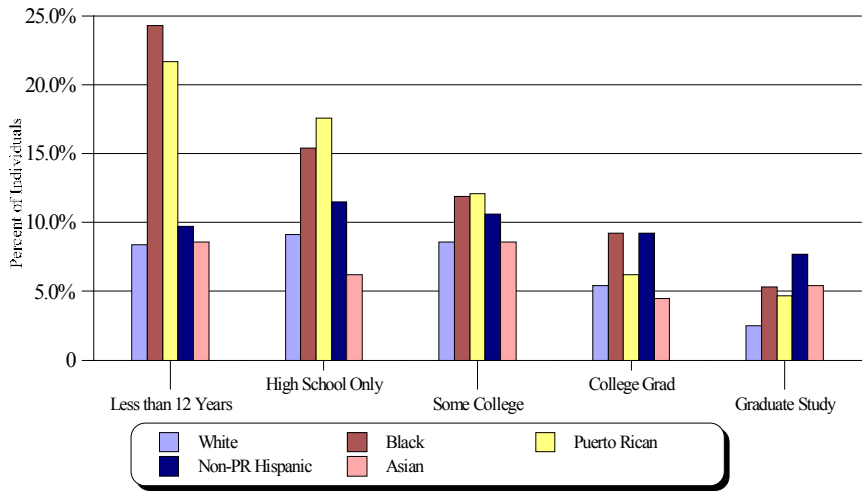
Table 3.54
Unemployment Rates of Individuals Aged 25-54 by Race/Ethnicity and by Level of Educational Attainment
New York City 2011

	Educational Attainment				
Race/Ethnicity	**All**	**Less than 12 Years**	**High School Graduate**	**13-15 Years**	**At Least College Graduate**
All	8.7%	13.0%	11.8%	10.4%	5.3%
White	5.5%	**	9.0%	8.5%	4.0%
Black/African American	12.8%	24.3%	15.4%	11.9%	7.9%
Puerto Rican	13.9%	21.8%	17.7%	12.1%	**
Non-Puerto Rican Hispanic	10.1%	9.7%	11.5%	10.6%	8.7%
Asian	6.2%	8.7%	6.2%	8.6%	4.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: ** Too few individuals to report.

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: 24.3 percent and 21.8 percent respectively (Table 3.54). But rates for these two groups showed a progressively steep decline as the level of educational attainment improved. For those blacks who had graduated from high school, the rate decreased to 15.4 percent. For those who had graduated at least from college, the rate was only 7.9 percent. The unemployment rate for Puerto Ricans who graduated from high school was 17.7 percent, while it was 12.1 percent for those who had done some college work (Figure 3.15).

Figure 3.15
Unemployment Rates by Race/Ethnicity by Level of Education
for Individuals Age 25-54
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Unemployment Rates by Occupational Categories

The unemployment rate for individuals 16 years old or older varied from one occupational category to another. In this report, data on occupational categories will be classified in the following ten groups, and terms in parentheses will be used to refer to each group by one simple term: (1) management, business, financial operations **(managers)**; (2) professional-related **(professionals)**; (3) service **(service)**; (4) sales and related **(sales)**; (5) office and administrative support **(administration)**; (6) farming, forestry, and fishing **(farming)**; (7) construction and extraction **(construction)**; (8) installation, repairs, and maintenance **(maintenance)**; (9) production **(production)**; and (10) transportation and materials moving **(transportation)**.

The above ten categories were first used for the Census 2000 and then were used for the 2002, 2005, 2008, and 2011 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 2011 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 4.4 percent and 4.6 percent respectively, substantially lower by 5.4 percentage points and by 5.2 percentage points than the city-wide overall rate of 9.8 percent in 2011 (Tables 3.55 and 3.57). The rate for the **sales** category, which was the third-highest earnings category, was 10.6 percent. The unemployment

rate for the **service** category—which includes health aids, building cleaners, and waiters, and whose earnings were the lowest—was 9.1 percent (Tables 3.55 and 3.57). The rate for the **transportation** category, whose earnings were much lower than the city-wide average earnings, was 8.8 percent. However, the rates for the occupational categories of **production** and **construction** were 11.4 percent and 16.1 percent respectively, 1.6 percentage points and 6.3 percentage points higher than the city-wide rate.

Table 3.55
Unemployment Rates of Individuals Aged 16 Years and Over
by Occupational Classification
New York City 2011

Occupational Classification[a]	Unemployment Rate
All	9.8%
Management, Business, Financial Operations	4.4%
Professional and Related	4.6%
Service	9.1%
Sales and Related	10.6%
Office and Administrative Support	11.1%
Construction and Extraction	16.1%
Installation, Repair, and Maintenance	9.8%
Production	11.4%
Transportation and Material Moving	8.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: a U.S. Bureau of the Census, 2010 Standard Occupational Classification Manual.

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).**

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, 2008 and 2011 HVS. Thus, 2011 HVS data on industrial categories will not be compared with data from the 1999 and previous HVSs in this report, since the categories are not comparable.

Table 3.56
Unemployment Rates of Individuals Aged 16 and Over by Major Industry Group
New York City 2011

Major Industry Group[a]	Unemployment Rate
All	9.8%
Manufacturing	12.4%
Construction	15.6%
Trade	10.9%
Transportation, Warehousing, Utilities	7.3%
Information	6.9%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	6.7%
Professional, Scientific, Management, Administrative, Waste Management	8.3%
Education, Health Care, Social Services	5.5%
Arts, Entertainment, Recreation, Accommodation, Food Services	8.4%
Other Services, Except Public Administration	8.7%
Federal Government	11.8%
State/Local Government	5.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: a U.S. Bureau of the Census, 2007 North American Industry Classification System.

In 2011, the unemployment rate in **state and local government** was only 5.7 percent. The rate in **social services** (which covers education and the healthcare industries) was also very low, 5.5 percent, while the

rate was 7.3 percent in **transportation** (Table 3.56). The rates for the categories of **information, management, FIRE, entertainment,** and **other services** were 6.9 percent, 8.3 percent, 6.7 percent, 8.4 percent, and 8.7 percent respectively. Conversely, the unemployment rates were a very high 12.4 percent for **manufacturing**, 15.6 percent for **construction**, and 10.9 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 2010, the average weekly earnings for full-time employed individuals was $1,288 (Table 3.57). (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 2010.)

Earnings by Major Occupational Categories

The average weekly earnings varied widely from one occupational category to another. Specifically, the highest average weekly earnings in 2011 were $1,944 for those in the **managerial** category, followed by $1,739 for those in the **professional** category. The third-highest earnings category was **sales**, with average weekly earnings of $1,227. The average earnings for the other occupational categories were all lower than the city-wide average earnings of $1,288 (Table 3.57). The average earnings of the **service** and **production** categories were lowest at $745 and $746.

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 2010, 36 percent were white, while 22 percent were black, and 20 percent were non-Puerto Rican Hispanic. Asians were 14 percent, and Puerto Ricans were 7 percent (Table 3.57). Compared to this city-wide distribution, the proportion of those who were white in the managerial category, the highest-earnings category, was an overwhelming 56 percent. Consequently, the proportions of the other racial and ethnic groups in this category were much lower than their respective city-wide proportions, except for Asians, whose proportion in the category was 13 percent, about 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.

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 and fewer blacks (Table 3.57). In the three categories of **maintenance**, **administration**, and **construction,** whose average earnings were in the fourth, fifth, and sixth levels, and lower than the city-wide average, there were fewer whites compared to the city-wide distribution. There were more blacks and Puerto Ricans and fewer Asians in **administration**. In **construction**, there were more non-Puerto Rican Hispanics and fewer blacks and Asians. There were more non-Puerto Rican Hispanics in **maintenance**, compared to the city-wide distribution.

The distribution in the three categories of **service, transportation,** and **production**, whose average earnings levels were the three 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 3.57).

Compared to the city-wide distribution, in these three categories there were disproportionately fewer whites and considerably more non-Puerto Rican Hispanics. In addition, in the **production** category, there were 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 occupational categories, 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 2011, 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 24 percent were in either the **sales** category (11 percent) or the **administration** category (13 percent), which were the third- and fifth-highest-earnings categories (Tables 3.57 and 3.58). Almost a quarter were in the **service** category, which was at the bottom of the earnings categories. The remaining individuals were dispersed in small proportions, 5 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** (19 percent) or the second-highest category of **professional** (35 percent) (Table 3.58). A little more than a fifth of whites were employed in either the **sales** (11 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 13 percent, compared to 24 percent for the City as a whole.

A relatively large proportion of blacks had occupations in the following three categories: **service** (30 percent), **professional** (20 percent), and **administration** (17 percent) (Table 3.58). Puerto Ricans' distribution was similar to that of blacks, except that the proportion of Puerto Ricans who had occupations in the **professional** category was smaller than that of blacks, while it was larger in the **administration** category.

Table 3.57
Distribution of Individuals Aged 16 and Over in the Labor Force by Race/Ethnicity with Average Weekly Earnings, by Occupational Classification
New York City 2011

Occupational[a] Classification	2010 Average Weekly Earnings[b]	Race/Ethnicity					
		All[c]	White	Black/ African American	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	$1,288	100.0%	36.2%	22.0%	6.9%	20.1%	13.6%
Management, Business, Financial Operations	$1,944	100.0%	56.1%	14.6%	4.2%	10.3%	13.4%
Professional and Related	$1,739	100.0%	53.2%	18.5%	4.6%	9.4%	12.9%
Service	$745	100.0%	19.7%	27.4%	8.0%	30.3%	13.5%
Sales and Related	$1,227	100.0%	36.7%	18.8%	7.0%	17.9%	18.0%
Office and Administrative Support	$988	100.0%	31.3%	27.8%	10.8%	18.0%	10.8%
Construction and Extraction	$963	100.0%	30.4%	17.1%	7.0%	34.7%	9.1%
Installation, Repair, and Maintenance	$1,052	100.0%	31.0%	22.3%	7.6%	25.8%	12.1%
Production	$746	100.0%	17.4%	17.4%	6.3%	39.9%	18.4%
Transportation and Material Moving	$891	100.0%	22.2%	25.9%	6.2%	28.1%	17.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, 2010 Standard Occupational Classification Manual.
b Individuals working at least 35 hours per week 50 weeks or more. Includes self-employment income.
c Includes 53,715 (1.3%) other individuals not reported in each occupational classification

Compared to all individuals aged 16 or over in the City's labor force, half of non-Puerto Rican Hispanics had labor-intensive jobs in the three lowest-paying occupational categories of **service, production**, and **construction** in 2011 (Table 3.58). Of non-Puerto Rican Hispanics, 37 percent, the

Table 3.58
Distribution of Individuals Aged 16 and Over in the Labor Force
by Occupational Classification by Race/Ethnicity
New York City 2011

Occupational[a] 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	12.7%	19.4%	8.5%	8.0%	6.5%	12.4%
Professional and Related	24.1%	35.0%	20.4%	16.5%	11.3%	22.8%
Service	24.2%	13.0%	30.4%	28.5%	36.7%	24.0%
Sales and Related	11.3%	11.3%	9.7%	11.6%	10.1%	14.9%
Office and Administrative Support	13.1%	11.2%	16.7%	20.9%	11.8%	10.4%
Construction and Extraction	4.3%	3.5%	3.3%	4.4%	7.4%	2.9%
Installation, Repair, and Maintenance	2.3%	1.9%	2.3%	2.6%	2.9%	2.0%
Production	2.8%	1.3%	2.3%	2.6%	5.7%	3.8%
Transportation and Material Moving	5.3%	3.2%	6.3%	4.9%	7.5%	6.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: a U.S. Bureau of the Census, 2010 Standard Occupational Classification Manual.

largest proportion among all major racial and ethnic groups, had occupations in the **service** category, while 8 percent, again the largest proportion among all major racial and ethnic groups, had occupations in the **transportation** category, 6 percent had occupations in **production** and **7 percent in construction**. The distribution of Asians very much resembled the city-wide distribution except that more Asians had occupations in **sales** and fewer had occupations in **administration**.

Employment by Occupational Categories by Tenure

In 2011, 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 3.59). 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 3.59
Number and Distribution of Individuals Age 16 and Over in the Labor Force
by Occupational Classification by Tenure
New York City 2011

	All		Tenure	
Occupational Classification[a]	**Number**	**Percent**	**Renters**	**Owners**
All	4,224,971[b]	100.0%	100.0%	100.0%
Management, Business, Financial Operations	525,591	12.7%	10.9%	16.1%
Professional and Related	998,863	24.1%	22.1%	28.0%
Service	1,004,397	24.2%	27.8%	17.0%
Sales and Related	468,076	11.3%	11.4%	11.0%
Office and Administrative Support	543,405	13.1%	12.8%	13.7%
Construction and Extraction	177,352	4.3%	4.4%	4.1%
Installation, Repair, and Maintenance	94,168	2.3%	2.0%	2.8%
Production	117,738	2.8%	3.0%	2.5%
Transportation and Material Moving	220,667	5.3%	5.7%	4.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, 2010 Standard Occupational Classification Manual.
b Includes 73,423 in labor force who last worked before 2006 or never worked and a very few in farming or military occupations. These individuals are not assigned an occupational category and are not included in the distributions.

Employment by Occupational Categories by Borough

In 2011, compared to the city-wide occupational distribution, substantially more individuals in the Bronx were employed in the lowest-paying category, **service**, while considerably fewer were employed in the higher-paying **managerial** and **professional** categories (Table 3.60). The occupational distributions in Brooklyn very much mirrored the city-wide distribution. 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** (22 percent) and **professional** (36 percent), compared to the city-wide proportions. The distribution in Staten Island was similar to the city-wide pattern.

Table 3.60
Distribution of Individuals Aged 16 and Over in the Labor Force
by Occupational Classification by Borough
New York City 2011

Occupational Classification[a]	Borough					
	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%[b]	100.0%	100.0%	100.0%	100.0%	100.0%
Management, Business, Financial Operations	12.7%	6.0%	10.4%	22.2%	11.4%	10.0%
Professional and Related	24.1%	17.1%	23.4%	36.0%	19.4%	22.0%
Service	24.2%	32.8%	25.1%	15.6%	25.5%	24.4%
Sales and Related	11.3%	10.9%	11.0%	11.3%	11.9%	10.4%
Office and Administrative Support	13.1%	15.7%	13.9%	9.3%	13.5%	14.9%
Construction and Extraction	4.3%	4.5%	5.3%	1.0%	5.3%	6.1%
Installation, Repair, and Maintenance	2.3%	3.5%	2.1%	0.7%	2.7%	4.1%
Production	2.8%	2.9%	2.8%	1.4%	4.0%	2.4%
Transportation and Material Moving	5.3%	6.6%	5.9%	2.5%	6.3%	5.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, 2010 Standard Occupational Classification Manual.
b Excludes 73,423 individuals in labor force who last worked before 2006 or never worked and a very few in farming or military occupations. These 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 unequivocally reveals 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 2011, 13 percent had not graduated from high school; 24 percent had finished only high school; 20 percent had completed some college work, and 43 percent had graduated at ast from college (Table 3.61).

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 11 percent and 8 percent of

Table 3.61
Distribution of Individuals Aged 16 and Over in the Labor Force
by Level of Educational Attainment by Occupational Classification
New York City 2011

Occupational Classification[a]	Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All	100.0%[b]	13.0%	24.1%	20.2%	24.5%	18.2%
Management, Business, Financial Operations	100.0%	2.0%	9.2%	16.3%	41.9%	30.6%
Professional and Related	100.0%	1.9%	6.5%	15.7%	34.9%	40.9%
Service	100.0%	24.3%	36.1%	20.7%	13.1%	5.8%
Sales and Related	100.0%	12.5%	26.4%	24.5%	25.2%	11.3%
Office and Administrative Support	100.0%	8.0%	27.5%	30.1%	25.0%	9.4%
Construction and Extraction	100.0%	30.9%	38.2%	16.9%	9.0%	5.0%
Installation, Repair, and Maintenance	100.0%	16.7%	36.9%	25.0%	15.4%	6.1%
Production	100.0%	30.5%	39.3%	13.8%	10.6%	5.9%
Transportation and Material Moving	100.0%	21.0%	42.8%	19.7%	11.7%	4.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, 2010 Standard Occupational Classification Manual.
b Includes 73,423 individuals in labor force who last worked before 2006 or never worked and a very few in farming or military occupations. These individuals are not assigned an occupational category and are not included in the distributions.

individuals in these two categories respectively did not finish at least some college work. At the same time, 73 percent and 76 percent respectively of individuals in these two categories had graduated at least from college (Table 3.61).

The distribution of individuals by level of educational attainment within the **sales** category, which was the third-highest earnings category, 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 **administration** and **maintenance** categories, where earnings were lower than the city-wide average, considerably more individuals had graduated from high school and finished some college-level work (Table 3.61). 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: 31 percent each of individuals in **production** and **construction** did not finish high school. Also, in **service**, a very large proportion of individuals, 24 percent, did not finish high school.

Employment by Major Industrial Groups

In 2011, s**ocial services, education and health care,** the largest industry in the City, employed 18 percent of the employed individuals in the City, or 696,000 people (Table 3.62). The second-largest industry, **federal government/state and local government** employed 14 percent of the City's employed individuals, or 532,000 people. **Management**, the third-largest industry, employed 13 percent of the City's workers, or 493,000 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 462,000 people); **entertainment** (11 percent or 420,000 people), and **FIRE** (9 percent or 336,000 people). **Construction** and **transportation**, the eighth-largest industries, each employed 5 percent of the City's workers, or 173,000 and 171,000 people respectively, while **other services**, the seventh-largest industry, employed 7 percent of the City's workers, or 249,000 people. The remaining two industries, **manufacturing** and **information,** employed 4 percent each (141,000 and 135,000 people respectively) of the City's workers.

Together, the government and service-oriented industries, discussed above, employed 75 percent of the workers in the City, or 2,864,000 New Yorkers (Table 3.62).[34] The remaining 25 percent of the City's workers, 947,000 people, were employed in either **manufacturing**, **construction**, **transportation**, or **trade**.

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** (12 percent), and **information** (6 percent) were higher than other racial and ethnic groups, while their proportion in **trade** (10 percent) was lower (Table 3.63). A relatively very large proportion of blacks had jobs in **state and local government** (18 percent) and **education** (24 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** (16 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** (16 percent), **trade** (15 percent), **construction** (8 percent), and **other services** (10 percent) (Table 3.63). On the other hand, somewhat fewer non-Puerto Rican Hispanics worked in **management** (10 percent), **FIRE** (6 percent), **education** (14 percent), **state and local government** (8 percent) and **information** (2 percent).

[34] 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 3.62
Number and Distribution of Employed Individuals Aged 16 and Over by Major Industry Group
New York City 2011

Major Industry Group[a]	Number	Percent
All	3,810,771	100.0%
Manufacturing	140,596	3.7%
Construction	173,448	4.6%
Trade	461,509	12.1%
Transportation, Warehousing, Utilities	171,278	4.5%
Information	134,971	3.5%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	336,096	8.8%
Professional, Scientific, Management, Administrative, Waste Management	492,664	12.9%
Education, Health Care, Social Services	696,417	18.3%
Arts, Entertainment, Recreation, Accommodation, Food Services	420,103	11.0%
Other Services, Except Public Administration	248,852	6.5%
Agriculture	**	0.1%*
Federal Government	74,189	1.9%
State/Local Government	457,381	12.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, 2007 North American Industry Classification System.
The Census Bureau allocated labor force status and major industrial group where it was not reported.
* Since the number of households is small, interpret with caution.
** Too few households to report.

As was the case for non-Puerto Rican Hispanics, more Asians worked in **trade** (16 percent) and **entertainment** (16 percent). On the other hand, substantially fewer Asians worked in **state and local government** (7 percent), **management** (10 percent), and **information** (3 percent) (Table 3.63).

Table 3.63
Distribution of Individuals Aged 16 and Over in the Labor Force by Major Industrial Group by Race/Ethnicity
New York City 2011

Major Industrial Group[a]	Race/Ethnicity					
	All	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Manufacturing	3.9%	3.3%	2.2%	3.6%	5.2%	6.4%
Construction	5.0%	4.3%	3.6%	4.9%	8.3%	3.7%
Trade	12.5%	10.2%	11.2%	13.7%	15.2%	15.8%
Transportation, Warehousing, Utilities	4.5%	3.0%	5.8%	4.8%	5.2%	5.3%
Information	3.5%	5.7%	2.3%	2.7%	1.6%	2.5%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	8.7%	11.7%	6.1%	8.3%	5.8%	9.3%
Professional, Scientific, Management, Administrative, Waste Management	12.9%	17.2%	10.4%	10.6%	10.1%	10.3%
Education, Health Care, Social Services	17.8%	17.3%	23.8%	18.7%	13.5%	15.5%
Arts, Entertainment, Recreation, Accommodation, Food Services	11.0%	9.2%	7.4%	8.4%	16.1%	15.7%
Other Services, except Public Administration	6.6%	4.7%	6.7%	5.8%	10.0%	6.6%
Agriculture	0.1%*	**	**	**	**	**
Federal Government	2.0%	1.9%	2.9%	2.3%	1.3%	2.0%
State/Local Government	11.7%	11.4%	17.7%	16.3%	7.6%	7.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a U.S. Bureau of the Census, 2007 North American Industry Classification System.
The Census Bureau allocated labor force status and major industrial group where it was not reported.
* Since the number of individuals is small, interpret with caution.
** Too few individuals to report.

Table 3.64
Distribution of Individuals Aged 16 and Over in the Labor Force by Level of Educational Attainment by Major Industrial Group
New York City 2011

Major Industrial Group[a]	Level of Educational Attainment					
	All	Less Than 12 Years	High School Graduate	13-15 Years	College Graduate	17 Years or More
All[b]	100.0%	13.0%	24.1%	20.2%	24.5%	18.2%
Manufacturing	100.0%	20.0%	28.8%	16.8%	22.3%	12.1%
Construction	100.0%	27.6%	37.1%	17.0%	12.3%	6.0%
Trade	100.0%	17.5%	29.8%	23.7%	20.5%	8.4%
Transportation, Warehousing, Utilities	100.0%	14.6%	41.5%	22.4%	14.2%	7.3%
Information	100.0%	**	8.4%	19.4%	45.7%	24.7%
Finance, Insurance, Real Estate, Rental Leasing "(FIRE)"	100.0%	4.6%	16.0%	17.2%	40.3%	21.8%
Professional, Scientific, Management, Administrative, Waste Management	100.0%	7.9%	16.1%	17.7%	32.8%	25.6%
Education, Health Care, Social Services	100.0%	8.5%	20.9%	22.0%	23.0%	25.6%
Arts, Entertainment, Recreation, Accommodation, Food Services	100.0%	22.0%	27.2%	18.9%	20.7%	11.1%
Other Services, except Public Administration	100.0%	22.7%	32.9%	17.0%	16.1%	11.2%
Federal Government	100.0%	**	23.6%	22.9%	26.1%	24.7%
State/Local Government	100.0%	6.6%	19.3%	23.7%	23.0%	27.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a U.S. Bureau of the Census, 2007 North American Industry Classification System.
The Census Bureau allocated labor force status and major industrial group where it was not reported.

b Includes 73,423 individuals in labor force who last worked before 2006 or never worked and a very few in agriculture or the military. These 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.

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: 70 percent had at least a college degree (Table 3.64). Sixty-two percent of those in **FIRE** and 58 percent of those in **management** were also at least college graduates.

Also, individuals employed in **social services** (including education and healthcare) had very high levels of educational attainment: 49 percent had a least a college degree. On the other hand, City residents employed in **manufacturing**, **transportation, other services, entertainment**, and **trade** had the lowest levels of educational attainment. Six out of ten individuals had finished high school or less (Table 3.64).

In short, in 2011, three-quarters or more of the City's working residents were employed in non-production occupational or industrial categories, which require high educational attainment and/or a high level of professional skills. Particularly, 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. Under these circumstances, 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.

4 The Housing Inventory

Introduction

The housing inventory consists of different types of housing units in different renter and owner statuses and various occupancy statuses. The size and variety of the housing inventory are massive and complex.

This chapter opens with a discussion of the number and composition of housing units, in terms of tenure category (whether they are rental or owner units) and occupancy (whether they are occupied or vacant and available for sale or for rent). But there is another group of housing units not covered in the above tenure and occupancy categories. This residual category is comprised of vacant units not available for sale or rent for various reasons; consequently, these units cannot be classified by tenure. Reasons for the unavailability of such vacant-unavailable units will be analyzed in detail in Chapter 5, "Housing Vacancies and Vacancy Rates."

The housing inventory gains and loses during the inter-survey period by adjusting to market and non-market forces. Thus, the size of the housing inventory is a net result of additions and losses in the various components of the inventory. Net changes in the inventory over time are cumulative consequences of different gross changes in different components of the inventory. However, it is very difficult to estimate in a reliable manner the gross changes in the inventory. Moreover, the number of housing units added to and removed from different components of the inventory between 2011 and any of the previous survey years cannot be estimated using the HVS. As explained in Chapter 1, "Overview of the 2011 Housing and Vacancy Survey and the Housing New York City, 2011 Report," the sample for the 2011 HVS was new, and was drawn from the 2010 census, while the samples for the 2008 and previous HVSs in the 2000s were drawn from the 2000 census. Therefore the ability to follow units longitudinally necessary to measure several components of inventory change, does not exist in the 2011 HVS. In addition, the weighting for the 2011 HVS sample used estimates based on the 2010 census, and the weighting for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. As a result of the confluence of the different samples and weights used for the two HVSs, it is very difficult to compare the data from the 2011 HVS with data from the 2008 and previous HVSs. In this report, therefore, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade.

The chapter will then cover the discernible variations in housing components important to an understanding of housing requirements in the City. The total inventory will be classified and discussed by the following functional and locational components: tenure, occupancy, location, building structure

class, building size, and unit size.

The rental housing inventory will be analyzed by rent-regulation status. The distribution and the discussion of rental housing units by various rent variables will be covered exclusively and comprehensively in Chapter 6, "Variations in Rent Expenditure."

In addition, the number and characteristics of the housing inventory in cooperatives and condominiums will be analyzed in detail. Units in such buildings have oscillated from rental to owner and vice versa, reflecting changes in rental housing market or owner housing market situations, as witnessed by the fact that the number of rental units in cooperatives and condominiums has changed considerably in recent years.

Next, the owner housing inventory will be discussed by ownership types and the following additional issues: changes in the ownership rate, proportion of owner units by year of home purchase, and owner units by estimated current value and purchase price. The chapter will close with a discussion of accessible housing for physically disabled persons.

The Housing Inventory

The Housing and Vacancy Survey is administered to occupants of a sample of housing units. For the 2011 HVS, applying the housing definition used for the 2010 Census, 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.[1]

"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.[2] 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 are not included in the survey sample. Also excluded are housing units in "special places," such as regular units on the grounds of institutions or military installations.

Size of the Housing Inventory

The size of the housing supply in New York City is massive. The 2011 HVS reports that the City's total inventory of residential units was 3,352,041 in 2011,[3] the largest housing stock in the forty-six-year period since the first HVS was conducted in 1965 (Tables 4.1and 4.2).

[1] For further information, see U.S. Census Bureau, Field Representative's Manual for the 2011 New York City Housing and Vacancy Survey.
[2] U.S. Bureau of the Census, Field Representative's Manual for the 2011 New York City Housing and Vacancy Survey.
[3] Since the first HVS, the Census Bureau has excluded housing units in "special places," a term which includes transient hotels and motels, prisons, dormitories, hospitals, nursing homes, and shelters.

Table 4.1
Composition of the Housing Inventory by Tenure, Occupancy Status and Availability
New York City 2011

Inventory	Number	Percent
Total Housing Units	3,352,041	100.0%
Total Rental Units	2,172,634	64.8%
Renter-Occupied	2,104,816	62.8%
Vacant for Rent	67,818	2.0%
Total Owner Units	1,014,940	30.3%
Owner-Occupied	984,066	29.4%
Vacant for Sale	30,875	0.9%
Total Vacant Units Not Available for Sale or Rent	164,467	4.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

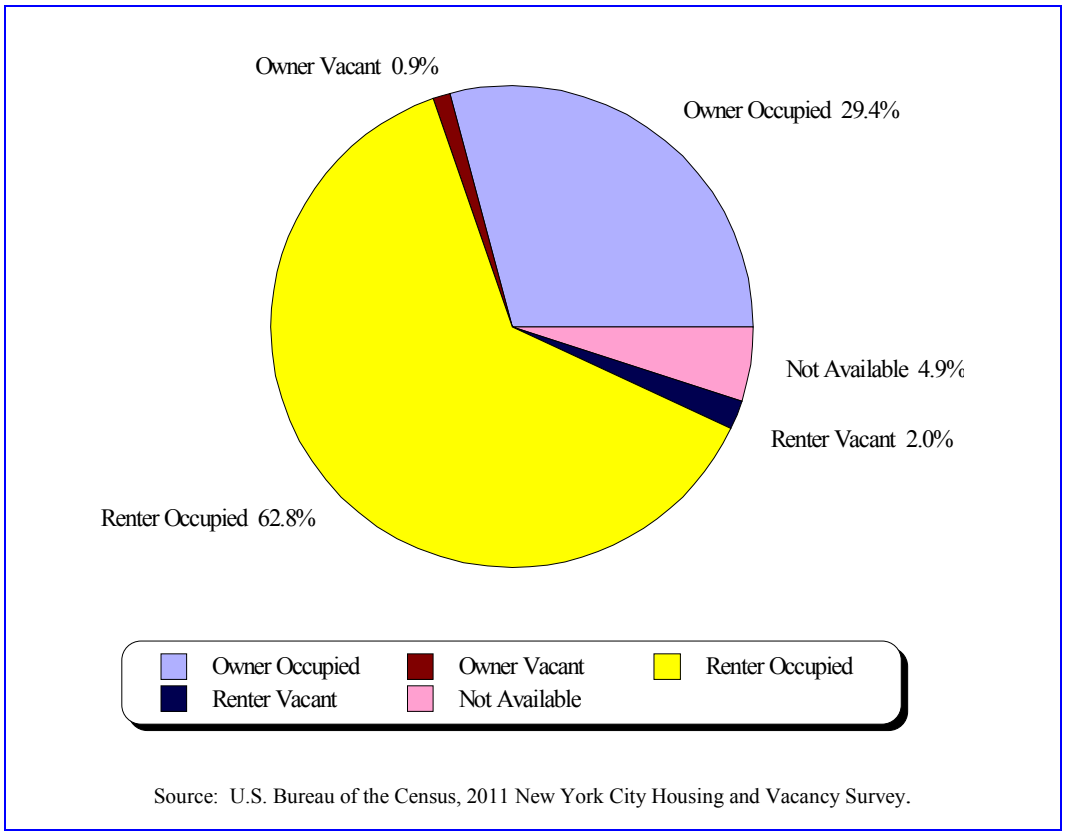
Table 4.2
Total Housing Units by Borough
New York City 2011

Boroughs	Number	Percent
All	3,352,041	100.0%
Bronx	510,347	15.2%
Brooklyn	997,495	29.8%
Manhattan	840,676	25.1%
Queens	828,446	24.7%
Staten Island	175,077	5.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The composition of housing units in the City by tenure, occupancy, and other characteristics is diverse. By tenure (whether units are rental or owner units), the housing inventory of 3,352,041 units in the City consisted of 2,172,634 rental units (64.8 percent) and 1,014,940 owner units (30.3 percent) (Table 4.1). But there is another group of housing units not covered in the above two tenure categories. This residual category is comprised of vacant units not available for sale or rent for various reasons, such as units awaiting or undergoing renovation that, consequently, cannot be classified by tenure, since they could be either rental or owner units when they do become available. In 2011, the number of vacant unavailable units was 164,467 or 4.9 percent of the inventory (Table 4.1 and Figure 4.1).

Figure 4.1
Percent of All Housing Units by Tenure and Availability
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Of the 2,173,000 rental units, 2,105,000 units, or 97 percent, were occupied, while 68,000, or 3 percent, were vacant for rent (Table 4.1). At the same time, of the 1,015,000 owner units, 984,000, or 97 percent, were occupied, while the remaining 31,000 units, or 3 percent of owner units, were vacant for sale.

Since 1993, the expansion in the City's housing supply has been largely concentrated in the owner rather than in the rental sector. As a result, the proportion of rental units in the City's housing inventory has slowly and gradually declined. However, as 65 percent of the total housing inventory is rental, New York City is still a predominantly rental housing market.

Components of the Housing Inventory

The housing inventory in the City is not only vast in number; it is also diverse in its sources of change. These sources of change are of two categories: first, **additions** to the stock through units newly constructed or gut-rehabilitated, conversions from non-residential to residential use, returned losses (previously lost units that have returned to the active housing inventory), and alterations within the residential sector (such as larger units broken up into smaller units); and, second, **gross losses** from the stock through merging smaller units into larger ones, conversion of residential units to non-residential use, demolition, condemnation, boarded-up/burned-out units, and other losses through market and non-market mechanisms.

According to HVS data on the components of inventory change, the change in the size of the housing supply in the City has historically been largely determined by the level of new housing losses and the level of returned losses, rather than by the level of newly constructed units.

However, since the samples for the 2008 and 2011 HVSs are different, as explained earlier, the 2011 HVS does not provide data on components of inventory change, such as returning losses, and gross losses from the stock. Consequently, the growth of the housing inventory between 2008 and 2011 will not be discussed using HVS data. The discussion on growth will be limited to an analysis of data on newly constructed units with Certificates of Occupancy provided by New York City's Department of City Planning.

According to that data, the number of newly constructed units in the City for the four calendar years between 2008 and 2011[4] was 65,518 or 16,380 per year (Table 4.3 and Figure 4.2). During the period between 2008 and 2011, on average, 2,992, 6,704 and 4,029 units respectively per year were built in the Bronx, Brooklyn and Queens.

During the period of time between July 2008 (after the 2008 HVS data collection) and June 2011, (the end of 2011 HVS data collection), HPD created 29,968 affordable units through new construction (15,680 units) and rehabilitation (14,288 units) programs. In addition, 25,665 new units were constructed through HPD's tax incentive programs (421A and 421B) during the three-year period. Another 830 residential units were created through conversion of non-residential buildings in Lower Manhattan under the 421-G program. In addition, 8,367 units were newly constructed (1,848 units) or gut-rehabilitated (6,519 units) with the assistance of the City's Housing Development Corporation in the same three years. These were substantial contributions to expanding the quality housing inventory of the City.[5,6]

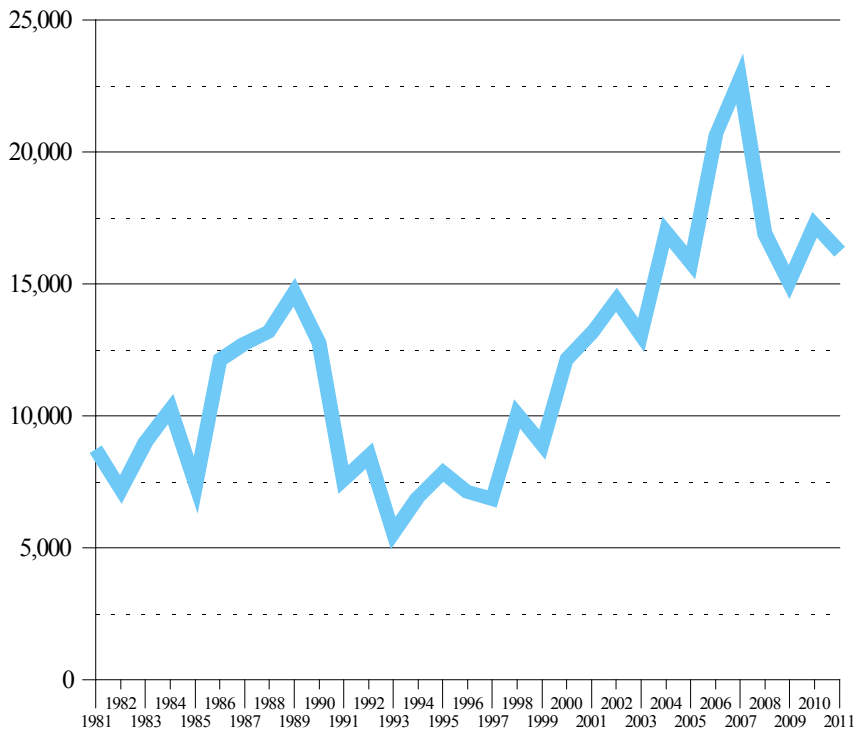
[4] New York City Department of City Planning, December 2012.
[5] New York City Department of Housing Preservation and Development, Office of Development, Division of Housing Incentives, Tax Incentive Programs.
[6] New York City Department of Housing Preservation and Development, Office of Financial Management and Analysis, Division of Performance Analysis.

Table 4.3
New Housing Construction by Borough
New York City 1981-2011

Year	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
1981	8,734	396	454	4,416	1,152	2,316
1982	7,249	997	332	1,812	2,451	1,657
1983	9,021	757	1,526	2,558	2,926	1,254
1984	10,285	242	1,975	3,500	2,291	2,277
1985	7,407	557	1,301	1,739	1,871	1,939
1986	12,123	968	2,398	4,266	1,776	2,715
1987	12,757	1,177	1,735	4,197	2,347	3,301
1988	13,220	1,248	1,631	5,548	2,100	2,693
1989	14,685	847	2,098	5,979	3,560	2,201
1990	12,772	872	929	7,260	2,327	1,384
1991	7,611	656	764	2,608	1,956	1,627
1992	8,523	802	1,337	3,750	1,498	1,136
1993	5,579	886	616	1,810	801	1,466
1994	6,948	891	1,035	1,927	1,523	1,572
1995	7,874	1,148	1,647	2,798	1,013	1,268
1996	7,122	1,079	1,583	1,582	1,152	1,726
1997	6,881	1,327	1,369	816	1,578	1,791
1998	10,089	567	1,333	5,175	1,263	1,751
1999	8,937	1,218	1,025	2,341	2,119	2,234
2000	12,145	1,432	1,500	5,058	2,212	1,943
2001	13,162	1,514	2,309	5,455	1,614	2,270
2002	14,419	1,567	2,274	5,997	2,068	2,513
2003	13,087	1,453	2,655	3,455	2,952	2,572
2004	16,989	1,907	2,695	6,016	2,866	3,505
2005	15,824	1,807	4,507	3,160	4,050	2,300
2006	20,674	2,798	6,035	4,891	5,005	1,945
2007	22,832	3,129	6,295	7,193	4,706	1,509
2008	16,908	3,028	6,485	1,698	4,631	1,066
2009	15,110	2,596	5,770	2,167	3,884	693
2010	17,258	2,959	5,943	3,103	4,552	701
2011	16,242	3,385	6,099	3,396	3,047	607
			Average Per Year			
1981-85	8,539	590	1,118	2,805	2,138	1,889
1986-90	13,111	1,022	1,758	5,450	2,422	2,459
1991-95	7,307	877	1,080	2,579	1,358	1,414
1996-99	8,257	1,048	1,328	2,479	1,528	1,876
2000-02	13,242	1,504	2,028	5,503	1,965	2,242
2003-05	15,300	1,722	3,286	4,210	3,289	2,792
2006-08	20,138	2,985	6,272	4,594	4,781	1,507
2009-11	16,203	2,980	5,937	2,889	3,828	667

Source: New York City Department of City Planning, 2001 and 2012.
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 for Manhattan between 1989 and 2000 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.

Figure 4.2
New Housing Completions
New York City, Selected Years 1981 - 2011



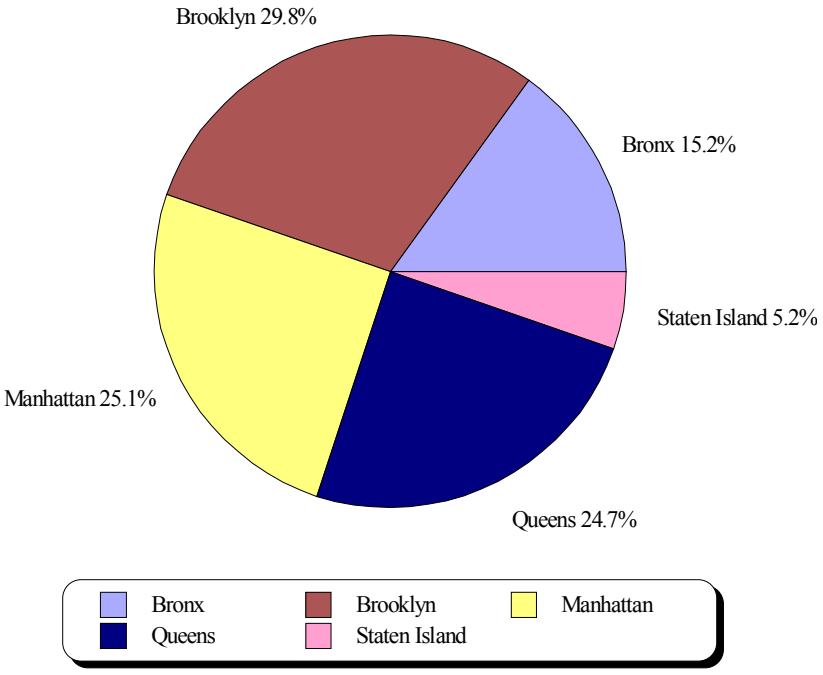
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The Composition of the Housing Inventory

Spatial Variation by Tenure and Borough

Functional classifications by tenure, occupancy, and other categories, such as availability and rent-regulation status, define one set of dimensions of the housing market, but another important corollary is the effect of location. Housing units in the City are not distributed uniformly among the five boroughs (Tables 4.2 and 4.4). Instead, each of the two tenure categories exhibits unique variations in terms of the spatial or geographical distribution of its number of units. Four-fifths of the City's 3,352,000 housing units (occupied and vacant together) were situated in three boroughs: Brooklyn (997,000 units or 30 percent), Manhattan (841,000 units or 25 percent), and Queens (828,000 units or 25 percent), in order of size (Figure 4.3). The remaining fifth was in the Bronx (510,000 units or 15 percent) and Staten Island (175,000 units or 5 percent).

Figure 4.3
Distribution of All Housing Units by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

The locational distribution of rental units by borough mirrored that of the City's housing stock. Of the 2,173,000 rental units in the City, Brooklyn captured the largest share (691,000 units or 32 percent) of any borough, while Manhattan (587,000 units or 27 percent) and Queens (449,000 units or 21 percent) had the second- and third-largest shares of the City's rental stock. The two other boroughs, the Bronx and Staten Island, provided an umbrella for the remaining rental units. The Bronx had 388,000 units, or 18 percent, and Staten Island had 57,000 units, or 3 percent.

The distributional pattern of occupied rental units approached that of all rental units, since 97 percent of rental units were occupied. However, the locational distribution of vacant rental units deviated from that of all rental units. Of the 68,000 vacant rental units in the City, 76 percent were either in Brooklyn (27 percent), Queens (25 percent), or Manhattan (24 percent) (Table 4.4). The remaining vacant rental units were in the Bronx (19 percent) and Staten Island (6 percent).

The locational distribution of owner units by borough varied from that of the City's overall housing stock. Of the 1,015,000 owner units in the City, Queens (347,000 units or 34 percent) captured the largest share of any borough (Table 4.4). Brooklyn (267,000 units or 26 percent) and Manhattan (188,000 units or 19 percent) had the second- and third-highest shares of owner units in the City. The remaining such units were located in Staten Island (111,000 units or 11 percent) and the Bronx (103,000 units or 10 percent).

Table 4.4
Composition of the Housing Inventory by Tenure, Occupancy Status and Availability by Borough
New York City 2011

	Total		Bronx[a]		Brooklyn		Manhattan[a]		Queens		Staten Island	
Inventory	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	3,352,041	100.0%	510,347	15.2%	997,495	29.8%	840,676	25.1%	828,446	24.7%	175,077	5.2%
Total Rental Units	2,172,634	100.0%	388,022	17.9%	691,178	31.8%	587,313	27.0%	449,108	20.7%	57,013	2.6%
Renter-Occupied	2,104,816	100.0%	375,491	17.8%	673,166	32.0%	570,853	27.1%	432,085	20.5%	53,221	2.5%
Vacant for Rent	67,818	100.0%	12,531	18.5%	18,011	26.6%	16,460	24.3%	17,023	25.1%	**	5.6%*
Total Owner Units	1,014,940	100.0%	102,633	10.1%	266,562	26.3%	187,599	18.5%	346,721	34.2%	111,425	11.0%
Owner-Occupied	984,066	100.0%	98,166	10.0%	256,130	26.0%	181,606	18.5%	337,775	34.3%	110,389	11.2%
Vacant for Sale	30,875	100.0%	4,468*	14.5%	10,433	33.8%	5,992	19.4%	8,946	29.0%	**	**
Total Vacant Units Not Available for Sale or Rent	164,467	100.0%	19,691	12.0%	39,756	24.2%	65,764	40.0%	32,616	19.8%	6,639	4.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the percent is based on a small number of housing units, interpret with caution.
** Too few to report.

The distribution of the 984,000 occupied owner units very much mirrored that of all owner units, since 97 percent were occupied (Table 4.4). However, Brooklyn and Queens captured more than three-fifths of all vacant-for-sale owner units.

Of the 164,000 vacant units not available for sale or rent, the impact was greatest in Manhattan: that borough alone accounted for two-fifths or 66,000 such units. Another more than two-fifths were located in either Brooklyn (40,000 units or 24 percent) or Queens (33,000 units or 20 percent) (Table 4.4).

The numerical and percent distributions of the entire housing inventory within each borough by tenure, occupancy, availability, and rent regulation status or form of ownership are also presented in Tables 4.5 and 4.6 for reference.

The Occupied and Vacant Available Inventory

As mentioned previously, about 5 percent of the City's inventory is vacant but neither available for sale or for rent. This unavailable portion of the City's housing stock will be discussed more fully in the vacancy chapter. The remainder of this chapter will address the occupied and vacant available for sale or rent housing stock. (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.)

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, how they are used, and 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.

Table 4.5
Numerical Composition of the Housing Inventory in Each Borough by Rent Regulatory Status or Form of Ownership and Occupancy Status New York City 2011

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total Units (Number)	3,352,041	510,347	997,495	840,676	828,446	175,077
Total Rental Units	**2,172,634**	**388,022**	**691,178**	**587,313**	**449,108**	**57,013**
Renter Occupied[a]	**2,104,816**	**375,491**	**673,166**	**570,853**	**432,085**	**53,221**
Controlled	38,374	**	10,744	19,723	5,515	**
Stabilized	960,870	222,586	288,569	260,148	182,213	7,354
Pre-1947	724,649	181,206	228,558	213,973	98,007	**
Post-1947	236,221	41,381	60,011	46,175	84,206	4,449*
HUD & Other Regulated	58,709	15,408	15,503	20,040	6,091	**
M-L Rental	47,295	10,035	18,883	12,769	4,542*	**
Unregulated	812,124	76,731	277,224	203,394	216,470	38,305
In Rental Buildings	736,381	69,579	261,701	173,397	196,283	35,421
In Coops/Condos	75,742	7,153	15,522	29,996	20,187	**
Public Housing	184,946	48,074	62,089	52,753	17,236	4,792*
In Rem[b]	2,498	264	155*	2,026	**	**
Vacant for Rent	**67,818**	**12,531**	**18,011**	**16,460**	**17,023**	**
Total Owner Units	**1,014,940**	**102,633**	**266,562**	**187,599**	**346,721**	**111,425**
Owner Occupied	**984,066**	**98,166**	**256,130**	**181,606**	**337,775**	**110,389**
Conventional	567,167	52,138	177,544	5,368	230,668	101,449
Coop/Condo	367,275	27,355	69,184	163,981	97,815	8,940
Mitchell-Lama Coop	49,624	18,672	9,403	12,257	9,292	**
Vacant for Sale	**30,875**	**4,468***	**10,433**	**5,992**	**8,946**	**
Total Vacant Units Not Available for Sale or Rent	**164,467**	**19,691**	**39,756**	**65,764**	**32,616**	**6,639**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Definitions and coding of rent regulation categories are described in Appendix C.
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, 2011 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 4.6
Percent Composition of the Housing Inventory in Each Borough by Rent Regulatory Status or Form of Ownership and Occupancy Status New York City 2011

Regulatory Status/ Form of Ownership	Total	Borough				
		Bronx[a]	Brooklyn	Manhattan	Queens	Staten Island
Total Units (Number)	3,352,041	510,347	997,495	840,676	828,446	175,077
Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Rental Units	**64.8%**	**76.0%**	**69.3%**	**69.9%**	**54.2%**	**32.6%**
Renter Occupied	**62.8%**	**73.6%**	**67.5%**	**67.9%**	**52.2%**	**30.4%**
Controlled	1.1%	**	1.1%	2.3%	0.7%	**
Stabilized	28.7%	43.6%	28.9%	30.9%	22.0%	4.2%
Pre-1947	21.6%	35.5%	22.9%	25.5%	11.8%	**
Post-1947	7.0%	8.1%	6.0%	5.5%	10.2%	2.5%
HUD & Other Regulated	1.8%	3.0%	1.6%	2.4%	0.7%	**
M-L Rental	1.4%	2.0%	1.9%	1.5%	0.5%	**
Unregulated	24.2%	15.0%	27.8%	24.2%	26.1%	21.9%
In Rental Buildings	22.0%	13.6%	26.2%	20.6%	23.7%	20.2%
In Coops/Condos	2.3%	1.4%	1.6%	3.6%	2.4%	**
Public Housing	5.5%	9.4%	6.2%	6.3%	2.1%	2.7%
In Rem[a]	0.1%	0.1%	**	0.2%	**	**
Vacant for Rent	**2.0%**	**2.5%**	**1.8%**	**2.0%**	**2.1%**	**2.2%***
Total Owner Units	**30.3%**	**20.1%**	**26.7%**	**22.3%**	**41.9%**	**63.6%**
Owner Occupied	**29.4%**	**19.2%**	**25.7%**	**21.6%**	**40.8%**	**63.1%**
Conventional	16.9%	10.2%	17.8%	0.6%	27.8%	57.9%
Coop/Condo	11.0%	5.4%	6.9%	19.5%	11.8%	5.1%
Mitchell-Lama Coop	1.5%	3.7%	0.9%	1.5%	1.1%	**
Vacant for Sale	**0.9%**	**0.9%**	**1.0%**	**0.7%**	**1.1%**	**
Total Vacant Units Not Available for Sale or Rent	**4.9%**	**3.9%**	**4.0%**	**7.8%**	**3.9%**	**3.8%**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a *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, the Source and Accuracy Statement, for further information.
* Since the number of units is small, interpret with caution.
** Too few units to report

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 2011 HVS are based on the Multiple Dwelling Law.[7] 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 exact, since the original source of information on structure classes has not been completely updated in recent years.[8]

Of all 3,188,000 occupied and vacant-available units in the City in 2011, about seven in ten were in multi-family buildings (71 percent), while those remaining were in one- or two-family houses (Table 4.7). Most of the 2,345,000 units 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 4.7). In 2011, of the 3,188,000 units in the City, almost three in ten, or 855,000 units, were in either Old Law tenement (7 percent) or New Law tenement (22 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 210,000, almost all of which were in Manhattan (130,000 units or 62 percent) and Brooklyn (66,000 units or 31 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."

[7] The definition of each category is provided in Appendix B, 2011 New York City Housing and Vacancy Survey Glossary.
[8] 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.

Table 4.7
Number and Distribution of All Occupied and Vacant Available Units by Structure Classification and by Borough
New York City 2011

Structure Classification	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All[a]	3,187,574	490,655	957,740	774,912	795,829	168,438
Multifamily Buildings[a]	**2,345,097**	**410,331**	**702,557**	**767,035**	**437,607**	**27,566**
Old-Law Tenement	210,243	5,349	65,978	130,348	7,165	**
New-Law Tenement	644,997	165,089	218,283	175,315	85,513	**
Post-1929 Multiple Dwelling	1,047,412	198,160	245,173	336,028	249,444	18,607
1-2 Family House Converted to Apartment	129,437	8,391	62,286	41,524	16,869	**
Other[c]	65,546	**	13,576	50,294	**	**
1-2 Family Houses	**842,478**	**80,324**	**255,183**	**7,877**	**358,222**	**140,871**
Distribution Within Borough						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multifamily Buildings[b]	**71.3%**	**82.5%**	**70.3%**	**98.9%**	**50.1%**	**13.1%**
Old-Law Tenement	7.2%	1.2%	7.7%	17.6%	1.0%	**
New-Law Tenement	21.9%	36.0%	25.4%	23.6%	11.9%	**
Post-1929 Multiple Dwelling	35.6%	43.2%	28.5%	45.3%	34.7%	11.5%
1-2 Family House Converted to Apartment	4.4%	1.8%	7.2%	5.6%	2.3%	**
Other[c]	2.2%	**	1.6%	6.8%	**	**
1-2 Family Houses	**28.7%**	**17.5%**	**29.7%**	**1.1%**	**49.9%**	**86.9%**
Distribution Within Structure Classification						
All[a]	100.0%	15.4%	30.0%	24.3%	25.0%	5.3%
Multifamily Buildings[a]	**100.0%**	**17.5%**	**30.0%**	**32.7%**	**18.7%**	**1.2%**
Old-Law Tenement	100.0%	2.5%	31.4%	62.0%	3.4%	**
New-Law Tenement	100.0%	25.6%	33.8%	27.2%	13.3%	**
Post-1929 Multiple Dwelling	100.0%	18.9%	23.4%	32.1%	23.8%	1.8%
1-2 Family House Converted to Apartment	100.0%	6.5%	48.1%	32.1%	13.0%	**
Other[c]	100.0%	**	20.7%	76.7%	**	**
1-2 Family Houses	**100.0%**	**9.5%**	**30.3%**	**0.9%**	**42.5%**	**16.7%**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Includes units whose structure class within multifamily buildings was not reported.

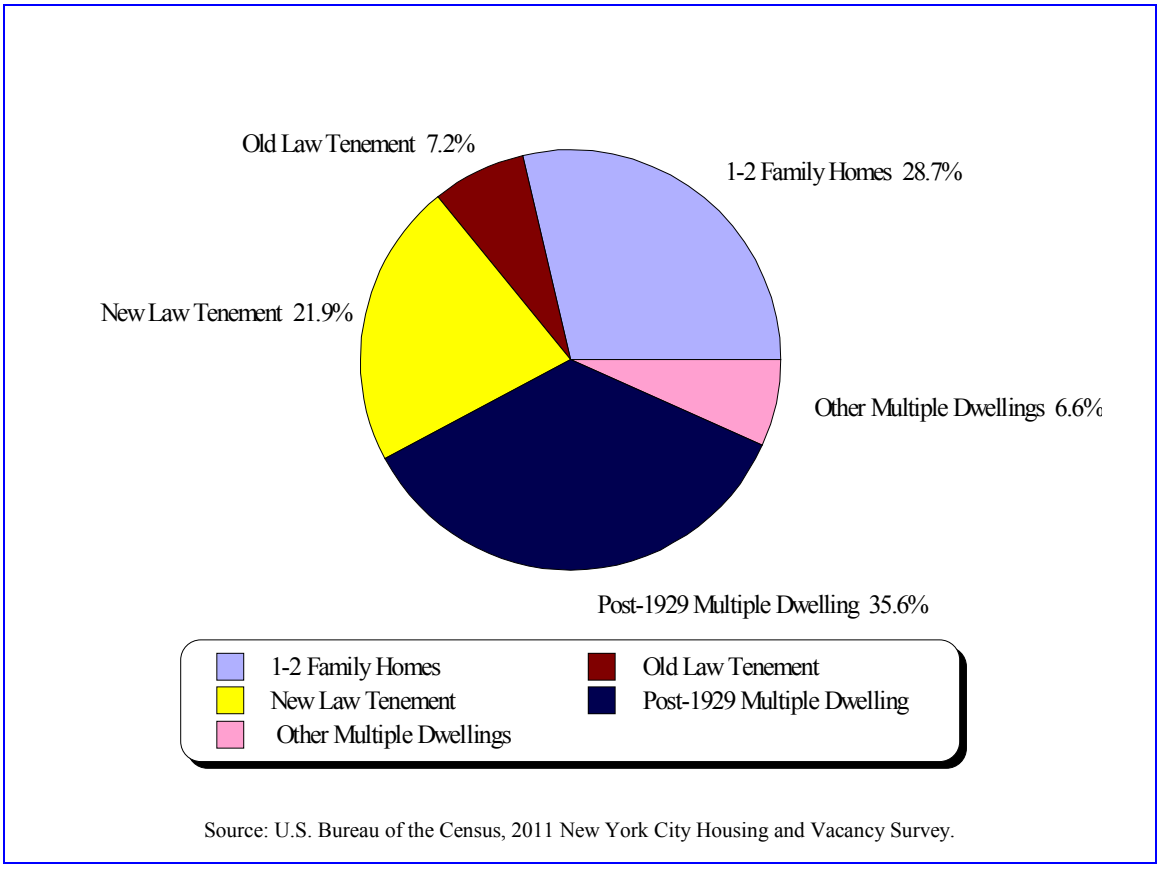
b Excludes units whose structure class within multifamily buildings was not reported.

c Multi-family structures including apartment hotels built before 1929, commercial buildings altered to apartments, and other units in miscellaneous Class B structures.

* Since the number of units is small, or the percent is based on a small number of units, interpret with caution.

** Too few to report.

Figure 4.4
Distribution of Occupied and Vacant Available Units by Structure Class
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

New Law tenement buildings were built between 1901 and 1929, according to standards and regulations set forth in the Tenement Law of 1901. Of all occupied and vacant available units in the City, 645,000, or about one in five, were in New Law tenement buildings in 2011 (Table 4.7). The Bronx, Brooklyn, and Manhattan, the three older boroughs in the City, accommodated the dominant number of these structures: just under nine in ten of New Law tenements were located either in Brooklyn (218,000 units or 34 percent), Manhattan (175,000 units or 27 percent), or the Bronx (165,000 units or 26 percent). The remainder of these structures were mostly in Queens (86,000 units or 13 percent).

Of all the major structure classes in the City in 2011, the most numerous was a heterogeneous set of multiple-unit structures built since 1929, including Public Housing buildings. There were 1,047,000 units, or 36 percent of all units in the City, in such structures (Table 4.7). 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 45 percent and 43 percent respectively of the housing stock in each borough.

Housing Inventory Composition by Building Age

According to the 2011 HVS data on building age, almost 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 4.8). Comparing the building age distribution for each borough, Brooklyn is the oldest borough, where 69 percent of residential units were in such old buildings. In the Bronx, there was also a high concentration of old units: 59 percent. Many housing units in Queens and in Manhattan were also old, 52 percent and 58 percent respectively. The proportion of units built between 1947 and 1973 in Queens was relatively very high, at 39 percent. Seven out of ten units in Staten Island were built between 1947 and 1999, of which 35 percent were built between 1974 and 1999.

Table 4.8
Distribution of All Occupied and Vacant Available Units
by Year Built Category by Borough
New York City 2011

Year Built Classification	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Pre–1901	4.2	**	5.8	8.8	0.4*	2.4
1901 – 1929	33.7	40.0	38.3	38.7	24.0	11.3
1930 – 1946	20.4	18.2	25.3	10.8	27.7	9.2
1947 – 1973	28.4	28.6	22.1	24.4	38.7	33.7
1974 – 1999	8.1	6.2	4.0	12.5	4.2	35.2
2,000 or later	5.2	6.4	4.5	4.8	5.0	8.1

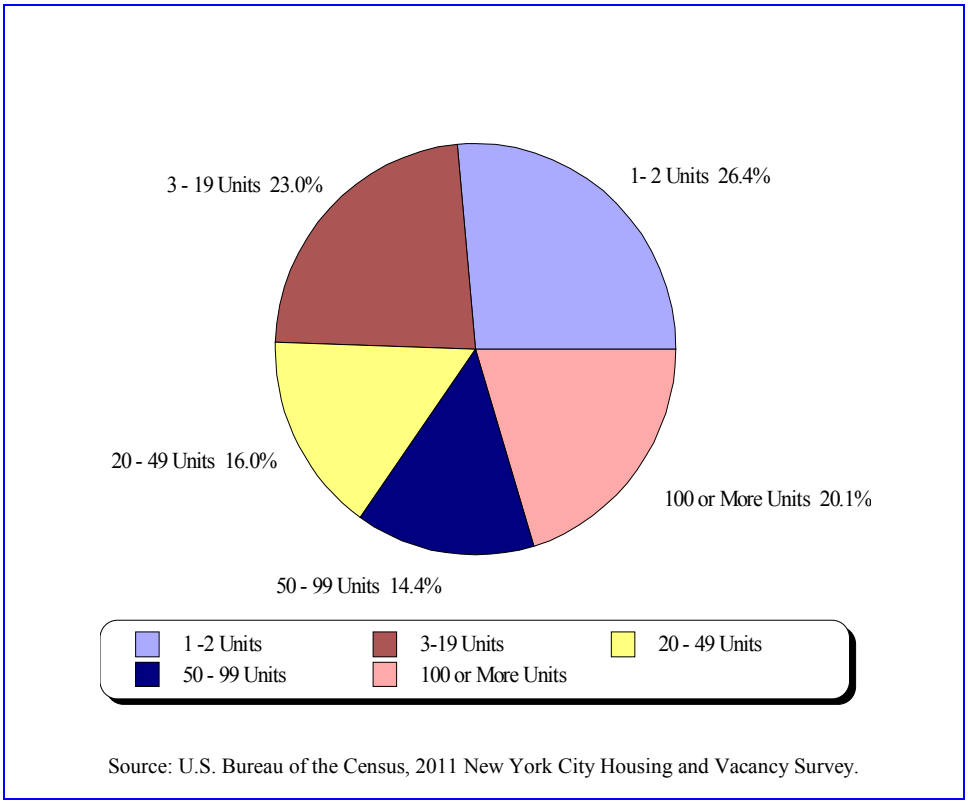
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

Housing Inventory Composition by Building Size

Another very useful aspect of building and unit characteristics can be amplified by analyzing the size of residential structures. Almost half of all occupied and vacant-available housing units in the City were situated in small buildings with fewer than twenty units (49 percent); 26 percent were in buildings with one or two units (Table 4.9). 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 (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, 48 percent of all units were either in medium-sized buildings with 20-49 units or in large buildings with 50-99 units (24 percent each) (Table 4.9).

Figure 4.5
Distribution of Occupied and Vacant Available Units by Building Size
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

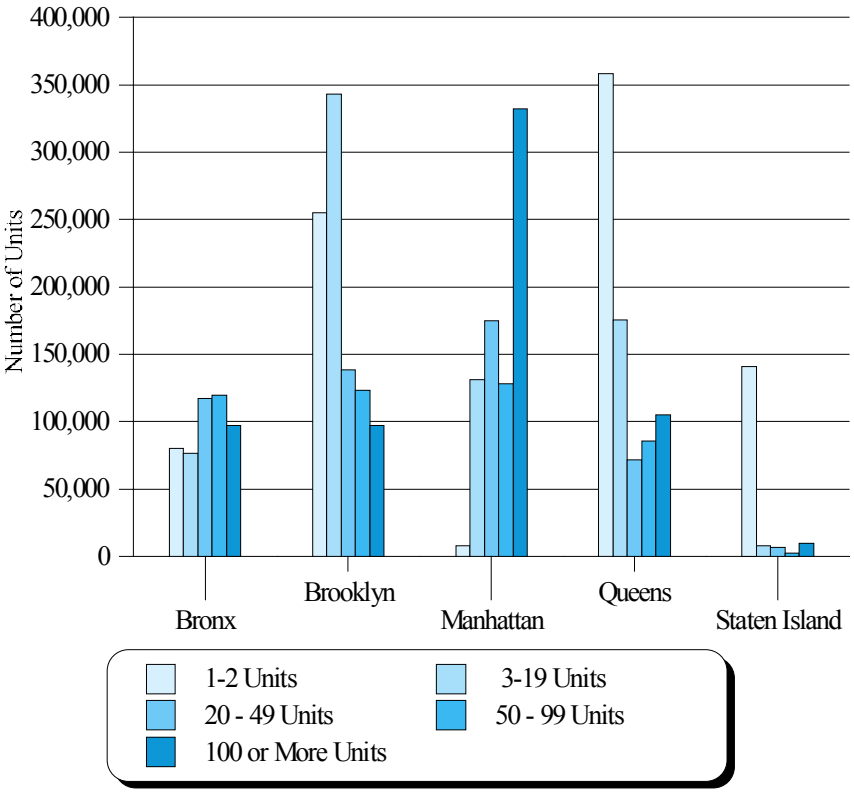
Table 4.9
Distribution of Occupied and Vacant Available Units
by Building Size within Borough
New York City 2011

			Number of Units in Building				
Borough	**Number**	**All**	**1-2**	**3-19**	**20-49**	**50-99**	**100 or More**
All	3,187,574	100.0%	26.4%	23.0%	16.0%	14.4%	20.1%
Bronx	490,655	100.0%	16.4%	15.6%	23.8%	24.4%	19.8%
Brooklyn	957,740	100.0%	26.6%	35.8%	14.5%	12.9%	10.1%
Manhattan	774,912	100.0%	1.0%	16.9%	22.6%	16.6%	42.9%
Queens	795,829	100.0%	45.0%	22.0%	9.0%	10.8%	13.2%
Staten Island	168,438	100.0%	83.6%	4.8%	4.0%	**	6.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

A substantially larger number of units in Brooklyn were in small-sized buildings. More than three-fifths were in either buildings with one or two units (27 percent) or small buildings with 3-19 units (36 percent), while the remaining units were fairly evenly distributed among buildings with 20-49 units (15 percent), 50-99 units (13 percent), and 100 or more units (10 percent) (Table 4.9 and Figure 4.6).

Figure 4.6
Number of Occupied and Vacant Available Units
by Size of Building within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Unlike other boroughs, in Manhattan a disproportionately large number of units were in very large buildings. In the borough, more than two-fifths of all occupied and vacant-available units were in very large buildings with 100 or more units (43 percent), while another two-fifths were either in medium-sized buildings with 20-49 units (23 percent) or in larger buildings with 50-99 units (17 percent) (Table 4.9). Consequently, the proportion of units in the borough that were situated in small buildings with 3 to 19 units was small, 17 percent. The proportion in buildings with one or two units was just 1 percent (Figure 4.6).

Conversely, Queens and Staten Island had a much greater repository of small buildings. In Queens, 45 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 4.9). The remaining three in ten were almost evenly distributed among the medium, large, and very large building sizes: 20-49 units (9 percent), 50-99 units (11 percent), and 100 or more units (13 percent) (Figure 4.6).

Most of the units in Staten Island were in small buildings: almost nine in ten of all units in the borough were in small buildings with one or two units (84 percent) or in buildings with 3-19 units (5 percent) (Table 4.9).

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 (17 percent) or the Bronx (10 percent) (Table 4.10).

At the same time, 47 percent of units in small buildings with 3-19 units were located in Brooklyn, while 24 percent were located in Queens and 18 percent in Manhattan (Table 4.10). One in ten units of such size was located in the Bronx. More than eight in ten of units in medium-sized buildings with 20-49 units were located in Manhattan (34 percent), Brooklyn (27 percent) or the Bronx (23 percent) (Figure 4.6).

Table 4.10
Distribution of Occupied and Vacant Available Units
by Borough within Building Size
New York City 2011

Borough	All	1-2	3-19	20-49	50-99	100 or More
All (Number)	3,187,574	842,478	734,560	509,198	459,888	641,451
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.4%	9.5%	10.4%	23.0%	26.1%	15.1%
Brooklyn	30.0%	30.3%	46.7%	27.2%	26.9%	15.1%
Manhattan	24.3%	0.9%	17.9%	34.4%	27.9%	51.8%
Queens	25.0%	42.5%	23.9%	14.1%	18.6%	16.4%
Staten Island	5.3%	16.7%	1.1%	1.3%	**	1.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

Units in large buildings with 50-99 units were somewhat evenly scattered among the following four boroughs: Manhattan (28 percent), Brooklyn (27 percent), the Bronx (26 percent), and Queens (19 percent) (Table 4.10). 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 Queens (16 percent), Brooklyn and the Bronx (15 percent each).

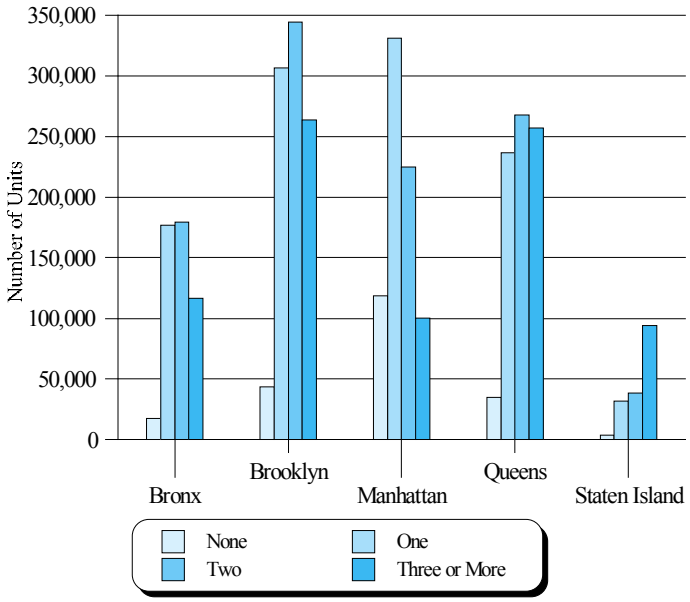
Housing Inventory Composition by Size of Units

Two-thirds of all 3,188,000 occupied and vacant-available housing units in the City were units with either one bedroom (34 percent) or two bedrooms (33 percent). 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 4.11). 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 (Figure 4.7).

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 4.11). 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 13 percent, about half of the equivalent proportion of all such units in the City. In other words, the predominant supply of housing units in Manhattan is not designed for large households (Figure 4.7).

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 (34 percent) or three-or-more-bedroom units (32 percent) (Table 4.11). Fifty-six percent of the units in Staten Island were larger units with three or more bedrooms, while those remaining were mostly units with either two bedrooms (23 percent) or one bedroom (19 percent).

Figure 4.7
Number of Occupied and Vacant Available Units
by Number of Bedrooms within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 4.11
Distribution of Occupied and Vacant Available Units
by Number of Bedrooms within Borough
New York City 2011

		Number of Bedrooms				
Borough	**Number**	**All**	**0**	**1**	**2**	**3 or More**
All	3,187,574	100.0%	6.9%	34.0%	33.1%	26.1%
Bronx	490,655	100.0%	3.6%	36.1%	36.5%	23.8%
Brooklyn	957,740	100.0%	4.6%	32.0%	35.9%	27.5%
Manhattan	774,912	100.0%	15.3%	42.7%	29.0%	12.9%
Queens	795,829	100.0%	4.4%	29.7%	33.6%	32.3%
Staten Island	168,438	100.0%	2.3%*	19.0%	22.7%	56.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of units is small, interpret with caution.

Table 4.12
Distribution of Occupied and Vacant Available Units
by Borough within Number of Bedrooms
New York City 2011

	Number of Bedrooms				
Borough	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	3,187,574	218,875	1,083,112	1,054,093	831,493
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.4%	8.0%	16.3%	17.0%	14.0%
Brooklyn	30.0%	19.9%	28.3%	32.6%	31.7%
Manhattan	24.3%	54.3%	30.6%	21.3%	12.0%
Queens	25.0%	16.0%	21.8%	25.4%	30.9%
Staten Island	5.3%	1.8%*	3.0%	3.6%	11.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of units is small, interpret with caution.

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-four percent of the smallest units, studio units with no bedroom, were clustered in Manhattan (Table 4.12). Four-fifths of the one-bedroom units were located either in 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, while close to half were located in either Queens (25 percent) or Manhattan (21 percent). At the same time, more than three-fifths of the largest units, those with three or more bedrooms, were clustered in either Brooklyn (32 percent) or Queens (31 percent), while the remaining units of this size were more or less evenly distributed among the other three boroughs: the Bronx (14 percent), Manhattan (12 percent), and Staten Island (11 percent).

Rental Housing Inventory (Occupied and Vacant)

The total number of rental units in the City, occupied and vacant-available-for-rent together, numbered 2,173,000 units, or 65 percent of the total housing stock in the City in 2011 (Tables 4.6 and 4.13). Almost six in ten rental units in the City were located in either Brooklyn (32 percent) or Manhattan (27 percent) (Table 4.4). Most of those remaining 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.)

Table 4.13
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status
New York City 2011

Regulatory Status	Number	Percent
All Rental Units	2,172,634	100.0%
Controlled	38,374	1.8%
Stabilized[a]	*986,840*	*45.4%*
Pre-1947	743,527	34.2%
Post-1947	243,313	11.2%
All Other Regulated[a]	*109,508*	*5.0%*
Mitchell-Lama Rental	49,321	2.3%
HUD & Other Regulated[a]	60,187	2.8%
All Unregulated	*849,800*	*39.1%*
In Rental Buildings	769,056	35.4%
In Coops and Condos	80,744	3.7%
Public Housing	185,534	8.5%
In Rem[b]	2,578	0.1%

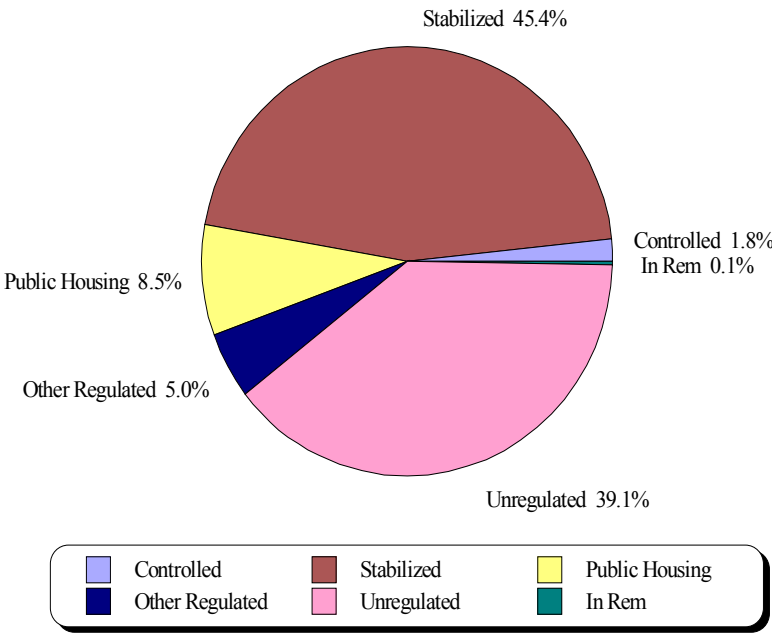
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Data on rental units by rent-regulation status for 2011 are based on a rent-regulation status classification system that categorizes all rent-stabilized units as rent-stabilized, even if they also received assistance from the U.S. Department of Housing and Urban Development (HUD) and their rents were regulated by HUD.
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, 2011 New York City Housing and Vacancy Survey: Sample Design, Estimation Procedure, Accuracy Statement and Topcoding.

Seven or more in ten of all housing units in the Bronx (76 percent), Manhattan (70 percent) and Brooklyn (69 percent) were rental units (Table 4.6). On the other hand, the proportions of rental units were much lower in the other two boroughs: 54 percent in Queens and 33 percent in Staten Island. In other words, in these two boroughs, which developed later than the other boroughs, ownership was more frequent.

Rental Units by Rent Regulatory Status

Rent-stabilized units (occupied and vacant), comprised 45 percent of the rental stock in 2011 (Figure 4.8). The total number of rent-stabilized units was 987,000 in 2011 (Table 4.13). The number of rent-stabilized units in buildings built before 1947 was 744,000 in 2011, while the number of stabilized units in buildings built in or after 1947was 243,000 in 2011.

Figure 4.8
Distribution of Occupied and Vacant Available Rental Units by Regulation Status
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The number of rent-controlled units continued to decline. In 2011 rent-controlled units numbered 38,000, or 2 percent of all rental units (Table 4.13).

The number of private unregulated units was 850,000 or 39 percent of the rental stock in 2011 (Table 4.13 and Figure 4.8). 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. The number of such units in rental buildings was 769,000, while the number of such units in cooperative or condominium buildings was 81,000.

The 2011 HVS reports that the number of Public Housing units in the City was 186,000, or 9 percent of all rental units in the City (Table 4.13). The number of City-owned *in rem* units was 2,600, or 0.1 percent of all rental units in the City. In addition, there were 49,000 Mitchell-Lama rental units; this was 2 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 those of the U.S. Department of Housing and Urban Development, the State's Article 4 program, the Municipal Loan program, or the NYC Loft Board.

Rental Units by Rent-Regulation Status and Population

The 987,000 rent-stabilized units, the largest single rent-regulation category, housed 2,333,000 people, or 29 percent of the population in the City in 2011 (Tables 4.13 and 4.14; Figure 4.8).
The 38,000 rent-controlled units (Table 4.13) housed 65,000 people in 2011 (Table 4.14).

Table 4.14
Distribution of Population by Rent Regulation Status or Form of Ownership
New York City 2011

Regulatory Status	Population	Percent of Total Population
All	8,020,045	100.0%
Renter Occupied	**5,309,499**	**66.2%**
Controlled	65,192	0.8%
Stabilized	*2,332,953*	*29.1%*
Pre-1947	1,799,061	22.4%
Post-1947	533,892	6.7%
All Other Regulated	*223,167*	*2.8%*
Mitchell-Lama Rental	102,943	1.3%
HUD & Other Regulated	120,224	1.5%
All Unregulated	*2,194,659*	*27.4%*
In Rental Buildings	2,026,123	25.3%
In Coops and Condos	168,536	2.1%
Public Housing	486,349	6.1%
In Rem	7,180	0.1%
Owner Occupied	**2,710,545**	**33.8%**
Conventional	1,838,656	22.9%
Coop/Condo	769,526	9.6%
Mitchell-Lama Coop	102,363	1.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Altogether, the combined 1,025,000 rent-stabilized and rent-controlled units housed 2,398,000 people in the City in 2011 (Tables 4.13 and 4.14). Of rent-controlled units, 11,000 units, or 30 percent, were occupied by tenants who had moved into them after July 1, 1971.[9] This means that these 11,000 rent-controlled units, or 30 percent of such units, were most likely occupied by tenants with succession

[9] U.S. Census Bureau, 2011 New York City Housing and Vacancy Survey.

rights, 57 percent of whose householders were age 55 or older.[10] In identifying rent-controlled units for the 2011 HVS, the Census Bureau incorporated addresses of rent-controlled units whose owners had submitted applications for MBR (Maximum Base Rent) increases for the 2008 and 2010 reporting cycles or a Fuel Increase pass-along for the 2009 and 2010 reporting cycles to the New York State Division of Housing and Community Renewal. This has helped the HVS identify more rent-controlled units, including those occupied by tenants with succession rights. The Vacancy Decontrol Act of 1971 allows for the decontrol of all rent-controlled 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 226,000 *in rem,* Public Housing, and rent-controlled units together housed 559,000 very poor New Yorkers, while the 110,000 Mitchell-Lama rental and other-regulated units provided 223,000low-, moderate-, and middle-income people with affordable housing. On the other hand, 987,000 rent-stabilized units helped 2,333,000 New Yorkers at all income levels secure affordable housing units in the City's inflationary housing market. In short, the City's extensive rent-regulation systems provided 3,115,000 New Yorkers with various forms of housing assistance (Tables 4.13 and 4.14).

At the same time, the 850,000 unregulated units (769,000 in rental buildings and 81,000 in cooperative and condominium buildings) provided 2,195,000 people, or 27 percent of the population in the City, at all levels of income, with housing at free market rents (Tables 4.13 and 4.14).

Rental Units by Rent-Regulation Status by Borough

In 2011, Manhattan had the most rent-controlled units in the City, more than one in every two such units (51 percent), while 28 percent were in Brooklyn (Table 4.15). Most of the remainder were located in Queens (14 percent).

Rent-stabilized units were scattered in four populous boroughs: Brooklyn (30 percent), Manhattan (27 percent), the Bronx (23 percent), and Queens (19 percent) (Table 4.15). The locational distribution of rent-stabilized units in buildings built before 1947 approximated that of all rent-stabilized units, except that the proportion of such units in Queens was smaller than the borough's equivalent proportion 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 (35 percent), one of the most recently developed boroughs, while a quarter were in Brooklyn and one fifth were in Manhattan (Map 4.1).

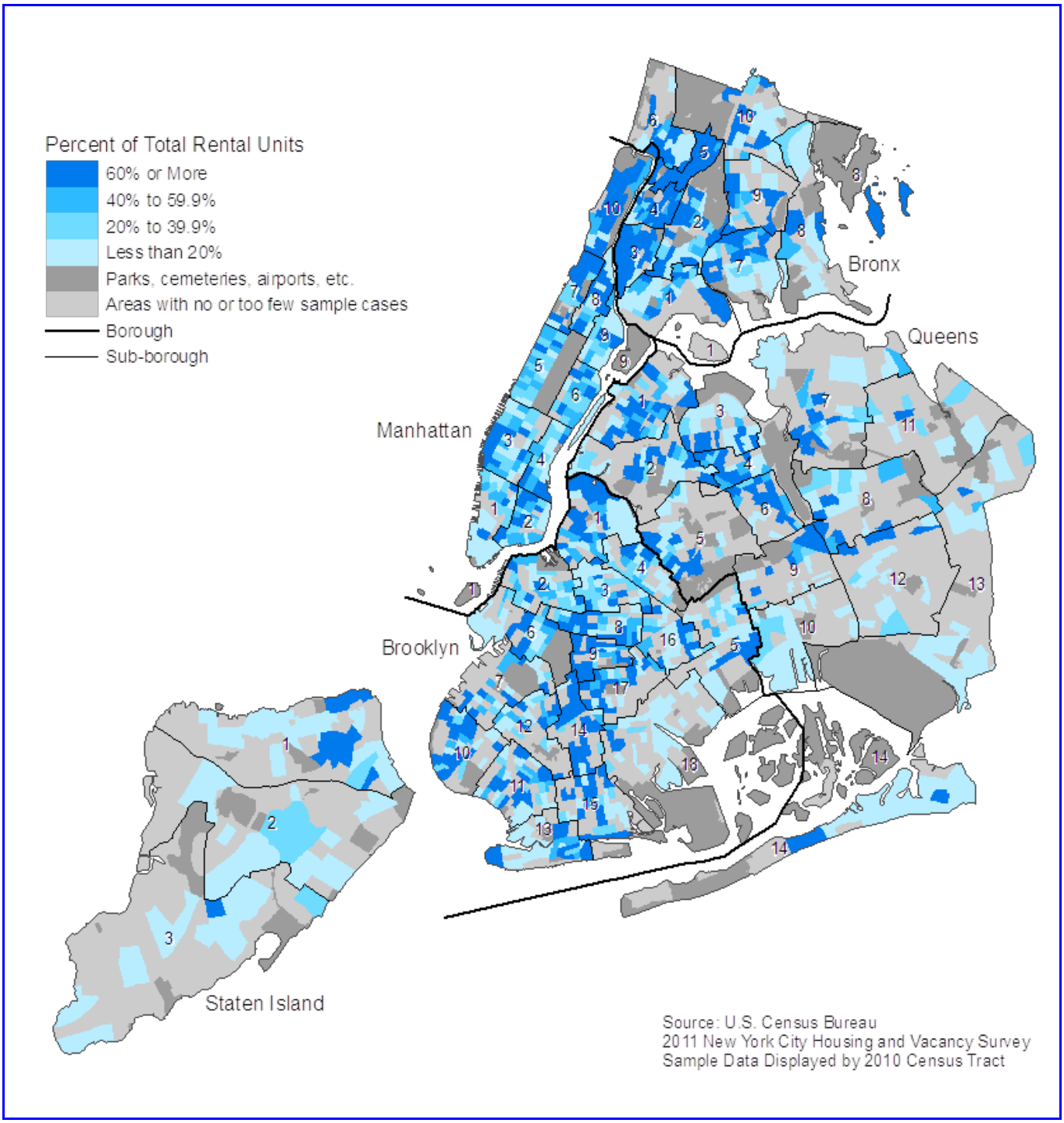
[10] For rent-stabilized and rent-controlled apartments throughout New YorkState, some "family members" of the tenant have the right to a renewal lease (rent stabilization) or protection from eviction (rent control) when the tenant dies or permanently leaves the apartment. The family member's right to a renewal lease or protection from eviction is dependent on such family member's having resided with the tenant as a primary resident in the apartment for two years immediately prior to the death or permanent leaving of the apartment by the tenant (one year for family members who are senior citizens or disabled persons). The family member may also have the right to a renewal lease or protection from eviction if he/she resided with the tenant from the inception of tenancy or from the commencement of the relationship.

Table 4.15
Distribution of Occupied and Vacant Available Rental Units by Borough within Rent Regulatory Status
New York City 2011

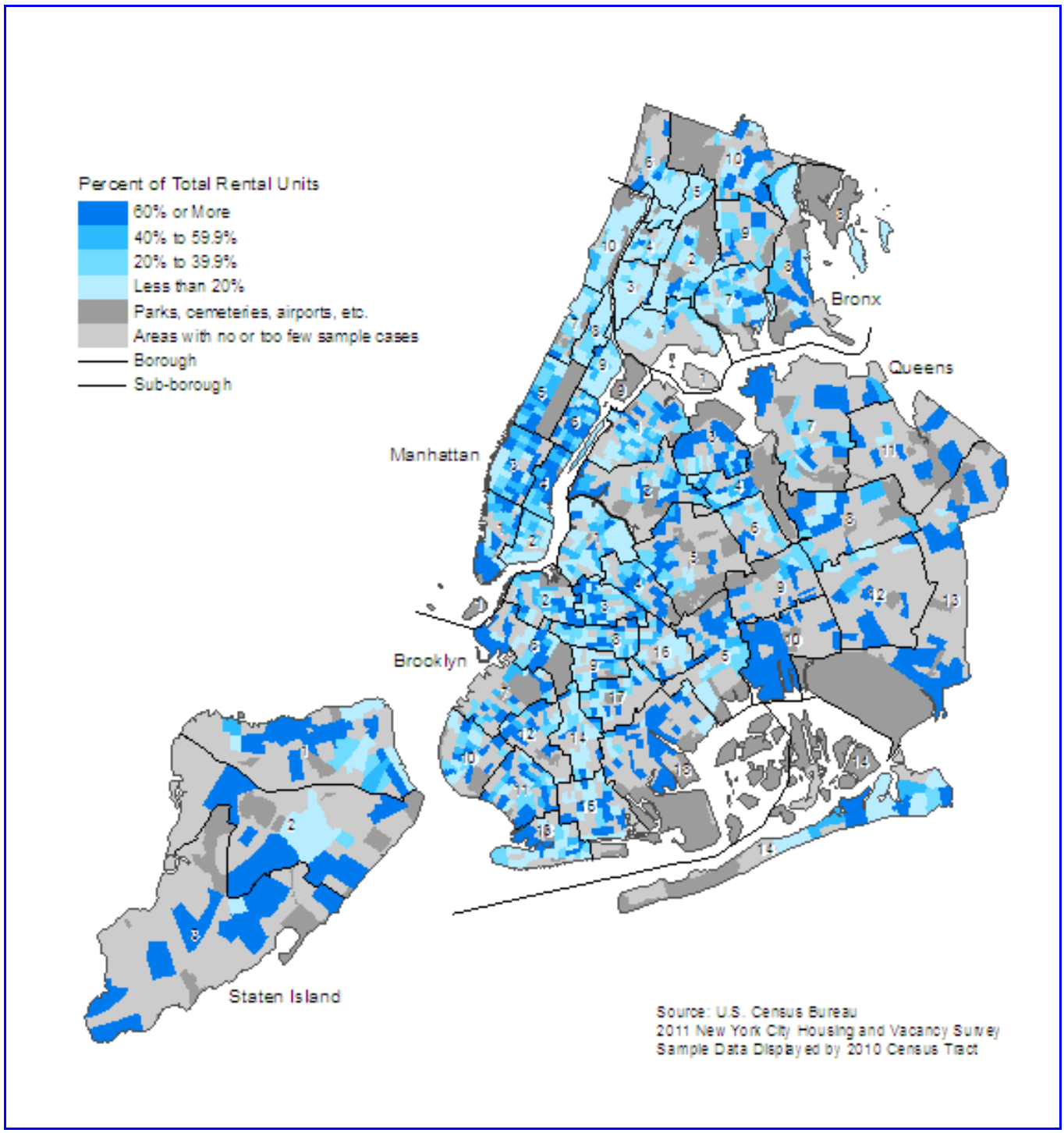
Regulatory Status	Number	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	2,172,634	100.0%	17.9%	31.8%	27.0%	20.7%	2.6%
Controlled	38,374	100.0%	**	28.0%	51.4%	14.4%	**
Stabilized	986,840	100.0%	23.2%	30.0%	26.8%	19.2%	0.9%
Pre-1947	743,527	100.0%	25.0%	31.5%	29.1%	13.9%	**
Post-1947	243,313	100.0%	17.7%	25.2%	19.6%	35.1%	2.3%
HUD & Other Regulated[a]	60,187	100.0%	26.5%	26.1%	34.5%	10.1%	**
Mitchell-Lama Rental	49,321	100.0%	20.7%	38.7%	26.7%	10.8%	**
All Unregulated	*849,800*	*100.0%*	*9.6%*	*33.8%*	*25.2%*	*26.6%*	*4.8%*
In Rental Buildings	769,056	100.0%	9.6%	35.3%	23.7%	26.5%	4.9%
In Coops/Condos	80,744	100.0%	9.6%	19.7%	39.4%	27.5%	3.8%*
Public Housing	185,534	100.0%	26.0%	33.6%	28.5%	9.3%	2.6%
In Rem[b]	2,578	100.0%	11.3%	6.2%*	80.4%	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes HUD, Article 4, Municipal Loan and Loft Board regulated units.
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, the Source and Accuracy Statement, 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 2011



Map 4.2
Unregulated Rental Units as a Percentage of Total Rental Units
New York City 2011



Of the 49,000 Mitchell-Lama rental units, 39 percent were located in Brooklyn, while 47 percent were dispersed in Manhattan (27 percent) and the Bronx (21 percent). Most of the remainder were located in Queens (11 percent) (Table 4.15).

About nine in ten of the Public Housing units in the City were scattered in three boroughs—Brooklyn (34 percent), Manhattan (29 percent), and the Bronx (26 percent)—while most of the remainder were in Queens (Table 4.15).

Manhattan was the location for eight in ten of the *in rem* units in the City (Table 4.15).

Eighty-six percent of the unregulated rental units in the City were dispersed in Brooklyn (34 percent), Queens (27 percent) and Manhattan (25 percent) (Table 4.15). The remainder were located in the Bronx (10 percent) or Staten Island (5 percent) (Map 4.2). 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 differed. Two in five of unregulated rental units in cooperative and condominium buildings were concentrated in Manhattan (39 percent) compared to 24 percent of units in rental buildings; only 20 percent of rental units in coop/condo buildings were located in Brooklyn, compared to 35 percent of rental units in rental buildings.

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, various forms of rent regulation or rent control had the greatest impact. Particularly in the Bronx, the overwhelming majority – four-fifths – of rental units were rent–regulated in some way or rent controlled, compared to just three-fifths citywide. Only one-fifth of the 388,000 rental units in the Bronx were unregulated, compared to two-fifths citywide (Table 4.16). In Manhattan, of the 587,000 rental units, over three-fifths had rents regulated or controlled under some system, while 37 percent of units were unregulated. Almost half were either rent-stabilized (45 percent) or rent-controlled units (3 percent) (Figure 4.9).

On the other hand, of the 691,000 rental units in Brooklyn about three-fifths fell under some form of rent regulation, with 44 percent being either rent-stabilized or rent-controlled (Table 4.16).

Table 4.16
Distribution of Occupied and Vacant Available Rental Units by Rent Regulatory Status within Borough
New York City 2011

Regulatory Status	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All (Number)	2,172,634	388,022	691,178	587,313	449,108	57,013
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.8%	**	1.6%	3.4%	1.2%	**
Stabilized	*45.4%*	*59.1%*	*42.8%*	*45.0%*	*42.1%*	*14.8%*
Pre-1947	34.2%	48.0%	33.9%	36.9%	23.1%	**
Post-1947	11.2%	11.1%	8.9%	8.1%	19.0%	9.7%
HUD & Other Regulated	2.8%	4.1%	2.3%	3.5%	1.4%	**
M-L Rental	2.3%	2.6%	2.8%	2.2%	1.2%	**
All Unregulated	*39.1%*	*21.0%*	*41.6%*	*36.5%*	*50.3%*	*71.2%*
In Rental Buildings	35.4%	19.0%	39.3%	31.1%	45.3%	65.8%
In Coops/Condos	3.7%	2.0%	2.3%	5.4%	5.0%	5.4%*
Public Housing	8.5%	12.4%	9.0%	9.0%	3.8%	8.4%
In Rem[a]	0.1%	0.1%	**	0.4%	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

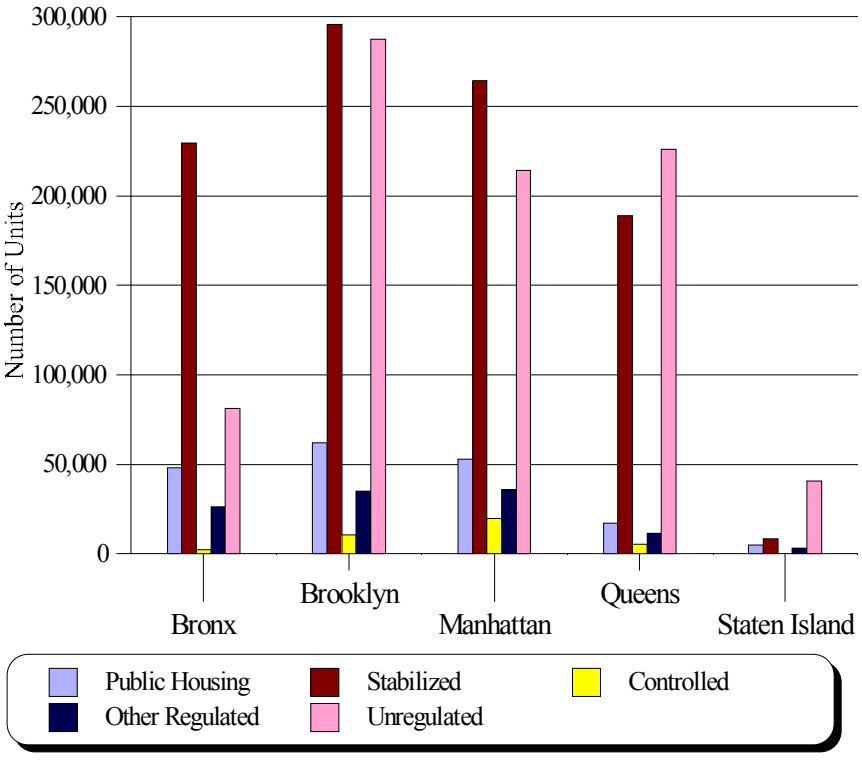
Notes:

a *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, the Source and Accuracy Statement, for further information.

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

** Too few units to report

Figure 4.9
Number of Occupied and Vacant Available Rental Units
by Rent Regulation Status within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Of the 449,000 rental units in Queens, half were rent-controlled or rent-regulated in some way, while the other half were unregulated units; 43 percent were either rent-stabilized (42 percent) or rent-controlled (1 percent), and fewer than one in twenty were in Public Housing (Table 4.16).

Conversely to the distribution in Manhattan and the Bronx, the vast majority of rental units in Staten Island, 71 percent of the 57,000 rental units there, were rent-unregulated. Only about one in seven rental units in the borough was rent-stabilized or rent-controlled.

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 subtractions from the inventory of such units.

The number of units in cooperative (excluding Mitchell-Lama cooperative) and condominium buildings in the City was 517,000 in 2011 (Table 4.17). This was 16 percent of the 3,188,000 occupied and vacant-available housing units in the City (Tables 4.7 and 4.17). Of these units in cooperative and condominium buildings, 74 percent, or 385,000 units, were owner units (occupied or vacant for sale), while the remaining 133,000 were rental units, divided into 52,000 rent-regulated units (10 percent) and 81,000 unregulated rental units (16 percent).

Table 4.17
Distribution of Occupied and Vacant Available Units
in Coop/Condominium Buildings
(Excluding Mitchell-Lama Coops) by Tenure/Regulatory Status
New York City 2011

Tenure/Regulatory Status	Number	Percent
All	517,331	100.0%
Owner Occupied/Vacant For Sale	384,699	74.4%
Regulated Rental	51,888	10.0%
Unregulated Rental	80,744	15.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

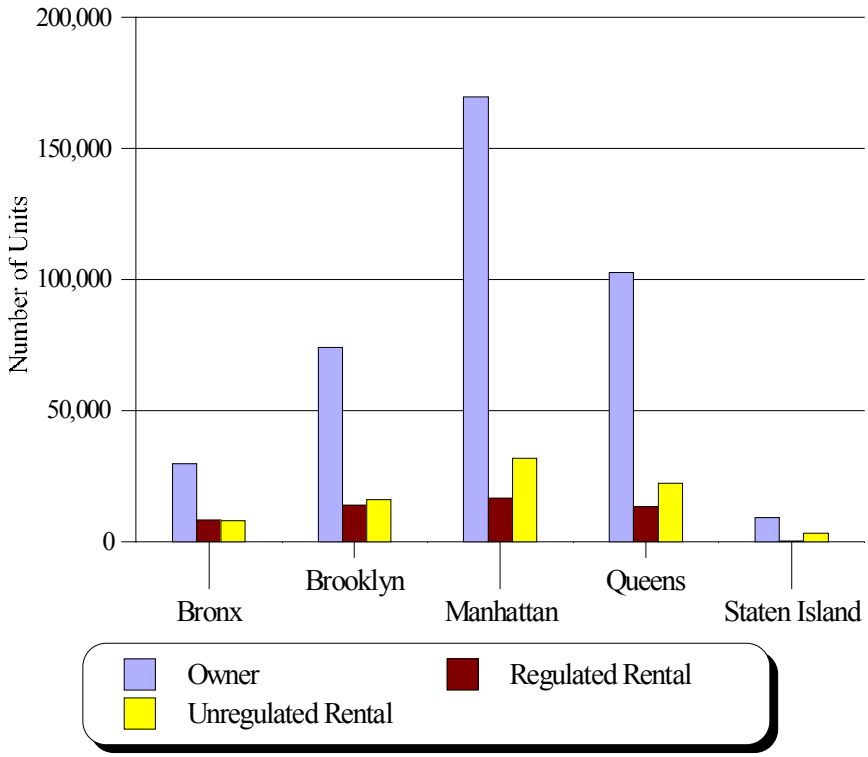
Manhattan, Queens, and Brooklyn accounted for 459,000 units, or about nine in ten of all units in cooperative and condominium buildings in the City, with Manhattan being the greatest repository with 218,000 such units (42 percent), Queens next with 138,000 such units (27 percent), and Brooklyn third with 104,000 such units (20 percent) (Table 4.18 and Figure 4.10). The Bronx with 46,000 (9 percent) and Staten Island with 12,000 (2 percent) had the remaining coop and condo units.

Table 4.18
Distribution of Occupied and Vacant Available Units in Coop/Condominium Buildings (Excluding Mitchell-Lama Coops) by Borough and Tenure/Regulatory Status
New York City 2011

Borough	Tenure/Regulatory Status	Percent of Total	Number	Percent
All	All	100.0%	517,331	100.0%
	Owner Occupied/For Sale		384,699	74.4%
	Regulated Rental		51,888	10.0%
	Unregulated Rental		80,744	15.6%
Bronx	All	8.8%	45,616	100.0%
	Owner Occupied/For Sale		29,588	64.9%
	Regulated Rental		8,272	18.1%
	Unregulated Rental		7,757	17.0%
Brooklyn	All	20.0%	103,607	100.0%
	Owner Occupied/For Sale		73,967	71.4%
	Regulated Rental		13,768	13.3%
	Unregulated Rental		15,872	15.3%
Manhattan	All	42.1%	217,884	100.0%
	Owner Occupied/For Sale		169,585	77.8%
	Regulated Rental		16,494	7.6%
	Unregulated Rental		31,805	14.6%
Queens	All	26.7%	137,989	100.0%
	Owner Occupied/For Sale		102,619	74.4%
	Regulated Rental		13,137	9.5%
	Unregulated Rental		22,233	16.1%
Staten Island	All	2.4%	12,235	100.0%
	Owner Occupied/For Sale		8,940	73.1%
	Regulated Rental		**	**
	Unregulated Rental		**	25.2%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

Figure 4.10
Number of Occupied and Vacant Available Units in Cooperative/Condominium Buildings by Tenure and Regulatory Status within Borough (Excluding Mitchell-Lama)
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Of all 385,000 owner units (occupied or vacant available for sale) in cooperative and condominium buildings, 272,000, or 71 percent, were concentrated in two boroughs: Manhattan (170,000 units or 44 percent) and Queens (103,000 units or 27 percent) (Table 4.18). The remaining such owner units were located in Brooklyn (74,000 units or 19 percent), the Bronx (30,000 units or 8 percent), and Staten Island (9,000 units or 2 percent). As in the City as a whole, in each of the five boroughs, the vast majority of units in cooperative and condominium buildings were owner-occupied or vacant for sale.

In 2011, of the 133,000 rent-regulated and unregulated rental units in cooperative and condominium buildings (52,000 rent-regulated units and 81,000 unregulated units) 85 percent were concentrated in Manhattan (36 percent), Queens (27 percent), and Brooklyn (22 percent), while the remainder were located mostly in the Bronx (12 percent). Unlike in the other boroughs, in the Bronx, of all 46,000 units in cooperative and condominium buildings, 16,000 units, or 35 percent, were rental units (Table 4.18). The Bronx had the highest proportion of regulated units remaining in coop/condo buildings at 18 percent, while Manhattan had the lowest proportion at 8 percent.

Size of Rental Units

In the City in 2011, 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 2,173,000 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 with two bedrooms (34 percent) or with three or more bedrooms (16 percent) (Table 4.19). In Manhattan, more than three-fifths of all rental units were either studios (18 percent) or one-bedroom units (45 percent), while the remaining about two-fifths were two-bedroom units (27 percent) or three-or-more-bedroom units (10 percent). Compared to the city-wide distribution, the Bronx and Brooklyn had slightly more two-bedroom units and fewer studios. Queens reported distributions of rental units by number of bedrooms similar to that of the City as a whole. However, in Staten Island there were more one-bedroom units and fewer studios and two-bedroom units, compared to the city-wide distribution.

Table 4.19
Distribution of Occupied and Vacant Available Rental Units
by Number of Bedrooms within Borough
New York City 2011

		Number of Bedrooms				
Borough	**Number**	**All**	**0**	**1**	**2**	**3 or More**
All	2,172,634	100.0%	8.9%	41.0%	34.3%	15.8%
Bronx	388,022	100.0%	4.3%	41.0%	36.8%	17.9%
Brooklyn	691,178	100.0%	5.8%	38.2%	37.7%	18.2%
Manhattan	587,313	100.0%	17.7%	44.6%	27.3%	10.4%
Queens	449,108	100.0%	6.6%	40.0%	36.4%	17.1%
Staten Island	57,013	100.0%	6.4%*	45.2%	31.4%	16.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of units is small, interpret with caution.

The distribution of different sizes of rental units by borough provides more specific information on the locational concentration of each size of unit in the City. Fifty-four percent of the rental studios in the City were concentrated in Manhattan, while most of those remaining were located in Brooklyn (21 percent), Queens (15 percent), or the Bronx (9 percent) (Table 4.20). One-bedroom rental units were scattered throughout the four most populous boroughs: Brooklyn (30 percent), Manhattan (29 percent), Queens (20 percent), and the Bronx (18 percent). Two-bedroom units were also scattered throughout the same four boroughs: Brooklyn (35 percent), Manhattan (22 percent), Queens (22 percent) and the Bronx (19 percent). The vast majority of units with three or more bedrooms were also distributed in the same four boroughs: Brooklyn (37 percent), Queens (22 percent), the Bronx (20 percent), and Manhattan (18 percent).

Table 4.20
Distribution of Occupied and Vacant Available Rental Units by Borough within Number of Bedrooms
New York City 2011

	Number of Bedrooms				
Borough	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	2,172,634	194,115	890,590	745,034	342,895
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	17.9%	8.5%	17.9%	19.2%	20.3%
Brooklyn	31.8%	20.8%	29.7%	35.0%	36.7%
Manhattan	27.0%	53.5%	29.4%	21.5%	17.9%
Queens	20.7%	15.3%	20.2%	21.9%	22.3%
Staten Island	2.6%	1.9%*	2.9%	2.4%	2.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of units is small, interpret with caution.

Table 4.21
Distribution of Occupied and Vacant Available Rental Units by Number of Bedrooms within Regulatory Status
New York City 2011

	Number of Bedrooms				
Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All Rental Units	100.0%	8.9%	41.0%	34.3%	15.8%
Controlled	100.0%	**	40.4%	37.9%	19.1%
Stabilized	*100.0%*	*11.8%*	*48.9%*	*31.1%*	*8.2%*
Pre-1947	100.0%	11.1%	49.6%	30.8%	8.6%
Post-1947	100.0%	14.2%	46.6%	31.9%	7.2%
Mitchell-Lama	100.0%	9.3%	39.7%	33.9%	17.1%
HUD & Other Regulated	100.0%	12.1%	49.2%	26.0%	12.7%
All Unregulated	*100.0%*	*6.9%*	*34.1%*	*36.7%*	*22.3%*
In Rental Buildings	100.0%	6.1%	32.5%	37.5%	23.9%
In Coops/Condos	100.0%	14.3%	49.3%	28.8%	7.6%
Public Housing	100.0%	3.1%	28.7%	42.6%	25.5%
In Rem	100.0%	**	25.1%	36.9%	36.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

A review of different sizes of rental units within each rent-regulation category reveals that the 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 (43 percent) or three-or-more-bedroom units (26 percent) (Table 4.21). Of *in rem* units, almost three-quarters were larger units, with two bedrooms and three-or-more-bedrooms (37 percent each).

And of all unregulated rental units, almost three-fifths were either two-bedroom units (37 percent) or three-or-more-bedroom units (22 percent); the remainder were mostly one-bedroom units (34 percent). However, by far the greater proportion of unregulated three-or-more bedroom units were in rental buildings, not in coops.

Compared to the distribution of all rental units, more rent-stabilized units, three-fifths, were smaller units: one-bedrooms (49 percent) or studios (12 percent) (Table 4.21).

Table 4.22
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status within Number of Bedrooms
New York City 2011

	Number of Bedrooms				
Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	2,172,634	194,115	890,590	745,034	342,895
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.8%	**	1.7%	2.0%	2.1%
Stabilized	*45.4%*	*60.2%*	*54.1%*	*41.1%*	*23.7%*
Pre-1947	34.2%	42.4%	41.4%	30.7%	18.6%
Post-1947	11.2%	17.8%	12.7%	10.4%	5.1%
Mitchell-Lama	2.3%	2.4%	2.2%	2.2%	2.5%
HUD & Other Regulated	2.8%	3.8%	3.3%	2.1%	2.2%
All Unregulated	*39.1%*	*30.2%*	*32.6%*	*41.8%*	*55.4%*
In Rental Buildings	35.4%	24.2%	28.1%	38.7%	53.6%
In Coops/Condos	3.7%	6.0%	4.5%	3.1%	1.8%
Public Housing	8.5%	3.0%	6.0%	10.6%	13.8%
In Rem	0.1%	**	0.1%	0.1%	0.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** 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: compared to the city-wide distribution, rent-unregulated units in rental buildings and Public Housing proportionately provided more larger units, while the rent-stabilized category provided more smaller units. Three-fifths of studio rental units in the City were rent-stabilized; and 54 percent of one-bedroom rental units were rent-stabilized (Table 4.22).

On the other hand, more than four-fifths of two-bedroom units were either rent-stabilized (41 percent) or unregulated (42 percent) units (Table 4.22). Those remaining were mostly Public Housing units (11 percent). Four-fifths of three-or-more-bedroom units were either unregulated (55 percent) (almost entirely in rental buildings) or rent-stabilized (24 percent). Most of the remaining such large units were Public Housing units (14 percent).

Rental Units by Building Size

In 2011, the vast majority of the rental inventory in the City, 87 percent, was in multi-family structures with three or more units. Of all 2,173,000 rental units, 38 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 4.23). 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 (28 percent).

In the City, the rent-regulation categories had differing inventory profiles of building size. In 2011, 65 percent of rent-controlled units were situated in buildings with 20 or more units, while 33 percent were in buildings with 3-19 units (Table 4.23). Of rent-stabilized units, almost three-quarters were in buildings with 20 or more units, while the remaining little more than a quarter were in small buildings with fewer than 20 units.

However, almost three-quarters of unregulated rental units were in small buildings, either those with one or two units (34 percent) or those with 3-19 units (38 percent) (Table 4.23). However, this overall distribution masks the significant disparity in the situation of unregulated units in rental buildings compared to those in coop/condo buildings: almost four-fifths of unregulated units in rental buildings were situated in structures with fewer than 20 units, while only a fifth of coop/condo units were in such small buildings with 20 or fewer units.

Public Housing units were mainly in large buildings: seven in ten of such units were in either very large buildings with 100 or more units (47 percent) or large buildings with 50-99 units (21 percent) (Table 4.23). Another 24 percent 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 (38 percent) or medium-sized buildings with 20-49 units (51 percent) (Table 4.23).

Table 4.23
Distribution of Occupied and Vacant Available Rental Units by Building Size within Regulatory Status
New York City 2011

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	2,172,634	100.0%	13.5%	13.5%	14.9%	*28.4%*	20.6%	16.8%	*37.4%*	20.7%
Controlled	38,374	100.0%	**	12.5%	20.9%	*33.4%*	23.9%	31.8%	*55.7%*	9.3%*
Stabilized	986,840	100.0%	**	1.5%	24.9%	*26.4%*	32.9%	24.4%	*57.3%*	16.2%
Pre-1947	743,527	100.0%	**	0.7%	30.0%	*30.8%*	39.0%	23.4%	*62.4%*	6.7%
Post-1947	243,313	100.0%	**	3.9%	9.3%	*13.2%*	14.0%	27.5%	*41.5%*	45.3%
All Other Regulated[a]	109,508	100.0%	**	**	4.2%	*4.7%*	14.7%	22.4%	*37.1%*	58.2%
All Unregulated	849,800	100.0%	34.3%	31.9%	6.4%	*38.3%*	6.0%	5.6%	*11.6%*	15.8%
In Rental Buildings	769,056	100.0%	37.1%	34.8%	6.2%	*40.9%*	5.1%	4.1%	*9.2%*	12.8%
In Coops/Condos	80,744	100.0%	7.1%	4.9%*	8.9%	*13.7%*	14.9%	20.0%	*34.9%*	44.3%
Public Housing	185,534	100.0%	**	**	5.7%	*6.4%*	24.4%	21.4%	*45.7%*	47.3%
In Rem	2,578	100.0%	**	**	36.1%	*38.0%*	51.4%	7.7%*	*59.0%*	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes Mitchell-Lama, HUD-regulated, Article 4, Municipal Loan and Loft Board.
* Since the number of units is small, interpret with caution.
** Too few units to report

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 (99 percent), as were those in buildings with 3-5 units (93 percent) (Table 4.24). On the other hand, about three-quarters each of rental units in small buildings with 6-19 units (76 percent) and those in buildings with 20-49 units (73 percent) were rent-stabilized units (Table 4.24). At the same time, about two-thirds of the units in the largest buildings with 100 or more units were either rent-stabilized (36 percent) or unregulated units (30 percent), while most of those remaining were either Public Housing units (20 percent) or "other" rent-regulated units (14 percent).

Table 4.24
Distribution of Occupied and Vacant Available Rental Units
by Regulatory Status within Building Size
New York City 2011

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)	2,172,634	293,645	292,834	324,597	*617,431*	446,967	365,437	*812,404*	449,154
All (Percent)	100.0%	100.0%	100.0%	100.0%	*100.0%*	100.0%	100.0%	*100.0%*	100.0%
Controlled	1.8%	**	1.6%	2.5%	*2.1%*	2.0%	3.3%	*2.6%*	0.8%*
Stabilized	*45.4%*	**	*5.1%*	*75.8%*	*42.2%*	*72.5%*	*66.0%*	*69.6%*	*35.6%*
Pre-1947	34.2%	**	1.9%	68.8%	*37.1%*	64.9%	47.7%	*57.2%*	11.1%
Post-1947	11.2%	**	3.2%	7.0%	*5.2%*	7.6%	18.3%	*12.4%*	24.6%
All Other Regulated[a]	5.0%	**	**	1.4%	*0.8%*	3.6%	6.7%	*5.0%*	14.2%
All Unregulated	*39.1%*	*99.2%*	*92.6%*	*16.8%*	*52.7%*	*11.4%*	*13.1%*	*12.2%*	*29.9%*
In Rental Buildings	35.4%	97.2%	91.3%	14.6%	*51.0%*	8.7%	8.7%	*8.7%*	21.9%
In Coops/Condos	3.7%	2.0%	1.3%*	2.2%	*1.8%*	2.7%	4.4%	*3.5%*	8.0%
Public Housing	8.5%	**	**	3.3%	*1.9%*	10.1%	10.9%	*10.4%*	19.5%
In Rem	0.1%	**	**	0.3%	*0.2%*	0.3%	0.1%*	*0.2%*	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes Mitchell-Lama, HUD-regulated, Loft Board, Municipal Loan and Article 4 rental units.
* Since the number of units is small, interpret with caution.
** Too few units to report

Rental units in different sizes of buildings tended to be concentrated in certain boroughs. About three-quarters of units in one- or two-unit buildings in the City were located in either Queens (40 percent) or Brooklyn (36 percent) (Table 4.25). Equal proportions of most of the remainder were in either the Bronx (11 percent) or Staten Island (11 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 (13 percent) or Manhattan (5 percent). About nine in ten rental units in small buildings with 6-19 units were located in either Brooklyn (39 percent), Manhattan (30 percent), or Queens (22 percent), while the remaining such units were located in the Bronx (8 percent).

Meanwhile, 87 percent of rental units in medium-sized buildings with 20-49 units were clustered in the three older boroughs of Manhattan (33 percent), Brooklyn (28 percent), and the Bronx (26 percent) (Table 4.25). The remaining units in buildings of such size were located mostly in Queens (12 percent).

Table 4.25
Distribution of Occupied and Vacant Available Rental Units
by Borough within Building Size
New York City 2011

Borough	All	Number of Units in Building					
		1-2	3-5	6-19	20-49	50-99	100 or More
All (Number)	2,172,634	293,645	292,834	324,597	446,967	365,437	449,154
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	17.9%	11.1%	12.6%	8.0%	25.7%	29.2%	15.8%
Brooklyn	31.8%	35.9%	54.3%	38.8%	27.7%	29.0%	15.8%
Manhattan	27.0%	1.7%	5.3%	29.6%	33.2%	25.0%	51.4%
Queens	20.7%	40.2%	26.6%	22.3%	12.2%	16.0%	15.1%
Staten Island	2.6%	11.1%	1.3%*	1.1%*	1.3%	**	1.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

Units in most large buildings with 50-99 units were also clustered in the three older boroughs: the Bronx and Brooklyn each captured 29 percent of the rental units in such buildings, while Manhattan accounted for 25 percent (Table 4.25). Queens accommodated another 16 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 evenly among the three boroughs of Brooklyn (16 percent), the Bronx (16 percent), and Queens (15 percent).

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 4.26). Combined with rental units in buildings with 100 or more units, three-quarters of the rental units in the borough were in buildings with 20 or more units. On the other hand, Brooklyn provided an umbrella for all sizes of buildings: one- or two-unit buildings (15 percent), small buildings with 3-5 units (23 percent), small buildings with 6-19 units (18 percent), buildings with 20-49 units (18 percent), large buildings with 50-99 units (15 percent), and the largest buildings with 100 or more units (10 percent).

In Manhattan, almost two-fifths of the rental units were in the largest buildings with 100 or more units (39 percent). Combined with rental units in large buildings with 20-99 units (41 percent), eight in ten of all rental units in the borough were in buildings of 20 or more units (Table 4.26). Almost a fifth were situated in small buildings, mostly those with 3-19 units.

Table 4.26
Distribution of Occupied and Vacant Available Rental Units
by Building Size within Borough
New York City 2011

Borough	Number	Number of Units in Building						
		All	1-2	3-5	6-19	20-49	50-99	100 or More
All	2,172,634	100.0%	13.5%	13.5%	14.9%	20.6%	16.8%	20.7%
Bronx	388,022	100.0%	8.4%	9.5%	6.7%	29.6%	27.5%	18.3%
Brooklyn	691,178	100.0%	15.3%	23.0%	18.2%	17.9%	15.3%	10.3%
Manhattan	587,313	100.0%	0.9%	2.6%	16.4%	25.3%	15.6%	39.3%
Queens	449,108	100.0%	26.3%	17.3%	16.2%	12.1%	13.0%	15.1%
Staten Island	57,013	100.0%	57.3%	6.5%*	6.5%*	10.0%	**	15.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

In Queens, three-fifths of all rental units were situated in small buildings, either those with one or two units (26 percent) or those with 3-19 units (34 percent) (Table 4.26). The remaining rental units in the borough were fairly evenly divided among other sizes of buildings: those with 20-49 units (12 percent), those with 50-99 units (13 percent), and those with 100 or more units (15 percent).

In Staten Island, close to three-fifths of rental units were in one- or two-family houses (57 percent), while one in eight were in small buildings with 3-19 units (Table 4.26). Nevertheless, a considerable proportion of rental units in the borough, 15 percent, were in large buildings with 100 or more units.

Structure Class of Rental Units

New York City is a city of multi-family and old buildings. In 2011, of the 2,173,000 rental units in the City, 85 percent were located in multi-family buildings, while the remainder were in one- or two-family houses[11] (Table 4.27). Of all rental units, two-fifths were in either Old Law tenement buildings (10 percent), which were built before 1901, or New Law tenement buildings (30 percent), which were built between 1901 and 1929. The largest proportion of rental units in the City, 39 percent, were in multiple dwellings built after 1929.

The distribution of rental units by structure class varies from borough to borough. In 2011, almost all of the rental units in Manhattan were in multi-family buildings, with 45 percent in either Old Law (21 percent) or New Law (24 percent) tenements (Table 4.27). Nine in ten of all rental units in the Bronx

[11] 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 4.27
Number and Distribution of Occupied and Vacant Available Rental Units by Structure Classification by Borough
New York City 2011

Structure Classification	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All[a]	2,172,634	388,022	691,178	587,313	449,108	57,013
Multifamily Buildings[a]	**1,878,989**	**355,482**	**585,710**	**582,271**	**331,198**	**24,328**
Old-Law Tenement	187,925	5,349	58,466	116,463	6,243	**
New-Law Tenement	585,024	163,487	202,000	136,146	82,594	**
Post-1929 Multiple Dwelling	762,812	154,401	193,033	230,052	168,749	16,577
1-2 Family House Converted to Apartment	104,923	6,390	47,792	35,886	14,487	**
Other[c]	48,176	**	10,830	36,417	**	**
1-2 Family Houses	**293,645**	**32,539**	**105,468**	**5,043**	**117,910**	**32,685**
Distribution Within Borough						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multifamily Buildings[b]	**85.2%**	**91.0%**	**82.9%**	**99.1%**	**69.8%**	**36.9%**
Old-Law Tenement	9.5%	1.5%	9.5%	20.8%	1.6%	**
New-Law Tenement	29.5%	45.0%	32.7%	24.3%	21.2%	**
Post-1929 Multiple Dwelling	38.5%	42.5%	31.3%	41.1%	43.3%	32.0%
1-2 Family House Converted to Apartment	5.3%	1.8%	7.7%	6.4%	3.7%	**
Other[c]	2.4%	**	1.8%	6.5%	**	**
1-2 Family Houses	**14.8%**	**9.0%**	**17.1%**	**0.9%**	**30.2%**	**63.1%**
Distribution Within Structure Classification						
All[a]	100.0%	17.9%	31.8%	27.0%	20.7%	2.6%
Multifamily Buildings[a]	**100.0%**	**18.9%**	**31.2%**	**31.0%**	**17.6%**	**1.3%**
Old-Law Tenement	100.0%	2.8%	31.1%	62.0%	3.3%	**
New-Law Tenement	100.0%	27.9%	34.5%	23.3%	14.1%	**
Post-1929 Multiple Dwelling	100.0%	20.2%	25.3%	30.2%	22.1%	2.2%
1-2 Family House Converted to Apartment	100.0%	6.1%	45.5%	34.2%	13.8%	**
Other[c]	100.0%	**	22.5%	75.6%	**	**
1-2 Family Houses	**100.0%**	**11.1%**	**35.9%**	**1.7%**	**40.2%**	**11.1%**

Source: U.S. Bureau of the Census, 2011 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 Multi-family structures including apartment hotels built before 1929, commercial buildings altered to apartments, and other units in miscellaneous Class B structures.

** Too few units to report.

Table 4.28
Distribution of Occupied and Vacant Available Rental Units by Regulatory Status within Structure Class
New York City 2011

Structure Classification	All		Public	Stabilized			M-L Rental	Controlled	*In Rem*	HUD & Other Regulated	All Un-Regulated
				Both	Pre-47	Post-47					
All[a]	2,172,634	100.0%	8.5%	*45.4%*	34.2%	11.2%	2.3%	1.8%	0.1%	2.8%	39.1%
Multifamily Buildings[a]	**1,878,989**	**100.0%**	**9.8%**	***52.5%***	**39.5%**	**12.9%**	**2.6%**	**2.0%**	**0.1%**	**3.2%**	**29.7%**
Old-Law Tenement	187,925	100.0%	--	*59.6%*	58.4%	--	--	4.3%	0.4%	2.4%	33.3%
New-Law Tenement	585,024	100.0%	--	*79.0%*	78.8%	--	--	3.4%	0.3%	2.0%	15.3%
Post-1929 Multiple Dwelling	762,812	100.0%	24.2%	*41.9%*	14.4%	27.5%	6.5%	0.7%	**	4.9%	21.9%
1-2 Family House Converted to Apartment	104,923	100.0%	--	*28.6%*	25.0%	3.6%*	--	**	**	**	68.6%
Other	48,176	100.0%	--	*44.8%*	43.1%	**	--	**	**	**	47.8%
1-2 Family Houses	**293,645**	**100.0%**	**	**	**	**	--	**	**	**	**99.2%**

Source: U.S. Bureau of the Census, 2011 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.

were in multi-family buildings, with more than two-fifths in New Law tenements (45 percent). 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 (10 percent) or New Law tenement buildings (33 percent).

On the other hand, of the rental units in Queens, seven in ten were in multi-family buildings (Table 4.27). 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 three-fifths, were in one- or two-unit buildings.

More than three-fifths of the Old Law tenements in the City were located in Manhattan, while more than three in ten of such units were located in Brooklyn (Table 4.27). At the same time, more than a third of New Law tenements were in Brooklyn, while 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 (40 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 188,000 Old Law tenements were rent-stabilized units, while the remainder were mostly unregulated rental units (33 percent) (Table 4.28). Almost eight in ten of the 585,000 New Law tenements were rent-stabilized units (79 percent); the remainder were mostly unregulated rental units (15 percent).

Of the 763,000 rental units in multiple-dwelling buildings built after 1929, 42 percent were rent-stabilized, while almost a quarter were Public Housing units (24 percent) (Table 4.28). The remainder were mostly unregulated rental units (22 percent) or Mitchell-Lama rental units (7 percent). Finally, of the 294,000 rental units in one- or two-family houses, almost all were unregulated rental units.

The Owner Housing Inventory (Occupied and Vacant Available)

Size of the Owner Housing Inventory

The number of owner units, occupied and vacant-available-for-sale altogether, was 1,015,000, or 30.3 percent of the housing inventory in the City, in 2011 (Table 4.1). The number of occupied owner units was 984,000 in 2011, while the number of vacant owner units available for sale was 31,000.

The Home Ownership Rate

The homeownership rate for the City as a whole was 31.9 percent in 2011—that is, almost one in three households in the City was an owner household (Table 4.29 and Exhibit Figure 4.1 presented at the end of this chapter). The home ownership rate is the proportion of the total occupied units (owner and renter units together) that are owner-occupied units.

The homeownership rate in Staten Island was 67.5 percent, the highest among the five boroughs, followed by 43.9 percent in Queens. The ownership rates for Brooklyn, Manhattan and the Bronx were lower than the city-wide rate: 27.6 percent, 24.1 percent and 20.7 percent respectively (Table 4.29, Exhibit Figures 4.1 and 4.2 presented at the end of this chapter, and Map 4.3).

Table 4.29
Homeownership Rates by Borough
New York City 2011

Borough	Homeownership Rate
All	31.9%
Bronx	20.7%
Brooklyn	27.6%
Manhattan	24.1%
Queens	43.9%
Staten Island	67.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The homeownership rates for each racial and ethnic group in the City varied widely. In 2011, the homeownership rate for white households was 42.0 percent, 10.1 percentage points higher than the city-wide rate of 31.9 percent (Table 4.30). The rate for Asian households was 39.3 percent, 7.4 percentage points higher than the city-wide rate (Figure 4.11).

Table 4.30
Homeownership Rates by Race/Ethnicity of Householder
New York City 2011

Race/Ethnicity	Home Ownership Rate
All	31.9%
White	42.0%
Black/African American	26.5%
Puerto Rican	16.5%
Non-Puerto Rican Hispanic	15.4%
Asian	39.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The ownership rates for the other major racial and ethnic groups were lower than the city-wide rate. For black households, the rate was 26.5 percent. For Puerto Rican and non-Puerto Rican Hispanic households, the homeownership rates were a mere 16.5 percent and 15.4 percent respectively, only approximately half of the city-wide rate (Table 4.30).

Map 4.3
Home Ownership Rates
New York City 2011

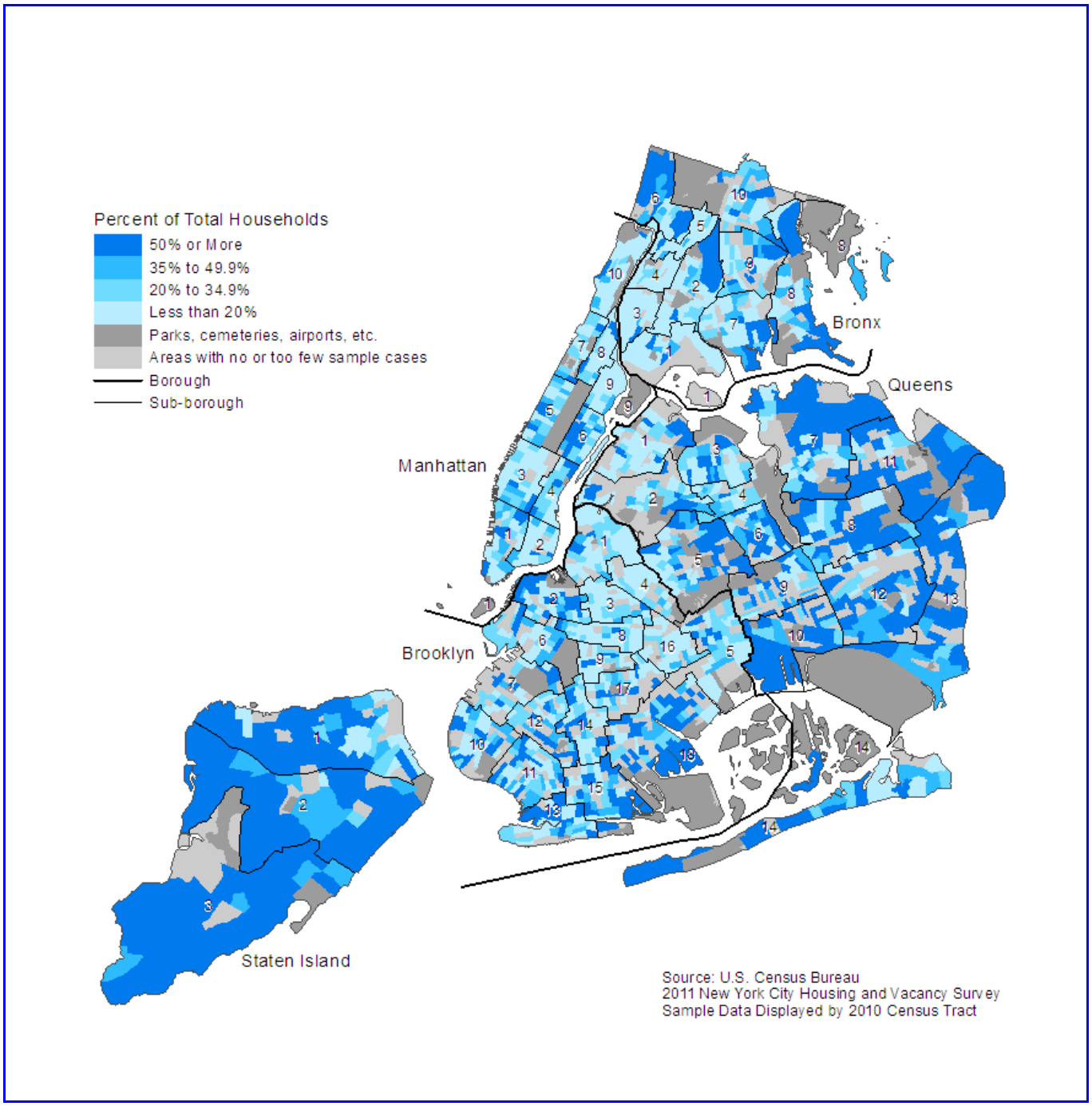
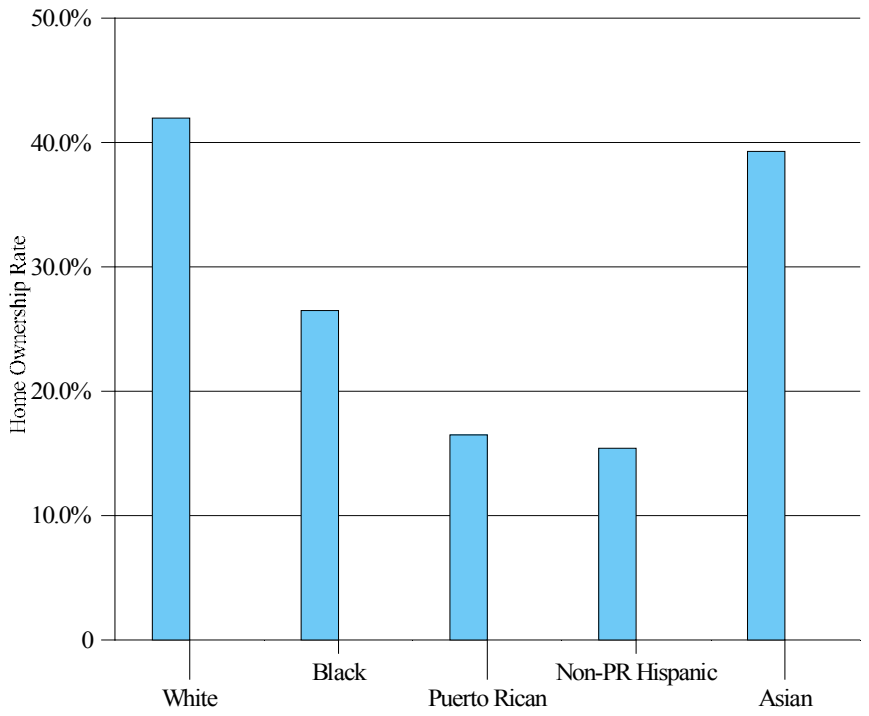


Figure 4.11
Home Ownership Rates by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Composition of Legal Forms of the Owner Unit Inventory

In 2011, the 1,015,000 occupied and vacant-available owner units in the City consisted of the following four types of ownership (legal forms of ownership): conventional (57 percent), private cooperatives (27 percent), Mitchell-Lama cooperatives (5 percent), and condominiums (11 percent) (Table 4.31).

Composition of Owner Units by Location

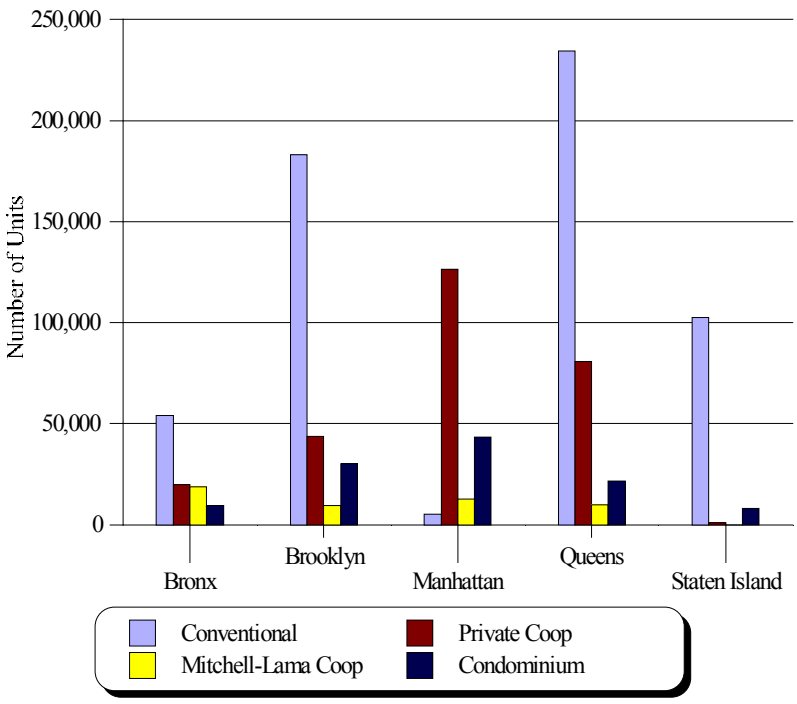
The composition of owner units varied from borough to borough (Figure 4.12). In the Bronx, compared to the composition of owner units city-wide, preponderantly more owner units were Mitchell-Lama cooperatives and fewer were private cooperatives and condominiums. In 2011, of the 103,000 owner units in the borough, 18 percent were Mitchell-Lama cooperatives, while 19 percent were private cooperatives and 9 percent were condominiums (Table 4.32 and Figure 4.12). Mitchell-Lama cooperatives were highly concentrated in the borough: 37 percent of all such owner units in the City were located in the Bronx.

Table 4.31
Distribution of Occupied and Vacant Available Owner Units by Legal Form of Ownership
New York City 2011

Legal Form of Ownership	Number	Percent
All	1,014,940	100.0%
Conventional	579,299	57.1%
Cooperative	322,682	31.8%
Mitchell-Lama	50,942	5.0%
Private Coop	271,740	26.8%
Condominium	112,959	11.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 4.12
Number of Occupied and Vacant Available Owner Units by Type of Ownership within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 4.32
Number and Distribution of Occupied and Vacant AvailableOwner Units
by Legal Form of Ownership and Borough
New York City 2011

Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	1,014,940	102,633	266,562	187,599	346,721	111,425
Conventional	579,299	54,185	183,018	5,368	234,244	102,484
Cooperative	322,682	38,780	53,402	138,975	90,642	**
Mitchell-Lama	50,942	18,861	9,578	12,646	9,857	**
Private Cooperative	271,740	19,920	43,824	126,329	80,784	**
Condominium	112,959	9,668	30,143	43,256	21,835	8,058

Distribution within Borough

Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	57.1%	52.8%	68.7%	2.9%	67.6%	92.0%
Cooperative	31.8%	37.8%	20.0%	74.1%	26.1%	**
Mitchell-Lama	5.0%	18.4%	3.6%	6.7%	2.8%	**
Private Cooperative	26.8%	19.4%	16.4%	67.3%	23.3%	**
Condominium	11.1%	9.4%	11.3%	23.1%	6.3%	7.2%

Distribution within Form of Ownership

Legal Form of Ownership	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	10.1%	26.3%	18.5%	34.2%	11.0%
Conventional	100.0%	9.4%	31.6%	0.9%	40.4%	17.7%
Cooperative	100.0%	12.0%	16.5%	43.1%	28.1%	**
Mitchell-Lama	100.0%	37.0%	18.8%	24.8%	19.4%	**
Private Cooperative	100.0%	7.3%	16.1%	46.5%	29.7%	**
Condominium	100.0%	8.6%	26.7%	38.3%	19.3%	7.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

In Brooklyn, 69 percent of the 267,000 owner units were conventional units, while 28 percent were private cooperatives (16 percent) or condominiums (11 percent) (Table 4.32). On the other hand, a disproportionately large proportion, 67 percent, of the 188,000 owner units in Manhattan were private cooperatives, while another 23 percent were condominiums. Only 3 percent of the owner units in Manhattan were conventionally owned (Figure 4.12).

In Queens, of 347,000 owner units, more were conventional units (68 percent), while fewer were private cooperatives (23 percent) or condominiums (6 percent) (Table 4.32). In Staten Island, 92 percent of the 111,000 owner units were conventional units, while 7 percent were condominium units and almost none were cooperatives.

Size of Owner Units by Type of Ownership and by Borough

In 2011, almost half of all owner units were larger units with three or more bedrooms (48 percent), while the remainder were mostly units with either two bedrooms (31 percent) or one bedroom (19 percent) (Table 4.33 and Figure 4.13). In other words, almost four-fifths of all owner units were larger units with two or more bedrooms.

Table 4.33
Distribution of Occupied and Vacant Available Owner Units
by Number of Bedrooms within Form of Ownership
New York City 2011

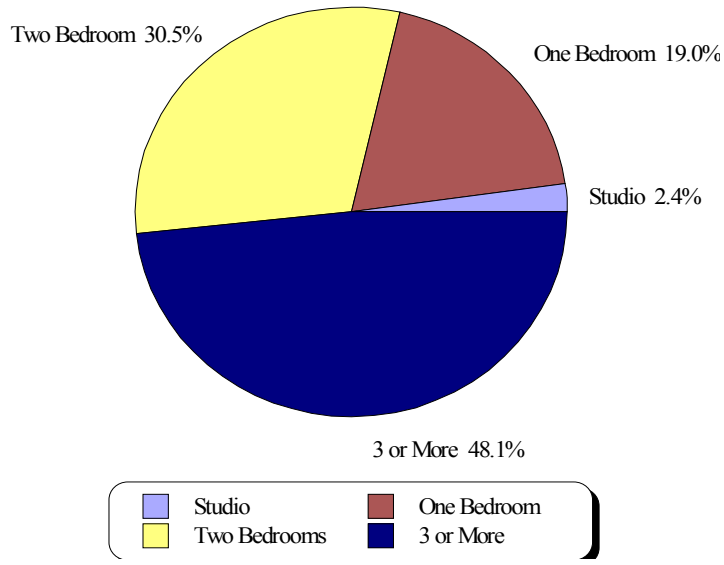
	Number of Bedrooms				
Form of Ownership	**All**	**0**	**1**	**2**	**3 or More**
All	100.0%	2.4%	19.0%	30.5%	48.1%
Conventional	100.0%	**	4.9%	23.7%	71.1%
Private Cooperative	100.0%	6.8%	40.4%	37.7%	15.1%
Mitchell-Lama Cooperative	100.0%	**	38.7%	43.6%	16.3%
Condominium	100.0%	3.3%*	30.7%	41.5%	24.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

Almost all of the conventional units in the City (95 percent) were larger units with two or more bedrooms; seven in ten had three or more bedrooms (Table 4.33). On the other hand, close to half of the private cooperatives were either one-bedroom units (40 percent) or studios (7 percent), while 38 percent were two-bedroom units (Table 4.33). At the same time, the condominium category accommodated more larger units than did private cooperatives, particularly three or more bedroom units. About two-thirds of condominium units were larger units, either two-bedroom units (42 percent) or three-or-more-bedroom units (25 percent).

The Mitchell-Lama cooperative category accommodated more two-bedroom units: (44 percent) and roughly the same proportion of three-or-more-bedroom units (16 percent) as private cooperatives (Table 4.33). In addition, the Mitchell-Lama cooperative category provided a considerable proportion of one-bedroom units, as 39 percent of such units were one-bedroom units.

Figure 4.13
Distribution of Occupied and Vacant Available Owner Units by Number of Bedrooms
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 4.34
Distribution of Occupied and Vacant Available Owner Units by Type of Ownership within Number of Bedrooms
New York City 2011

	Number of Bedrooms				
Form of Ownership	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	1,014,940	24,760	192,522	309,060	488,598
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Conventional	57.1%	**	14.6%	44.5%	84.3%
Private Cooperative	26.8%	74.3%	57.1%	33.2%	8.4%
Mitchell-Lama	5.0%	**	10.2%	7.2%	1.7%
Condominium	11.1%	15.1%*	18.0%	15.2%	5.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

In 2011, the vast majority of smaller owner units, studios, in the City were private cooperative units (74 percent) (Table 4.34). Close to three-fifths of one-bedroom owner units were also private cooperative units (57 percent), while the remainder were scattered among conventional units (15 percent), condominium units (18 percent), and Mitchell-Lama cooperatives (10 percent).

On the other hand, almost four-fifths of the two-bedroom owner units were either conventional units (45 percent) or private cooperatives (33 percent), while the remaining little more than a fifth were divided into condominium units (15 percent) and Mitchell-Lama cooperatives (7 percent) (Table 4.34). Of owner units with three or more bedrooms, 84 percent were conventional units while most of the remainder were private cooperatives (8 percent) or condominiums (6 percent).

Three-fifths of the owner studios in the City were concentrated in Manhattan (61 percent), where most owner units were in the non-conventional owner unit categories (Tables 4.32 and 4.35). Most of the remainder were located in either Queens (22 percent) or Brooklyn (13 percent). On the other hand, close to nine in ten of the one-bedroom owner units were clustered in Manhattan (36 percent), Queens (30 percent), and Brooklyn (22 percent). The remainder were located mostly in the Bronx (9 percent) (Table 4.35).

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 (34 percent), Brooklyn (27 percent), and Manhattan (21 percent) (Table 4.35). The remainder were located in either the Bronx (12 percent) or Staten Island (7 percent).

Table 4.35
Distribution of Occupied and Vacant Available Owner Units
by Borough within Number of Bedrooms
New York City 2011

	Number of Bedrooms				
Borough	**All**	**0**	**1**	**2**	**3 or More**
All (Number)	1,014,940	24,760	192,522	309,060	488,598
All (Percent)	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	10.1%	**	9.3%	11.8%	9.7%
Brooklyn	26.3%	13.1%*	22.0%	27.0%	28.1%
Manhattan	18.5%	60.8%	35.9%	20.9%	8.0%
Queens	34.2%	21.5%	29.6%	33.7%	36.9%
Staten Island	11.0%	**	3.3%	6.6%	17.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

More than four-fifths of the larger owner units with three or more bedrooms were concentrated in Queens (37 percent), Brooklyn (28 percent), and Staten Island (17 percent) (Table 4.35). Smaller proportions were located in the Bronx (10 percent) and Manhattan (8 percent).

The distribution of owner units by size in the Bronx approximated the city-wide distribution: more than four-fifths of all owner units in the borough were larger units, either units with three or more bedrooms (46 percent) or two-bedroom units (36 percent) (Table 4.36). The remainder were mostly one-bedroom units (18 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 4.36
Distribution of Occupied and Vacant Available Owner Units
by Number of Bedrooms within Borough
New York City 2011

		Number of Bedrooms				
Borough	**Number**	**All**	**0**	**1**	**2**	**3 or More**
All	1,014,940	100.0%	2.4%	19.0%	30.5%	48.1%
Bronx	102,633	100.0%	**	17.5%	35.5%	46.1%
Brooklyn	266,562	100.0%	1.2%*	15.9%	31.3%	51.6%
Manhattan	187,599	100.0%	8.0%	36.8%	34.5%	20.7%
Queens	346,721	100.0%	1.5%	16.4%	30.0%	52.0%
Staten Island	111,425	100.0%	**	5.6%	18.3%	76.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

On the other hand, more than seven in ten of the owner units in Manhattan were either one-bedroom units (37 percent) or two-bedroom units (35 percent). A relatively small 21 percent had three or more bedrooms, while the remaining 8 percent of owner units in the borough were studios, a considerably larger portion of studios than any other borough.

In Queens, 52 percent of the owner units were larger units with three or more bedrooms, while three in ten were two-bedroom units. Only 16 percent of owner units in the borough had one bedroom, while the number of studios was extremely small, just 2 percent (Table 4.36). Almost all of the owner units in Staten Island were larger units: 76 percent had three or more bedrooms, while most of the remainder were two-bedroom units (18 percent). As a result, very few small units were available: only 6 percent of owner units in the borough were one-bedroom units.

Estimated Current Value of Owner Units

Owner occupants were asked their estimate of the current market value of their unit. In 2011, the median market value of owner units in the City was $490,000; and 57 percent of the owner units, excluding Mitchell-Lama cooperatives, had an estimated market value of $450,000 or more; 11 percent had a market value of $1,000,000 or more (Table 4.37).

The proportion of owner units with a market value between $450,000 and $749,999 was 37 percent in 2011. The proportion with a market value between $750,000 and $999,999 was 10 percent (Table 4.37).

Table 4.37
Distribution of the Estimated Current Value of Owner Occupied Units
(Excluding Mitchell-Lama Coops)
New York City 2011

Percent Distribution	Number	Percent
All	934,442	100.0%
Less than $75,000	17,724	1.9%
$75,000 - $99,999	**	0.4%*
$100,000 - $149,999	19,966	2.1%
$150,000 - $199,999	32,065	3.4%
$200,000 - $249,999	47,537	5.1%
$250,000 - $299,999	44,473	4.8%
$300,000 - $349,999	69,043	7.4%
$350,000 - $449,999	166,886	17.9%
$450,000 - $549,999	160,288	17.2%
$550,000 - $749,999	180,900	19.4%
$750,000 - $999,999	90,969	9.7%
$1,000,000 or more	101,054	10.8%
Median Estimated Value	**$490,000**	

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

Conversely, in 2011, the proportion of owner units with an estimated market value between $300,000 and $449,999 was 25 percent. The proportion with a market value of less than $300,000 was 18 percent (Table 4.37). Of those 165,000 lower-valued owner units, 64 percent were private cooperatives.[11] Slightly less than half (48 percent) were located in Queens, and most of the remainder were located in Brooklyn (22 percent) and the Bronx (13 percent).

[11] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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), 11 (Bayside/Little Neck), and 13 (Bellerose/Rosedale) as well as in Staten Island 1 (NorthShore). Such units were certainly smaller than more highly valued units: even so, 35 percent were one-bedroom units and 37 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.[12]

The range of estimated values by borough and type of ownership is very wide (Mitchell Lama coops excluded). Estimated market values in Manhattan were substantially higher than values in other boroughs, while Queens, the Bronx and Staten Island still offered relatively more affordable ownership options in 2011. Estimated market values in Brooklyn were comparatively higher for all ownership types, second only to Manhattan. The median estimated value in 2011 for all owner occupied units in Manhattan was $750,000 while it was $500,000 in Brooklyn (Table 4.38).

Table 4.38
Median Estimated Value of Owner Occupied Units
by Legal Form of Ownership and Borough
New York City 2011

Legal Form of Ownership[a]	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	$490,000	$385,000	$500,000	$750,000	$410,000	$400,000
Conventional	$500,000	$450,000	$573,000	$1,300,000	$500,000	$430,000
Private Cooperative	$350,000	$190,000	$300,000	$700,000	$230,000	**
Condominium	$500,000	$200,000	$500,000	$900,000	$340,000	$300,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Excluding Mitchell-Lama.
** Too few units to report.

The median estimated value of conventionally owned units in Manhattan was reported at $1,300,000, compared to values less than half that in the other boroughs. However, that value should be interpreted with caution since the number of conventionally owned units in the borough is very small. The median estimated value of a private cooperative in Manhattan was $700,000, while it was $230,000 in Queens and $190,000 in the Bronx. Condominiums in the Bronx, Staten Island and Queens were estimated with median market values of $200,000, $300,000 and $340,000 respectively, compared to $900,000 for such units in Manhattan and $500,000 in Brooklyn (Table 4.38).

[12] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Housing Units Accessible to Physically Disabled Persons

In 2011, 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 2011, 635,000 units, or 51 percent, of the units in multiple dwellings with elevators in the City, for which complete data from the 2011 HVS were available, met all five accessibility criteria for people with physical disabilities requiring the use of a wheelchair (Table 4.39). Of units in multiple dwellings without elevators, the number of accessible units was only 26,000, or 3 percent, in 2011 (Table 4.40). Altogether, of the 662,000 accessible units in all multi-family buildings in 2011, 90,000, or 14 percent, were in buildings built since 1990.[13]

Accessible Housing by Location and Structure Class

In 2011, of the 635,000 housing units accessible to physically disabled persons in multiple dwellings with elevators, 334,000, or 53 percent, were in Manhattan. This was 65 percent of the units in multiple dwellings with elevators in Manhattan (Table 4.39). This was the largest number of accessible units in the five boroughs. In Brooklyn, 117,000 units, or 43 percent of all units in such buildings in the borough, were accessible. In the Bronx, 83,000 units, 37 percent, met all five accessibility criteria. In Queens, 95,000 units, 44 percent, were accessible. In Staten Island, where only a small number of units were in multiple dwellings with elevators, 7,000 units, 44 percent, were accessible.

The number of accessible units in multiple dwellings without elevators in the City was very small: only 26,000, or 3 percent of the units in such dwellings, in 2011. Of the 26,000 such accessible units in the City, 46 percent were in Brooklyn, while 27 percent were in Queens (Table 4.40).

Looking at the accessibility of units by structure class reveals that, in 2011, 78 percent of the 635,000 accessible units in multiple dwellings with elevators in the City were in buildings built after 1929 (Table 4.41). Of all units in multiple dwellings built after 1929 with elevators for which all data were reported, 495,000 units, or 58 percent, were accessible. On the other hand, relatively fewer units in the other types of multiple dwellings with elevators were accessible. Only a quarter of units in Old Law tenement buildings and 23 percent of units in New Law tenement buildings were accessible.

[13] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 4.39
Number and Percent of All Units in Multiple Family Dwellings with Wheelchair Accessibility by Accessibility Criteria and Number and Percent Meeting All Criteria by Borough
Units in Buildings with Elevators
New York City 2011

	Accessibility Criteria[a]											
	Door Width						No Stairs					
	Entrance/Lobby		Elevator		Residential Unit		to Elevator		to Unit		All Criteria	
Borough	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	1,010,756	70.4%	1,009,471	72.4%	1,059,093	78.1%	945,555	69.8%	858,321	62.2%	635,193	50.9%
Bronx	147,712	57.4%	151,151	60.5%	186,932	73.1%	132,791	56.9%	109,448	45.7%	82,553	36.6%
Brooklyn	221,357	72.3%	213,042	71.2%	228,276	76.3%	197,135	67.4%	168,388	56.6%	116,960	42.5%
Manhattan	464,594	76.1%	463,385	78.7%	438,948	79.8%	441,484	75.5%	425,813	72.2%	333,956	64.5%
Queens	162,301	66.1%	169,755	70.6%	191,839	81.6%	161,622	70.8%	145,139	61.5%	94,611	44.2%
Staten Island	14,792	88.7%	12,138	72.8%	13,099	78.6%	12,524	76.7%	9,533	57.2%	7,113	43.6%

Source: U.S. Bureau of the Census, 2011 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 2011, complete data for all criteria were available for 1,248,758 multiple dwelling units in buildings with elevators.
b Percent accessible of units for which complete information was reported for the criterion in question.
c Percent accessible of total units for which information was reported on each and every criterion.

Table 4.40
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 2011

	Accessibility Criteria[a]							
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria	
Borough	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	193,792	19.1%	336,335	35.0%	51,533	5.3%	26,365	2.9%
Bronx	21,592	13.0%	49,556	31.3%	9,777	6.3%	**	2.6%*
Brooklyn	96,006	23.3%	145,308	37.8%	24,848	6.3%	12,105	3.3%
Manhattan	18,375	8.4%	46,226	22.0%	4,135*	1.9%	**	**
Queens	53,959	26.3%	91,903	47.0%	11,873	5.9%	7,181	3.8%
Staten Island	**	32.7%*	**	28.3%*	**	**	**	**

Source: U.S. Bureau of the Census, 2011 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 2011, complete data for all 3 criteria were available for 917,270 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.

Table 4.41
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 2011

	Accessibility Criteria[a]											
	Door Width						No Stairs					
	Entrance/Lobby		Elevator		Residential Unit		to Elevator		to Unit		All Criteria	
Structure Class	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	1,010,756	70.4%	1,009,471	72.4%	1,059,093	78.1%	945,555	69.8%	858,321	62.2%	635,193	50.9%
Old Law	14,843	37.7%	20,773	57.2%	22,614	59.0%	14,122	38.7%	13,801	36.9%	8,583	25.2%
New Law	111,574	43.0%	112,716	46.1%	143,767	58.4%	101,098	41.5%	87,200	35.4%	50,095	22.6%
Post-1929	762,138	78.1%	753,695	78.5%	773,043	83.4%	710,902	77.2%	649,426	69.0%	494,923	57.7%
Converted House	13,681	57.7%	14,530	67.4%	14,396	65.1%	11,268	50.9%	10,154	46.2%	9,174	47.4%
Other[d]	43,236	75.7%	41,247	74.5%	40,803	81.4%	44,877	81.3%	40,745	73.7%	28,554	59.1%

Source: U.S. Bureau of the Census, 2011 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 2011, complete data for all criteria were available for 1,248,758 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 4.42
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 2011

	Accessibility Criteria[a]							
	Entrance/Lobby Door Width		Residential Unit Door Width		No Stairs to Unit		All Criteria	
Structure Class	Number	Percent[b]	Number	Percent[b]	Number	Percent[b]	Number	Percent[c]
All	193,792	19.1%	336,335	35.0%	51,533	5.3%	26,365	2.9%
Old Law	15,894	8.8%	49,488	29.0%	4,033*	2.3%	**	**
New Law	61,563	15.1%	131,954	33.4%	8,821	2.2%	**	0.9%*
Post-1929	44,969	39.2%	52,678	48.6%	15,418	14.1%	11,006	10.8%
Converted House	18,897	16.7%	32,166	31.9%	4,540*	4.2%	**	**
Other	**	**	4,184*	28.2%	**	**	**	**

Source: U.S. Bureau of the Census, 2011 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 2011, complete data for all 3 criteria were available for 917,270 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.

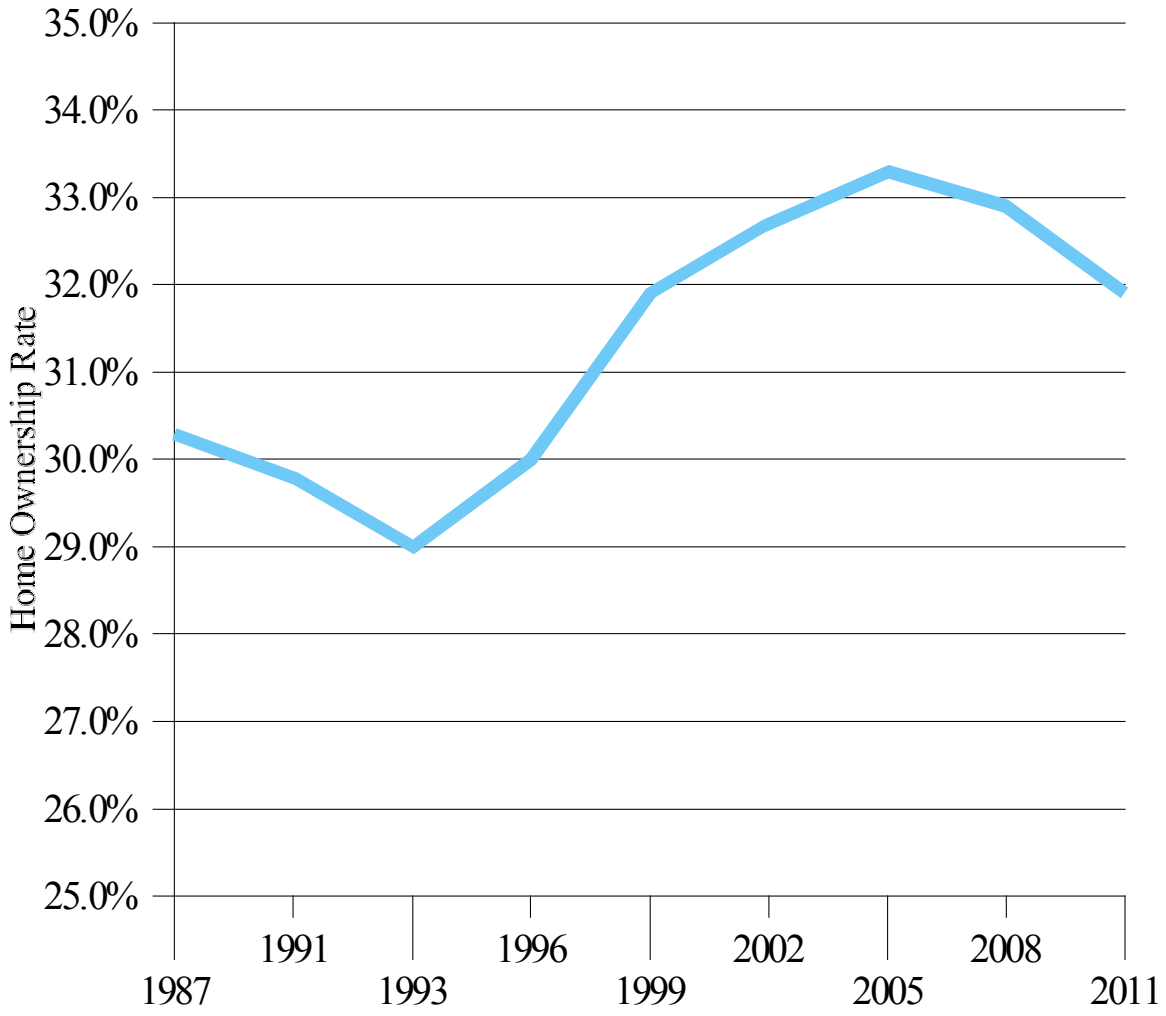
* Since the number of units is small, interpret with caution.

** To few to report.

Of the 26,000 accessible units in multiple dwellings without elevators, 42 percent were in structures built after 1929 (Table 4.42). The numbers of accessible units in other multiple dwellings without elevators, including Old Law tenement structures, were too small to report.

EXHIBIT FIGURES

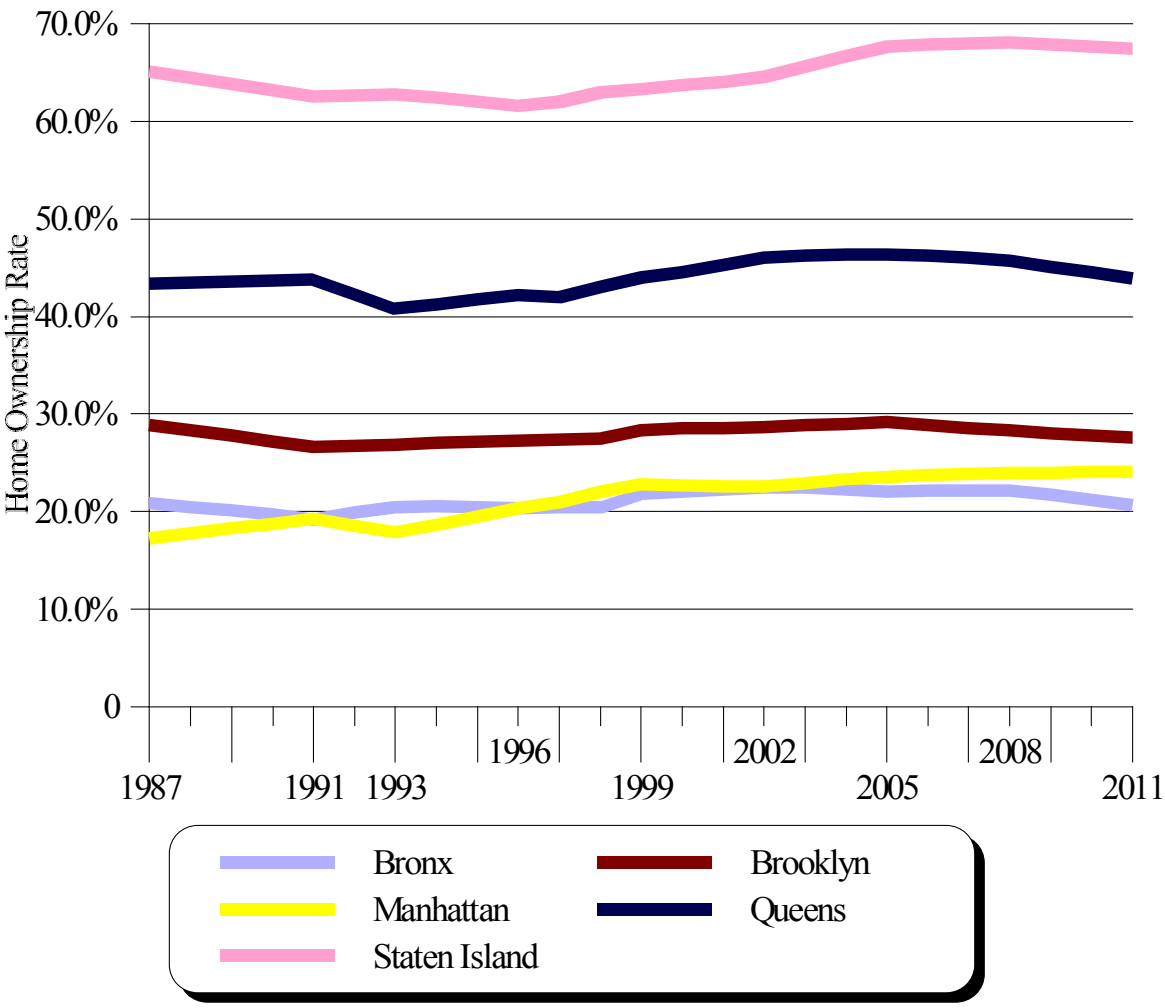
Exhibit Figure 4.1
Home Ownership Rates
New York City, Selected Years 1987 - 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

Exhibit Figure 4.2
Home Ownership Rates by Borough
New York City, Selected Years 1987 - 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

5 Housing Vacancies and Vacancy Rates

Introduction

In any big housing market, 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 remains the same or is reduced; vacancies fall as the supply 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 available vacancies.

However, in a free housing market, when insufficient vacancies considerably 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 New York State and New York 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 with 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 and data analyses 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 the 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 available 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[1] mandates that New York City conduct studies and investigations designed to determine if the rental vacancy rate is lower than **5 percent,** as proof of the need for continuing rent regulation and rent control.

The local rent stabilization law of 1969[2] also permits the local determination of the existence of a housing emergency as a condition of the need for continuing rent stabilization. The Emergency Tenant Protection Act of 1974[3] not only again permits the local determination of the existence of a housing emergency but also specifically states that an emergency exists if the rental vacancy rate is **5 percent or less.**

In short, these State and City rent-regulation laws require that the City have a comprehensive housing market survey and that the City Council determine whether or not a housing emergency exists in the City based on the findings of that survey. If the City Council determines that the rental vacancy rate in the City is **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

[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.

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 fifteen separate occasions over the forty-six-year period since 1965, when the first HVS was conducted.

Definition of Vacant Rental Units and the Equation for Estimating the Rental Vacancy Rate

Concepts and Definitions of Vacant 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-six year period, using data from the HVS as specified in the following:[4]

$$\frac{\text{Number of Vacant, Non-Dilapidated Units Available for Rent}}{\text{Number of Vacant, Non-Dilapidated Units Available for Rent} + \text{Number of Renter-Occupied Units, Dilapidated and Non-Dilapidated}}$$

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 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:

[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. For a further explanation of these terms see the U.S. Bureau of the Census, Field Representative's Manual for the 2011 New York City Housing and Vacancy Survey, p. 4-9.

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 excluded 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, because they were not considered habitable.

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.

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.[5] 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-six-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 censuses 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 accurately 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.[6] 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 May of 2011 was 3.12 percent (Table 5.1). The 2011 rental vacancy rate of 3.12 percent was estimated using data from the 2011 HVS on each item in the above equation, as follows:

$$(67{,}818) / (67{,}818 + 2{,}104{,}816) \times 100 = 3.12\%$$

[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.

Table 5.1
Number and Percent of Occupied and Vacant Available Rental Units and Rental Vacancy Rates by Borough
New York City 2011

Borough	Number of Renter Occupied Units	Number of Vacant Available Rental Units	Percent of Vacant	Vacancy Rate[a]
Total	2,104,816	67,818	100.0%	3.12%
Bronx	375,491	12,531	18.5%	3.23%
Brooklyn	673,166	18,011	26.6%	2.61%
Manhattan	570,853	16,460	24.3%	2.80%
Queens	432,085	17,023	25.1%	3.79%
Staten Island	53,221	**	5.6%*	6.65%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a 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.

Reliability of the Rental Vacancy Rate

The HVS is a sample survey. The rental vacancy rate of 3.12 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 2011 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 2010 decennial census, updated based on new construction, alterations, and conversions. Different samples would have yielded different rental vacancy rates. The sampling error, the extent to which any particular sampling result differs from the average of all possible results, is unknown; but the standard error of estimate (SEE) is a statistical measure most commonly used to approximate it.

The City's determination of the need for continuing rent stabilization and rent control is based on the 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 2011 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 2011 HVS show that the SEE of the rental vacancy rate of 3.12 percent is 0.17 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 3.12 percent by no more than 2 standard errors, or by plus or minus 0.33 percent (1.96 x 0.17). That is, given the 2011 rental vacancy rate of 3.12 percent, the

chances are 95 out of 100 that the actual vacancy rate is between 3.45 percent and 2.79 percent (3.12% $\pm$ 1.96 x 0.17).

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 and steps are taken to mitigate the causes of non-sampling error.

The survey's field representatives 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. In fact, all units found to be vacant by the interviewer are visited again for verification of the vacancy status as of the date of the first attempt. 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 2011 HVS reports that the number of vacant rental units in the City was 68,000 and the city-wide rental vacancy rate was 3.12 percent (Table 5.1).

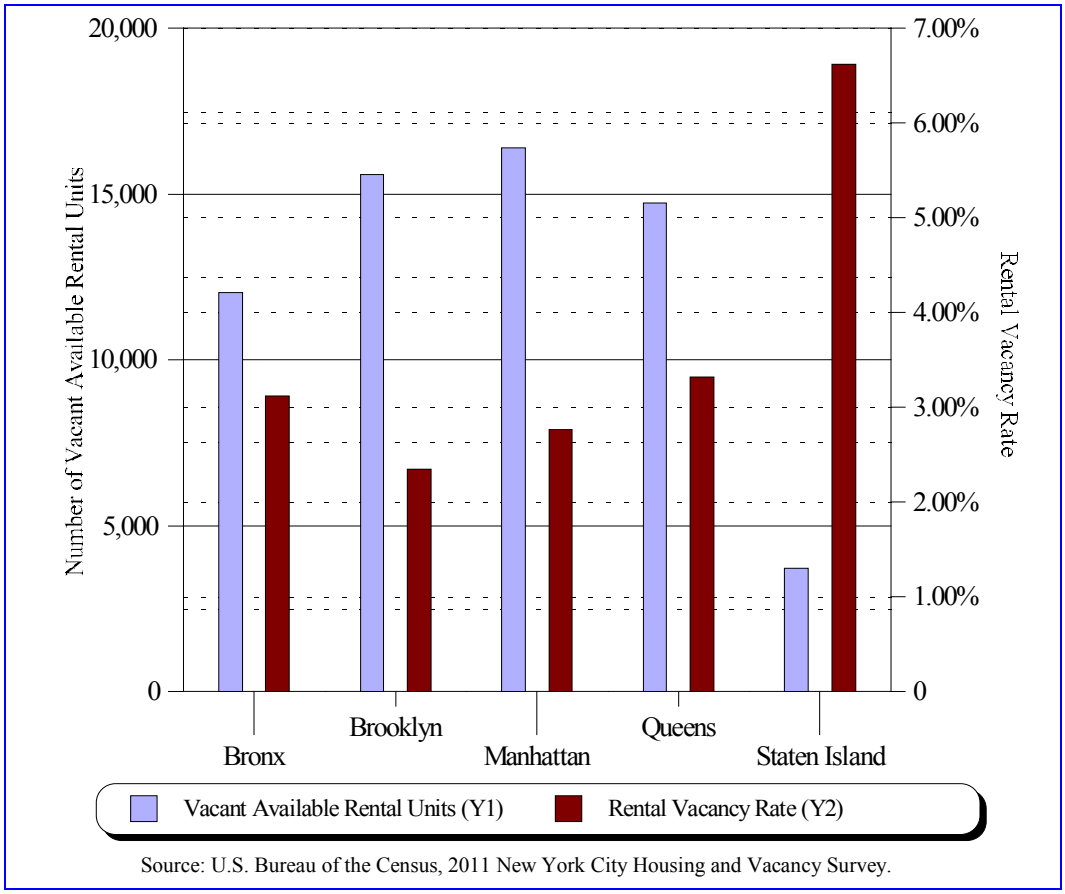
The 2011 rental vacancy rate is statistically much lower than 5.00 percent and, thus, meets the legal definition of a housing emergency in the City, as defined by New York State and City rent-regulation laws, requiring a continuation of both rent control and rent stabilization in the City, as explained above (Exhibit Figure 5.1 presented at the end of this chapter).

Rental Vacancies and Vacancy Rates by Boroughs

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.

In 2011, more than nine out of ten of the City's 68,000 vacant rental units were dispersed in the populous four boroughs: Brooklyn (18,000 units or 27 percent), Queens (17,000 units or 25 percent), Manhattan (16,000 units or 24 percent), and the Bronx (13,000 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 (Table 5.1 and Figure 5.1).

Figure 5.1
Number of Vacant Available Rental Units
and Rental Vacancy Rates by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In Queens and the Bronx, the rental vacancy rates were 3.79 percent and 3.23 percent respectively, while rates in Manhattan and Brooklyn were 2.80 percent and 2.61 percent respectively (Table 5.1).

In 2011, the vacancy rate in Staten Island was 6.65 percent. However, since the number of vacant units in the borough was small, the sampling error of this vacancy rate is likely to be larger than the other boroughs. Thus, interpretations of the rate should be done with caution.

Rental Vacancies and Vacancy Rates by Rent-Regulation Categories

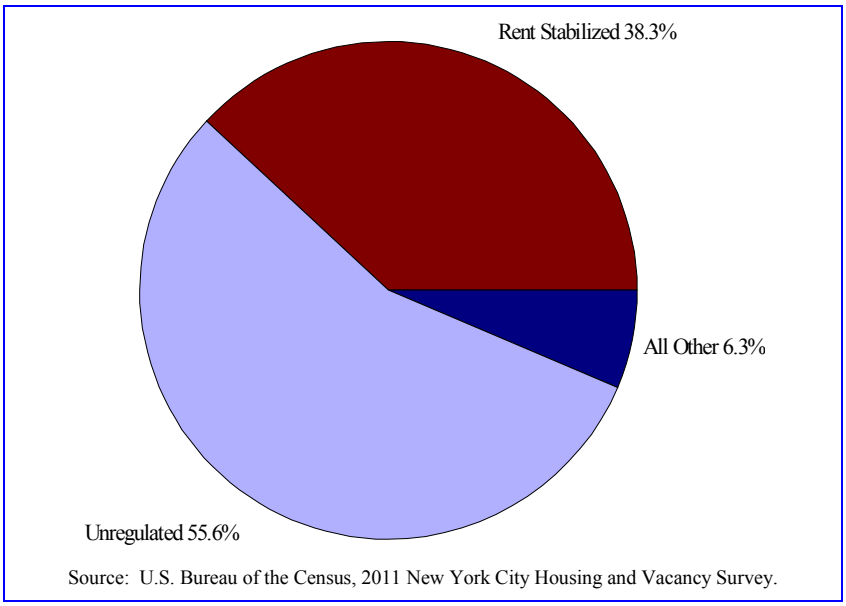
In 2011, with 38,000 vacant units or 56 percent of all vacant rental units in the City, the vacancy rate for unregulated units was 4.43 percent (Table 5.2). These vacant free-market rental units were much more available compared to vacant regulated units, as the vacancy rate for this rental category was substantially higher than the city-wide rate of 3.12 percent and was the highest of any major rent-regulation category (Figure 5.2).

Table 5.2
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Regulatory Status
New York City 2011

Regulatory Status	Number	Percent	Rental Vacancy Rate
All	67,818	100.0%	3.12%
Controlled	---	---	---
Stabilized	*25,970*	*38.3%*	*2.63%*
Pre-1947	18,879	27.8%	2.54%
Post-1947	7,091	10.5%	2.91%
All Other	**	5.2%*	3.20%*
Unregulated	*37,676*	*55.6%*	*4.43%*
In Rental	32,674	48.2%	4.25%
In Coops/Condos	5,002	7.4%	6.19%
Public Housing	**	**	**
In Rem	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a All Other regulated includes Mitchell-Lama rentals, HUD subsidized units, Loft Board regulated units, Article 4 rentals, and Municipal Loan Program units.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 5.2
Distribution of Vacant Available Rental Units by Regulatory Status
New York City 2011



With 5,000 vacant units, the rental vacancy rate for unregulated units in cooperative and condominium buildings was 6.19 percent (Table 5.2).

The vacancy rate for rent-stabilized units as a whole was 2.63 percent in 2011. Still, the 26,000 vacant stabilized units were almost two-fifths of vacant available units. The vacancy rate for pre-1947 rent-stabilized units was 2.54 percent, while it was 2.91 percent for post-1947 rent-stabilized units (Table 5.2).

The numbers of vacant Public Housing units and *in rem* units in 2011 were too small to report (Table 5.2).

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 rent of vacant available units that limits 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 be able 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.

Vacant units available for low rents were extremely scarce. The rental vacancy rate in 2011 for units with asking rents of less than $800 was a mere 1.10 percent (Table 5.6). The number of vacant units with asking rents of less than $700 was too few to report.

The vacancy rate for units with asking rents in the $800-$899 range was 2.41 percent (Table 5.3). The vacancy rate for units with asking rents of $900-$999 was 2.75 percent. The range of $1,000-$1,499 offered by far the largest number of vacant units (29,000) but the vacancy rate for units with that rent level was only 3.87 percent (Figures 5.3 and 5.4).

The rental vacancy rate moved up to close to 5.00 percent as asking rent levels went further up: it was 4.14 percent for units with an asking rent level of $1,500-$1,999 (Table 5.3). The vacancy rate for units with asking rents of $2,000 or more was 4.67 percent. For units with asking rents of $2,500 or more, the rate jumped to 5.26 percent, much higher than vacancy rates for the various lower rent levels in the City.

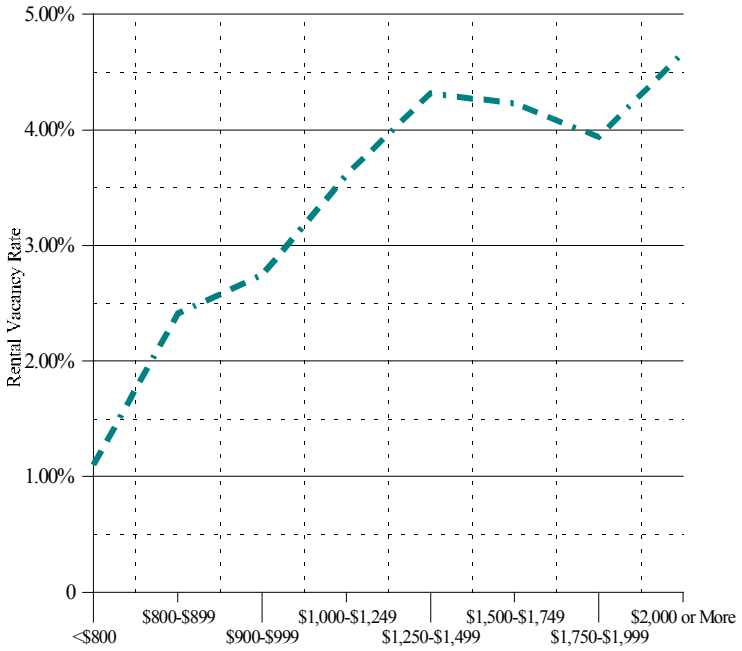
Table 5.3
Number of Occupied and Vacant Available Rental Units
and Vacancy Rates by Monthly Rent Level
New York City 2011

Monthly Rent Level	Number of Renter Occupied Units	Number of Vacant Available Rental Units	Rental Vacancy Rate
All[a]	**2,104,816**	**67,818**	**3.12%**
$1 - $399	**126,018**	**	**
$400 - $699	**207,112**	**	**
$400 - $499	44,975	**	**
$500 - $599	66,327	**	**
$600 - $699	95,811	**	**
$700 - $999	**474,588**	**10,865**	**2.24%**
$700 - $799	123,813	**	**
$800 - $899	169,491	4,188*	2.41%
$900 - $999	181,284	5,117	2.75%
$1,000 - $1,999	**994,499**	**40,883**	**3.95%**
$1,000 - $1,499	711,020	28,628	3.87%
$1,500 - $1,999	283,478	12,254	4.14%
$2,000 or more	**256,411**	**12,553**	**4.67%**
$2,000 - $2,499	107,618	4,291*	3.83%
$2,500 or more	148,793	8,262	5.26%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Total includes units with no cash rent.
* Since the number of units is small, interpret with caution.
** Too few units to report.

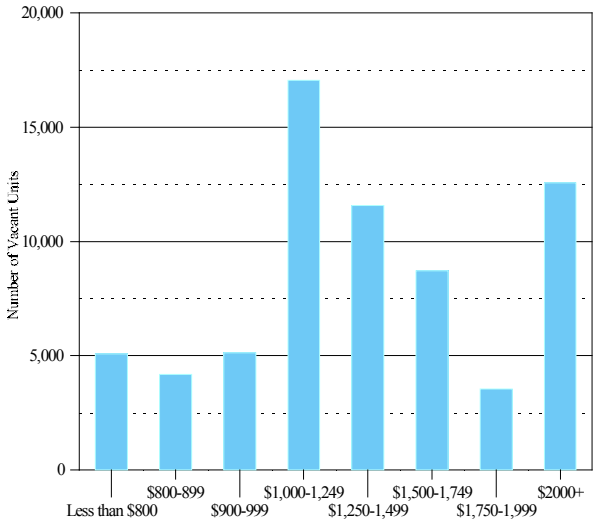
In short, in 2011, there was a pervasive shortage of available vacant units for rents of less than $1,000 in the City. Particularly, the shortage of those available for less than $800 was appallingly acute (Tables 5.3 and 5.6).

Figure 5.3
Rental Vacancy Rates by Monthly Rent Level
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 5.4
Vacant Available Rental Units by Monthly Asking Rent
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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

The 2011 HVS reports that 94 percent of all vacant rental units in the City were either rent-stabilized units (38 percent) or unregulated units (56 percent) (Table 5.2). Thus, it is useful to review rental vacancy rates by asking-rent levels separately for rent-stabilized units and for unregulated rental units.

The rental vacancy rate for all rent-stabilized units was a low 2.63 percent in 2011. Close to nine in ten of vacant rent-stabilized units had asking rents of either $900-$1,249 (13,000 units or 50 percent) or $1,250 and over (9,000 units or 36 percent) (Table 5.4); with corresponding vacancy rates of 3.28 percent and 3.06 percent respectively. The number of stabilized vacant units renting at less than $900 was too few to report.

Table 5.4
Vacant Available Rental Units and Rental Vacancy Rates
in Stabilized and Unregulated Housing by Monthly Asking Rent Level
New York City 2011

Monthly Asking Rent Level	Stabilized Vacant Available Units			Unregulated Vacant Available Units		
	Number	Percent	Vacancy Rate	Number	Percent	Vacancy Rate
All[a]	25,970	100.0%	2.63%	37,676	100.0%	4.43%
Less than $400	**	**	**	**	**	**
$400-$599	**	**	**	**	**	**
$600-$699	**	**	**	**	**	**
$700-$899	**	**	**	**	**	**
$900-$1,249	13,082	50.4%	3.28%	7,774	20.6%	3.75%
$1,250 and over	9,256	35.6%	3.06%	26,138	69.4%	5.39%

Source: U.S. Bureau of the Census, 2011 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.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Also, nine in ten vacant unregulated rental units were in two levels of rent: $900-$1,249 (8,000 units or 21 percent) and $1,250 and over (26,000 units or 69 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—was too few to report, while the number of units with rents of $1,250 or higher was 26,000, and the vacancy rate for such units was 5.39 percent (Table 5.4).

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.

Vacancies and Vacancy Rates by Rent Quintiles

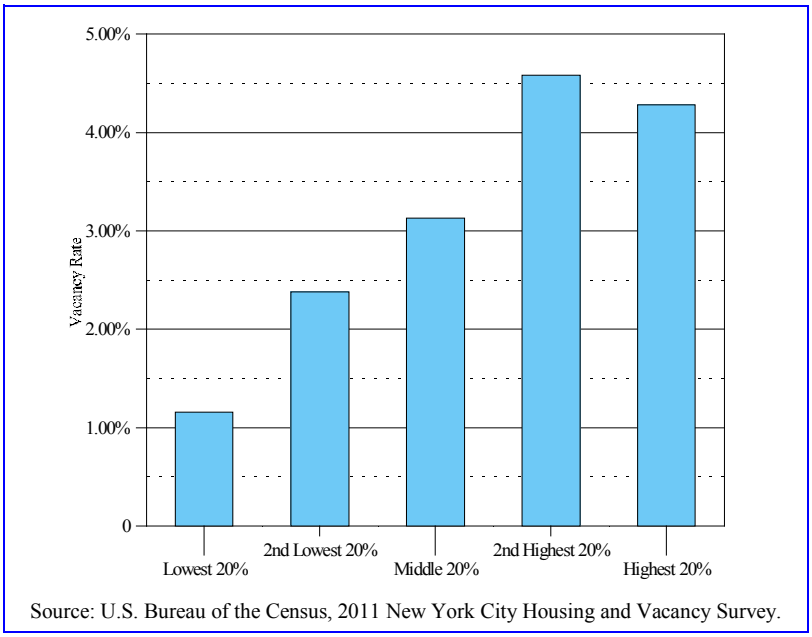
The vacancy rate for the rental units with asking rents in the lowest 20 percent was just 1.16 percent, while the rate for units whose rents were in the second lowest 20 percent was 2.38 percent. The corresponding rate for units whose rents were in the middle 20 percent was 3.13 percent. On the other hand, only vacancy rates for units whose rents were in the top two rent quintiles were over 4 percent: 4.58 percent for the second highest 20 percent and 4.28 percent for the highest 20 percent respectively (Table 5.5).

Table 5.5
Median Rent and Rental Vacancy Rate by Rent Quintile
New York City 2011

Rent Quintile	Median Rent	Rental Vacancy Rate
All	$1,100	3.12%
Lowest 20%	$550	1.16%
2nd Lowest 20%	$885	2.38%
Middle 20%	$1,072	3.13%
2nd Highest 20%	$1,322	4.58%
Highest 20%	$2,095	4.28%

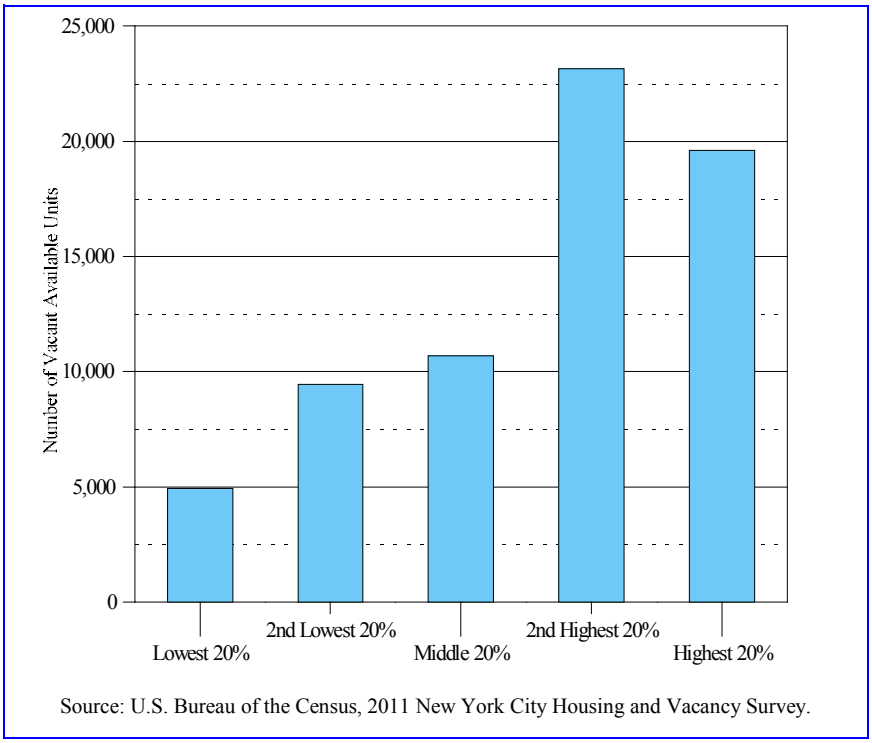
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a The rent quintile ranges for all occupied and vacant units, in 2011 were: $1-$754; $755-$999; $1,000-$1,199; $1,200-$1,599; $1,600+.

Figure 5.5
Vacancy Rates by Rent Quintile of Occupied and Vacant Available Rental Units
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 5.6
Number of Vacant Available Rental Units by Rent Quintile
of Occupied and Vacant Available Rental Units
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The review of vacancy rates by rent quintiles reiterates the finding of vacancy rates by rent levels revealed above: prospective renters in the City found an extreme shortage of affordable rental units in the City, except for units with high levels of rent (Table 5.5, Figures 5.5 and 5.6).

Vacancies and Vacancy Rates by Cumulative Rent Intervals

The 2011 HVS data on vacant rental units and rental vacancy rates by cumulative asking-rent intervals generally reiterates the findings of the above analyses of rental vacancies and rental vacancy rates by asking-rent levels and quintiles. In 2011, the picture of rental vacancies was so limited and bleak as to make discussion of variations by rent levels, particularly low and moderate rent levels, practically superfluous. Rental vacancies for units with asking rents of less than $700 were negligible; and the vacancy rate for units with asking rents of less than $800 was very low, a mere 1.10 percent. The rate for units with asking rents of less than $1,000 was also very low, 1.75 percent (Table 5.6).

The rate moved up above 2.00 percent as asking-rent levels moved up above $1,000. However, the rate for all units with asking rents of less than $2,000 was still only 2.98 percent. The rate moved to 4.67 percent for the 13,000 vacant units with asking rents of $2,000 or more (Table 5.6).

Table 5.6
Number of Vacant Available Rental Units and Rental Vacancy Rate
by Cumulative Monthly Asking Rent Intervals
New York City 2011

Cumulative Monthly Asking Rent Level	Number of Vacant Available Rental Units	Cumulative Vacancy Rate
All Vacant Rental Units	67,818	3.12%
Less than $400	**	**
Less than $500	**	**
Less than $600	**	**
Less than $700	**	1.04%*
Less than $800	5,078	1.10%
Less than $900	9,265	1.46%
Less than $1,000	14,382	1.75%
Less than $1,250	31,428	2.43%
Less than $1,500	43,011	2.75%
Less than $1750	51,714	2.93%
Less than $2,000	55,265	2.98%
$2,000 or More	12,553	4.67%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of vacant units is small, interpret with caution.
** Too few units to report.

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 very high rent levels.

Number of Vacant Rental Units Renting At or Below Maximum Public Shelter Allowances

As the city-wide rental vacancy rate was 3.12 percent in 2011, housing choices in New York City were, in general, still extremely limited. As discussed above, there were few vacant units available with rents under $700. 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[7] are used to measure the availability of

[7] 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), Rev. 5/31/06.

very-low-rent units for households that would use Public Assistance shelter allowances to pay their rent. While the basic shelter allowance has remained the same since 1988, the allowance for households with any children was raised slightly in 2003 so, at the time of the 2011 HVS, the monthly Public Assistance shelter allowances in New York City ranged from a low of $215 for a single person, to $283 for two persons (such as a mother and a single child), to $546 for a family of seven or more. To estimate the share of the housing stock with rents within these limits, different family sizes were allocated to units with an appropriate number of bedrooms, using the following conversion rates:

1 person:	Number of zero-bedroom units (studios) with an asking rent (for vacant units) or contract rent (for occupied units) at or below $215, the shelter allowance for a single person.
2-3 persons:	Number of one-bedroom units 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 units 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 units with an asking or contract rent at or below $535, the average shelter allowance for 6 or 7 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 2011, 113,000 occupied and vacant rental units, or just 6 percent of the physically decent stock, met the definition of quality housing and rented within the Basic Shelter Allowance levels described above (Table 5.7). The number of vacant physically decent units available at those rent levels was too miniscule to report. This compelling finding indicates again the pervasive shortage of physically decent housing units affordable to very-low-income households in the City.

Table 5.7
Occupied and Vacant Physically Decent Rental Units and Those within the Public Assistance Shelter Allowance
New York City 2011

	Number	Percent
Total Physically Decent Rental Units[a]	1,946,371	100.0%
Occupied Physically Decent Units	1,880,528	96.6%
Vacant Physically Decent Units	65,843	3.4%
Physically Decent Units Renting At/Below Public Assistance Shelter Allowance[b]		
Total Physically Decent Units at/below PA Shelter Allowance[b]	113,069	5.8%
Occupied at/below Shelter Allowance	112,447	6.0%
Vacant for rent at/below Shelter Allowance	*	*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 2011**, 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 units (studios) with asking rent (for vacant units) or contract rent (for occupied units) at or below $215, the shelter allowance for 1 person; 2-3 persons: number of one-bedroom units with asking or contract rent at or below $342, which is the average shelter allowance for 2 and 3 persons including a child ($283+$400/2); 4-5 persons: number of two bedroom units 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 units 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, rent controlled and unregulated) affordable by households with incomes at least equal to the median renter household income in the City ($38,500) was only 12,000 units in 2011 (Table 5.8). The rental vacancy rate for such units was 2.09 percent in 2011. In summary, in 2011, the supply of privately owned rental units that even median-income households in the City could afford was extremely low.

Table 5.8
Privately Owned Occupied and Vacant Available Rental Units
and Rental Vacancy Rates at Affordable Rent Levels
New York City 2011

Occupancy Status	Number/Percent at "Affordable" Levels[b]
Total Privately Owned Vacant Available Plus Renter Occupied at "Affordable" Rent Levels [a,b]	557,013
Vacant Available For Rent	11,654
Occupied	545,359
Percent of vacant privately owned units that are available at "affordable" rent	18.3%
Vacancy Rate at "Affordable" Rent	2.09%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Privately Owned = Rent controlled, rent stabilized and rent unregulated units.
b The "affordable" rent level is defined as asking or contract rent at or below 30 percent of the renters' citywide median income of $38,500 in 2011, or $962.

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 2011 was as follows: 0 bedroom - $1,166; 1 bedroom - $1,261; 2 bedrooms - $1,403; 3 bedrooms - $1,726; 4 bedrooms - $1,941; and 5 bedrooms - $2,232 (Fair Market Rents, Existing Section 8, effective February 2011). 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. While 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, it should be noted that this definition of

physically decent units does not fully correspond to the housing quality standards used by Section 8

Table 5.9
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 2011

	Total Physically Decent Rental Units		
	Number Physically Decent	Number at/below FMR Level[a]	Percent at/below FMR Level
Total Physically Decent Rental Units[b]	1,946,371	1,303,313	68.6%
Occupied	1,880,528	1,289,252	70.2%
Vacant for Rent	65,843	14,062	21.4%
Vacancy Rate	3.38%	1.08%	

Source: U.S. Bureau of the Census, 2011 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 2011: 0 bedroom-$1,166; 1 bedroom-$1,261; 2 bedrooms-$1,403; 3 bedrooms-$1,726; 4 bedrooms-$1,941; and 5 bedrooms-$2,232.
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 5.10
Size Distribution of Physically Decent Units Renting At or Below Fair Market Rent Level by Occupancy Status
New York City 2011

		Total Physically Decent Rental Units[b]				
Number of Bedrooms	Fair Market Rent Schedule[a]	Vacant Rental Units	Percent of Vacant Units	Renter Occupied Units	Percent of Occupied Units	Minimum Annual Income[c]
Total	--	14,062	100.0%	1,289,252	100.0%	--
0	$1,166	**	**	88,479	6.9%	$46,640
1	$1,261	7,465	53.1%	535,908	41.6%	$50,440
2	$1,403	**	24.4%*	448,432	34.8%	$56,120
3+	$1,726+	**	**	216,432	16.8%	$69,040+

Source: U.S. Bureau of the Census, 2011 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 2011: 0 bedroom-$1,166; 1 bedroom-$1,261; 2 bedrooms-$1,403; 3 bedrooms-$1,726; 4 bedrooms-$1,941; and 5 bedrooms-$2,232 (Fair Market Rents, Existing Section 8, effective for 2011).
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.

certificate and voucher programs, since the HVS does not provide data on the very detailed building and unit conditions, including engineering aspects, that the Section 8 certificate and voucher programs require.

Applying Fair Market Rents for Existing Section 8, effective February 2011, an estimated 1,303,000 physically decent units met the Fair Market Rent limits in 2011. Of the number in 2011, only 14,000 units were vacant and available for rent; the corresponding vacancy rate was 1.08 percent (Table 5.9). A little more than three quarters of these vacant units were either one-bedroom units (53 percent) or two-bedroom units (24 percent). 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 $46,640 for units with no bedrooms (studios) to $69,040 for three-or-more bedroom units (Table 5.10).

In summary, the number of available units, occupied and vacant together, at Fair Market Rents was very small in 2011.

Median Asking Rents for Vacant Available Units by Borough

The median asking rent for a vacant unit in the City was $1,300 in 2011 (Table 5.11) The median asking rent for a vacant unit in the Bronx, Brooklyn and in Queens was each the same, $1,200, lower than the city-wide median.

Table 5.11
Rental Vacancy Rates, Number of Vacant Available Rental Units and Median Asking Rents by Borough
New York City 2011

Borough	Rental Vacancy Rate	Number of Vacant Available Rental Units	Median Asking Rent
All	3.12%	67,818	$1,300
Bronx	3.23%	12,531	$1,200
Brooklyn	2.61%	18,011	$1,200
Manhattan	2.80%	16,460	$2,240
Queens	3.79%	17,023	$1,200
Staten Island	6.65%*	**	$1,000*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

However, the median asking rent in Manhattan was $2,240, 72 percent higher than the city-wide median asking rent of $1,300 in 2011 (Table 5.11). The number of vacant rental units with asking rents of more

than $2,000 in the City was 13,000, of which 11,000, or 85 percent, were in Manhattan in 2011. In the borough, of all 16,000 vacant rental units, 11,000, or 65 percent, had asking rents of $2,000 or more.[8]

The median asking rent in Staten Island was $1,000 in 2011. However, this median rent should be used with caution, since the number of vacant rental units in the borough was too small to present.

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

The median asking rent for rent-stabilized units was $1,175 in 2011. On the other hand, the median asking rent for all unregulated units, those in rental buildings and in cooperative and condominium buildings together, was $1,500 in 2011, substantially higher than the city-wide median in the same year (Table 5.12 and Figure 5.7).

Table 5.12
Median Asking Rents, Number and Percent of Vacant Available Rental Units by Selected Regulatory Status
New York City 2011

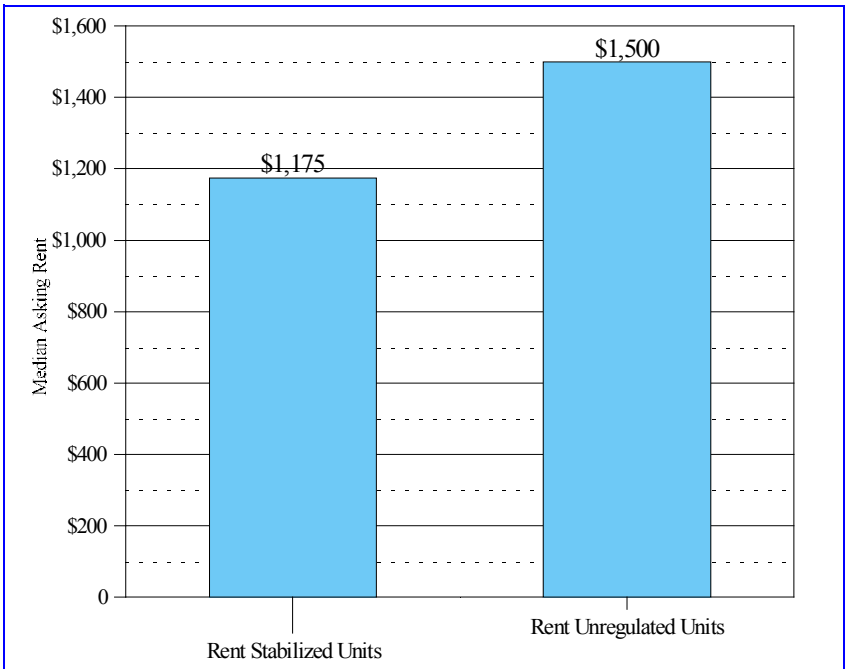
	Vacant Available Rental Units		
Regulatory Status	**Median Asking Rent**	**Number**	**Percent**
All Vacant for Rent Units	$1,300	67,818	100.0%
Stabilized	*$1,175*	*25,970*	*38.3%*
Pre-1947	$1,200	18,879	27.8%
Post-1947	$1,150	7,091	10.5%
All Other Regulated[a]	$1,000*	**	5.2%*
All Unregulated	*$1,500*	*37,676*	*55.6%*
In Rental Buildings	$1,450	32,674	48.2%
In Coops and Condos	$1,650	5,002	7.4%
Public Housing	**	**	**
In Rem	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a All Other Regulated includes Mitchell-Lama, HUD-regulated, Loft Board, Article 4 rental units and Municipal Loan Program units.
* Since the percent is based on a small number of units, interpret with caution.
** Too few units to report

The asking rent for unregulated units in cooperative and condominium buildings was $1,650 (Table 5.12), while it was $1,450 for unregulated units in rental buildings.

[8] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 5.7
Median Asking Rent of Rent Stabilized and Unregulated Vacant Available Rental Units
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Vacancy Rates by Building and Unit Characteristics

Rental Vacancy Rates by Building Size

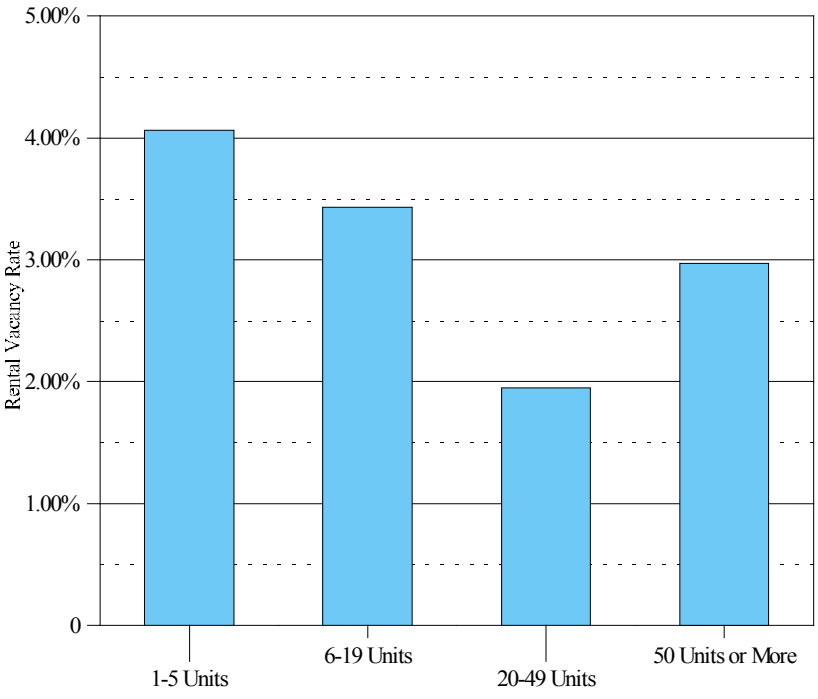
In the City, vacancy rates appeared to bear no systematic relationship to the size of the building. In 2011, the rate was highest for units in small buildings with 1-5 units at 4.06 percent, while the rate for units in buildings with 6-19 units was 3.43 percent (Table 5.13 and Figure 5.8). The rate for units in medium-sized buildings with 20-49 units was 1.95 percent. The rate for units in large buildings with 50 or more units was 2.97 percent. Virtually equal percents of all vacant units were in the smallest, 1-5 units (35 percent), and the largest, 50 units or more (36 percent) buildings.

Table 5.13
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Building Size
New York City 2011

	Vacant Available Rental Units		
Number of Units in Building	**Number**	**Percent**	**Vacancy Rate**
All	67,818	100.0%	3.12%
1 - 5	23,822	35.1%	4.06%
6 - 19	11,121	16.4%	3.43%
20 - 49	8,708	12.8%	1.95%
50 or More	24,166	35.6%	2.97%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 5.8
Rental Vacancy Rates by Building Size
New York City 2011



Source: U.S. Bureau of Census, 2010 New York City Housing and Vacancy Survey.

Rental Vacancy Rates by Structure Class

The rental vacancy rate for New Law tenements was 3.07 percent, while the number of vacant Old Law tenement units was too small to report in 2011. The vacancy rate for the 21,000 vacant units in buildings constructed after 1929 was 2.75 percent. At the same time, the rate for units in 1-2 family houses was 3.80 percent (Table 5.14).

Table 5.14
Number and Percent of Vacant Available Rental Units and Rental Vacancy Rates by Structure Class
New York City 2011

Structure Class	Number of Vacant Available Rental Units	Percent of All Vacant Available Rental Units	Rental Vacancy Rate
All Structure Classes	67,818	100.0%	3.12%
Old-Law Tenement	**	**	**
New-Law Tenement	17,933	30.5%	3.07%
Post-1929 Multiple Dwelling	20,993	35.7%	2.75%
1-2 Family Converted to Apartments	**	6.5%*	3.64%*
Other[a]	**	**	**
1-2 Family Units	11,162	19.0%	3.80%
Not Reported	9,048	--	--

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a "Other" includes apartment hotels built pre-1929, commercial buildings converted to apartments, tenement SROs, 1- and 2-family houses converted to rooming houses, and other units in miscellaneous class B structures.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Rental Vacancy Rates by Number of Bedrooms and Regulatory Status

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 4.53 percent in 2011, 1.41 percentage points higher than the City's overall rate of 3.12 percent. However, the rate steadily declined as the size of the unit increased: 3.32 percent for one-bedroom units, 2.92 percent for two-bedroom units, and 2.25 percent for three-or-more-bedroom units (Table 5.15). 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 11 percent of all 68,000 vacant rental units in 2011.

Table 5.15
Number of Vacant Available Rental Units and Rental Vacancy Rates
by Regulatory Status and Median Asking Rent by Number of Bedrooms
New York City 2011

	All Vacant		Number of Bedrooms							
	Available Rental Units		None		One		Two		Three or More	
Regulatory Status	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**	**Number**	**Rate**
All	67,818	3.12%	8,803	4.53%	29,571	3.32%	21,729	2.92%	7,716	2.25%
Stabilized	*25,970*	*2.63%*	*4,436**	*3.80%*	*14,826*	*3.08%*	*5,320*	*1.74%*	**	**
Pre-1947	18,879	2.54%	**	**	11,917	3.23%	**	1.45%*	**	**
Post-1947	7,091	2.91%	**	**	**	**	**	**	**	**
All Other Regulated[a]	**	3.20%*	**	**	**	**	**	**	**	**
Unregulated	*37,676*	*4.43%*	**	*6.44%**	*12,006*	*4.14%*	*15,817*	*5.08%*	*6,083*	*3.20%*
In Rental Buildings	32,674	4.25%	**	7.26%*	9,930	3.97%	13,604	4.72%	5,732	3.12%
In Coops/Condos	5,002	6.19%	**	**	**	**	**	**	**	**
Public Housing	**	**	**	**	**	**	**	**	**	**
In Rem	**	**	**	**	**	**	**	**	**	**
Median Asking Rent	$1,300		$1,095		$1,200		$1,350		$1,700	

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a All Other Regulated includes Mitchell-Lama, HUD-regulated, Loft Board, Municipal Loan and Article 4 rental units.
* Since the number of units is small, interpret with caution.
** Too few units to report.

The pattern of an inverse relationship between the vacancy rate and the size of the rental unit is also visible for rent-stabilized units and unregulated units. In 2011, the rate for rent-stabilized studios was 3.80 percent, 1.17 percentage points higher than the rate of 2.63 percent for all rent-stabilized units (Table 5.15). However, the rate declined markedly as the number of bedrooms increased: 3.08 percent for one-bedroom units and 1.74 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 meaningful vacancy rate.

The vacancy rate for unregulated studios was very high, 6.44 percent, or 2.01 percentage points higher than the rate of 4.43 percent for all unregulated units in 2011 (Table 5.15). The rate dropped visibly to 4.14 percent for one-bedroom units, then moved up to 5.08 percent for two-bedroom units, then dropped to 3.20 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 2011 HVS, which was conducted between February and May 2011, on major housing market characteristics suggest that the City's housing market's absorption capacity did not change very noticeably. In 2011, 41,000, or six out of ten, of the 68,000 vacant rental units in the City, had been available on the market only for a short term (less than three months), while the remaining 24,000 vacant rental units had been available for a longer term (three months or more) (Table 5.16).

Table 5.16
Percent Distributions of the Length of Vacancies in Vacant Available Rental Units by Borough and Within Borough
New York City 2011

	All Vacant Available	Length of Vacancy	
Borough	**Rental Units**	**Less than 3 Months**	**3 Months or More**
Number	67,818[a]	40,604	24,278
Percent	100.0%	100.0%	100.0%
Bronx	18.5%	18.9%	19.1%
Brooklyn	26.6%	22.8%	30.0%
Manhattan	24.3%	27.3%	19.7%
Queens	25.1%	25.3%	25.3%
Staten Island	5.6%*	**	**
Percent	100.0%	62.6%	37.4%
Bronx	100.0%	62.3%	37.7%
Brooklyn	100.0%	56.0%	44.0%
Manhattan	100.0%	69.8%	30.2%
Queens	100.0%	62.7%	37.3%
Staten Island	100.0%	**	**

Source :U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes a small number of vacant units with length of vacancy not reported. Percents are based on unitsreporting length of vacancy.
* Since the number of units is small, interpret with caution.
** Too few units to report.

The 41,000 short-term vacant rental units were scattered in four boroughs, where roughly similar proportions of all vacant rental units in the City were located: the Bronx (19 percent), Brooklyn (23 percent), Manhattan (27 percent), and Queens (25 percent) (Table 5.16). The 24,000 long-term vacant rental units were also scattered among the same four boroughs: the Bronx (19 percent), Brooklyn (30 percent), Manhattan (20 percent), and Queens (25 percent).

In Brooklyn, the proportion of long term vacant units was 44 percent, somewhat higher compared to equivalent proportions in other boroughs. The proportion in Manhattan was 30 percent, while the comparable proportion for the City as a whole was 37 percent in 2011.

Of the 41,000 vacant rental units that were available for a short term, more than nine in ten were either rent-stabilized (41 percent) or rent-unregulated (52 percent) (Table 5.17). Of the 24,000 vacant rental units that had been available for a long term, about three-fifths were rent-unregulated (59 percent), while more than a third were rent-stabilized (36 percent).

Table 5.17
Number and Percent Distribution of Vacant Available Rental Units by Regulatory Status by Length of Time Vacant New York City 2011

Regulatory Status	All Vacant Available Rental Units[a]	Length of Time Vacant	
		Less than 3 Months	Three or More Months
Total	67,818	40,604	24,278
Stabilized	25,970	16,610	8,710
Pre-1947	18,879	12,599	6,060
Post-1947	7,091	4,010*	**
All Other Regulated[b]	**	**	**
Unregulated	37,676	21,082	14,308
In Rental Buildings	32,674	17,420	12,968
In Coops and Condos	5,002	**	**
Public Housing	**	**	**
In Rem	**	**	**
Within Length of Time Vacant			
Total	100.0%	100.0%	100.0%
Stabilized	38.3%	40.9%	35.9%
Pre-1947	27.8%	31.0%	25.0%
Post-1947	10.5%	9.9%	**
All Other Regulated[b]	5.2%*	**	**
Unregulated	55.6%	51.9%	58.9%
In Rental Buildings	48.2%	42.9%	53.4%
In Coops and Condos	7.4%	9.0%*	**
Public Housing	**	**	**
In Rem	**	**	**
Within Regulatory Status			
Total	100.0%	62.6%	37.4%
Stabilized	100.0%	65.6%	34.4%
Pre-1947	100.0%	67.5%	32.5%
Post-1947	100.0%	60.2%	**
All Other Regulated[b]	100.0%	**	**
Unregulated	100.0%	59.6%	40.4%
In Rental Buildings	100.0%	57.3%	42.7%
In Coops and Condos	100.0%	73.2%*	**
Public Housing	100.0%	**	**
In Rem	100.0%	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes a small number of vacant units whose length of vacancy was not reported.
b All Other Regulated includes Mitchell-Lama, HUD-regulated, Loft Board, Municipal Loan and Article 4 rental units.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Of vacant rent-stabilized units, 66 percent had been available on the market for a short term (Table 5.17), while 60 percent of vacant unregulated rental units were available on the market for a short term.

Vacancies in the Owner Housing Market

The proportion of owner housing units in 2011 was 30.3 percent, as seen in Chapter 4, "The Housing Inventory" (Table 4.1). In 2011, the number of vacant available owner units was 31,000, while there were 984,000 occupied owner units. Consequently, the owner vacancy rate was 3.04 percent in 2011 (Table 5.18).

Table 5.18
Number of Owner Occupied Units, Vacant for Sale Units,
Percent Distribution of Vacant Units and Owner Vacancy Rates by Borough
New York City 2011

Borough	Number of Owner Occupied Units	Number Vacant Available for Sale	Owner Vacancy Rate	Percent of Vacant Units Available for Sale
All	984,066	30,875	3.04%	100.0%
Bronx	98,166	4,468*	4.35%	14.5%
Brooklyn	256,130	10,433	3.91%	33.8%
Manhattan	181,606	5,992	3.19%	19.4%
Queens	337,775	8,946	2.58%	29.0%
Staten Island	110,389	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

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 2011 was too small to allow for a meaningful estimation of the owner vacancy rate. The number of vacant owner units in the Bronx was also small; thus, it is prudent to use the borough's owner vacancy rate of 4.35 percent with caution (Table 5.18).

Owner vacancy rates for Brooklyn, Manhattan, and Queens were 3.91 percent, 3.19 percent, and 2.58 percent respectively in 2011 (Table 5.18).

Vacancies and Vacancy Rates by Types of Owner Units

In 2011, when there were 31,000 vacant owner units in the City and the owner vacancy rate was 3.04 percent, almost three-quarters of all vacant owner units were either conventional, mostly one- or two-family, units (39 percent) or condominium units (34 percent) (Table 5.19). The vacancy rate for conventional owner units was 2.09 percent. However, the vacancy rate for condominium units was extremely high, 9.38 percent, more than three times the city-wide owner vacancy rate of 3.04 percent in 2011 (Table 5.19). Another one-fifth of vacant owner units in the City were private cooperative units, with a vacancy rate of 2.51 percent (Table 5.19 and Figure 5.9).

Table 5.19
Owner Occupied and Vacant for Sale Units and Owner Vacancy Rates by Form of Ownership
New York City 2011

Form of Ownership	Number of Owner Occupied Units	Number Vacant Available for Sale	Percent of Vacant Units Available for Sale	Owner Vacancy Rate
All	984,066	30,875	100.0%	3.04%
Conventional	567,167	12,132	39.3%	2.09%
All Cooperatives	314,532	8,150	26.4%	2.53%
Mitchell-Lama	49,624	**	**	**
Private Coops	264,908	6,832	22.1%	2.51%
Condominium	102,367	10,593	34.3%	9.38%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report.

Vacancy Duration by Types of Owner Units

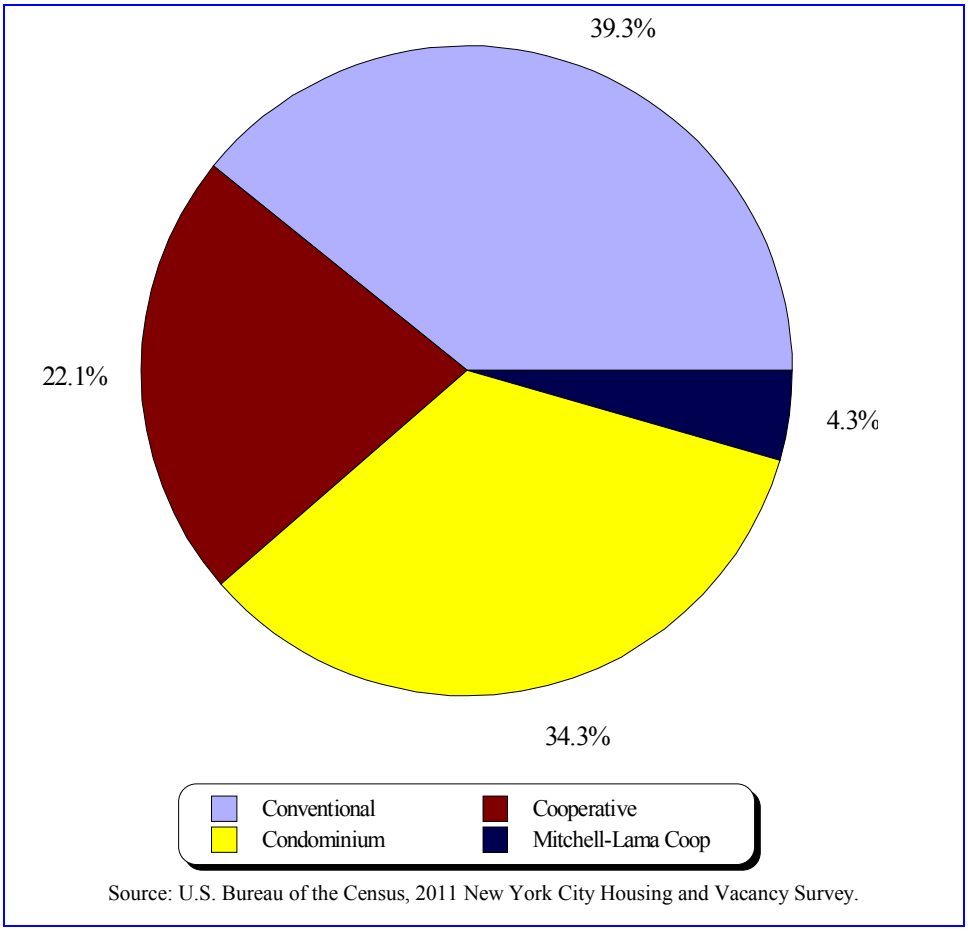
The 2011 HVS, which was conducted between February and May 2011, shows that, in 2011, 34 percent of vacant owner units were available on the market for a short term of less than three months, while 66 percent were available for a longer term of three months or more (Table 5.20).

Table 5.20
Percent Distribution of the Length of Time that Vacant for Sale Owner Units have been Vacant by Form of Ownership
New York City 2011

Form of Ownership	All Vacant for Sale Units	Less than 3 Months	3 or More Months
All	100.0%	33.7%	66.3%
Conventional	100.0%	43.4%	56.6%
Private Coop/Condominium	100.0%	27.3%	72.7%
Mitchell-Lama Coop	100.0%	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

Figure 5.9
Distribution of Vacant Available Owner Units by Form of Ownership
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The vacancy duration of conventional units was slightly shorter than the duration for all owner units. Of vacant conventional owner units, 43 percent had been available for a short term. On the other hand, 27 percent of vacant private cooperative and condominium units were available for a short term (Table 5.20).

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. Thus, examination of the reasons vacant units are unavailable for rent or sale 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 2011, the number of vacant available rental units was 68,000, while the number of vacant units available for sale was 31,000. At the same time, the number of vacant units not available for sale or rent was 164,000, the highest since 1965, when the first HVS was conducted, and 2.4 times the number of vacant available rental units (Tables 5.1 and 5.21).

Table 5.21
Vacant Units Unavailable for Rent or Sale by Reason for Unavailability
New York City 2011

Reason Unavailable	Unavailable Vacant Units	Percent
All	164,467	100.0%
Dilapidated	**	**
Rented, Not Yet Occupied	7,553	4.6
Sold, Not Yet Occupied	7,084	4.3
Undergoing Renovation	29,087	17.8
Awaiting Renovation	19,043	11.6
Used/Converted to Nonresidential	**	**
In Legal Dispute	13,904	8.5
Awaiting Conversion/Being Converted to Coop/Condo	**	**
Held for Occasional, Seasonal, or Recreational Use	64,590	39.5
Held Pending Sale of Building	**	**
Owner Unable to Sell or Rent Due to Personal Problems	10,465	6.4
Held for Planned Demolition	**	**
Held for Other Reasons	5,591	3.4
Reason Not Reported[a]	**	--

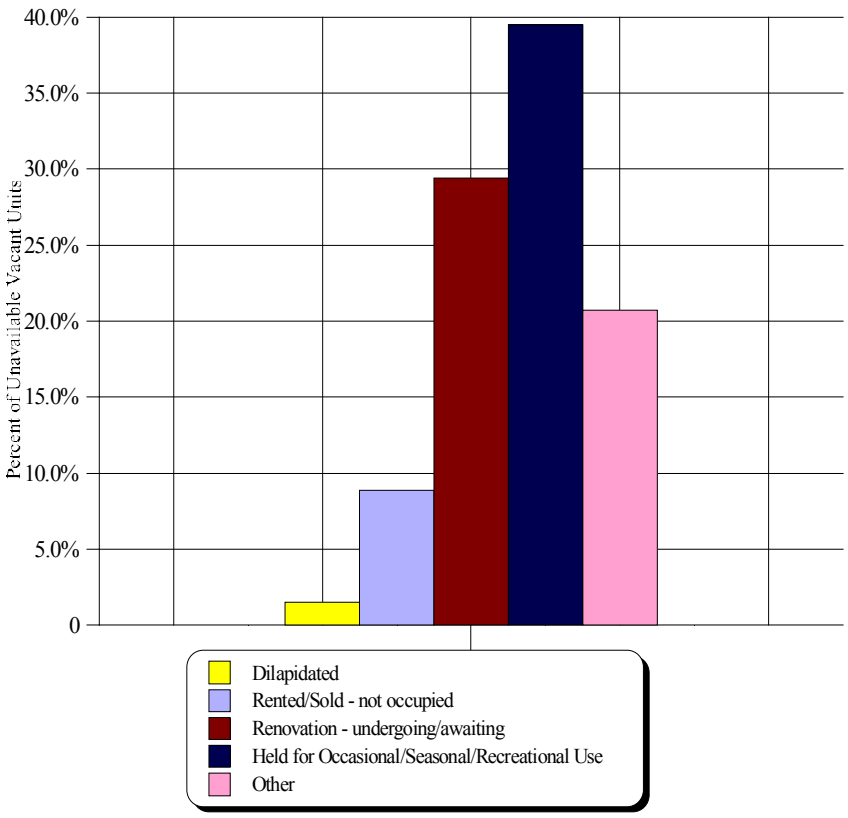
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.
a Percent distributions do not include units in this category.

Of the 164,000 vacant units not available for sale or rent, 48,000 units, or 29 percent**,** were classified as unavailable because they were undergoing or awaiting renovation. As previous HVSs have shown, most of these units undergoing or awaiting renovation will be either occupied or vacant and available for sale or rent by 2014, when the next HVS is to be conducted (Table 5.21 and Figure 5.10).

The number of units that were unavailable because of occasional, seasonal, or recreational use was 65,000, or 40 percent, the highest since 1978, when the Census Bureau began classifying vacant unavailable units by such reason (Table 5.21). Of units in this category, more than six in ten were located in Manhattan, and about six in ten were in cooperative or condominium buildings.[9]

[9] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 5.10
Composition of the Vacant Unavailable Inventory by Reason for Unavailability
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In general, the situation of units unavailable for sale or rent appears to be a transitory state, regardless of the reason. According to previous HVSs, the vast majority of vacant units unavailable for various reasons returned to the active housing stock as either occupied units or vacant units that were available for rent or sale.

Unavailable Vacant Units by Borough

Of the 164,000 unavailable vacant units in the City in 2011, two-fifths were concentrated in Manhattan (66,000 units or 40 percent). Most of the remaining unavailable vacant units were clustered in the following three boroughs: Brooklyn (40,000 units or 24 percent), Queens (33,000 units or 20 percent), and the Bronx (20,000 units or 12 percent) (Table 5.22).

Table 5.22
Vacant Units Unavailable for Rent or Sale by Borough
New York City 2011

Borough	Unavailable Vacant Units	Percent
Total	164,467	100.0%
Bronx	19,691	12.0%
Brooklyn	39,756	24.2%
Manhattan	65,764	40.0%
Queens	32,616	19.8%
Staten Island	6,639	4.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 5.23
Distribution of Reasons Vacant Units are Unavailable for Rent or Sale by Borough
New York City 2011

Reason Unavailable	Unavailable Vacant Units	Bronx	Brooklyn	Manhattan	Queens	Staten Island
Total[a]	164,467	19,691	39,756	65,764	32,616	6,639
All[a]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Held for Occasional, Seasonal or Recreational Use	39.5%	17.0%*	23.2%	61.2%	32.8%	**
Rented or Sold, but not yet Occupied	8.9%	**	11.2%	6.7%	9.5%*	**
Dilapidated	**	**	**	**	**	**
Undergoing or Awaiting Renovation	29.4%	50.4%	34.2%	21.2%	26.9%	**
In Legal Dispute	8.5%	**	11.1%	**	9.6%*	**
Held for Other Reasons[b]	12.2%	**	15.5%	6.5%	20.3%	**

Source: U.S. Bureau of the Census, 2011 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.

The reasons for unavailability appear to vary substantially by borough. In the Bronx and Brooklyn, 50 percent and 34 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 29 percent (Table 5.23). Most of the units that were unavailable in the Bronx and Brooklyn in 2011 because they were undergoing or awaiting renovation will have become occupied or available for sale or rent by 2014. In Manhattan, three-fifths of unavailable vacant units were unavailable because they were held for occasional, seasonal or recreational use (61 percent), and one-fifth because they were undergoing or awaiting renovation (21 percent), while, in Queens, four-fifths of unavailable units were held either for occasional use (33 percent) or because they were undergoing or awaiting renovation (27 percent), or were being held for other reasons, such as personal problems (20 percent).

Unavailable Vacant Units by Structure Class

Of vacant units unavailable for rent or sale in 2011, a quarter were either New Law tenements (18 percent) or Old Law tenements (7 percent), while 34 percent were in multiple dwellings built after 1929 (Table 5.24). Another 29 percent were one- or two-family housing units.

Table 5.24
Vacant Units Unavailable for Rent or Sale by Structure Class
New York City 2011

Structure Class	Unavailable Vacant Units	Percent
All Structure Classes[a]	164,467	100.0%
Old-Law Tenement	10,602	7.3%
New-Law Tenement	26,390	18.3%
Post-1929 Multiple Dwelling	49,240	34.1%
1-2 Family Converted to Apartments	9,189	6.4%
Other Multiple Dwelling	7,122	4.9%
1-2 Family	41,748	28.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
A Includes units whose structure class within multiple dwelling was not reported.

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 not much inferior. Of unavailable vacant units in 2011, 11 percent were in buildings with one or more building defects, compared to 9 percent of all occupied and vacant available units (Table 5.25).

Table 5.25
Occupied/Vacant Available and Unavailable Vacant Units
by Building and Neighborhood Conditions
New York City 2011

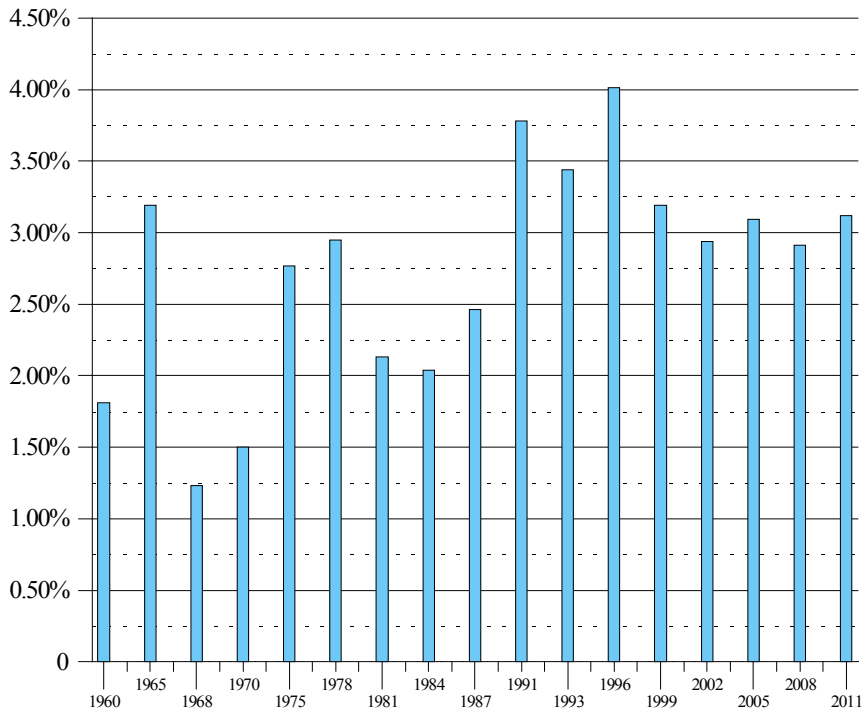
Building or Neighborhood Condition	Occupied or Vacant Available	Unavailable Vacant Units
Number of Building Defect Types	100.0%	100.0%
None	90.9%	89.2%
1 or More	9.1%	10.8%
Dilapidated	100.0%	100.0%
Yes	0.2%	*
No	99.8%	98.4%
Boarded Up Buildings on the Street	100.0%	100.0%
Yes	6.7%	9.8%
No	93.3%	90.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.

Similarly, 10 percent of vacant unavailable units were located on streets with boarded-up buildings, compared to 7 percent of all occupied and vacant available units. Of unavailable vacant units, a negligibly small proportion were in dilapidated buildings.

EXHIBIT FIGURE

Exhibit Figure 5.1
Rental Vacancy Rates
New York City, Selected Years 1960 - 2011



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, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

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6 Variations in Rent Expenditures

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 the City is a thorough examination of rent expenditures tenants pay under varying circumstances for the different kinds of rental units they occupy. Thus, the level of rents, their temporal changes, and their relation to household incomes are primary concerns for providers of rental housing, tenants, housing policy-makers, and those on all sides of the issues pertinent to rent-controlled, rent-stabilized, other rent-regulated, and even unregulated (free-market rent) units in the City.

This chapter opens with a discussion of the definition of the major rents the HVS covers: contract rent, gross rent, and asking rent. It continues with a discussion of the patterns of rent.

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 three-fifths 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 rent-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 regulatory category and another.

The unregulated rental market has been steadily growing in the City; thus, 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 in another, separate section.

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 and locational characteristics of units, including neighborhood conditions. Thus, rents for different rental categories in different boroughs and sub-boroughs are also examined. Differences in rent by unit size are also discussed. Then, a discussion of the discernible relationship between rent and housing and neighborhood conditions is covered.

In the City's precipitously inflationary housing market of recent decades, the shortage of affordable rental apartments, even for middle-income households, has become increasingly one of the most urgent, unsettled housing concerns 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 location—are 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. 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 not covered in this chapter but are, instead, 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, separate** 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 family. In estimating rent/income ratios, gross rents and contract rents are both used.

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. Out-of-pocket rent is the portion of rent the renter actually pays out of their own income sources, that is not paid by any government subsidy to the tenant or to the landlord.

Patterns of and Variations in Rent Expenditures

City-wide Median Rent

According to the 2011 HVS, in New York City the median monthly contract rent, which excludes tenants' additional, separate payments for utilities and fuel, was $1,100, while the median monthly gross rent, which includes tenants' additional, separate payments for utility and fuel was $1,204 in 2011 (Table 6.1).

Table 6.1
Median Contract Rent and Median Gross Rent
New York City 2011

Median Rent	2011
Contract Rent	$1,100
Gross Rent	$1,204

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The city-wide median rent obscures internal variations in rents, which are sometimes very substantial. Therefore, variations in rent expenditures by different types and characteristics of renter units and households will be discussed in detail.

A discussion of changes in rents is important to owners and tenants, as well as to policy-makers and those on all sides of rent-control and regulation issues in the City. However, in this report, the 2011 HVS data on rents are not compared with rent data from the 2008 and previous HVSs. The 2011 HVS sample was drawn from the 2010 decennial census, while samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Thus, rent data from the 2011 HVS are not compared with rent data from the 2008 and previous HVSs in the 2000 decade because it is very difficult to compare and interpret differences between them.

Types of Rent Subsidy

The 2011 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, 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 eleven 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) (helps homeless families receiving public assistance to leave a shelter);
- the Advantage/Homeless Housing Program (rent support to families exiting a homeless shelter);
- the Family Eviction Prevention Program (helps families with children that are facing eviction to stay in their homes);
- the Long Term Stayers Program (rental assistance to families exiting homeless shelters after extended stays);
- Housing Stability Plus (rent subsidies to help homeless families leave shelters);
- another federal housing subsidy program; or
- another New York State or City housing subsidy program.

Second, the Census Bureau asked how much of the rent reported by the household was paid out of pocket by the household, meaning the amount of rent paid above any shelter allowance or other government subsidy.[1]

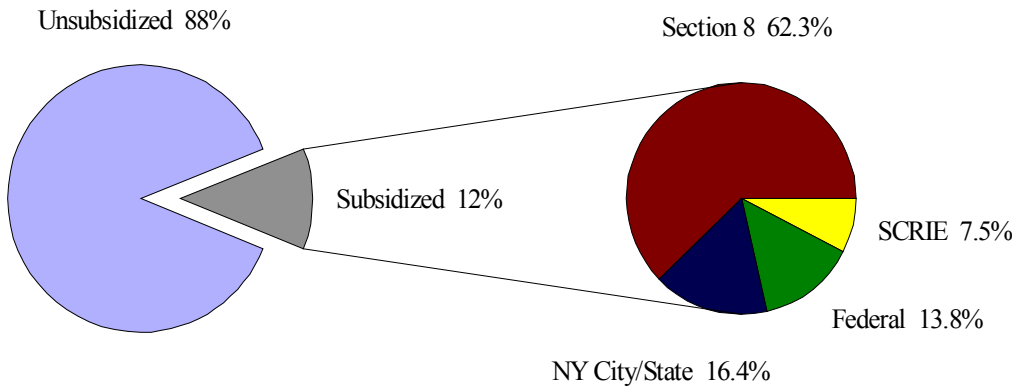
Usefulness and Limitations of the HVS Rent Subsidy Data

With these rent subsidy questions and the sequence in which they were asked, Census Bureau field representatives were more likely to be able to collect full data on contract rent, not just the out-of-pocket rent, since field representative and respondents had the opportunity to distinguish between the two. For example, the field representative asked the total monthly rent question and the rent subsidy questions; then, asked what amount of the monthly rent was paid out of pocket. If the field representative or tenant realized that the total rent the tenant first reported was partial or incorrect, appropriate corrections could be made.

[1] For further information, see Appendix F, "New York City Housing and Vacancy Survey Questionnaire, 2011."

The 2011 HVS reports that 13 percent of renter households in New York City received various rent subsidies from public assistance or one or more of the other ten government programs listed above, including the PA shelter allowance.[2] **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 2011, as in previous survey years.** Excluding the PA shelter allowance, the proportion of renter households receiving any subsidies in 2011 was 12 percent (Figure 6.1).

Figure 6.1
Rent Subsidized Households as Percent of All Renter Households and Distribution by Type of Subsidy
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 Senior Citizens Rent Increase Exemption (SCRIE)—are paid directly to owners, while the public assistance shelter allowance is paid to owners or tenants, it is very probable that many tenants may not think they received the subsidies.[3] As a result, some 2011 respondents may not have responded positively to the rent subsidy question when they were, in fact, receiving subsidies. Thus, in analyzing rents and rent/income ratios, rent subsidy data should be used as an **approximate aggregate** of the overall estimate rather than as a reliable enumeration of each of the rent subsidies.[4] After the following review of subsidized rents by subsidy type, subsidy data in this chapter are analyzed for two groups: "subsidized" and "unsubsidized" households.

[2] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

[3] For tenants in Public Housing units, the Public Assistance shelter allowance is paid to the New York City Housing Authority. But for tenants in other types of housing units, such as rent-stabilized units and rent-unregulated units, this shelter allowance is paid to tenants/owners/managing agents/prime tenants depending on tenants' rent-paying and other situations.

[4] Some households reported that they received subsidies from more than one program, so totals may add to more than 100%. Since the HVS is a sample survey, data on rent subsidies are subject to sampling and non-sampling errors, as are all data from sample surveys. Thus, data on rent subsidies, particularly for small programs, should be used with caution.

Subsidized Rents by Type of Subsidy

The proportion of subsidized households varied widely for different rental categories in 2011, 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 "All Other Regulated Rentals" category, which includes primarily units subsidized by Mitchell Lama, HUD programs, Loft Board units, and Article 4 units[5] [units in buildings constructed under Article 4 of the New York State Private Housing Finance Law (PHFL)], 39 percent received subsidies from one or more of the government programs covered in the 2011 HVS (Table 6.2). On the other hand, 14 percent of households in rent-stabilized units and 7 percent of rent-unregulated households received a rent subsidy.

In 2011, 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 slightly lower overall 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 Public Housing units and "All Other-regulated Rental" 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 in unregulated units was $1,300, or $100 less than the rent paid by unsubsidized households in such units. The rent paid by unsubsidized households in rent-stabilized units, particularly those in post-1947 rent-stabilized units, was much higher than the rent paid by subsidized households in such units: $1,112 versus $987 in 2011.

The 2011 HVS reports that, of renter households in the City receiving a subsidy, 63 percent received HUD Section 8 subsidies (Table 6.3). The majority of the remaining subsidized households received either a State or City housing program subsidy other than SCRIE (16 percent), SCRIE (8 percent), the Advantage/Homeless Housing Program (8 percent), or another federal housing program subsidy other than HUD Section 8 (6 percent). The remaining subsidized households received one of the following five small subsidy programs, of which the numbers of recipients were too small to discuss in an analytically useful manner:

- the Housing Stability Plus Program;
- the Family Eviction Prevention Supplement;
- Jiggetts;
- the Long-Term Stayers Program; and
- the Employment Incentive Housing Program.

The subsidy amount of the City's Advantage/Homeless Housing Program (rent support to families exiting a homeless shelter) was $988, while it was $926 for the Section 8 subsidy (Table 6.4). The subsidy amount from federal programs other than Section 8 was $832, and the SCRIE subsidy was $263.

[5] 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 2011

		Rent Regulatory Status						
				Rent Stabilized				
Rent Subsidy	Total	Public	Rent Controlled	All Stabilized	Pre-1947	Post-1947	All Other Regulated[c]	All Unreg-ulated
All	$1,100	$450	$800	$1,050	$1,030	$1,100	$965	$1,369
NR[a]	$953	$528	**	$1,008	$1,050	**	$754	$1,200
Yes[b]	$1,076	$840	**	$1,019	$1,027	$987	$1,200	$1,300
No	$1,100	$425	$800	$1,063	$1,035	$1,112	$830	$1,400
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Yes	12.0%	9.4%	**	13.9%	15.2%	10.1%	38.7%	7.0%
No	88.0%	90.6%	93.0%	86.1%	84.8%	89.9%	61.3%	93.0%
Total	100.0%	8.8%	1.8%	45.7%	34.4%	11.2%	5.2%	38.6%
NR[a]	100.0%	17.0%	**	41.7%	32.7%	**	5.9%	34.8%
Yes	100.0%	6.9%	**	53.2%	43.8%	9.5%	16.7%	22.0%
No	100.0%	9.1%	2.0%	45.1%	33.5%	11.6%	3.6%	40.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Households reporting no cash rent are excluded from the calculation of median contract rent but included in the category NR (not reporting subsidy) with respect to receiving or not receiving a subsidy.

b Subsidy includes Section 8, other federal programs, SCRIE, and other state and city housing programs, including Jiggetts, Employment Incentive Housing Program, Housing Stability Plus, Long Term Stayers Program, Family Eviction Prevention Program and Advantage Homeless Housing Programs. Excludes PA shelter allowance.

c Includes Mitchell Lama Rental, *in rem*, HUD Regulated, Loft Board, Municipal Loan and Article 4 units.

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

** Too few households to report.

Table 6.3
Number and Distribution of Renter Households Receiving Rent Subsidies by Type of Subsidy
New York City 2011

Rent Subsidy	Renter Households Receiving Subsidy	
	Number[a]	Percent[a]
All Renter Households Receiving Subsidy	244,180	100.0%
Section 8	152,202	62.8%
SCRIE	20,459	8.4%
Advantage	19,050	7.9%
Housing Stability Plus	6,591	2.8%
Employment Incentive Housing Program	**	**
Long Term Stayers Program	**	**
Jiggetts	4,231*	1.8%
Family Eviction Prevention Supplement	5,050	2.1%
Other New York State or City Housing Subsidy	39,486	16.3%
Other Federal Housing Subsidy	13,224	5.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Numbers add to more than total, because households may receive more than one type of subsidy.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Table 6.4
Median Contract Rent, Median Out-of-Pocket Rent and Amount of Subsidy by Type of Rent Subsidy
New York City 2011

Rent Subsidy	Median Contract Rent	Median Out-of-Pocket Rent[a]	Subsidy Amount
All Renter Households Receiving Subsidy	$1,076	$275	$801
Section 8	$1,176	$250	$926
SCRIE	$800	$537	$263
Advantage	$1,070	$82	$988
Housing Stability Plus	$909	$425	$484
Employment Incentive Housing Program	**	**	--
Long Term Stayers Program	**	**	--
Jiggetts	$866	$250	$616
Family Eviction Prevention Supplement	$950	$215	$735
Other New York State or City Subsidy	$1,000	$300	$700
Other Federal Housing subsidy	$1,056	$224	$832

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Paid out of pocket means the amount of rent not paid by a government housing subsidy program.
** Too few households to report.

Households that received the Advantage/Homeless Housing Program subsidy paid median out-of-pocket rent of $82, and the median contract rent for their units was $1,070 (Table 6.4). SCRIE-recipient households paid out-of-pocket rent of $537, and their contract rent was $800.

Median Contract Rents of Subsidized Units and Unsubsidized Units

In 2011, the median contract rent of units occupied by rent-subsidized households (equivalent to the rent subsidy plus the out-of-pocket rent) was $1,076, compared to the median rent of $1,100 for all rental units or for unsubsidized units (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.)

Table 6.5
Median Contract Rent, Out-of-Pocket Rent and Distribution
of All Renter Households, Rent Subsidized Households and Unsubsidized Households
New York City 2011

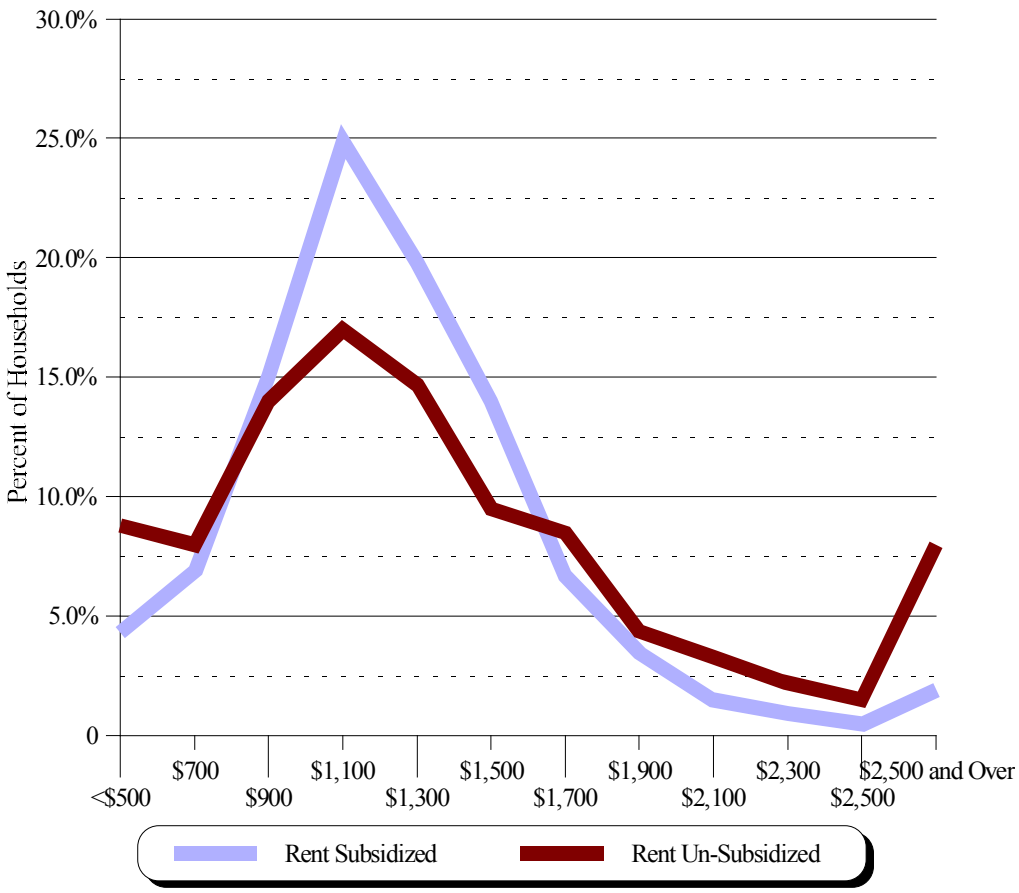
Households by Receipt of Subsidy	Median Contract Rent	Number of Households	Percent[b]
All Renter Households[a]	$1,100	2,058,628	100.0%
Subsidized Households	$1,076	244,180	12.0%
Out-of-Pocket Rent	$275	NA	NA
Unsubsidized Households	$1,100	1,785,862	88.0%
Households Not Reporting on Subsidy	$953	28,586	

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes those for whom there was no response to the subsidy question and excludes 46,188 reporting no cash rent.
b The percent distribution is based on those reporting on the subsidy question.

Of the $1,076 median rent for units occupied by subsidized households, only a median $275 or 26 percent was paid by the households out of pocket (Table 6.5). In other words, of the median rent of $1,076 these subsidized households paid, $801 ($1,076 - $275), or 74 percent, was paid by the government rent subsidy the households received (Table 6.4). The subsidy, ($801) was almost three times the households' out-of-pocket rent of $275. 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 the rent subsidy helped poor tenants pay rents for the rental units they occupied and that, thus, most rent-subsidized households could not have afforded the units they occupied without the rent subsidies they received.

The general distributional patterns of rents for subsidized and unsubsidized households (Figure 6.2) approximate that of all renter households (Figure 6.3), except it is more exaggerated for subsidized households. The largest single category for all three groups covered rents between $900 and $1,099. However, this single category alone included one quarter of the subsidized households.

Figure 6.2
Percent Distribution of Rent Subsidized and Unsubsidized Households by Contract Rent
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Median Gross Rent of Subsidized Units and Unsubsidized Units

In 2011, the median gross rent for rent-subsidized households was $1,185. This was $19 or 1.6 percent lower than the median gross rent of $1,204 for all rental units in the City (Table 6.6). The median gross rent that unsubsidized households paid was $1,215, or $11 higher than 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 2011

Households by Subsidy Receipt	Median Gross Rent	Number of Households	Percent[b]
All Renter Households[a]	$1,204	2,058,628	100.0%
Subsidized	$1,185	244,180	12.0%
Unsubsidized	$1,215	1,785,862	88.0%
Not Reporting on Subsidy	$1,060	28,586	

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes those for whom there was no response to the subsidy question and excludes 46,188 reporting no cash rent.
b The percent distribution is based on those reporting on the subsidy question.

Median Contract Rents and Median Household Incomes by Borough

The median contract rent in Manhattan was $1,500, the highest of any of the boroughs and 36 percent higher than the city-wide median of $1,100 in 2011 (Table 6.7 and Map 6.1). Parallel to that, the median renter household income in the borough was $57,780, the highest of any of the boroughs and 50 percent higher than the city-wide median renter household income of $38,500 in 2010.

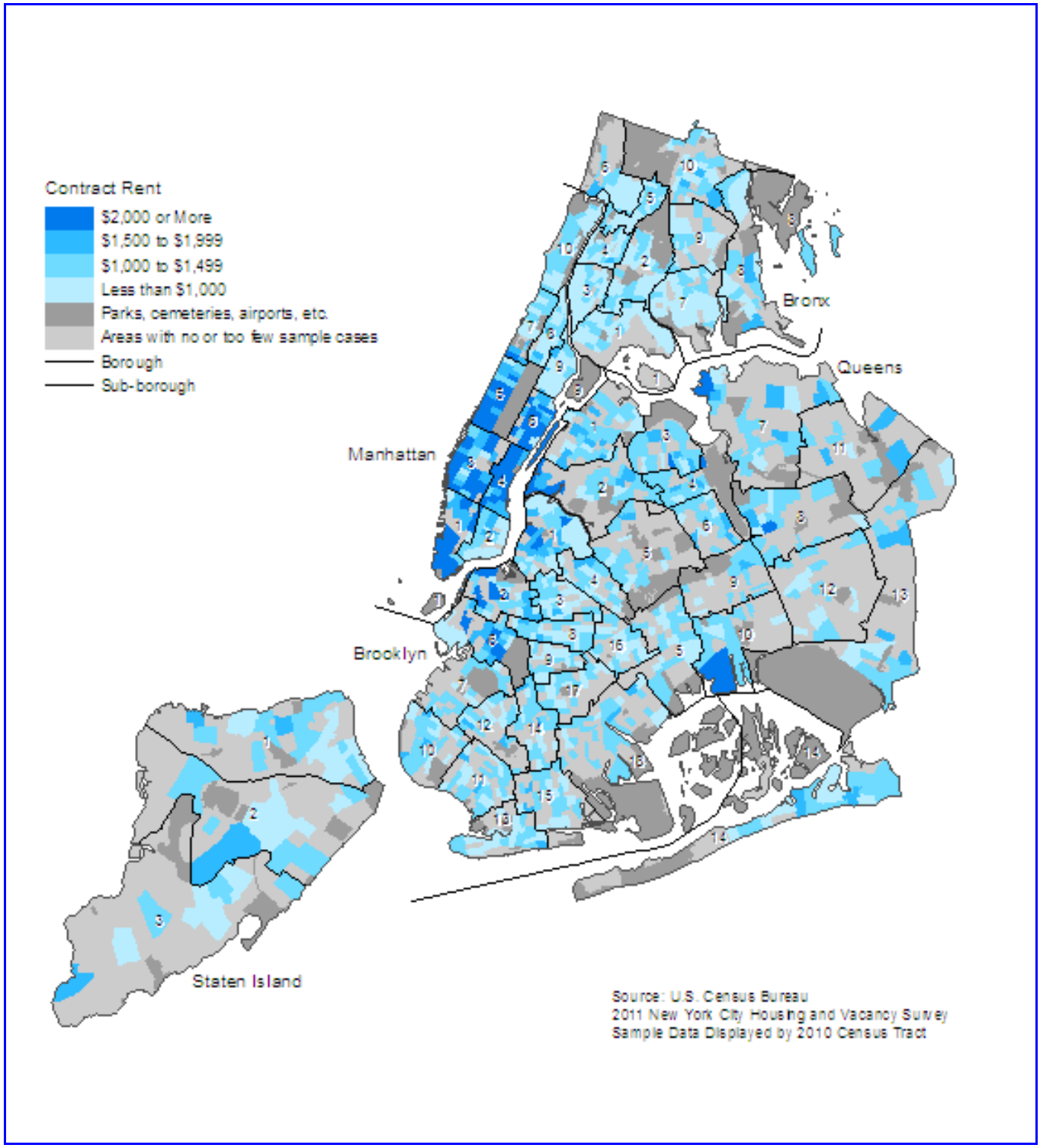
The median rent in Queens was $1,200 in 2011, the second-highest in the City and 9 percent higher than the city-wide median of $1,100 (Table 6.7). The median renter household income in Queens was $42,450, also the second-highest of any of the boroughs and 10 percent higher than the city-wide median in 2010.

Table 6.7
Median Contract Rent, Gross Rent and Median Renter Household Income by Borough
New York City 2011

Borough	Median Contract Rent[a]	Median Gross Rent[a]	Median Household Income[b]
All	$1,100	$1,204	$38,500
Bronx	$942	$1,050	$25,200
Brooklyn	$1,020	$1,143	$35,000
Manhattan	$1,500	$1,580	$57,780
Queens	$1,200	$1,265	$42,450
Staten Island	$1,000	$1,130	$35,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Monthly rent is reported as of the year of the survey.
b Annual income is reported for the year prior to the survey.

Map 6.1
Median Contract Rent
New York City 2011



In Staten Island, the median rent was $1,000, 9 percent lower than the city-wide rent of $1,100 in 2011. The median income in the borough was $35,000, 9 percent lower than the city-wide median renter household income of $38,500 in 2010 (Table 6.7).

The median rent in Brooklyn was $1,020 in 2011, 7 percent lower than the city-wide median, while the median income in the borough, as in Staten Island, was $35,000, 9 percent lower than the city-wide median renter household income in 2010 (Table 6.7).

The median rent in the Bronx was $942 in 2011. This was the lowest of any of the boroughs and 14 percent lower than the city-wide median (Table 6.7). The median income in the borough was $25,200, the lowest in the City and 35 percent lower than the city-wide median of $38,500 in 2010.

Contract Rent Distribution by Borough

The boroughs were markedly different in their distributional patterns of contract rent (Figures 6.3, 6.4 and 6.5). 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 2011 (Table 6.8). In the borough, close to three-fifths of rental units rented for a contract rent of less than $700 (21 percent) (Map 6.2) or between $700 and $999 (36 percent), compared to two-fifths of all rental units in the City, with 16 percent and 23 percent respectively in these two rent intervals. On the other hand, 35 percent of the rental units in the Bronx rented for a contract rent between $1,000 and $1,499, as did all rental units in the City. In the borough, the proportion of units that rented for between $1,500 and $1,999 was small, 7 percent, about half of the equivalent proportion of all rental units in the City. The proportion of units that rented for $2,000 and above in the Bronx was too small to be reported, while 13 percent of the rental units in the City rented for that level (Figures 6.4 and 6.5).

Brooklyn had a slightly higher proportion of lower-and moderate rent units compared to the city-wide proportion. Of rental units in Brooklyn, 43 percent rented for less than $1,000. In the borough, 38 percent rented for a contract rent between $1,000 and $1,499, and 19 percent of the rental units rented for $1,500 or more, with 6 percent renting for $2,000 or more (Table 6.8, Figures 6.4 and 6.5).

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 6.4 and 6.5). Of rental units in the borough, only 30 percent rented for less than $1,000, while an overwhelming 35 percent rented for $2,000 or more, the highest proportion of such high-rent units among the five boroughs (Table 6.8). In fact, in the borough, 22 percent rented for $2,500 or more. On the other hand, Manhattan had a low proportion of units renting for less than $700, just 16 percent, about equal to the citywide proportion.

In Queens, the rent distribution was also skewed toward high-rent units and shaped very much like a normal curve (Figures 6.4 and 6.5). In the borough, the rents of 50 percent of all rental units were $1,000 to $1,499, while the proportion of rental units with rents less than $700 and the proportion of units with rents of $1,500 or more were each only 10 percent and 22 percent respectively, with only 4 percent renting for $2,000 or more (Table 6.8).

Map 6.2
Renter Occupied Units with Monthly Contract Rent Less Than $700
New York City 2011

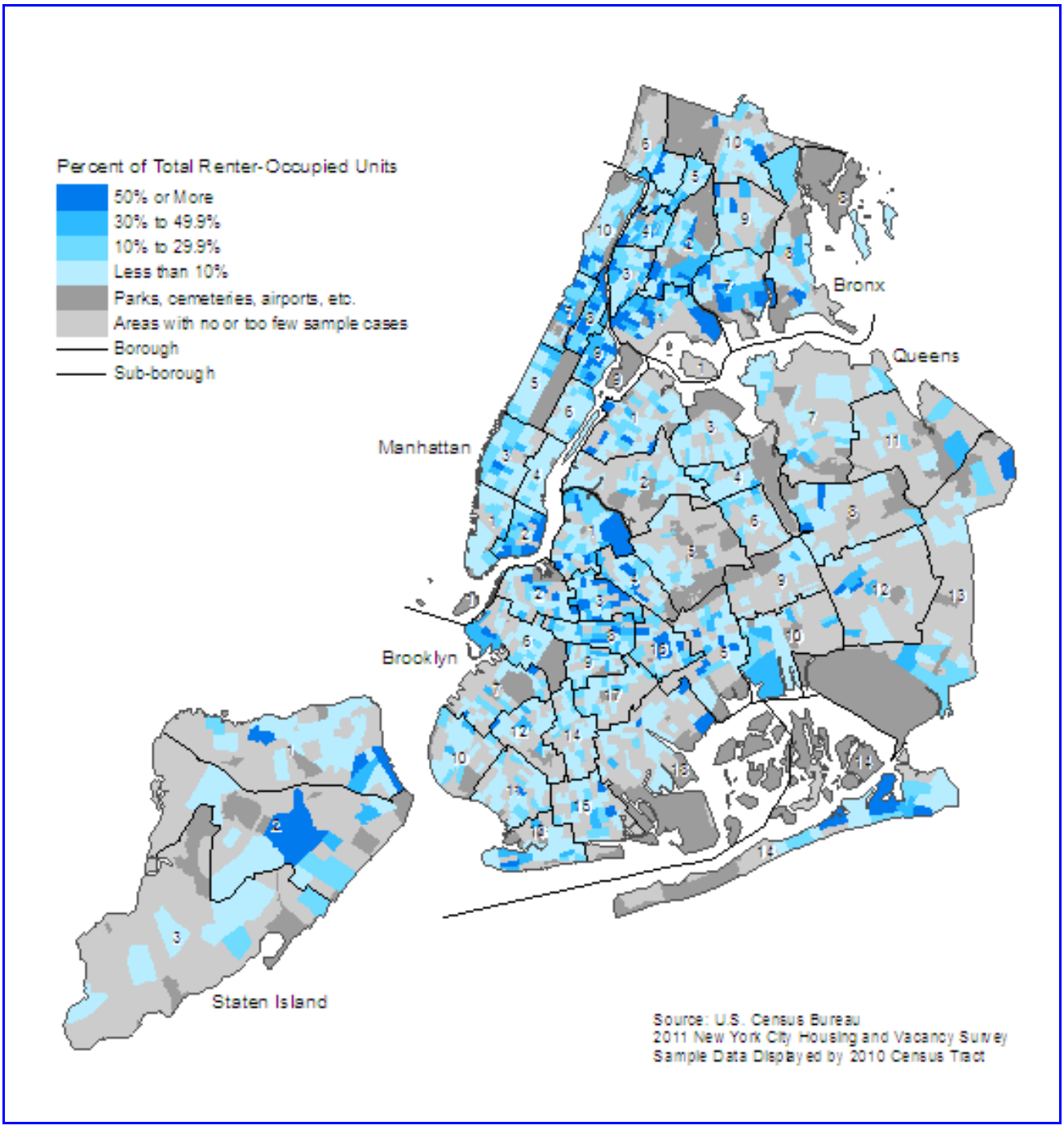
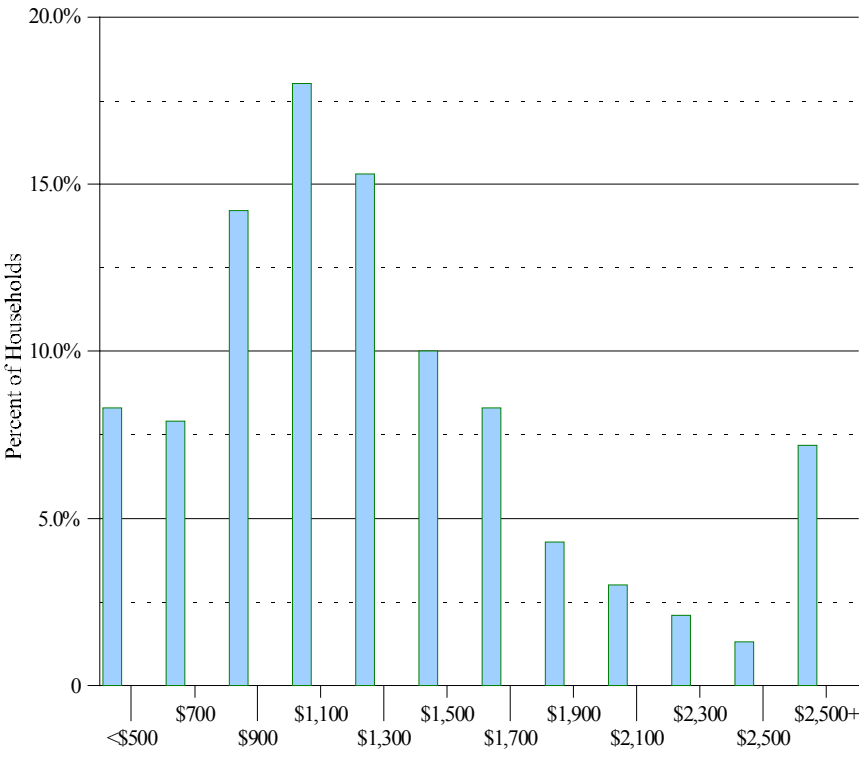


Figure 6.3
Percent of Renter Households at Different Contract Rent Levals
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

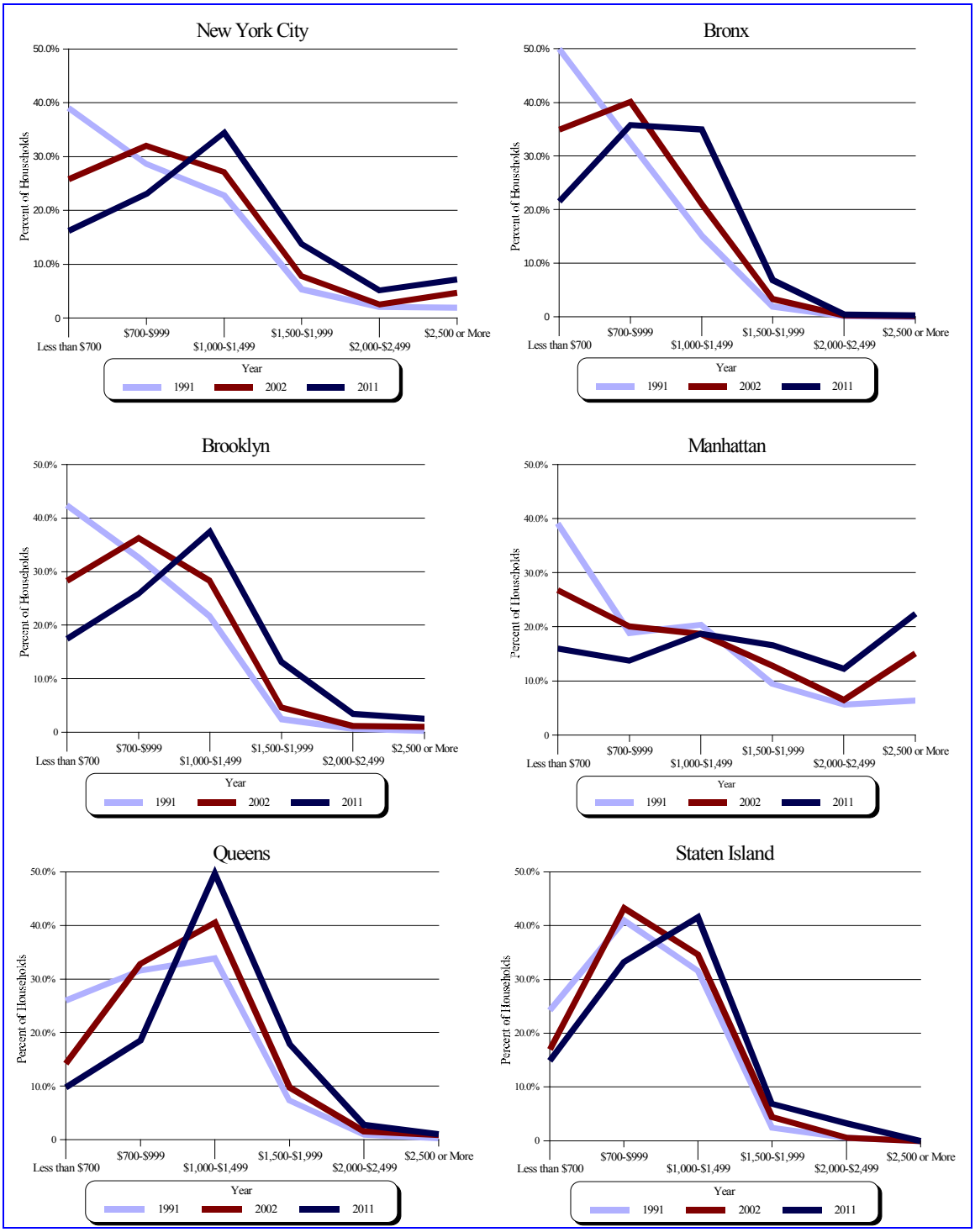
In Staten Island, the rent distribution also looked like a normal curve, with three-quarters of units having rents of either $700-$999 (33 percent) or $1,000-$1,499 (42 percent) (Figures 6.4 and 6.5). Units that rented for $1,500 or more in the borough were relatively few, only 10 percent out of all 53,000 rental units in the borough in 2011 (Table 6.8).

Table 6.8
Distribution of Renter Occupied Units by Contract Rent by Borough
New York City 2011

	All	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All Renter Occupied Units	2,104,816	375,491	673,166	570,853	432,085	53,221
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than $700	**16.2%**	**21.5%**	**17.5%**	**16.0%**	**9.8%**	**14.9%**
$1 -- $299	4.0%	5.6%	4.9%	3.8%	1.3%	**
$300 - $399	2.1%	2.4%	2.2%	2.4%	1.3%	**
$400 - $499	2.2%	3.4%	2.2%	2.3%	1.0%	**
$500 - $599	3.2%	4.1%	3.2%	3.3%	2.4%	**
$600 - $699	4.7%	5.9%	5.0%	4.2%	3.8%	**
$700 - $999	**23.1%**	**35.8%**	**25.9%**	**13.8%**	**18.6%**	**33.3%**
$700 - $799	6.0%	9.7%	6.5%	4.0%	4.4%	8.6%
$800 - $899	8.2%	11.2%	9.6%	5.4%	6.6%	12.9%
$900 - $999	8.8%	14.9%	9.7%	4.4%	7.6%	11.8%
$1,000 - $1,499	**34.5%**	**35.0%**	**37.5%**	**18.8%**	**49.7%**	**41.6%**
$1,000 - $1,249	22.1%	24.3%	24.5%	11.0%	30.5%	28.4%
$1,250 - $1,499	12.4%	10.7%	13.0%	7.8%	19.2%	13.2%
$1,500 - $1,999	**13.8%**	**6.9%**	**13.1%**	**16.6%**	**17.9%**	**6.9%**
$1,500 - $1,999	13.8%	6.9%	13.1%	16.6%	17.9%	6.9%*
$2,000 and Over	**12.5%**	**	**6.1%**	**34.7%**	**3.9%**	**
$2,000- $2,499	5.2%	**	3.5%	12.3%	2.8%	**
$2,500+	7.2%	**	2.6%	22.4%	1.1%	**

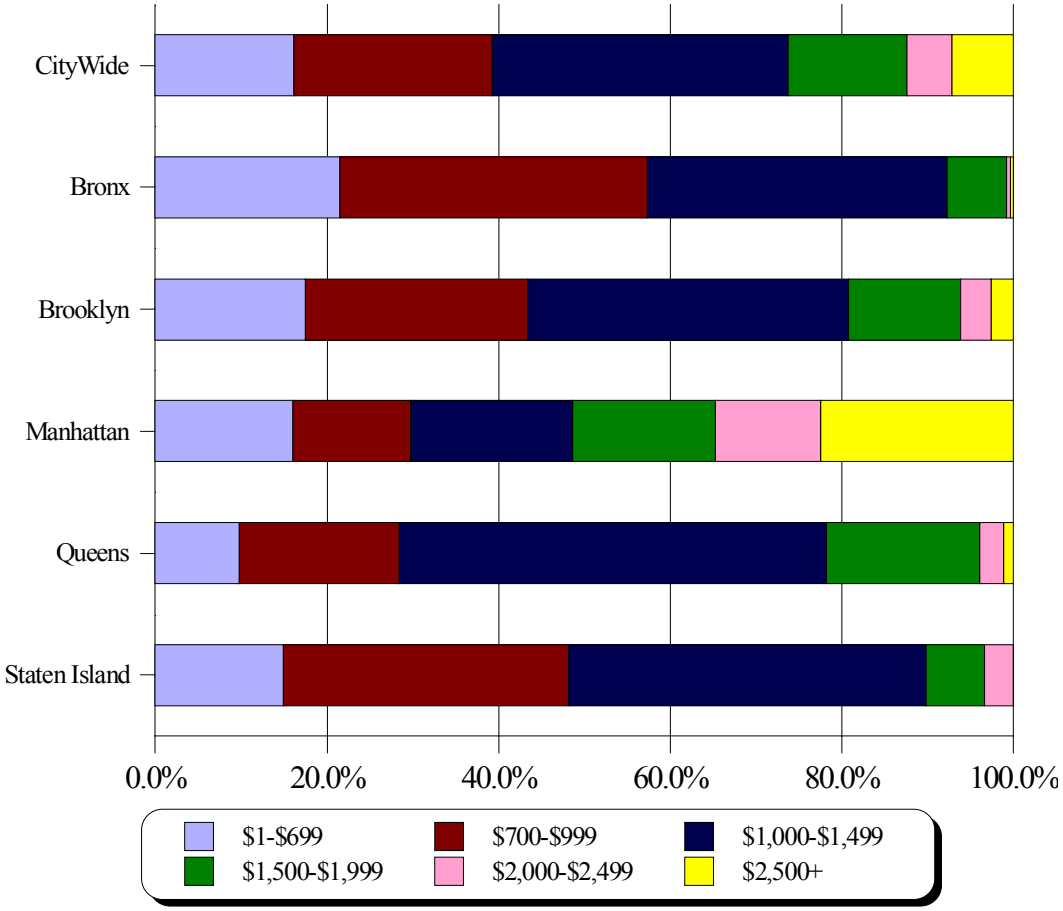
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report

Figure 6.4
Percent of Renter Households by Contract Rent Levels in 2010 Dollars
New York City and by Borough
1991, 2002 and 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey

Figure 6.5
Distribution of Renter Households by Contract Rent Categories within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Median Contract Rent by Rent-Regulation Categories and Receipt of Subsidy

The median contract rent of rent-stabilized units was $1,050, lower than the city-wide median rent (Table 6.9). However, the rent for post-1947 rent-stabilized units was the same as the city-wide rent and somewhat higher than that of pre-1947 rent-stabilized units: $1,100 compared to $1,030. (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 median contract rent of all unregulated units was $1,369 in 2011. The rent of such units in private cooperative and condominium buildings was $1,400, which was $300 or 27 percent higher than the city-wide median rent and the highest of all rent-regulation categories, while the rent of such units in rental buildings was $1,358, which was $258 or 23 percent higher than the city-wide median rent (Table 6.9 and Figure 6.6).

Table 6.9
Median Contract Rent of All Renter Households, Subsidized Households and Unsubsidized Households and Out-of-Pocket Rent of Subsidized Households by Selected Regulatory Status
New York City 2011

	All Renter Households[a]	Subsidized Households[b]		Unsubsidized Households
Regulatory Status	**Median Contract Rent**	**Median Contract Rent**	**Out-of-Pocket Rent**	**Median Contract Rent**
All	$1,100	$1,076	$275	$1,100
Controlled	$800	**	**	$800
Stabilized	$1,050	$1,019	$258	$1,063
Pre-1947	$1,030	$1,027	$250	$1,035
Post-1947	$1,100	$987	$385	$1,112
All Unregulated	$1,369	$1,300	$305	$1,400
In Rental Buildings	$1,358	$1,300	$305	$1,400
In Coops/Condos	$1,400	**	**	$1,400

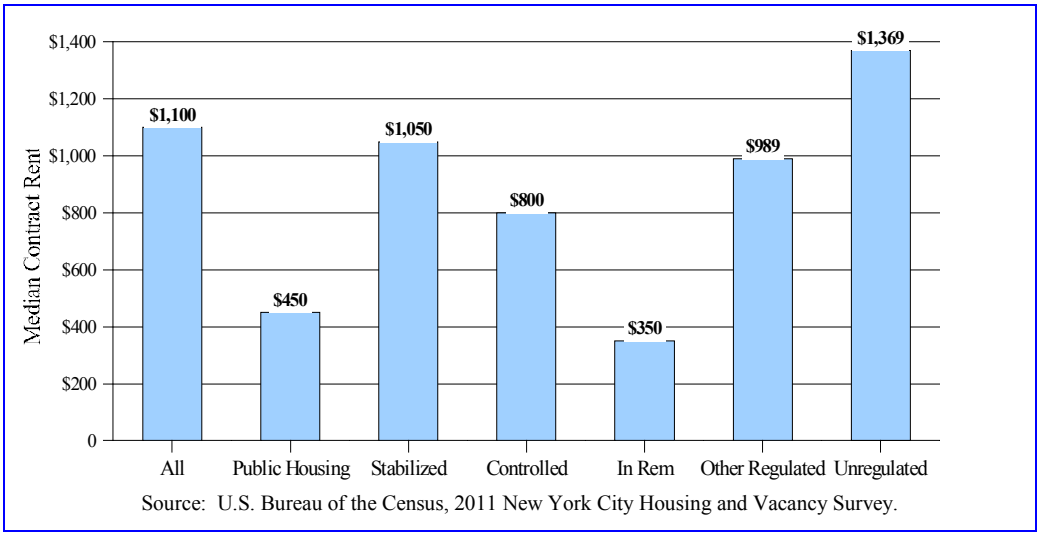
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Excludes those reporting no cash rent.
b Subsidy includes Section 8, other federal programs, SCRIE, and other state and city housing programs, including Jiggetts, Employment Incentive Housing Program, Housing Stability Plus, Long Term Stayers program, Family Eviction Prevention Program and Advantage Homeless Housing Programs. Excludes PA shelter allowance.
* Since the number of households is small, interpret with caution.
** Too few households to report.

In rem and Public Housing units were unquestionably the most affordable units for the poor, compared to units in other rental categories in the City. The median contract rents of *in rem* and Public Housing were $350 and $450 respectively, the lowest of any of the rental categories and only 32 percent and 41 percent respectively of the median rent of $1,100 for all rental units in the City in 2011 (Table 6.10).

Other Regulated units and rent-controlled units were also relatively more affordable, with contract rents of $943 and $800 respectively—86 percent and 73 percent lower than the city-wide rent (Table 6.10 and Figure 6.6).

The differences among the overall contract rents paid by subsidized households and the rents paid by unsubsidized households living in stabilized units were not considerable. The rents paid by subsidized households in such units were somewhat lower than the rents all households in stabilized units paid, and the rents unsubsidized households paid, while the rents unsubsidized households paid in stabilized units were slightly higher than the overall rent all households in such units paid. Specifically, the rents all households, subsidized households, and unsubsidized households in rent-stabilized units paid were $1,050, $1,019, and $1,063 respectively in 2011 (Table 6.9).

Figure 6.6
Median Contract Rent by Rent Regulation Status
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The pattern of rent differences among the three rents paid by all households, subsidized households, and unsubsidized households in rent-unregulated units was very similar to the pattern of differences in rent-stabilized units (Table 6.9).

The lower median rents of units in the following rental categories—Rent Controlled, Public Housing and *in rem*—contributed to lowering the city-wide median rent by playing the role of equalizing the higher rents of unregulated units, particularly such units in cooperative and condominium buildings. Units in the rent-regulated systems mentioned above provide a housing bargain in the City, which has been suffering an affordable housing shortage for middle-income households (Table 6.10).

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. 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 pursuant to the Individual Apartment Improvement (IAI) provisions of the rent regulations. 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.[6]

As described previously, in 2011, the median contract rents for rent-subsidized units in rent stabilized and unregulated categories were lower than those for all rental units and for rent-unsubsidized units in the City. Again, the rents of the regulated units are regulated by the respective government agencies at the federal, state, or city level, according to pertinent laws and regulations (Table 6.9).

Median Contract Rent by Borough and by Rent Regulation Categories

In 2011, 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 $800, while the rent of such units in Brooklyn, where 28 percent of the City's rent-controlled units were located, was $750 (Table 6.10 and Figure 6.7). The rent of rent-controlled units in Queens was $1,047. In the Bronx and Staten Island, there were too few rent-controlled units to allow for reporting a median contract rent (Table 6.10).

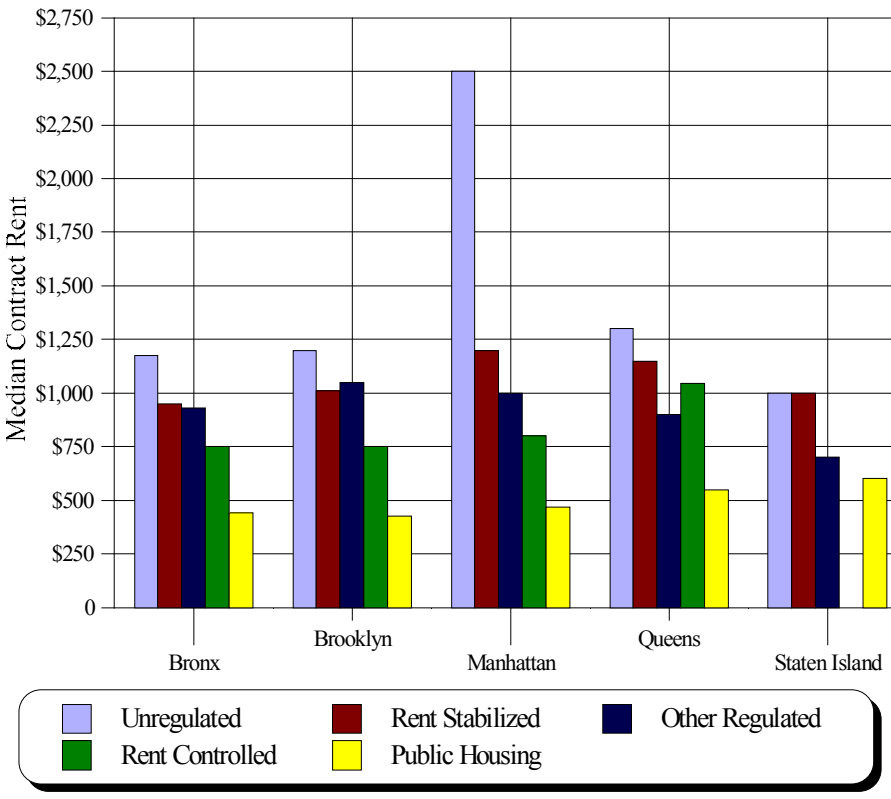
Table 6.10
Median Contract Rents by Borough and by Regulatory Status
New York City 2011

	Borough					
Regulatory Status	**All**	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**Staten Island**
All	$1,100	$942	$1,020	$1,500	$1,200	$1,000
Controlled	$800	**	$750	$800	$1,047	**
Stabilized	$1,050	$950	$1,010	$1,200	$1,148	$1,000
Pre-1947	$1,030	$950	$1,000	$1,200	$1,148	**
Post-1947	$1,100	$935	$1,100	$1,500	$1,143	$1,000
All Other Regulated	$989	$932	$1,049	$1,000	$900	**
Mitchell-Lama	$1,000	$926	$1,160	$1,000	$900	**
Other Regulated[a]	$943	$943	$591	$1,162	$955	**
All Unregulated	$1,369	$1,176	$1,200	$2,500	$1,300	$1,000
In Rental Buildings	$1,358	$1,200	$1,200	$2,500	$1,300	$1,000
In Coops/Condos	$1,400	$1,030	$1,100	$2,475	$1,200	**
Public Housing	$450	$443	$425	$467	$549	$600
In Rem	$350	$350	$303*	$350	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a 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 Municipal Loan or 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.

[6] See Fact Sheets #5, #6, #12, #24, #26, #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.

Figure 6.7
Median Contract Rent by Rent Regulation Status by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The rent of rent-stabilized units in Manhattan was $1,200 in 2011. This was $150 or 14 percent higher than the $1,050 city-wide rent for such units. The rent for post-1947 stabilized units in Manhattan was $1,500, the same as the rent for all rent-stabilized units in the borough, while it was $1,200 for pre-1947 stabilized units (Table 6.10). The median rent of all stabilized units in Queens was $1,148; in Brooklyn it was $1,010. It was $1,000 in Staten Island and the rent for rent-stabilized units in the Bronx was $950.

The 2011 median contract rent for unregulated units in rental buildings in Manhattan was $2,500 and it was $2,475 for unregulated units in coops/condos in the same borough (Table 6.10). The median contract rents of Public Housing units in Brooklyn and the Bronx were $425 and $443 respectively, while the rent for all such units in the City as a whole was $450.

Contract Rent Distribution by Rent-Regulation Categories

Of all renter units in the City, 39 percent rented for less than $1,000 a month: 16 percent of those rented for a contract rent of less than $700, while 23 percent rented for $700 to $999 (Table 6.11). In addition, 35 percent had rents of $1,000 to $1,499. The rents of the remaining 26 percent were $1,500 or more: 13 percent rented for $2,000 or more.

In rem and Public Housing units were the least expensive. Eighty-eight percent of *in rem* units and 79 percent of Public Housing units rented for a contract rent of less than $700 in 2011 (Table 6.11).

Compared to the 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, 66 percent rented for less than $1,000 and 41 percent rented for less than $700 (Table 6.11).

On the other hand, rent-stabilized units as a whole rented for all rent levels. In 2011, of all rent-stabilized units, 31 percent rented for $700 to $999 (Table 6.11). Another 42 percent rented for $1,000 to $1,499 (Figure 6.8). At the same time, 10 percent of rent-stabilized units rented for less than $700, while 17 percent rented for $1,500 or more, with 3 percent renting for $2,000 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, while the rent distribution for pre-1947 rent-stabilized units looked similar to that for all 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 (Table 6.11). Almost eight in ten of all unregulated rental units rented for a contract rent of $1,000 or more: 34 percent for $1,000 to $1,499; 18 percent for $1,500 to $1,999; and an overwhelming 28 percent for $2,000 or more. In other words, more than one in four unregulated rental units in the City rented for $2,000 or more (Figure 6.9).

Of the 216,000 unregulated households renting units for $2,000 or more in the City in 2011, by far the most, 89 percent, were in rental buildings, with the rest being in coops and condos. Not surprisingly, 77 percent were located in Manhattan. Also, of these households living in rent-unregulated units, 77 percent were either adults-only or single adult households with no children, whose median ages were 29 and 34 respectively. Seven in ten of households living in such high-rent unregulated units were in professional (41 percent) or management (29 percent) occupations, which are high-paying occupations, as discussed in Chapter 3, "Household Incomes and the Labor Market." These households certainly had high enough incomes to pay such a level of rent: the median income of even a one-worker household was $88,000; it was $135,000 for a two-worker household in such units.[7]

[7] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 6.11
Distribution of Renter Occupied Units by Contract Rent by Regulatory Status
New York City 2011

Contract Rent	All	Rent Controlled[b]	Rent Stabilized			All Other Regulated[c]	All Unregulated	Public Housing	*In Rem*
			All	Pre-1947	Post-1947				
All Renter Occupied[a]	2,104,816	38,374		724,649	236,221	106,004	812,124	184,946	2,498
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than $700	**16.2%**	**41.4%**	**10.0%**	**10.9%**	**7.2%**	**26.1%**	**6.2%**	**78.5%**	**87.8%**
$1 - $299	4.0%	12.7%	0.9%	0.8%	**	11.6%	0.6%	27.9%	23.2%
$300 - $399	2.1%	**	0.7%	0.9%	**	**	0.5%*	14.9%	37.2%
$400 - $499	2.2%	**	1.3%	1.4%	**	**	0.7%	12.3%	14.9%
$500 - $599	3.2%	9.0%*	2.5%	2.8%	1.8%	4.5%	1.5%	12.0%	7.2%*
$600 - $699	4.7%	9.1%*	4.5%	5.0%	3.0%	5.4%	2.9%	11.5%	5.3%*
$700 - $999	**23.1%**	**24.5%**	**31.3%**	**32.3%**	**28.2%**	**24.3%**	**15.1%**	**14.1%**	**6.2%***
$700 - $799	6.0%	**	7.6%	8.1%	6.0%	8.0%	3.7%	6.3%	**
$800 - $899	8.2%	10.1%*	10.7%	10.9%	10.1%	7.9%	6.0%	4.9%	**
$900 - $999	8.8%	**	12.9%	13.2%	12.1%	8.4%	5.4%	2.9%	**
$1,000- $1,499	**34.5%**	**18.9%**	**41.9%**	**41.6%**	**42.8%**	**29.9%**	**33.6%**	**6.8%**	**
$1,000- $1,249	22.1%	11.3%	27.8%	27.8%	27.9%	18.2%	20.1%	5.6%	**
$1,250 - $1,499	12.4%	**	14.1%	13.8%	14.9%	11.7%	13.5%	**	**
$1,500 - $1,999	**13.8%**	**8.9%***	**13.9%**	**13.9%**	**13.9%**	**10.5%**	**17.5%**	**	**
$1,500 - $1,749	9.6%	**	9.4%	9.1%	10.5%	6.0%	12.5%	**	**
$1,750 - $1,999	4.2%	**	4.4%	4.7%	3.4%	4.4%	5.0%	**	**
$2,000 & Over	**12.5%**	**	**3.0%**	**1.4%**	**8.0%**	**9.2**	**27.6%**	**	**
$2,000 - $2,499	5.2%	**	1.2%	0.7%	2.5%	3.8%	11.8%	**	**
$2,500+	7.2%	**	1.8%	0.7%	5.4%	5.5%	15.8%	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Includes households paying no cash rent (46,188) which are not included in percent distribution.

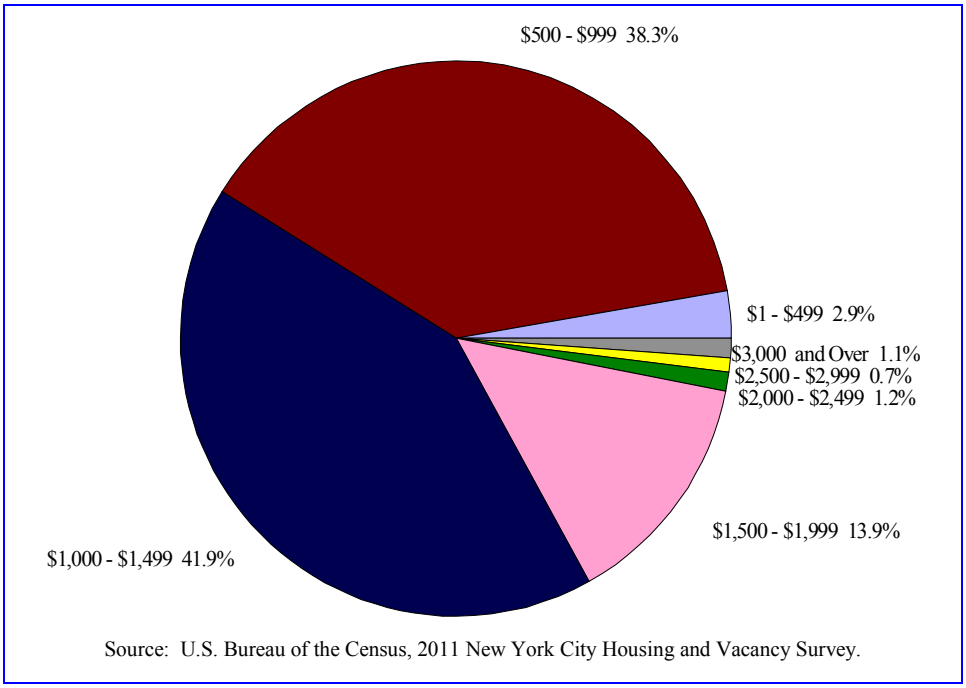
b Among rent controlled units, 22.8% rented for $1,250 or more and 65.9% rented for less than $1,000.

c Includes Mitchell-Lama rental, HUD regulated, Loft Board, Municipal Loan and Article 4 units.

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

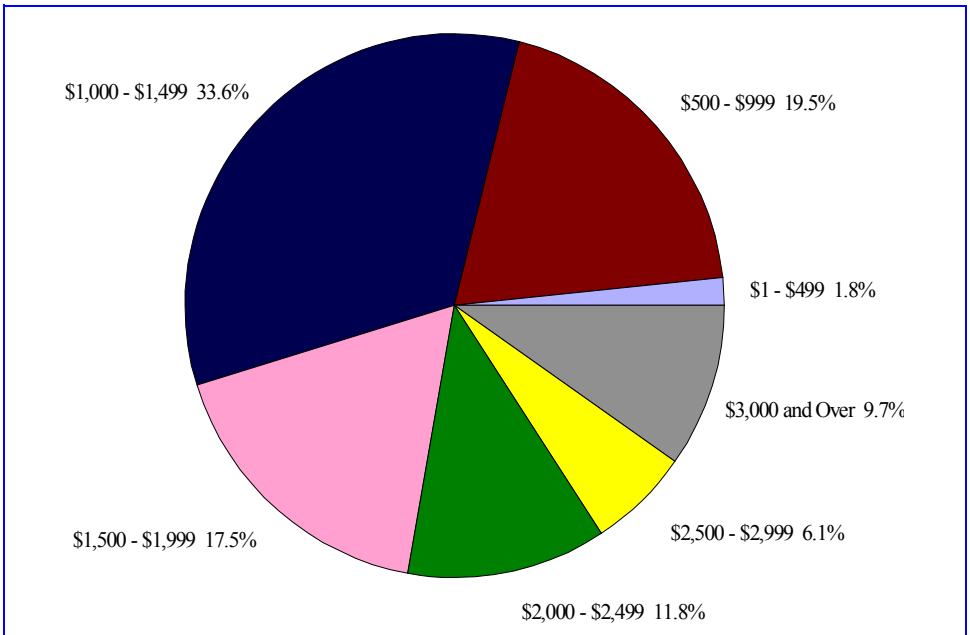
** Too few households to report.

Figure 6.8
Distribution of Renter Occupied Stabilized Units by Contract Rent
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 6.9
Distibution of Renter Occupied Unregulated Units by Contract Rent
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Contract Rent Distribution by Move-In Period

A review of the contract rent distribution of households by move-in date shows that a substantially higher proportion of households that moved into their current residence in 2000 through 2011 paid higher rents than long-term households that moved into their current residence before 2000. Of long-term residents, 38 percent paid contract rents higher than $1,000 (Table 6.12). On the other hand, 71 percent of movers who moved into their current residence between 2000 and 2011 paid contract rents of $1,000 or more. Of recent movers who moved in between 2008 and 2011, 78 percent paid contract rents of $1,000 or more. A mere 4 percent of long-term residents paid contract rents of more than $2,000, while 16 percent of recent movers between 2000 and 2011, and 22 percent of those who moved between 2008 and 2011 respectively paid contract rents of $2,000 or more.

Table 6.12
Contract Rent Distribution and Median Contract Rent
for All Renter Households by Date of Move In
New York City 2011

	All Renter Households		Move In Period		
Contract Rent	**Number**	**Percent**	**Pre – 2000**	**2000 – 2011**	**[2008 – 2011]**
All Renter Households[a]	2,104,816	100.0%	30.6%	69.4%	[40.3%]
			100.0%	100.0%	100.0%
$1 - $299	82,533	4.0%	7.2%	2.6%	1.5%
$300 - $399	43,485	2.1%	4.3%	1.2%	0.9%
$400 - $499	44,975	2.2%	3.9%	1.4%	0.8%
$500 - $599	66,327	3.2%	5.3%	2.3%	1.7%
$600 - $699	95,811	4.7%	8.7%	2.9%	2.1%
$700 - $799	123,813	6.0%	10.5%	4.1%	3.0%
$800 - $899	169,491	8.2%	11.9%	6.7%	5.8%
$900 - $999	181,284	8.8%	10.8%	7.9%	6.7%
$1,000 - $1,499	711,020	34.5%	26.8%	37.9%	37.0%
$1,500 - $1,999	283,478	13.8%	7.1%	16.7%	18.6%
$2,000+	256,411	12.5%	3.6%	16.3%	22.0%
Median Contract Rent	**$1,100**		**$874**	**$1,200**	**$1,300**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Includes 46,188 reporting no cash rent, which were excluded from the rent distribution.

Median Contract Rent of Recent-Movers

In 2011, rents of 61 percent of occupied and vacant rental units were controlled or regulated by various rent-regulation systems in the City (Table 4.16). Historically, rents have been charged according to the respective regulation systems that these units were 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 6.13
Percentage of Occupants Who Moved in Between 2008 and 2011 by Rent Level
New York City 2011

Contract Rent Level	Percentage of Households Who Moved In 2008 – 2011
All	40.3%
Less than $500	16.0%
$500 - $749	18.9%
$750 - $999	28.5%
$1,000 - $1,249	39.9%
$1,250 - $1,499	49.7%
$1,500 - $1,749	53.3%
$1,750 - $1,999	58.3%
$2,000 - $2,499	72.3%
$2,500 and Over	71.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

According to the 2011 HVS, 40 percent of the City's tenants were recent-movers—that is, they moved into their units between 2008 and 2011 (Table 6.13). The proportion of recent-movers grew vividly as the level of rent went up. Specifically, during the three-year period between 2008 and 2011, the proportions of recent-movers that moved into units with contract rents of less than $500 and between $500 and $749 were 16 percent and 19 percent respectively. The proportion progressively moved higher as the rent level increased: to 29 percent, 50 percent, 58 percent, and 71 percent for units with rents of $750-$999, $1,250-$1,499, $1,750-$1,999, and $2,500 or more respectively. The median contract rent of all recent movers was $1,300, that is, $315 or 32 percent more than the $985 rent paid by tenants who moved into their current units before 2008 (Table 6.14).

Table 6.14
Percentage of Occupants Who Moved in Between 2008 and 2011 and Median Contract Rents by Regulatory Status and Move-In Date
New York City 2011

	Moved in Between 2008 and 2011		Moved in Before 2008	Percent Difference
Regulatory Status	**Percent**	**Median Contract Rent**	**Median Contract Rent**	**in Median Rent**
All Renters	40.3%	$1,300	$985	+32.0%
Stabilized	36.6%	$1,200	$1,000	+20.0%
Pre-1947	36.3%	$1,200	$975	+23.1%
Post 1947	37.4%	$1,200	$1,040	+15.4%
All Unregulated	53.5%	$1,600	$1,200	+33.3%
In Rental Buildings	53.4%	$1,600	$1,200	+33.3%
In Coops/Condos	55.0%	$1,800	$1,100	+63.6%
Public Housing	17.8%	$510	$440	+15.9%
All Other Regulated[a]	23.0%	$1,028	$953	+7.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Includes *in rem*, Mitchell-Lama, HUD-regulated, Municipal Loan, Loft Board and Article 4 regulated units.

In rent-stabilized units, 37 percent of tenants were recent-movers who moved into their current units between 2008 and 2011. The median rent these recent-movers paid in 2011 was $1,200, $200 or 20 percent higher than the $1,000 rent of long-term tenants who moved into their current rent-stabilized units before 2008 (Table 6.14).

The variance in rents was larger for tenants in unregulated units in cooperative and condominium buildings, where the highest proportion of households (55 percent) had moved in between 2008 and 2011 (Table 6.14). The median contract rent of recent-movers in this category was extraordinarily higher, $1,800 or 64 percent higher, than the median contract rent of long-term tenants in such units, which was $1,100.

Median Contract Rent by Unit Size (Number of Bedrooms)

Rents generally increase as the size of the unit increases. This relationship generally holds, except in Manhattan. In 2011, the rent for studios in the City was $1,085, and the rent for one-bedroom units was $1,000. Rents for two-bedroom units and three-bedroom units in the City were $1,175 and $1,350 respectively (Table 6.15). In Manhattan, the median contract rent for all units was $1,500, as was the rent for both studios and two-bedroom units. The median for one-bedroom units was $1,550, while the rent for three-or-more-bedroom units was $1,350.

Table 6.15
Median Contract Rent by Number of Bedrooms and by Borough
New York City 2011

Borough	Number of Bedrooms				
	All	**0**	**1**	**2**	**3 or More**
All Renter Occupied Units	$1,100	$1,085	$1,000	$1,175	$1,350
Bronx	$942	$777	$900	$979	$1,200
Brooklyn	$1,020	$850	$950	$1,100	$1,300
Manhattan	$1,500	$1,500	$1,550	$1,500	$1,350
Queens	$1,200	$950	$1,100	$1,200	$1,500
Staten Island	$1,000	**	$850	$1,184	$1,550

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report.

Major reasons for this 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,* rent-controlled, and pre-1947 rent-stabilized units (Table 6.16), 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. Most studios were built in recent years and are located in expensive areas in Manhattan; most of them were rent-stabilized or unregulated units.

Specifically, of the 183,000 renter-occupied studios in the City, 100,000, or 55 percent, were located in Manhattan. Of studios in Manhattan, 86 percent were located in the expensive lower-midtown area (sub-borough areas 1 through 6), while only 47 percent of three-bedroom units were located in these areas of Manhattan.[8] Of the 100,000 studios in Manhattan, nine in ten were either rent-stabilized (57 percent) or unregulated (32 percent), compared to two-thirds of three-or-more bedroom units. Of the unregulated and rent-stabilized studios in Manhattan, 95 percent and 82 percent respectively were located in the relatively high-rent sub-borough areas 1 through 6 in 2011.[9] The median contract rent for unregulated studios in Manhattan was $2,095; for rent-stabilized studios, it was $1,300 (Figure 6.10).

The median contract rent for unregulated rental units in Manhattan was $2,500, 67 percent higher than the borough-wide median rent of $1,500, more than five times the rent for Public Housing ($467) and about seven times the rent for *in rem* ($350) units in the borough. The median rent for post-1947 rent-stabilized units was $1,500, more than three times the rent for Public Housing and more than four times the rent for *in rem* units in Manhattan (Table 6.16).

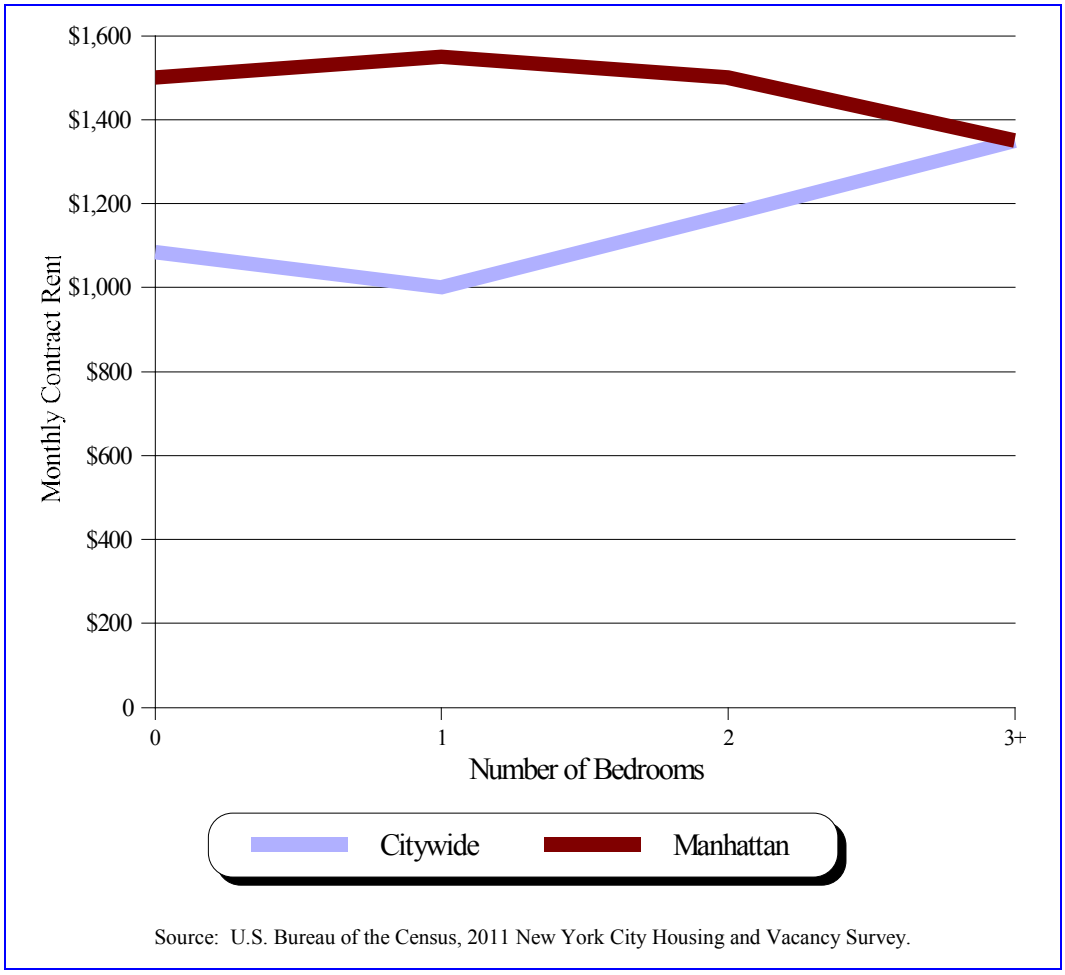
[8] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[9] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 6.16
Median Contract Rent and Number of Units in *Manhattan*
by Rent Regulatory Status and Year Built, by Number of Bedrooms
New York City 2011

Rent Regulatory Status	All Renter Occupied Units in Manhattan		Number of Bedrooms							
			0		1		2		3 or More	
	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent	Number	Median Contract Rent
All	570,853	$1,500	99,919	$1,500	254,222	$1,550	156,333	$1,500	60,379	$1,350
Controlled	19,723	$800	**	**	8,285	$685	5,847	$856	4,797*	$846
Stabilized	260,148	$1,200	57,335	$1,300	118,354	$1,165	63,413	$1,250	21,045	$1,250
Pre-1947	213,973	$1,200	47,456	$1,286	98,216	$1,133	50,696	$1,200	17,605	$1,078
Post-1947	46,175	$1,500	9,879	$1,500	20,138	$1,323	12,717	$1,527	**	$2,666*
All Other Regulated	32,809	$1,000	5,935	$772	15,031	$1,000	9,110	$1,590	**	**
Mitchell-Lama	12,769	$1,000	**	**	5,772	$1,000	**	$1,000*	**	**
HUD & Other Regulated	20,040	$1,162	**	$772*	9,259	$1,155	5,347	$1,751	**	**
All Unregulated	203,394	$2,500	32,366	$2,095	96,970	$2,525	54,866	$2,800	19,192	$3,400
In Rental Buildings	173,397	$2,500	25,224	$2,100	83,183	$2,500	46,330	$2,800	18,661	$3,350
Sublet Coops/Condos	29,996	$2,475	7,142	$1,900	13,787	$2,750	8,536	$3,000	**	**
Public Housing	52,753	$467	**	$402*	15,057	$434	22,348	$469	11,879	$557
In Rem	2,026	$350	**	**	525	$375	750	$312	732	$357
Year Built										
1990 or Later	41,495	$2,960	5,431	$2,400	23,063	$3,000	10,455	$3,300	**	**
1974 - 1989	59,236	$2,500	7,066	$1,800	27,742	$2,590	17,586	$3,100	6,842	$1,831
1947 – 1973	110,646	$1,144	20,832	$1,550	41,429	$1,330	36,021	$860	12,364	$716
Before 1947	359,476	$1,400	66,589	$1,350	161,987	$1,400	92,272	$1,475	38,628	$1,500

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Figure 6.10
Monthly Contract Rent by Number of Bedrooms
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In Manhattan, 68 percent of rent-stabilized units and 64 percent of unregulated units were studios or one-bedroom units.[10] On the other hand, 65 percent of Public Housing and 73 percent of *in rem* units in Manhattan were either two-bedroom units or three-bedroom units.

[10] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 6.17
Median Contract Rent by Regulatory Status and by Number of Bedrooms
New York City 2011

	Number of Bedrooms				
Rent Regulatory Status	**All**	**0**	**1**	**2**	**3 or More**
All	$1,100	$1,085	$1,000	$1,175	$1,350
Controlled	$800	**	$692	$840	$800
Stabilized	$1,050	$1,060	$1,000	$1,120	$1,200
Pre-1947	$1,030	$1,100	$1,000	$1,100	$1,100
Post-1947	$1,100	$1,000	$1,050	$1,200	$1,568
Mitchell-Lama	$1,000	$708	$928	$1,039	$1,300
Unregulated	$1,369	$1,650	$1,244	$1,300	$1,500
In Rental Buildings	$1,358	$1,795	$1,244	$1,300	$1,500
In Coops/Condos	$1,400	$1,500	$1,250	$1,500	$1,500
Public Housing	$450	$298	$375	$500	$526
In Rem	$350	**	$350	$312	$357
HUD & Other Regulated	$943	$616	$750	$1,200	$1,298

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of units is small, interpret with caution.
** Too few units to report.

City-wide, a somewhat positive relationship between unit size and rent level is exhibited within each rent-regulation category, except for very new units, such as rent-unregulated units. For unregulated units, the median contract rent for studios was $1,650, while the rent for one-bedroom units was $1,244. The rents for two-bedroom and three-bedroom units were $1,300 and $1,500 respectively (Table 6.17). This is mainly because many studios are rent-unregulated units and are located in high-rent areas in Manhattan's sub-borough areas 1 through 6, as discussed above.

Median Contract Rents for Unregulated Rental Units

Of the 2,105,000 occupied rental units in the City in 2011, 812,000 or 39 percent were unregulated rental units (Table 6.11). The median contract rent for all unregulated units in the City was $1,369 (Table 6.17). Of all occupied unregulated rental units, 736,000 or 91 percent were in rental buildings, while 76,000 or 9 percent were in cooperative or condominium buildings (Table 6.18). In 2011, the median contract rent for unregulated units in cooperative or condominium buildings was $1,400, the highest of any rental category in the City (Table 6.17).

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 median rent for all unregulated units in the

borough was $2,500, or 1.8 times the rent for such units in the City as a whole (Table 6.16). The rents for such units in other boroughs ranged from $1,000 in Staten Island to $1,176 in the Bronx, $1,200 in Brooklyn, and $1,300 in Queens (Table 6.10).

Contract Rent Distribution of Unregulated Units by Type of Building

More unregulated rental units in the City were, as discussed earlier, in the middle and upper rent ranges in 2011. Almost eight in ten of unregulated rental units rented for $1,000 or more: 34 percent rented for $1,000-$1,499; 18 percent rented for $1,500-$1,999; and 28 percent rented for $2,000 or more, including 16 percent that rented for $2,500 or more (Table 6.18).

Table 6.18
Distribution of Unregulated Renter Occupied Units
by Contract Rent Interval by Type of Building
New York City 2011

Contract Rent Interval	Total	In Coop and Condo Buildings	In Rental Buildings
Number	812,124	75,742	736,381
All	100.0%	100.0%	100.0%
Less than $500	1.8%	**	1.8%
$500 - $749	6.4%	8.2%	6.2%
$750- $999	13.1%	12.3%	13.2%
$1,000 - $1,249	20.1%	17.0%	20.4%
$1,250 - $1,499	13.5%	15.3%	13.3%
$1,500 - $1,749	12.5%	8.8%	12.9%
$1,750 - $1,999	5.0%	5.0%*	5.0%
$2,000- $2,499	11.8%	10.1%	11.9%
$2,500 and Over	15.8%	21.4%	15.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of renter occupied households is small, interpret with caution.
** Too few households to report.

The rent-distribution pattern of unregulated units in rental buildings very much mirrored the pattern of all unregulated units, because the predominant proportion of unregulated units, 91 percent, was in rental buildings (Table 6.18). However, the pattern of such units in cooperative and condominium buildings was different. Although the proportion of unregulated units in cooperative and condominium buildings renting for less than $1,500 was similar to the pattern of all such units and those in rental buildings, the proportion of such units in cooperative and condominium buildings renting for $2,000 or more was 32 percent, higher than the proportions of all unregulated units (28 percent) and those in rental buildings (27 percent) (Table 6.18).

Median Contract Rents of Units in Cooperative and Condominium Buildings by Borough

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 128,000 in 2011. The share of rent-regulated units in such buildings was 41 percent or 52,000 units in 2011 (Table 6.19).

Table 6.19
Number of Renter Occupied Units
in Private Cooperative and Condominium Buildings by Regulatory Status of Unit
New York City 2011

Regulatory Status	Number	Percent
All Renter Occupied Units in Coops and Condos[a]	127,630	100.0%
Rent Regulated	51,888	40.7%
Unregulated	75,742	59.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Excluding Mitchell-Lama cooperatives.

In 2011, 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. The median contract rent of unregulated rental units in coop/condo buildings was $1,400, which was $300 or 27 percent higher than the rent of rent-regulated units in such buildings in 2011 (Tables 6.20 and 6.21).

Table 6.20
Median Contract Rent of Unregulated Units by Borough and by Type of Building
New York City 2011

Borough	Total	In Rental Buildings	In Coops and Condos
All	$1,369	$1,358	$1,400
Bronx	$1,176	$1,200	$1,030
Brooklyn	$1,200	$1,200	$1,100
Manhattan	$2,500	$2,500	$2,475
Queens	$1,300	$1,300	$1,200
Staten Island	$1,000	$1,000	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report.

Table 6.21
Median Contract Rent of Renter Occupied Units in Cooperative or Condominium Buildings by Borough and by Regulatory Status
New York City 2011

Borough	All	Regulatory Status		Percent Difference
		Rent Regulated	Unregulated	
All Renter Occupied Units in Coops and Condos [a]	$1,285	$1,100	$1,400	+27.3%
Bronx	$970	$900	$1,030	+14.4%
Brooklyn	$1,129	$1,200	$1,100	-8.3%
Manhattan	$2,200	$1,425	$2,475	+73.7%
Queens	$1,200	$1,100	$1,200	+9.1%
Staten Island	$1,250*	**	**	--

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Excluding Mitchell-Lama cooperatives.
* Since the number of households is small, interpret with caution
** Too few units to report.

The difference was greatest in Manhattan. The rent of unregulated rental units in coop/condo buildings in the borough was $2,475—that is, $1,050 or 74 percent higher than the rent of rent-regulated units in such buildings in Manhattan in 2011. In the Bronx and Queens, the rents of unregulated units in cooperative and condominium buildings were 14 percent and 9 percent higher, respectively, than the rents of regulated units in such buildings in 2011. On the other hand, in Brooklyn, the rent of unregulated units was $1,100, while the rent of regulated units in such buildings was $1,200 (Tables 6.20 and 6.21).

Rent and Housing and Neighborhood Conditions

Some of the most important characteristics of rental housing that determine rent are, first, the condition of rental units; second, the condition of the buildings which contain those units; and, third, the condition of the neighborhoods where the units are located. Thus, it is expected that the rent for units with better housing, building, and neighborhood conditions will be higher than the rent for units with poorer conditions. The 2011 HVS confirms such a 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 $1,100, or $150 higher than that of units in dilapidated buildings (Table 6.22). The rent of units in buildings without any building defects was $1,100, compared to rents of $1,000 for units in buildings with one defect type and $1,000 for units in buildings with two defect types. The rent for units in buildings with three or more defect types was $1,020.

Table 6.22
Median Contract Rent by Housing and Neighborhood Conditions
New York City 2011

Housing and Neighborhood Conditions	Median Contract Rent
All Renter Occupied Housing	$1,100
Dilapidation Status	
Dilapidated	$950
Not Dilapidated	$1,100
Number of Building Defect Types	
None	$1,100
1	$1,000
2	$1,000
3 or More	$1,020
Number of Maintenance Deficiencies	
None	$1,200
1-2	$1,100
3-4	$1,000
5 or More	$930
Presence of Boarded-Up Building on Same Street	
Yes	$1,014
No	$1,100
Neighborhood Satisfaction Rating	
Excellent	$1,350
Good	$1,100
Fair	$1,000
Poor	$923

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The 2011 HVS also displays the positive relationship between housing maintenance condition and rent in the City. The contract rent of units without maintenance deficiencies was $1,200, while it was $1,100, $1,000, and $930 respectively for units with 1-2, 3-4, and 5 or more maintenance deficiencies (Table 6.22).

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 $1,100, while it was $1,014 for units located on a street where boarded-up buildings were present in 2011 (Table 6.22). The rent level was highest, $1,350, for units in neighborhoods rated "excellent" by survey respondents. The rent level declined as the neighborhood rating declined: $1,100 for units in neighborhoods rated "good," $1,000 for units in neighborhoods rated "fair," and $923 for units in neighborhoods rated "poor." All unit, building and neighborhood conditions are discussed in detail in Chapter 7, "Housing and Neighborhood Conditions."

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 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 food, clothing, children's education, and medical expenses—that these households should have in order to maintain a basic, decent life. Despite these limitations, the rent/income ratio is appealing as a general 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 estimate and interpret.

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 in order to pay for adequate rental units, without sacrificing other basic non-housing 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 and, thus, without sacrificing other basic needs.

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 tenants, owners, housing analysts, and policy makers 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 charges for fuel and utilities paid additionally and 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 tenants' costs for fuel and utilities (including electricity) change and as their usage of fuel and utilities changes, these additional, separate 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.

Table 6.23
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 2011

Percent of Area Median Income (AMI) Level[a]	Median Contract Rent	Median Contract Rent/Income Ratio	Median Gross Rent	Median Gross Rent/Income Ratio
All Renters	$1,100	30.9%	$1,204	33.8%
Greater than AMI (>100%)	$1,500	17.1%	$1,625	18.4%
81% – 100% AMI	$1,200	23.1%	$1,300	25.2%
≤80% AMI	$980	45.5%	$1,080	50.1%
51% – 80% AMI	$1,064	29.3%	$1,175	32.3%
≤50% AMI	$945	59.1%	$1,045	65.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Percent of New York, New York HMFA Median Income ($64,200, as of June 2011) adjusted for household size and market conditions to $81,800 by the U.S. Department of Housing and Urban Development (HUD).

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.

In 2011, the median gross rent/income ratio, or the proportion of income that households spent for the gross rent of the units they occupy, was 33.8 percent, while the median contract rent/income ratio was 30.9 percent (Table 6.23, Exhibit Table 6.1 and Exhibit Figure 6.1 presented at the end of Chapter 6). (Rent data are for the 2011 survey year, while income data are for 2010, the year before the survey year.)

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 the income level rises, with the rent/income ratios progressively moving down. The median gross rent/income ratio was 65.8 percent for very poor households whose incomes were at or below 50 percent of the Area Median Income (AMI) in 2010 (Table 6.23).[11] The ratio declined to 50.1 percent for low-income households, whose incomes were at or below 80 percent of the AMI; to 25.2 percent for moderate-income households, whose incomes were between 81 percent and 100 percent of the AMI; to only 18.4 percent for households with incomes greater than the AMI.

The comparable median contract rent/income ratio was 59.1 percent for very poor households whose incomes were at or below 50 percent of the AMI in 2010 (Table 6.23). The median contract rent/income

[11] The Median Income of the New York, New York, Primary Metropolitan Statistical Area (PMSA) adjusted for household size and market conditions by the U.S. Department of Housing and Urban Development.

ratio declined to 45.5 percent, 23.1 percent, and 17.1 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 higher-income households with incomes greater than the AMI. The basic finding here is that low household incomes contribute predominately to high rent/income ratios for all renters in the City. This finding will be further examined below.

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 2010 was 71.0 percent. The ratio slid progressively without interruption as household incomes increased (Table 6.24). The ratio dropped briskly to 51.7 percent for households with incomes between $20,000 and $29,999 and to 32.8 percent for households with incomes between $40,000 and $49,999. The ratio continued to go further down as household income rose: to 21.1 percent for households with incomes between $70,000 and $99,999, to 15.9 percent for households with incomes between $125,000 and $149,999, and to a mere 11.6 percent for households with incomes of $200,000 or more.

This suggests again that the primary cause of the high rent/income ratio in the City was the very large number of low-income households in the City. In other words, 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 858,000 households, or 41 percent of all renter households in the City, with incomes below $30,000—had an onerous rent burden, paying over 51.7 percent or more of their income for gross rent (Table 6.24). Among renter households in rent stabilized and unregulated units, the gross rent/income ratio for those with incomes below $30,000 was even higher: 56.5 percent or more (Table 6.26).

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, the source of the high rent/income ratio for low-income households, particularly for those in private units (rent-stabilized and unregulated units) appears to be the 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 6.25 and 6.27).

Table 6.24
Number and Percent of Renter Households, Median Income, Gross Rent and Gross Rent/Income Ratio by Household Income Level
New York City 2011

Household Income Level	Number	Percent	Median Income	Median Gross Rent	Median Gross Rent/Income Ratio
All Renters	2,104,816	100.0%	$38,500	$1,204	33.8%
Less than $10,000	291,556	13.9%	7,000	$990	101.0%
$10,000 - $14,999	168,006	8.0%	$12,000	$960	92.9%
$15,000 - $19,999	142,852	6.8%	$17,167	$1,027	71.0%
$20,000 - $29,999	255,374	12.1%	$24,000	$1,070	51.7%
$30,000 - $39,999	211,378	10.0%	$34,000	$1,120	40.0%
$40,000 - $49,999	177,662	8.4%	$44,000	$1,200	32.8%
$50,000 - $69,999	278,351	13.2%	$58,000	$1,275	26.2%
$70,000 - $99,999	257,346	12.2%	$80,000	$1,439	21.1%
$100,000 - $124,999	122,428	5.8%	$110,000	$1,672	18.5%
$125,000 - $149,999	60,982	2.9%	$133,000	$1,770	15.9%
$150,000 - $174,999	35,958	1.7%	$155,600	$2,095	15.5%
$175,000 - $199,999	21,340	1.0%	$180,300	$2,100	13.7%
$200,000 and over	81,583	3.9%	$259,000	$2,700	11.6%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 6.25
Number and Percent of Renter Households, Median Income, Contract Rent and Contract Rent/Income Ratio by Household Income Level
New York City 2011

Household Income Level	Number	Percent	Median Income	Median Contract Rent	Median Contract Rent/Income Ratio
All Renters	2,104,816	100.0%	$38,500	$1,100	30.9%
Less than $10,000	291,556	13.9%	$7,000	$894	101.0%
$10,000 - $14,999	168,006	8.0%	$12,000	$863	84.5%
$15,000 - $19,999	142,852	6.8%	$17,167	$918	64.1%
$20,000 - $29,999	255,374	12.1%	$24,000	$959	47.0%
$30,000 - $39,999	211,378	10.0%	$34,000	$1,000	36.0%
$40,000 - $49,999	177,662	8.4%	$44,000	$1,100	29.9%
$50,000 - $69,999	278,351	13.2%	$58,000	$1,200	24.0%
$70,000 - $99,999	257,346	12.2%	$80,000	$1,300	19.3%
$100,000 - $124,999	122,428	5.8%	$110,000	$1,560	17.3%
$125,000 - $149,999	60,982	2.9%	$133,000	$1,650	14.8%
$150,000 - $174,999	35,958	1.7%	$155,600	$2,000	14.9%
$175,000 - $199,999	21,340	1.0%	$180,300	$2,000	13.0%
$200,000 and over	81,583	3.9%	$259,000	$2,600	11.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 6.26
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 2011

Household Income Level	Number	Percent	Median 2010 Income	Median 2011 Gross Rent	Median Gross Rent/Income Ratio
Stabilized & Unregulated Renters[a]	1,772,994	100.0%	$43,200	$1,280	34.4%
Less than $10,000	201,814	11.4%	$6,000	$1,100	101.0%
$10,000 - $14,999	118,754	6.7%	$12,000	$1,065	101.0%
$15,000 - $19,999	111,476	6.3%	$17,200	$1,078	76.0%
$20,000 - $29,999	201,507	11.4%	$24,000	$1,132	56.5%
$30,000 - $39,999	179,154	10.1%	$34,000	$1,170	41.7%
$40,000 - $49,999	158,324	8.9%	$44,000	$1,225	33.8%
$50,000 - $69,999	253,089	14.3%	$58,000	$1,300	26.9%
$70,000 - $99,999	243,014	13.7%	$80,000	$1,450	21.4%
$100,000 - $124,999	115,535	6.5%	$110,000	$1,690	18.6%
$125,000 - $149,999	57,142	3.2%	$133,434	$1,800	16.3%
$150,000 - $174,999	34,011	1.9%	$156,000	$2,110	15.8%
$175,000 - $199,999	20,696	1.2%	$180,891	$2,120	13.7%
$200,000 and over	78,479	4.4%	$258,200	$2,700	11.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: a All renter households excluding rent controlled, public housing, *in rem*, Mitchell-Lama, other regulated.

Table 6.27
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 2011

Household Income Level	Number	Percent	Median 2010 Income	Median 2011 Contract Rent	Median Contract Rent/Income Ratio
Stabilized & Unregulated Renters[a]	1,772,994	100.0%	$43,200	$1,200	31.3%
Less than $10,000	201,814	11.4%	$6,000	$1,000	101.0%
$10,000 - $14,999	118,754	6.7%	$12,000	$960	95.1%
$15,000 - $19,999	111,476	6.3%	$17,200	$979	68.0%
$20,000 - $29,999	201,507	11.4%	$24,000	$1,000	51.4%
$30,000 - $39,999	179,154	10.1%	$34,000	$1,050	37.7%
$40,000 - $49,999	158,324	8.9%	$44,000	$1,100	30.7%
$50,000 - $69,999	253,089	14.3%	$58,000	$1,200	24.5%
$70,000 - $99,999	243,014	13.7%	$80,000	$1,337	19.6%
$100,000 - $124,999	115,535	6.5%	$110,000	$1,586	17.5%
$125,000 - $149,999	57,142	3.2%	$133,434	$1,687	15.0%
$150,000 - $174,999	34,011	1.9%	$156,000	$2,000	15.0%
$175,000 - $199,999	20,696	1.2%	$180,891	$2,000	13.0%
$200,000 and over	78,479	4.4%	$258,200	$2,600	11.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note: a All renter households excluding rent controlled, public housing, *in rem*, Mitchell-Lama, other regulated.

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, not including 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 further aid in better understanding the rent burden subsidized households bear.

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,[12] will be used in this chapter in estimating comparably the affordability gap 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 households and the standard 30.0 percent rent/income ratio affordability measurement.**

Table 6.28
Median Gross Rent/Income Ratio, Number and Percent of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2011

Household Subsidy Category	Median Gross Rent/Income Ratio[a]	Number of Renter Households	Percent of Renter Households
All Renter Households	33.8%	2,104,816[b]	100.0%
Subsidized Households	93.1%	244,180	12.0%
Out-of-Pocket Rent/ Income Ratio	30.0%	NA	NA
Unsubsidized Households	30.6%	1,785,862	88.0%
Not-Reporting Subsidy	46.7%	28,586	NA

Source: U.S. Bureau of the Census, 2011 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 46,188 households paying no cash rent, that are not included in the percent distribution.

The overall median gross rent/income ratio for rent-subsidized households was an onerously high 93.1 percent in 2011 (Table 6.28). 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 93.1 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 by the household for the rent of the subsidized unit—was only 30.0 percent of the household's monthly income.

[12] 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).

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 93.1 percent of their income, although the rent they actually paid was only 30.0 percent (Table 6.28). 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: 63.1 percentage points (93.1 percent – 30.0 percent). Thus, 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 bear. (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 $1,176: of this amount, these households paid only 21 percent or $250 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 $926 ($1,176 - $250) on average, which was the amount of the Section 8 subsidy, whether it was a Section 8 certificate or voucher. This was 3.7 times these households' out-of-pocket rent ($926/$250).

Table 6.29
Median Contract Rent/Income Ratio, Number and Percent of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2011

Household Subsidy Category	Median Contract Rent/Income Ratio[a]	Number of Renter Households	Percent of Renter Households
All Renter Households	30.9%	2,104,816[b]	100.0%
Subsidized Households	84.7%	244,180	12.0%
Out-of-Pocket Rent/ Income Ratio	22.2%	NA	NA
Unsubsidized Households	28.3%	1,785,862	88.0%
Not-Reporting Subsidy	40.0%	28,586	NA

Source: U.S. Bureau of the Census, 2011 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 46,188 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 above analysis of the median gross rent/income ratio by subsidized and unsubsidized households: rent-subsidized households could not have afforded the apartments they occupied without the subsidies they received, since the affordability gap was too large for them to bear by themselves (Tables 6.28 and 6.29).

Affordability for Different Rent-Regulation Categories

The proportion of income renter households pay for their units varies among the different rent-regulation categories. The median gross rent/income ratio for households in rent-controlled units, most of which were elderly households with very low and fixed incomes, was 32.1 percent (Tables 6.30 and 6.31).

Table 6.30
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 Selected Regulatory Status
New York City 2011

	All Renter Households	Subsidized Households		Unsubsidized Households
Regulatory Status	Gross Rent/Income Ratio	Gross Rent/Income Ratio	Out-of-Pocket Rent/Income Ratio	Gross Rent/Income Ratio
All	33.8%	93.1%	30.0%	30.6%
Controlled	32.1%	**	**	30.0%
Stabilized	35.2%	96.8%	31.7%	31.4%
Pre-1947	35.8%	99.4%	30.9%	31.5%
Post-1947	34.0%	88.9%	35.8%	31.1%
All Unregulated	33.5%	100.7%	31.0%	31.4%
In Rental Buildings	33.8%	100.7%	31.0%	31.4%
In Coops/Condos	31.2%	**	**	30.6%

Source: U.S. Bureau of the Census, 2011 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 35.2 percent (Table 6.30). The median gross rent/income ratio for pre-1947 units was 35.8 percent, while it was 34.0 percent for post-1947 units.

The median gross rent/income ratio for unregulated rental units as a whole was 33.5 percent, while it was 33.8 percent for such units in rental buildings, the same as the city-wide ratio (Table 6.30). But the ratio for unregulated rental units in cooperative and condominium buildings, whose 2010 household income was $60,000 (Table 3.11), the highest of any rent-regulation category, was 31.2 percent, the lowest of any rent-regulation category.

The total rent, as the sum of out-of-pocket gross rent plus rent subsidy, for rent-subsidized households in units in all rent-regulation categories was appalling: over 90 percent of their income in 2011, while the proportion of the total rent paid out of their own pockets was much lower comparatively, 30.0 percent, except for such households in post-1947 rent-stabilized units, where the out-of-pocket rent/income ratio was 35.8 percent in 2011 (Table 6.30). The resulting difference between their overall gross rent/income ratio and their out-of-pocket rent/income ratio was 63.1 percentage points (93.1 percent – 30.0percent). As a result, it is clear that, without subsidies, 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 more vivid for subsidized households in rent-stabilized units and in unregulated rental units in rental buildings (Table 6.30). 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 food, 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 2011 was 30.9 percent (Table 6.32). The contract rent/income ratio for rent-controlled households was 27.6 percent, while the gross rent/income ratio for such households was 32.1 percent (Tables 6.31 and 6.32). For all renter households, the contract rent/income ratio was 2.9 percentage points lower than the gross rent/income ratio in 2011, while, for rent-controlled households, it was 4.5 percentage points lower. Over recent years, with escalating fuel costs, the New York State DHCR's orders pertaining to Fuel Cost Adjustment (FCA) applications filed by owners of rent controlled apartments have resulted in FCA increases commensurate with such rising costs.

Table 6.31
Median Gross Rent/Income Ratios by Selected Rent Regulation Status
New York City 2011

Rent Regulation Status	Median Gross Rent/Income Ratio
All	33.8%
Rent Controlled	32.1%
Rent Stabilized	35.2%
Pre-1947 Stabilized	35.8%
Post-1947-Stabilized	34.0%
Private Unregulated[(a)]	33.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a Private unregulated 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.

Review of contract rent/income ratios of subsidized households by regulatory status confirms the findings of the above examination of the gross rent/income ratios of subsidized households: that the rent burden and the affordability gap for subsidized households were extremely high (Table 6.33).

Table 6.32
Median Contract Rent/Income Ratios by Selected Rent Regulation Status
New York City 2011

Rent Regulation Status	Median Contract Rent/Income Ratio
All	30.9%
Rent Controlled	27.6%
Rent Stabilized	32.0%
Pre-1947 Stabilized	32.1%
Post-1947-Stabilized	31.4%
Private Unregulated[(a)]	30.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Private unregulated 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 6.33
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 Selected Regulatory Status
New York City 2011

	All Renter Households	Subsidized Households		Unsubsidized Households
Regulatory Status	Contract Rent/Income Ratio	Contract Rent/Income Ratio	Out-of-Pocket Rent/Income Ratio	Contract Rent/Income Ratio
All	30.9%	84.7%	22.2%	28.3%
Controlled	27.6%	**	**	26.3%
Stabilized	32.0%	86.2%	21.8%	28.7%
Pre-1947	32.1%	88.0%	20.5%	28.6%
Post-1947	31.4%	81.8%	27.4%	28.9%
All Unregulated	30.5%	90.0%	21.8%	28.6%
In Rental Buildings	30.6%	90.0%	21.3%	28.6%
In Coops/Condos	29.1%	**	**	28.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Distributions of Rent/Income Ratio and Receipt of Subsidy

In 2011, according to the gross rent/income distribution, 43.3 percent of renter households in the City paid below the standard affordability measure of 30.0 for gross rent; 24.0 percent paid between 30.0 and 49.9 percent; and 32.7 percent paid 50.0 percent or more (Table 6.34).

Table 6.34
Distribution of Gross Rent/Income Ratios of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2011

		Subsidized Households		Unsubsidized Households
Gross Rent/Income Ratio Categories	**All Renter 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%	3.3%	**	12.6%	3.7%
10% - 19.9%	18.4%	3.0%	14.6%	20.6%
20% - 29.9%	21.6%	3.9%	22.4%	24.1%
30% - 39.9%	14.7%	7.4%	19.1%	15.7%
40% - 49.9%	9.3%	8.0%	10.3%	9.5%
50% - 59.9%	6.2%	6.8%	5.6%	6.1%
60% - 69.9%	4.8%	7.1%	4.2%	4.4%
70% - 79.9%	3.5%	6.3%	2.3%	3.1%
80% - 99.9%	4.9%	11.1%	3.2%	4.0%
100% and Over	13.3%	46.1%	5.6%	8.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few households to report.

On the other hand, of rent-subsidized households, only 7.2 percent paid less than 30.0 percent of their income for gross rent; 15.4 percent paid between 30.0 percent and 49.9 percent; and a notable 77.4 percent paid 50 percent or more (Table 6.34). However, the effectiveness of the subsidy is shown in that just 20.9 percent of subsidized households paid out-of-pocket more than 50 percent of their income for gross rent.

Of unsubsidized households, 48.4 percent had gross rent/income ratios below 30.0 percent in 2011 (Table 6.34). Therefore, 51.6 percent had ratios of 30.0 percent or more: 25.2 percent had ratios between 30.0 percent and 49.9 percent, and 26.3 percent had ratios of 50.0 percent or more.

According to the contract rent/income ratio distribution, while 29.4 percent of renter households paid 50 percent or more of income for contract rent, 47.9 percent of all renter households paid below 30 percent

Table 6.35
Distribution of Contract Rent/Income Ratios of All Renter Households, Subsidized Households and Unsubsidized Households
New York City 2011

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%	4.7%	**	21.4%	5.3%
10% - 19.9%	21.2%	3.7%	21.5%	23.6%
20% - 29.9%	22.0%	5.4%	25.3%	24.4%
30% - 39.9%	14.1%	7.7%	12.1%	15.0%
40% - 49.9%	8.6%	8.0%	5.5%	8.7%
50% - 59.9%	5.8%	8.0%	3.7%	5.5%
60% - 69.9%	4.5%	7.3%	2.9%	4.2%
70% - 79.9%	3.0%	6.3%	2.0%	2.6%
80% - 99.9%	4.6%	12.4%	2.3%	3.5%
100% and Over	11.5%	40.7%	3.2%	7.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few households to report.

of their income for contract rent in 2011 (Table 6.35). Comparable proportions of rent-subsidy households that paid less than 30 percent and 50 percent or more, of their income for contract rent were 9.7 percent and 74.7 percent respectively.

Affordability by Different Racial and Ethnic Groups

The rent burden each racial and ethnic group experienced in 2011 was considerably different from group to group. The gross rent/income ratio for Puerto Rican Hispanic households was 38.0 percent, the highest of any racial and ethnic group and 4.2 percentage points higher than the rent/income ratio of 33.8 percent for all renter households (Table 6.36). The ratio for non-Puerto Rican Hispanic households was 37.2 percent, 3.4 percentage points higher than the overall ratio in 2011. The ratio for Asian households was 34.7 percent (Table 6.36 and Figure 6.11).

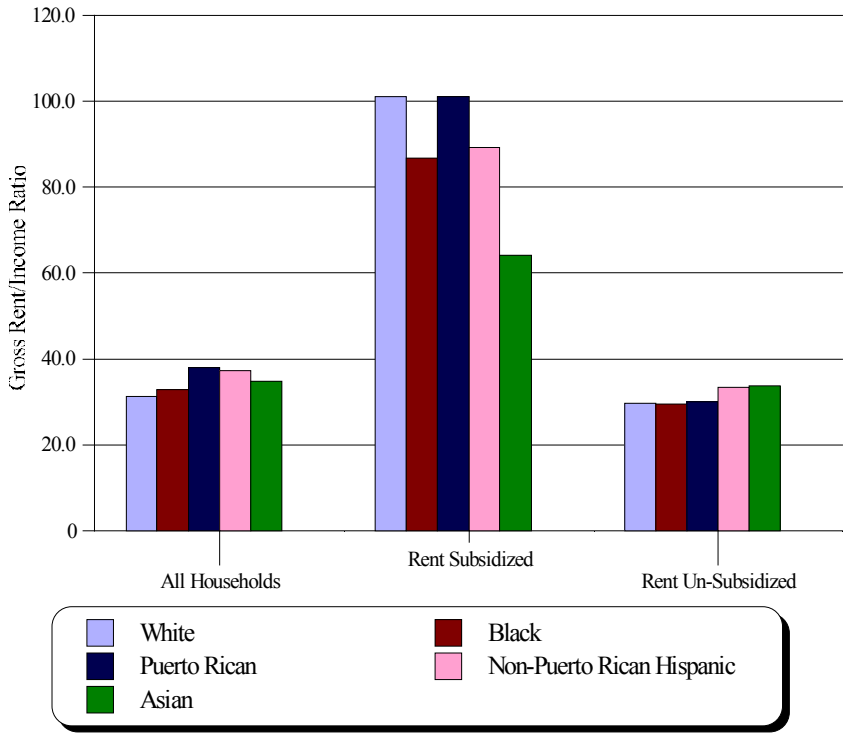
The gross rent/income ratio for black households was 32.9 percent, while the ratio for white households was 31.3 percent, 2.5 percentage points lower than the city-wide ratio in 2011 (Table 6.36).

Table 6.36
Median Gross Rent and Median Gross Rent/Income Ratio
of All Renter Households, Subsidized Households and Unsubsidized Households by Race/Ethnicity
New York City 2011

	All Renter Households		Subsidized Households			Unsubsidized Households	
Race/Ethnicity	**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**
All	$1,204	33.8	$1,185	93.1	30.0	$1,215	30.6
White	$1,451	31.3	$1,105	101.1	30.8	$1,500	29.6
Black	$1,057	32.9	$1,200	86.8	26.8	$1,027	29.5
Puerto Rican	$1,035	38.0	$1,136	101.0	30.7	$979	30.0
Non-Puerto Rican Hispanic	$1,159	37.2	$1,266	89.2	31.3	$1,150	33.3
Asian	$1,300	34.7	$1,120	64.1	36.0	$1,310	33.8

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 6.11
Median Gross Rent/Income Ratio of All Renter Households, Rent Subsidized and Rent Unsubsidized Households by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The reason for the high rent/income ratios for Puerto Rican Hispanic households and for non-Puerto Rican Hispanic households was not their high rent levels, but rather their low income levels, compared to the median rent and median household income of all renter households. Even though the median gross rents of Puerto Rican Hispanic households and non-Puerto Rican Hispanic households were $1,035 and $1,159 respectively in 2011, 86 percent and 96 percent of the city-wide rent (Table 6.36), their median household incomes were only 63 percent and 86 percent respectively of the median household income of all renter households (Table 3.18).

For each of the five racial and ethnic groups, the median gross rent/income ratios for rent-subsidized households were extremely high, while their out-of-pocket rent/income ratios were reasonably bearable, except for Asians. Thus, the differences between the two ratios were huge (Figure 6.11 and Table 6.36). For Puerto Rican rent-subsidized households, the difference between the overall rent/income ratio and their out-of-pocket rent-income ratio was 70.3 percentage points; the affordability gap was 71.0 percentage points (101.0 percent – 30.0 percent). The affordability gaps for rent-subsidized households in the other racial and ethnic groups, except for Asians, were also enormous. The gap for Asians was 34.1 percent.

Table 6.37
Median Contract Rent and Median Contract Rent/Income Ratio
of All Renter Households, Subsidized Households and Unsubsidized Households by Race/Ethnicity
New York City 2011

	All Renter Households		Subsidized Households			Unsubsidized Households	
Race/Ethnicity	Median Contract Rent	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
All	$1,100	30.9	$1,076	84.7	22.2	$1,100	28.3
White	$1,350	29.3	$1,025	96.4	23.4	$1,400	27.4
Black	$960	30.0	$1,100	79.8	20.0	$921	26.9
Puerto Rican	$941	33.7	$1,025	94.8	20.9	$868	27.8
Non-Puerto Rican Hispanic	$1,037	33.6	$1,133	79.8	22.5	$1,000	30.0
Asian	$1,200	32.1	$1,030	63.4	29.1	$1,200	31.4

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Based on this, it can be said that, without the rent subsidies they received, rent-subsidized households in all racial and ethnic groups, except for Asians, 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 6.37).

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 57.6 percent in 2011, 23.8 percentage points higher than the overall proportion of 33.8 percent that the average renter household in the City paid for gross rent (Table 6.38). The affordability gap for these single elderly households was very high, 27.6 percentage points.

The rent burden for single households with minor children was also extremely high: their median gross rent/income ratio of 56.4 percent was 22.6 percentage points higher than the median rent/income ratio for the City. The affordability gap for these households was 26.4 percentage points (Table 6.38).

The rent/income ratio for elderly households was 35.7 percent, 1.9 percentage points higher than the city-wide ratio (Table 6.38).

The proportion of income that adult households paid for gross rent in 2011 was the lowest of any household group, only 25.7 percent, or 8.1 percentage points lower than the median gross rent/income ratio for the City (Table 6.38). Adult households with minor children and single adult households each paid 33.9 percent of their income for rent.

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 2011. Particularly, the median gross rent/income ratios for subsidized single elderly households, single households with minor children, and single adult households were troublingly high, over 100.0 percent (Table 6.38). This means that, if these households had had to pay their total rent without any rent subsidy, they would have had to spend all of their household income for rent, with nothing left over 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 about 30 percent of their income, while their affordability gap was 71 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 median gross rent/income ratios for other subsidized household types were comparatively lower: 76 percent or lower (Table 6.38). However, the affordability gaps for these other subsidized households—particularly elderly households and adult households with minor children—were still considerably large, higher than 45 percentage points.

Table 6.38
Median Gross Rent, Median Household Income and Median Gross Rent/Income Ratio of All Renter Households, Subsidized Households and Unsubsidized Households by Household Type
New York City 2011

	All Renter Households			Subsidized Households				Unsubsidized Households		
Household Type	Gross Rent	Household Income	Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio	Out-of-Pocket Gross Rent/Income Ratio	Gross Rent	Household Income	Gross Rent/Income Ratio
All	$1,204	$38,500	33.8	$1,185	$14,544	93.1	30.0	$1,215	$44,000	30.6
Single Elderly	$851	$12,000	57.6	$1,000	$9,600	101.0	30.8	$790	$14,000	45.0
Single Adult	$1,210	$39,000	33.9	$1,100	$11,532	101.0	31.6	$1,236	$43,000	31.4
Single with Minor Child(ren)	$1,110	$18,000	56.4	$1,294	$13,752	101.0	30.2	$1,020	$22,000	42.9
Elderly Household	$975	$27,182	35.7	$1,075	$17,350	75.5	30.3	$953	$30,528	31.4
Adult Household	$1,371	$64,000	25.7	$1,269	$23,840	55.5	24.0	$1,385	$68,000	24.8
Adult Household with Minor Child(ren)	$1,285	$43,000	33.9	$1,400	$21,200	76.2	27.8	$1,266	$46,000	31.5

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 6.39
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 2011

	All Renter Households			Subsidized Households				Unsubsidized Households		
Household Type	Contract Rent	Household Income	Contract Rent/Income Ratio	Contract Rent	Household Income	Contract Rent/Income Ratio	Out-of-Pocket Contract Rent/Income Ratio	Contract Rent	Household Income	Contract Rent/Income Ratio
All	$1,100	$38,500	30.9	$1,076	$14,544	84.7	22.2	$1,100	$44,000	28.3
Single Elderly	$800	$12,000	52.8	$900	$9,600	101.0	23.4	$725	$14,000	40.5
Single Adult	$1,100	$39,000	31.6	$1,000	$11,532	101.0	23.6	$1,150	$43,000	29.8
Single with Minor Child(ren)	$1,000	$18,000	50.2	$1,170	$13,752	96.0	19.9	$920	$22,000	38.6
Elderly Household	$900	$27,182	32.2	$990	$17,350	69.3	24.3	$880	$30528	28.6
Adult Household	$1,250	$64,000	23.9	$1,185	$23,840	53.3	18.1	$1,250	$68,000	22.9
Adult Household with Minor Child(ren)	$1,180	$43,000	30.8	$1,275	$21,200	67.9	20.0	$1,150	$46,000	28.2

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 $14,544 in 2010, a mere 38 percent of the median household income of all renter households (Table 6.38). Subsidized single households with minor children, single elderly households, and single adult households—the household types with higher affordability gaps—were also appallingly poor. Their median incomes were extremely low—$13,752, $9,600, and $11,532 respectively—all at 36 percent or less of the median income of all renter households.

The overall proportion of income that rent-unsubsidized household groups paid for gross rent was 30.6 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 considerably high proportions of their income for rent: 45.0 percent and 42.9 percent respectively (Table 6.38). Again, the dominant cause of this high rent/income ratio for these two unsubsidized household types was their extremely low income, not their high rent. The median incomes of these two household types were $14,000 and $22,000 respectively, only 36 percent and 57 percent respectively of the median income of all renter households in 2010. 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 6.39).

Affordability by Location

Gross rent required a substantially larger share of household income in the Bronx, where the median rent/income ratio was 40.8 percent (Table 6.40). Rental units in Manhattan, with a gross rent/income ratio of 29.8 percent, were affordable for the majority of households in the borough and were more affordable than units in the other boroughs, due to the higher average incomes in the borough. Median gross rent/income ratios in Brooklyn and Queens were 34.5 percent and 34.1 percent respectively, while the ratio in Staten Island was 33.0 percent. 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 the Bronx, 50.2 percent and 34.7 percent respectively of renter households paid less than 30.0 percent of their income for gross rent (Table 6.40). In Brooklyn, Queens, and Staten Island, 42.4 percent, 43.7 percent, and 42.0 percent respectively of renter households also paid less than 30.0 percent of their income for rent (Figure 6.12).

In the Bronx, 41.9 percent of renter households paid 50.0 percent or more of their income for gross rent, while 32.7 percent of renters as a whole in the City had rent/income ratios that high (Table 6.40).

Map 6.3
Median Gross Rent/Income Ratios
New York City 2011

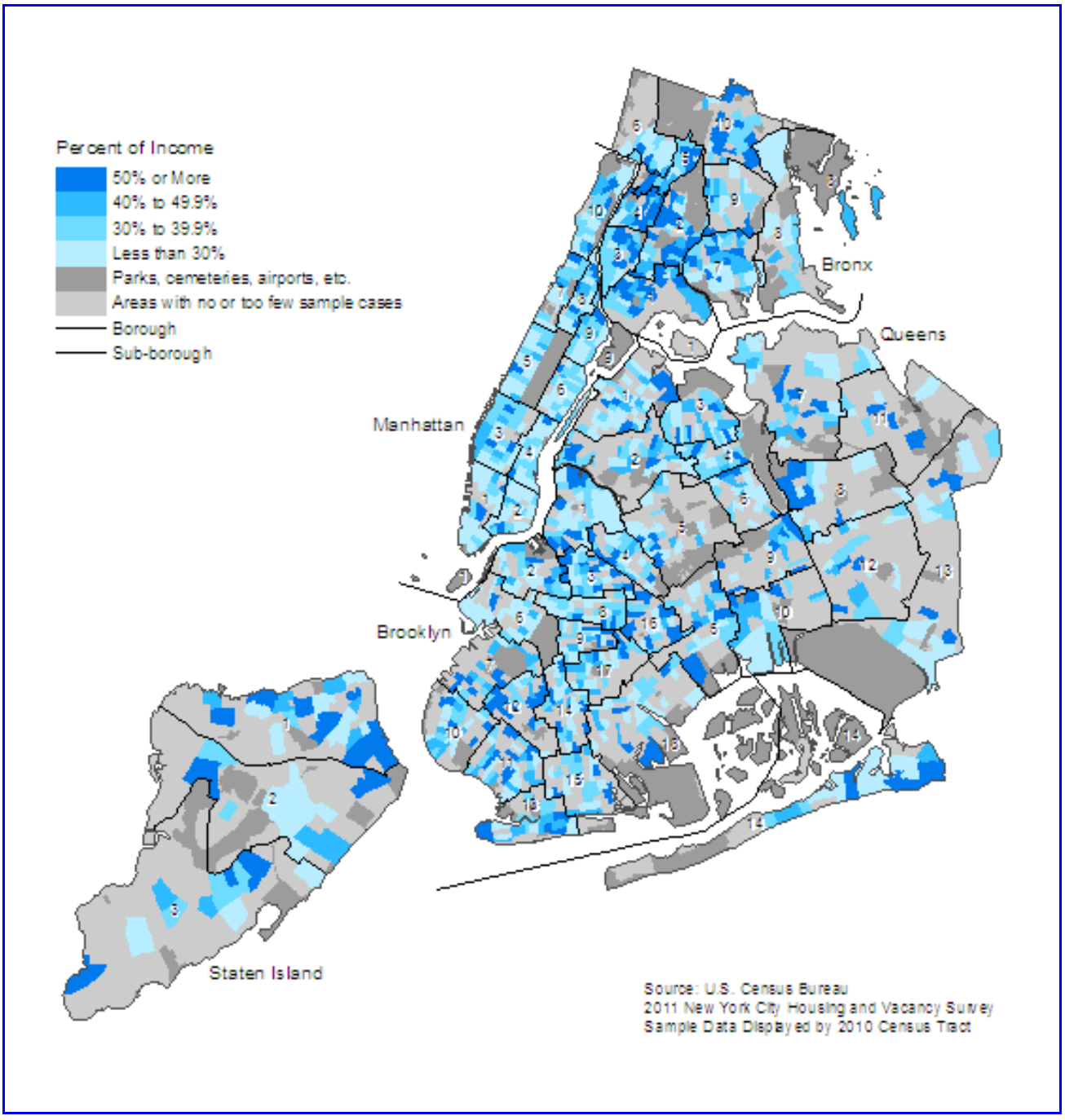
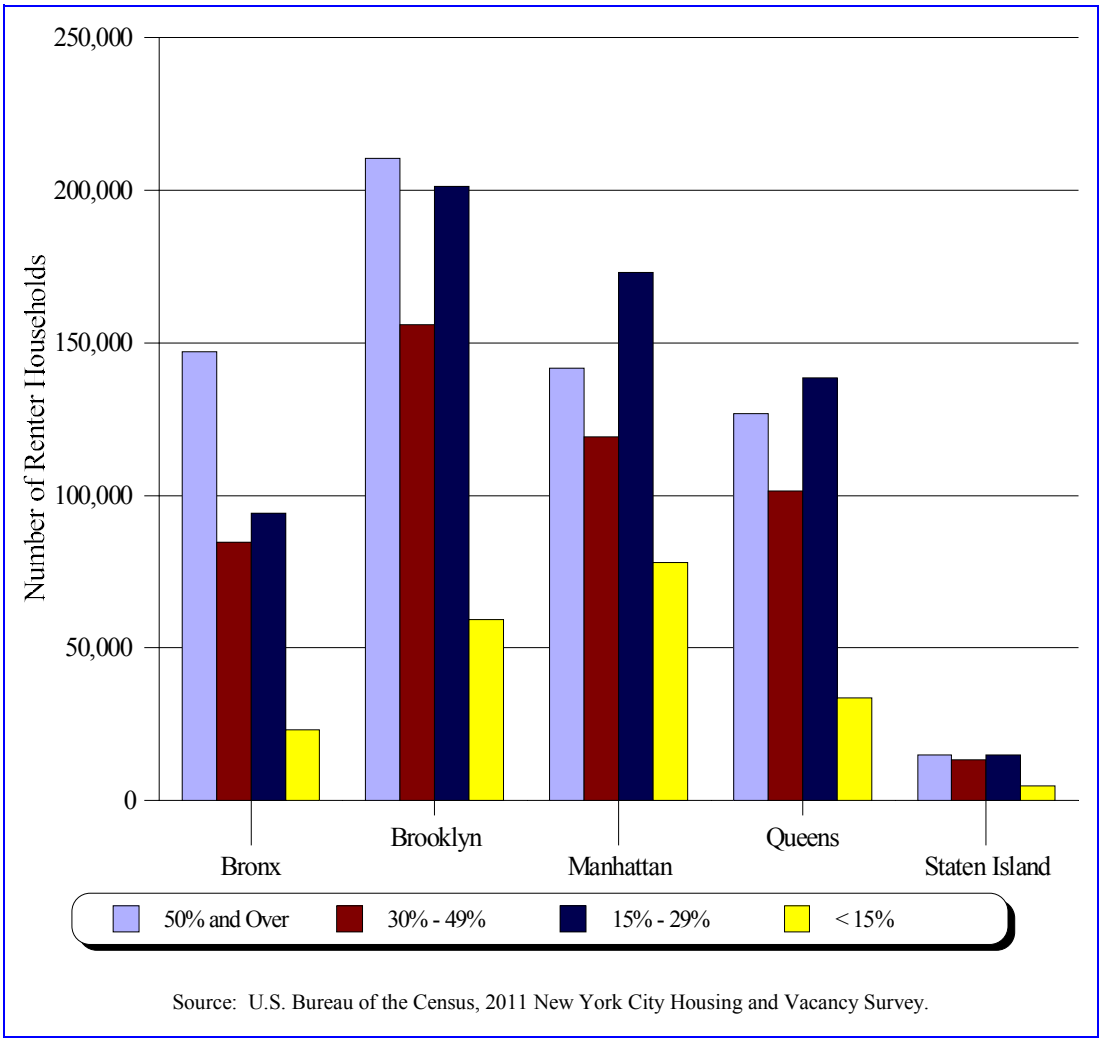


Figure 6.12
Number of Renter Households by Gross Rent/Income Ratio within Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In nine low-income sub-borough areas in the City, the median gross rent/income ratios were 40 percent or more in 2011: 46.0 percent for Mott Haven/Hunts Point; 43.1 percent for Morrisania/East Tremont; 42.3 percent for Highbridge/South Concourse; 52.0 percent for University Heights/Fordham; 45.3 percent for Kingsbridge Heights/Mosholu; and 45.4 percent for Williamsbridge/Baychester in the Bronx. In Borough Park and Coney Island in Brooklyn, the median rent/income ratios were 48.0 percent and 40.0 percent respectively, and it was 43.7 percent in Kew Gardens/Woodhaven in Queens (Map 6.3 and Table A.20).[13]

[13] See Tables A.20 and A.23 in Appendix A: "2011 HVS Data for Sub-borough Areas."

Table 6.40
Distribution of Renter Households by Gross Rent/Income Ratio Category and Median Gross Rent/Income Ratio by Borough
New York City 2011

Gross Rent/ Income Ratio	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 10%	3.3%	1.7%	2.8%	5.8%	2.5%	**
10% - 19.9%	18.4%	13.4%	18.8%	21.6%	18.3%	17.4%
20% - 29.9%	21.6%	19.6%	20.8%	22.8%	22.9%	21.9%
30% - 39.9%	14.7%	14.6%	14.8%	14.4%	14.6%	16.8%
40% - 49.9%	9.3%	8.9%	9.8%	8.2%	10.2%	10.8%
50% - 59.9%	6.2%	6.2%	6.3%	5.6%	6.9%	**
60% - 69.9%	4.8%	5.2%	4.8%	3.8%	5.6%	**
70% - 79.9%	3.5%	3.6%	3.6%	2.8%	4.0%	**
80% - 99.9%	4.9%	6.1%	5.2%	3.8%	4.7%	**
100% and Over	13.3%	20.8%	13.0%	11.1%	10.3%	12.2%
Median	**33.8%**	**40.8%**	**34.5%**	**29.8%**	**34.1%**	**33.0%**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report.

Table 6.41
Distribution of Renter Households by Contract Rent/Income Ratio Category and Median Contract Rent/Income Ratio by Borough
New York City 2011

Contract Rent/ Income Ratio	Total	Bronx	Brooklyn	Manhattan	Queens	Staten Island
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Less than 10%	4.7%	2.9%	4.3%	7.0%	4.1%	**
10% - 19.9%	21.2%	16.0%	21.6%	23.9%	21.2%	23.2%
20% - 29.9%	22.0%	21.8%	21.1%	22.0%	23.0%	24.5%
30% - 39.9%	14.1%	13.3%	14.6%	14.0%	14.2%	12.7%
40% - 49.9%	8.6%	8.2%	8.5%	8.0%	9.8%	9.5%
50% - 59.9%	5.8%	5.9%	5.9%	5.3%	6.3%	**
60% - 69.9%	4.5%	4.4%	4.9%	3.2%	5.7%	**
70% - 79.9%	3.0%	3.7%	2.8%	3.0%	2.9%	**
80% - 99.9%	4.6%	6.0%	5.1%	3.3%	4.0%	**
100% and Over	11.5%	17.7%	11.1%	10.2%	8.7%	9.8%
Median	**30.9%**	**36.0%**	**31.4%**	**28.6%**	**30.8%**	**28.2%**

Source: U.S. Bureau of the Census, 2011 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 contract rent/income ratio in the Bronx was much higher than the ratio for all renter households in the City: 36.0 percent compared to 30.9 percent (Table 6.41). On the other hand, the ratios in Manhattan and Staten Island were 28.6 percent and 28.2 percent respectively, lower than the city-wide ratio, while the ratios in Brooklyn and Queens were 31.4 percent and 30.8 percent respectively.

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 $25,200 in 2010, only 65 percent of the median income of all renters in the City in 2010, while the median gross rent for the borough was $1,050, or 87 percent of the median gross rent for the City as a whole in 2011 (Table 6.7).

EXHIBIT TABLE

Exhibit Table 6.1
Median Gross and Contract Rent/Income Ratios
New York City, Selected Years 1960-2011

Year	Median Contract Rent/Income Ratio	Median Gross Rent/Income Ratio[a]
2011	30.9%	33.8%
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, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

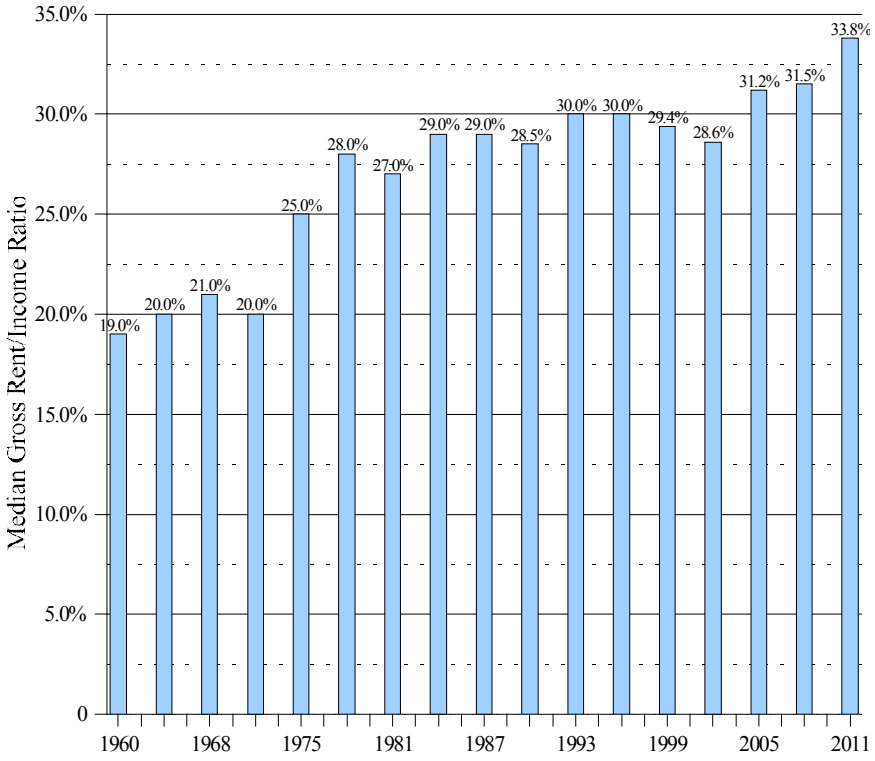
The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

a For 1993 through 2011 the ratio was calculated using imputed rent and income, where it was not reported. For prior years the ratio was based on reported rent and income only.

b Not available for these years.

EXHIBIT FIGURE

Exhibit Figure 6.1
Median Gross Rent/Income Ratio
New York City, Selected Years 1960 - 2011



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, 2008 and 2011 New York City Housing and Vacancy Surveys.

7 Housing and Neighborhood Conditions

Introduction

Good housing is expected to provide several bundles of services to its occupants for a wide variety of activities in their daily lives. The first bundle of basic housing services is the structural safety and security of the building, since the primary function of housing is protecting occupants from a sometimes hostile environment and from dangers that might derive from the unit itself or from the building in which the unit is situated. The second bundle of good housing services is the presence and functional adequacy of the equipment within the unit that allows households to conduct their daily necessary activities in a safe, secure, healthy, 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: safety and security, a healthy environment, preferred activity centers, aesthetic satisfaction, convenience, and comfort. Last but not least, good housing provides financial opportunities. Housing condition has to take all of these bundles of services 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 of not only the rental vacancy rate in the context of the supply of housing accommodations, but also 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, and residential structures in the neighborhood and the adequacy of space in the unit.

In 2011, housing and neighborhood conditions in the City were extremely good. In this chapter, 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. In 2011, the overwhelming majority of occupied housing units in the City were situated in structurally decent buildings. Building condition, measured by the dilapidation rate, in 2011 was the best in the forty-six-year period since the first HVS was conducted in 1965. However, an appreciable number of housing units were still in structurally poor buildings that should be repaired. 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. In 2011, housing maintenance conditions in the City were very good. However, there were still many units with various maintenance deficiencies. 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 2011, housing conditions, particularly building conditions in the City, were the best since the HVS started covering comparable conditions in 1965. 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. According to the 2011 HVS, the quality of neighborhood services was very good. However, many residents in the City 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 neighborhoods will contribute to housing policy-makers' and planners' better understanding of neighborhood quality in the City and its policy and planning implications.

The chapter also analyzes the impacts of geographical concentrations of poor housing conditions on the quality of life in certain neighborhoods. First, we will outline 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, we will portray the problem of neighborhood conditions associated with the geographical concentration of poorer quality housing illustrated by data on the characteristics of housing, households, and neighborhoods in 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 has the housing inventory expanded tremendously since 2002, but physical housing and neighborhood conditions have 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, even over the last several years when the City's and nation's economy and its housing markets have contracted seriously.

Finally, the chapter will discuss the utilization of residential space within housing units 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 needs 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—the number and proportion of housing units in dilapidated buildings. The Census Bureau's interviewers determine that the structural condition of a building where a sample unit is situated is dilapidated by observing that it has at least one critical structural defect, or a combination of intermediate defects, or inadequate construction. Critical defects include continued neglect, or serious damage to the structure requiring extensive repair work to correct the problems; in some cases the damage is so severe that the building or unit should be torn down. Intermediate defects are those that need repair if the building or housing unit is to continue to provide safe and adequate shelter. These defects are more serious than those that can be corrected by normal maintenance and repairs.[1] Thus, the term "dilapidation" describes buildings that provide residents with inadequate protection from elements and 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 collect data on these conditions. This is mainly because many aspects of structural condition can only be assessed objectively and accurately by engineers, architects, and/or other well-trained technicians and because, in general surveys with large samples, assessments often involve non-professional interviewers' and respondents' subjective judgments and the 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 relied upon on an individual-unit basis, even though field representatives are trained and required to use interview manuals identifying specific features for observation. Field representatives 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 them, a substantial amount of variability among field representatives is bound to occur. According to several Census Bureau evaluations of the consistency of the determination of dilapidation, involving repeat visits by different field representatives, the proportion of units in buildings determined to be dilapidated by field representatives

[1] U.S. Bureau of the Census, Field Representative's Manual, 2011 New York City Housing and Vacancy Survey, Appendix B: Determining Building Condition.

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,[2] aggregate HVS estimates of dilapidation are believed to be reasonably accurate and useful, and can be compared over time with 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.

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 2011, building conditions in New York City were the best recorded since the HVS started covering them. Practically all occupied units in the City were situated in structurally decent buildings. Of all occupied units (renter and owner units together), a negligible 0.2 percent were in dilapidated buildings in 2011; and the dilapidation rate for renter-occupied units was 0.3 percent (Table 7.1). In other words, 99.8 percent of all occupied units and 99.7 percent of renter-occupied units in the City were in structurally decent buildings in 2011. The 2011 dilapidation rates were the lowest in the forty-six-year period since the first HVS was conducted in 1965 (Exhibit Figure 7.1 and Exhibit Table 7.1 presented at the end of Chapter 7).

Table 7.1
Renter Occupied and All Occupied Units in Dilapidated Buildings
New York City 2011

	Number of Units in Dilapidated Buildings	Dilapidation Rate
Renter Occupied Units	5,858	0.3%
All Occupied Units	6,745	0.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

A discussion of changes in housing and neighborhood physical conditions is important to owners and tenants, as well as to policy-makers and those on all sides of rent-control and rent-regulation issues in the City. However, in this report, the 2011 HVS data on housing and neighborhood conditions are not compared with such data from the 2008 and previous HVSs. The 2011 HVS sample was drawn from the 2010 decennial census, while samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Samples for both the 2008 and 2011 HVSs were updated. Weighting for the

[2] For further information on the accuracy of dilapidation data, see Peter Marcuse, *Rental Housing in the City of New York: Supply and Condition, 1975-1978,* pages 145-149.

2011 HVS sample used estimates based on the 2010 census, while weighting for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Thus, housing and neighborhood condition data as well as any other data from the 2011 HVS are not compared with such data from the 2008 and previous HVSs in the 2000 decade because it is very difficult to compare them and interpret differences between them.

Since the number of dilapidated units in the City as a whole in 2011 was extremely low, the number of dilapidated units in each borough was too few to warrant further analysis (Table 7.1).

In general, the overall structural condition (the dilapidation rate) is closely related to a building's structural type and age. In 2011, nine in ten of renter-occupied units in dilapidated buildings were in multiple dwellings (Table 7.2).

Table 7.2
Number, Incidence and Percent Distribution of Renter Occupied Units in Dilapidated Buildings by Building Structure Classification
New York City 2011

Structure Classification	Number of Units	Dilapidation Rate	Percent of Dilapidated
All Renter Occupied Units	5,858[a]	0.3%[a]	100.0%[b]
Multiple Dwellings	5,087[a]	0.3%[a]	89.5%[b]
1-2 Unit Family Houses	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes units for which structure classification within multiple dwelling class was not reported.
b Excludes units in multiple dwellings whose structure classification was not reported.
** Too few units to report.

Buildings with Structural Defects

In addition to assessing the overall structural condition of buildings in which housing units are situated, since 1991 the Census Bureau has instructed survey field representatives to observe the condition of several specific structural features of buildings. The determination of structural defects is considered more objective 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 judgment of mostly non-professional field representatives regarding the overall condition of buildings, judgment that is potentially subjective, despite training and the guidance provided in the Field Representative's Manual, exclusively prepared for the HVS.

The Census Bureau's field representatives observed the following thirteen specific structural features of four different areas of buildings to determine if such areas were defective (Table 7.3):

Table 7.3
Incidence of Observable Building Defects for Renter Occupied And All Occupied Units by Type of Defect
New York City 2011

	Percent of Units in Buildings with Defects	
Type of Building Defect	**Renter Occupied**	**All Occupied**
Any Defect	**11.2%**	**9.1%**
Any External Defect in Walls	**2.8%**	**2.3%**
Missing Bricks Siding, Outside Walls	1.7%	1.4%
Sloping or Bulging Walls	0.2%*	0.1%
Major Cracks	0.6%	0.5%
Loose Cornice or Roofing	0.7%	0.6%
Any Window Defect	**3.0%**	**2.5%**
Broken or Missing	1.2%	1.1%
Rotted/Loose Frames/Sashes	1.4%	1.0%
Boarded-Up	0.8%	0.7%
Any Stairway Defect	**5.3%**	**4.4%**
Loose/Broken Railings	1.6%	1.3%
Loose/Broken Steps	4.1%	3.5%
Any Floor Defect	**5.0%**	**3.8%**
Sagging or Sloping	2.2%	1.6%
Doorsills or Frames Slanted/Shifted	0.7%	0.6%
Deeply Worn	2.0%	1.5%
Holes or Missing Flooring	1.8%	1.4%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of households is small, interpret with caution.

A. External walls
   1. Missing bricks, siding, or other outside wall material
   2. Sloping or bulging outside walls
   3. Major cracks in outside walls
   4. Loose or hanging cornices, roofing, or other material

B. Windows
   1. Broken or missing windows
   2. Rotted/loose window frames/sashes
   3. Boarded-up windows

C. Stairways (exterior and interior)
   1. Loose, broken, or missing stair railings
   2. Loose, broken, or missing steps

D. Floors
   1. Sagging or sloping floors
   2. Slanted or shifted doorsills or door frames
   3. Deep wear in floors causing depressions
   4. Holes or missing flooring

The 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.

Units in Buildings with Structural Defects by Borough

The 2011 HVS reports that the proportion of all renter-occupied units in buildings with any of the thirteen building defects listed above was 11.2 percent (Table 7.3).

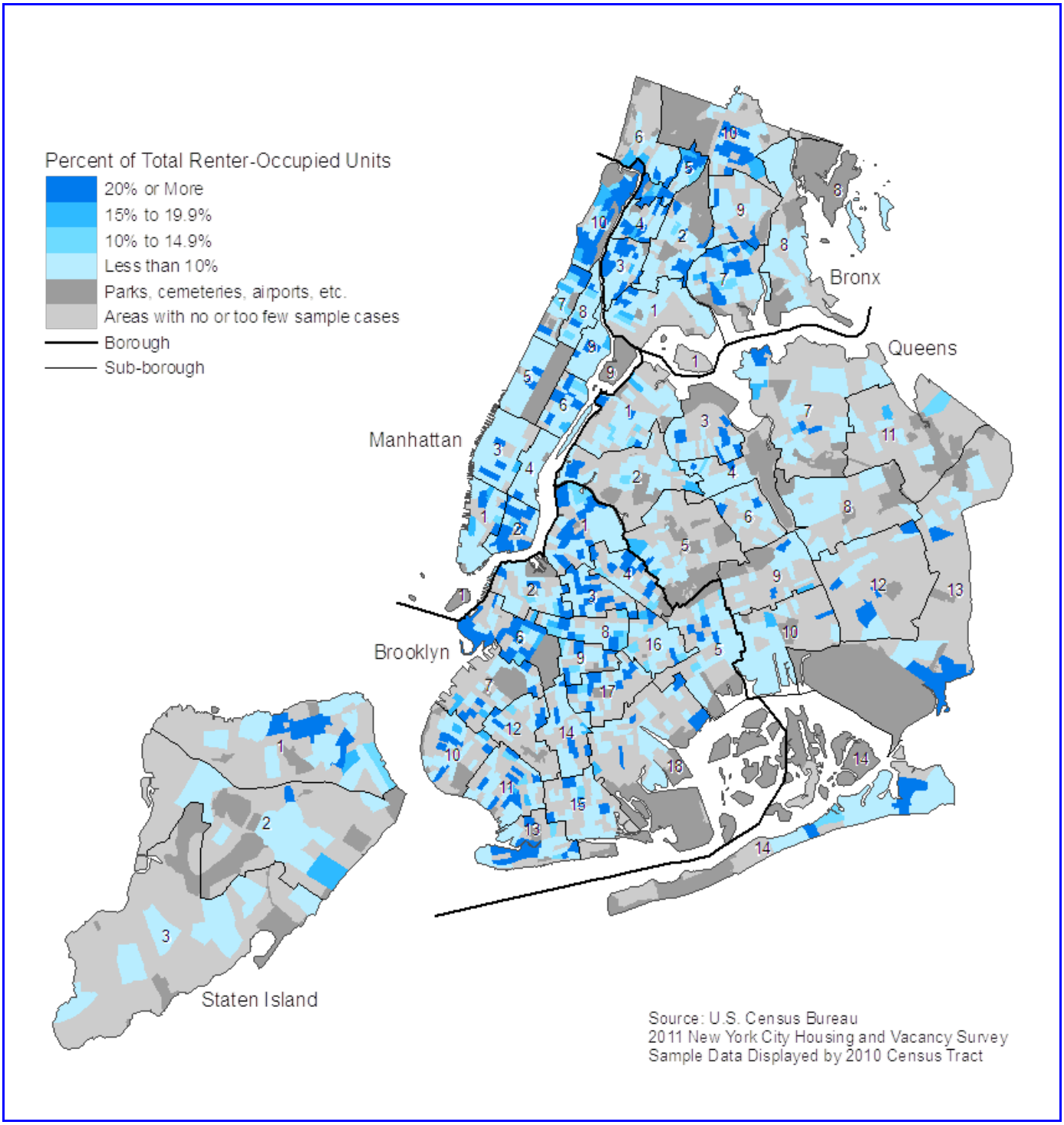
The level of the structural condition of buildings varies from borough to borough (Map 7.1). In Brooklyn in 2011, the proportion of renter-occupied units in buildings with one or more observable building defects was 13.6 percent, while it was 12.9 percent in the Bronx and 11.9 percent in Manhattan (Table 7.4 and Exhibit Table 7.2 presented at the end of Chapter 7).

Table 7.4
Percent of Renter Occupied Units in Buildings with One or More and No Observable Building Defects by Borough
New York City 2011

Borough	In Buildings with One or More Defects	In Buildings with No Defects
All	11.2%	88.8%
Bronx	12.9%	87.1%
Brooklyn	13.6%	86.4%
Manhattan	11.9%	88.1%
Queens	5.7%	94.3%
Staten Island	**	94.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

Map 7.1
Percentage of Renter-Occupied Units in Buildings with One or More Defect Types
New York City 2011



In Queens, structural conditions in 2011 were the best in the City, as just 5.7 percent of renter-occupied units were in buildings with defects (Table 7.4 and Exhibit Table 7.2 presented at the end of Chapter 7). In other words, 94 percent of renter-occupied units in Queens were in buildings with no defects. In Staten Island, structural condition was extremely good, with 94 percent of renter-occupied units in buildings with no defects, the same as in Queens.

Table 7.5
Percent of All Occupied Units in Buildings with One or More and No Observable Building Defects by Borough
New York City 2011

Borough	In Buildings with One or More Defects	In Buildings with No Defects
All	9.1%	90.9%
Bronx	12.0%	88.0%
Brooklyn	11.6%	88.4%
Manhattan	9.6%	90.4%
Queens	4.8%	95.2%
Staten Island	3.9%	96.1%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The level of structural condition for all occupied units (renter- and owner-occupied units together) by borough resembled that of renter-occupied units, since 68 percent of occupied units in the City were rental units in 2011 (Tables 4.1 and 7.5).

Renter-Occupied Units in Buildings with Structural Defects by Structure Class

Structural condition, as measured by building defects, is associated with a building's structure class and age, as is the case with the dilapidation rate. In 2011, of occupied rental units in Old Law tenement buildings (which were built before 1901), 20.0 percent were in buildings with one or more building defects, the highest percentage of any building structure class (Table 7.6). At the same time, of occupied rental units in New Law tenement buildings (built between 1901 and 1929), 16.7 percent were in buildings with such defects. The comparable proportion for units in buildings built after 1929 was only 6.7 percent, approximately a third of the proportion for Old Law tenement buildings and 4.5 percentage points less than the city-wide proportion of 11.2 percent. Of all 215,000 renter occupied units with one or more observable defects, 60 percent, or 124,000, were in Old Law or New Law tenements.

Table 7.6
Incidence of One or More Observable Building Defects for Renter Occupied Units by Building Structure Classification New York City 2011

	Number/Percent of Units in Buildings with One or More Defects		
Structure Classification	**Number of Units**	**Percent Incidence**	**Percent of Total with Defects**
All Renter Households[a]	215,433	11.2%	100.0%
Multiple Dwellings[a]	186,575	12.2%	90.7%
Old-Law Tenement	34,620	20.0%	16.8%
New-Law Tenement	89,093	16.7%	43.3%
Post-1929 Multiple Dwelling	46,200	6.7%	22.5%
Other[b]	16,662	12.6%	8.1%
1-2 Unit Family Houses	19,141	8.1%	9.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes units in multiple dwellings with no structure class reported (9,717 in 2011).
b Includes Apartment Hotel Built before 1929, 1-2 family dwelling converted to apartments, non-residential building altered to apartments, tenant building used for single room occupancy, 1-2 family dwelling converted to rooming house, miscellaneous class B structure.

Table 7.7
Incidence of One or More Observable Building Defects for Renter Occupied Units by Regulatory Status New York City 2011

Regulatory Status	**Percent of Units with One or More Defects**
All	11.2%
Controlled	17.8%
Stabilized	13.6%
Pre-1947	16.9%
Post-1947	3.2%
HUD & Other Regulated	**
Mitchell-Lama Rental	7.2%*
Unregulated	8.8%
In Rental Buildings	9.6%
In Coops and Condos	**
Public Housing	10.0%
In Rem	34.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few units to report

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 2011, of rent-controlled units and pre-1947 rent-stabilized units, 17.8 percent and 16.9 percent respectively were in buildings with one or more building defects, while only 3.2 percent of stabilized units in buildings built in or after 1947 were in buildings with such structural conditions (Table 7.7).[3]

The structural condition of Public Housing in the City was reasonably good, compared to that of controlled units and pre-1947 rent-stabilized units. In 2011, 10.0 percent of Public Housing units were in buildings with one or more building defects (Table 7.7). Of all unregulated rental units, 8.8 percent were in buildings with one or more defects.

The proportion of units in *in rem* buildings with structural defects was 34.9 percent in 2011, more than three times the city-wide proportion of 11.2 percent (Table 7.7). There are three major 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 conditions also require a long period of time; second, 97 percent of *in rem* units are in Old Law or New Law tenements, by far the oldest of the city's housing stock;[4] 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 17 percent during the three-year period between June 30, 2008, and June 30, 2011.[5] Thus the pool of City-owned buildings continues to diminish as the City works to improve their condition and transfer them to responsible owners in the private sector.

Renter-Occupied Units in Buildings with Structural Defects by Building Size

A review of the 2011 HVS data on the incidence of building defects by building size (number of units) in general shows the following relationship: the larger the building, the better the structural condition except for the smallest buildings with 1-5 units. In 2011, of renter-occupied units in buildings with 6-19 units and in buildings with 20-49 units, 16 percent and 17 percent respectively had one or more building defects (Table 7.8 and Figure 7.1). The proportion then declined steadily as building size increased: to 11.0 percent and 3.3 percent for such units in buildings with 50-99 units and with 100 or more units respectively.

This relationship between structural condition and building size derives largely from the fact that the vast majority of 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

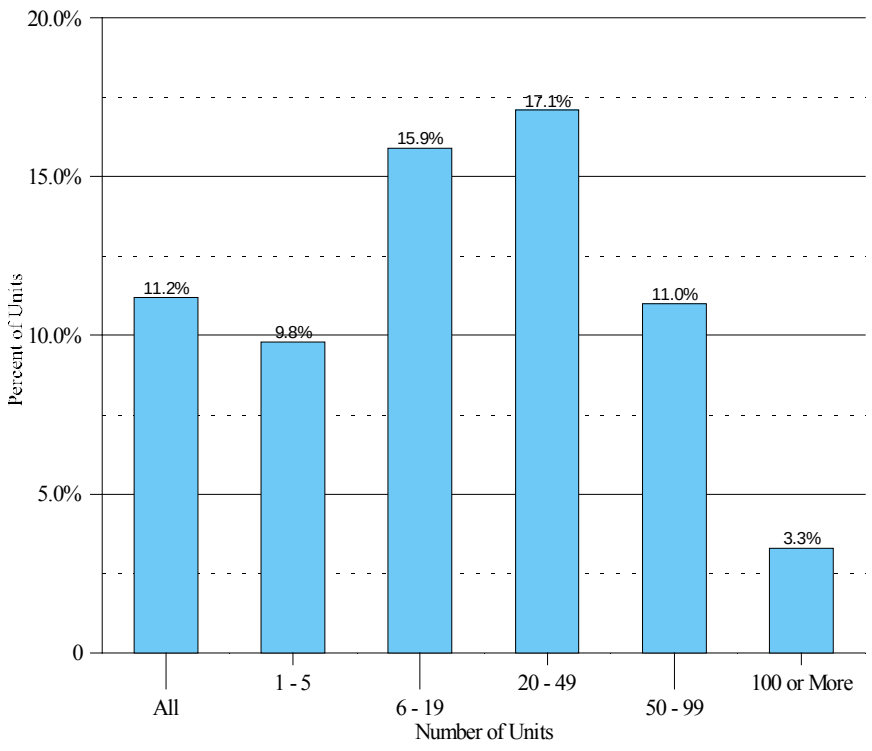
[3] In this report, units in rent-stabilized buildings built before 1947 are referred to as "pre-1947 stabilized units" and those in buildings built in or after 1947 are referred to as "post-1947 stabilized units."
[4] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
[5] New York City Department of Housing Preservation and Development, Office of Asset & Property Management.

Table 7.8
Incidence of One or More Observable Building Defects for Renter Occupied Units by Building Size Category New York City 2011

Building Size Category	Percent of Units with One or More Defects
All	11.2%
1 – 5 Units	9.8%
6 – 19 Units	15.9%
20 – 49 Units	17.1%
50 – 99 Units	11.0%
100 or More Units	3.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 7.1
Incidence of Building Defects in Renter Occupied Buildings by Number of Units in Building New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 2011, 86 percent of renter-occupied units in buildings with 6-19 units were built before 1947 (Table 7.9). The proportion of such old buildings declined as the size of the building increased: 81 percent for buildings with 20-49 units, 62 percent for buildings with 50-99 units, and 20 percent for buildings with 100 or more units.

Table 7.9
Distribution of Renter Occupied and All Occupied Units by Year Built within Building Size Categories
New York City 2011

Building Size Category	All	Pre-1947	1947-73	1974-89	1990+
Renter Occupied Units					
All	100.0%	62.7%	24.4%	5.8%	7.0%
1 – 2 Units	100.0%	64.6%	20.6%	4.6%	10.2%
3 – 5 Units	100.0%	73.0%	14.2%	3.1%	9.7%
6 – 19 Units	100.0%	85.8%	6.4%	3.1%	4.7%
20 – 49 Units	100.0%	81.2%	14.9%	1.5%	2.4%
50 – 99 Units	100.0%	62.2%	27.9%	4.4%	5.6%
100 or More Units	100.0%	20.1%	53.3%	15.8%	10.8%
All Occupied Units					
All	100.0%	58.5%	28.6%	6.0%	7.0%
1 – 2 Units	100.0%	61.1%	24.4%	5.9%	8.6%
3 – 5 Units	100.0%	69.7%	16.2%	3.5%	10.6%
6 – 19 Units	100.0%	83.6%	7.2%	3.6%	5.6%
20 – 49 Units	100.0%	78.6%	16.9%	1.9%	2.6%
50 – 99 Units	100.0%	58.3%	32.2%	4.4%	5.1%
100 or More Units	100.0%	18.1%	60.2%	13.4%	8.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 2011 HVS reports that, of occupied rental units in non-dilapidated buildings, nine in ten were in buildings with zero defects, and only one in a hundred was in a building with three or more defects (Table 7.10). Since the number of renter-occupied units in dilapidated buildings in the City was extremely small, it is not possible to determine the existence of such a relationship for those units, but eight in ten of renter-occupied units in dilapidated buildings had two or more defects in 2011.[6]

[6] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 7.10
Distribution of Renter Occupied Units
by Number of Building Defect Types by Dilapidation Status
New York City 2011

	Number of Building Defect Types				
Dilapidation Status	**Total**	**0**	**1**	**2**	**3 or More**
All	100.0%	88.8%	8.1%	2.0%	1.1%
Dilapidated	100.0%	**	**	**	**
Non-Dilapidated	100.0%	89.0%	8.1%	1.9%	1.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

Structural Condition of Owner-Occupied Units

Compared to the structural condition of buildings containing renter-occupied units, the condition of buildings containing owner-occupied units was incomparably better. In 2011, the number of owner-occupied units situated in dilapidated buildings was too few to estimate the dilapidation rate (Table 7.11). The dilapidation rate for renter-occupied units was 0.3 percent (Table 7.1). In 2011, 4.3 percent of owner-occupied units were in buildings with one or more defects. The comparable proportion of renter units in such buildings was 11.2 percent (Table 7.4).

Table 7.11
Incidence of Dilapidation and Observable Building Defects
for Owner Occupied Units
New York City 2011

Condition	**Incidence**
In Dilapidated Building	**
In Building with Any Observable Defects	4.3%
1 Defect	3.4%
2 Defects	0.7%
3 or More Defects	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

Maintenance Condition of Occupied Housing Units

In addition to the structural conditions of buildings in which housing units are situated, other major physical conditions of central importance to an appropriate determination of the condition of housing units are housing maintenance and the presence and functional adequacy of the equipment within the housing unit.

Although numerous factors alone or in combination could provide infinite gradations of unit maintenance and equipment deficiencies, for the HVS, the Census Bureau's field representatives gathered information on the level of maintenance deficiencies in the following seven categories (three categories of housing maintenance deficiencies, three categories related to equipment 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) (Exhibit Figure 7.2 presented at the end of Chapter 7).[7] **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

In 2011, housing maintenance conditions in the City were very good. The proportion of all occupied units with five or more of the seven maintenance deficiencies measured by the 2011 HVS was a mere 3.2 percent (Table 7.12). The proportion of renter-occupied units with five or more deficiencies was only 4.3 percent (Exhibit Table 7.3 presented at the end of Chapter 7).

Table 7.12
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies
In All Occupied Units by Borough
New York City 2011

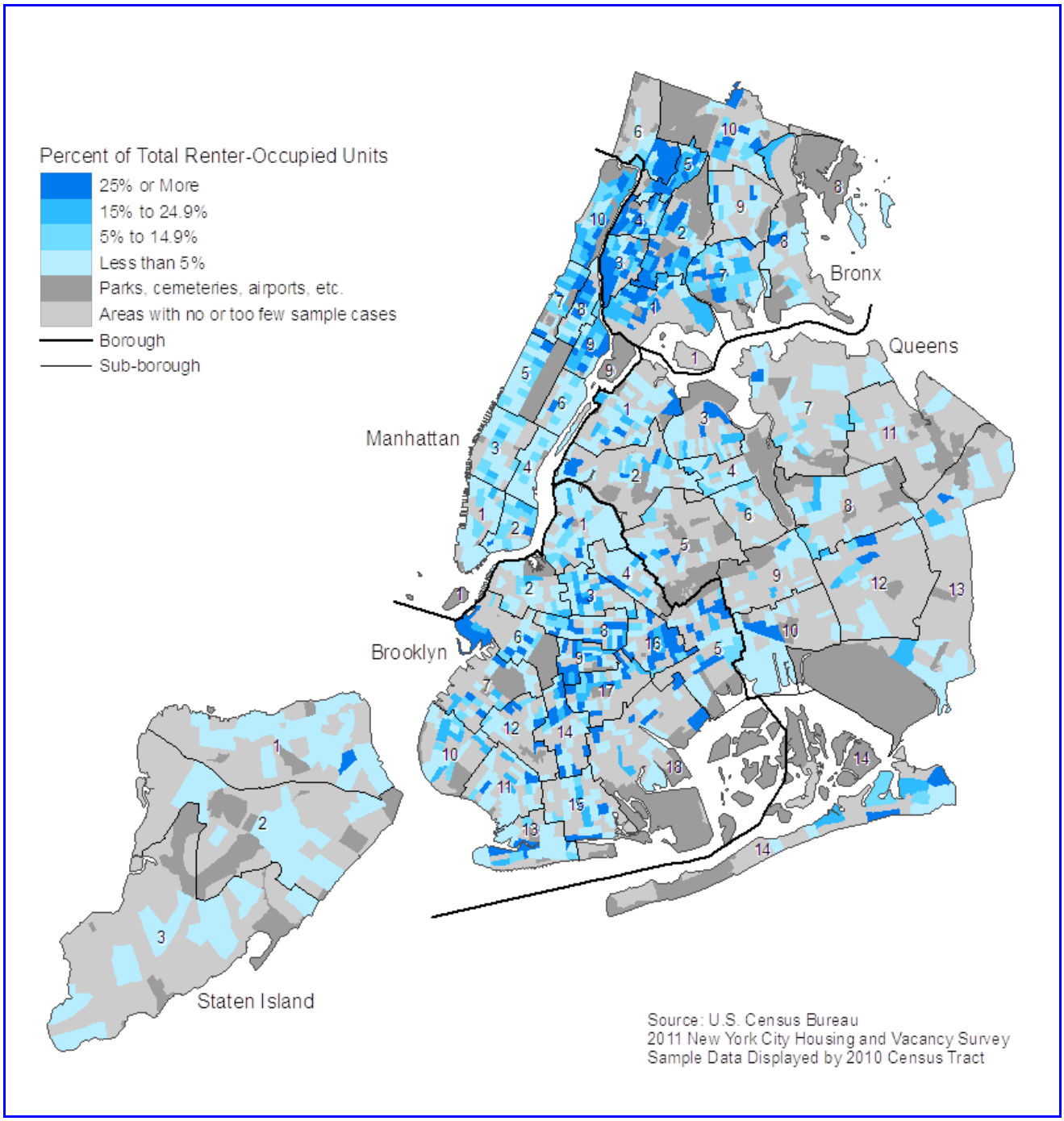
	Percent of All Occupied Units With	
Borough	**No Deficiencies**	**5 or More Deficiencies**
All	47.8%	3.2%
Bronx	34.9%	6.8%
Brooklyn	43.2%	3.7%
Manhattan	47.0%	2.8%
Queens	56.0%	1.1%
Staten Island	76.3%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

[7] For the 2011 HVS, the Census Bureau also gathered data on the number of cockroaches a survey respondent found on a typical day. However, the data are not covered in this chapter, since the question was designed to collect data with a precise intention of measuring specific health issues for the first time, while the seven maintenance deficiencies have been covered since 1991.

In 2011, the proportion of renter-occupied units with no maintenance deficiencies in the City was 41.0 percent (Exhibit Table 7.3 presented at the end of Chapter 7). The proportion of renter-occupied units with no heating breakdowns was 83.3 percent (Exhibit Table 7.4 presented at the end of Chapter 7).

Map 7.2
Percentage of Renter-Occupied Units with Four or More Maintenance Deficiencies
New York City 2011



In 2011, for both renter-occupied and all occupied units, maintenance conditions in Staten Island were the best of all the boroughs and maintenance conditions in Queens were much better than conditions in the remaining three boroughs (Map 7.2). The proportions of all occupied units with no deficiencies in Queens and Staten Island were 56.0 percent and 76.3 percent respectively (Table 7.12). The Bronx continued to have the least good maintenance conditions of any borough, both for renter housing and all occupied units. Only 34.9 percent of all-occupied units in the Bronx had no deficiencies and 6.8 percent had five or more in 2011 (Table 7.12). Also in the Bronx, 7.9 percent of renter units had five or more deficiencies (Exhibit Table 7.3 presented at the end of Chapter 7).

In Brooklyn, the proportion of all-occupied units with no deficiencies was 43.2 percent, and the proportion of all-occupied units with five or more deficiencies was 3.7 percent, while comparable proportions in Manhattan were 47.0 percent and 2.8 percent respectively (Table 7.12).

Maintenance Conditions by Structure Class

In 2011, as maintenance conditions of all renter-occupied units in the City were very good, the condition of units in Old Law tenements was also good. Of such renter-occupied units, only 4.6 percent had five or more maintenance deficiencies (Table 7.13). The comparable proportion in New Law tenement buildings, built between 1901 and 1929, at 7.1 percent, was higher than in any other structural category. The proportion for post-1929 multiple dwellings was just 3.9 percent, while the proportion for one- or two-family houses was very low, a mere 1.8 percent. These findings suggest 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.

Table 7.13
Incidence of Five or More Maintenance and Equipment Deficiencies in Renter Occupied Units by Building Structure Classification
New York City 2011

Structure Classification	Percent of Units with Five or More Deficiencies
All	4.3%
Multiple Dwellings	5.0%
Old-Law Tenement	4.6%
New-Law Tenement	7.1%
Post-1929 Multiple Dwelling	3.9%
Other	2.9%*
1-2 Unit Family Houses	1.8%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Since the number of households is small, interpret with caution.

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 2011, as 59.4 percent had no maintenance deficiencies. Of unregulated rental units in rental buildings, 52.6 percent had no maintenance deficiencies (Table 7.14).

Table 7.14
Incidence of Maintenance and Equipment Deficiencies (None and Five or More)
in Renter Occupied Units by Regulatory Status
New York City 2011

Regulatory Status	No Deficiencies	5 or More Deficiencies
All	41.0%	4.3%
Controlled	35.0%	**
Stabilized	34.7%	5.5%
Pre-1947	31.3%	6.6%
Post-1947	45.4%	2.1%
Other Regulated	42.5%	**
Mitchell-Lama Rental	46.9%	**
HUD and Other Regulated	39.2%	**
Unregulated	53.2%	2.1%
In Rental Buildings	52.6%	2.3%
In Coops and Condos	59.4%	**
Public Housing	21.3%	8.8%
In Rem	21.2%	10.9%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few units to report

The maintenance condition of post-1947 rent-stabilized units was also very good: 45.4 percent were free of maintenance deficiencies (Table 7.14). On the other hand, the maintenance conditions of pre-1947 rent-stabilized units were relatively poor in 2011: 31.3 percent of pre-1947 rent-stabilized units had no maintenance deficiencies.

Public Housing and *in rem* units showed even poorer maintenance conditions, as just 21.3 percent of the former and 21.2 percent of the latter had no maintenance deficiencies (Table 7.14).

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 2011, 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 3.0 percent respectively, had five or more maintenance deficiencies (Table 7.15). On the other hand, of units in buildings with 6-19 units and 20-49 units, most situated in relatively older buildings, 6.0 percent and 5.4 percent respectively had five or more maintenance deficiencies. The proportion of such maintenance deficiencies was 5.6 percent of units in buildings with 50-99 units.

Table 7.15
Incidence of Five or More Maintenance and Equipment Deficiencies in Renter Occupied Units by Building Size
New York City 2011

Building Size Category	Percent of Units with Five or More Deficiencies
All	4.3%
1 - 5 Units	2.8%
6 - 19 Units	6.0%
20 - 49 Units	5.4%
50 - 99 Units	5.6%
100 or More Units	3.0%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 7.16
Incidence of Maintenance and Equipment Deficiencies by Contract Rent Level for Renter Occupied Units
New York City 2011

	Number of Deficiencies				
Contract Rent Level	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	41.0%	39.4%	15.3%	4.3%
$1 - $499	100.0%	29.7%	39.6%	22.7%	8.1%
$500 - $699	100.0%	33.7%	41.2%	19.7%	5.4%
$700 - $899	100.0%	36.5%	39.9%	17.6%	6.0%
$900 - $1,099	100.0%	37.0%	39.7%	16.9%	6.4%
$1,100 - $1,299	100.0%	41.1%	40.0%	16.3%	2.7%
$1,300 - $1,499	100.0%	41.9%	40.5%	13.4%	4.2%
$1,500 - $1,699	100.0%	45.7%	39.0%	12.3%	3.0%
$1,700 - $1,999	100.0%	46.3%	39.6%	11.9%	**
$2,000 and Over	100.0%	54.0%	37.7%	7.6%	**
Median Contract Rent	$1,100	$1,200	$1,100	$1,000	$930

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

Maintenance Conditions by Rent Level

In general, the higher the rent, the better the maintenance condition. In 2011, the maintenance condition of rental units with contract rents less than $1,100 was relatively poorer than the overall condition. Only at rents of $1,500 or more did rental units have a proportion of no maintenance deficiencies significantly higher than the overall rate. While 41.0 percent of all rental units in the City had no maintenance deficiencies, the proportion climbed above 41.0 percent as the rent level increased: for units with rents of less than $500, 29.7 percent had no maintenance deficiencies; for units with rents of $900-$1,099, it was 37.0 percent; for units with rents of $1,300-$1,499, it was 41.9 percent; at $1,700–1,999, it was 46.3 percent; and at rents of $2,000 or more, it was the highest at 54.0 percent (Table 7.16).

Of units with rents of less than $500, 8.1 percent had five or more maintenance deficiencies, compared to 4.3 percent overall. Then, the proportion slipped down as the rent level climbed up until it reached the $1,300-$1,499 level when it jumped back up to 4.2 percent only to drop back down to 3.0 percent for units renting from $1,500-$1,699 (Table 7.16). The proportions at the top two rent levels, $1,700-$1,999 and $2,000 or more, were based on too few units with five or more maintenance deficiencies to present.

The steady decrease of median rent with an increase in number of maintenance deficiencies also clearly illustrates the inverse relationship between maintenance conditions and rent level. The median contract rent of units with no maintenance deficiencies was $1,200 and steadily decreased to $930 for units with 5 or more deficiencies (Table 7.16).

Relationship of Maintenance and Building Conditions

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 and maintenance 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 2011, of rental units in non-dilapidated buildings, 41.0 percent had no maintenance deficiencies, while only 4.3 percent had five or more deficiencies (Table 7.17). A similar relationship existed between building defects and maintenance conditions. Of rental units in buildings with no defects, 42.5 percent had no maintenance deficiencies, while only 3.7 percent had five or more.

Table 7.17
Distribution of Renter Occupied Units by Number of Maintenance and Equipment Deficiencies by Building Condition
New York City 2011

	Number of Deficiencies				
Building Condition	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	41.0%	39.4%	15.3%	4.3%
Dilapidation Status					
Dilapidated	100.0%	**	**	**	**
Not Dilapidated	100.0%	41.0%	39.5%	15.2%	4.3%
Number of Building Defect Types					
None	100.0%	42.5%	39.6%	14.2%	3.7%
One	100.0%	23.4%	43.5%	25.1%	8.0%
Two	100.0%	22.5%	41.6%	25.7%	10.3%*
Three or More	100.0%	**	29.3%	37.4%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few units to report

Table 7.18
Distribution of Maintenance and Equipment Deficiencies in Owner Occupied Units by Form of Ownership
New York City 2011

	Number of Deficiencies				
Form of Ownership	**Total**	**0**	**1-2**	**3-4**	**5 or More**
All	100.0%	63.0%	32.0%	4.4%	0.6%
Conventional	100.0%	64.3%	30.7%	4.5%	**
Coop					
Private	100.0%	61.9%	34.2%	3.5%	**
Mitchell-Lama	100.0%	53.0%	39.7%	**	**
Condominium	100.0%	63.3%	30.4%	5.4%*	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few units to report

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 2011, 63.0 percent of owner units, compared to 41.0 percent of renter units, had no maintenance deficiencies (Tables 7.17 and 7.18). Of owner units, conventional owner units had the best maintenance condition: 64.3 percent were maintenance-deficiency free, followed by private condominium units, of which 63.3 percent had no deficiencies. The maintenance condition of Mitchell-Lama units was poorer than for other types of owner units, with 53.0 percent of Mitchell-Lama units having no deficiencies in 2011 (Table 7.18).

Physically Poor Occupied Units

According to previous HVSs, the City of New York has made tremendous improvements in physical housing conditions. In 2011, these conditions, particularly building conditions (the dilapidation rate), were the best since the HVS started to measure such conditions in 1965, 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 seriously poor conditions.

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. Similarly, lack of complete kitchen or plumbing facilities indicates that a unit does not meet current standards for an adequate dwelling unit.

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 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." Applying this definition, the 2011 HVS reports 240,000 physically poor occupied housing units in the City, or 8 percent of the total number of 3,089,000 occupied units in 2011 (Tables 7.19 and 7.20).

Table 7.19
Incidence of All Occupied Units that are Physically Poor by Borough
New York City 2011

	Number and Percent of All Occupied Units that are Physically Poor[a]	
Borough	**Number**	**Percent**
All	240,495	7.8%
Bronx	69,412	14.7%
Brooklyn	86,197	9.3%
Manhattan	51,842	6.9%
Queens	29,430	3.8%
Staten Island	**	2.2%*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Physically poor is a housing unit that is either in a dilapidated building, lack 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 7.20
All Occupied Units that are Physically Poor
by Borough by Type of Physically Poor Condition
New York City 2011

			Type of Physically Poor Condition			
Borough	**All Occupied Units**	**Physically Poor[a] (% Incidence)**	**Incomplete Bathroom or Kitchen**	**Dilapidated**	**3 or More Building Defect Types**	**4 or More Maintenance Deficiencies**
Number						
All	3,088,881	240,495 (7.8%)	29,500	6,745	22,511	196,991
Bronx	473,656	69,412 (14.7%)	4,571*	**	8,403	59,296
Brooklyn	929,296	86,197 (9.3%)	10,874	**	6,411	71,597
Manhattan	752,459	51,842 (6.9%)	8,739	**	5,390	40,877
Queens	769,860	29,430 (3.8%)	4,745*	**	**	23,396
Staten Island	163,610	** (2.2%)*	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	15.3%	28.9%	15.5%	**	37.3%	30.1%
Brooklyn	30.1%	35.8%	36.9%	45.4%*	28.5%	36.3%
Manhattan	24.4%	21.6%	29.6%	**	23.9%	20.8%
Queens	24.9%	12.2%	16.1%	**	**	11.9%
Staten Island	5.3%	1.5%*	**	**	**	**

Source: U.S. Bureau of the Census, 2011 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

Characteristics of All Households in Physically Poor Units

The largest number (86,000) and percentage (36 percent) of all physically poor units in the city were in Brooklyn, but the highest incidence of all occupied physically poor units was in the Bronx at 15 percent, compared to just 8 percent overall, 2 percent in Staten Island and 4 percent in Queens (Table 7.20). The data for all households are similar to the data for renter households because of the preponderance of renter households in the City. However, additional tables on characteristics of all households in physically poor housing are provided for reference (Tables 7.21, 7.22, 7.23 and 7.24).

Table 7.21
Number, Incidence and Distribution of All Occupied Units in Physically Poor Units by Race/Ethnicity by Type of Physically Poor Condition
New York City 2011

Race/ Ethnicity	All Occupied Units	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	3,088,881	240,495 (7.8%)	29,500	6,745	22,511	196,991
White	1,276,551	46,023 (3.6%)	9,802	**	**	34,718
Black	688,053	89,153 (13.0%)	8,149	**	6,042	76,299
Puerto Rican	264,181	32,845 (12.4%)	**	**	**	29,431
Non-Puerto Rican Hispanic	474,780	50,916 (10.7%)	5,882	**	7,049	40,409
Asian	354,871	19,096 (5.4%)	**	**	**	13,841
Other	30,445	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	41.3%	19.1%	33.2%	**	16.5%*	17.6%
Black	22.3%	37.1%	27.6%	**	26.8%	38.7%
Puerto Rican	8.6%	13.7%	**	**	**	14.9%
Non-Puerto Rican Hispanic	15.4%	21.2%	19.9%	**	31.3%	20.5%
Asian	11.5%	7.9%	10.9%*	**	13.8%*	7.0%
Other	1.0%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2011 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 7.22
Number, Incidence and Distribution of All Households in Physically Poor Units by Income Group by Type of Physically Poor Condition
New York City 2011

Household Income Group	All Households	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	3,088,881	240,495 (7.8%)	29,500	6,745	22,511	196,991
< $20,000[b]	720,149	88,555 (12.3%)	15,162	**	6,851	70,508
$20-34,999	476,875	46,549 (9.8%)	**	**	4,434*	39,225
$35-49,999	370,844	30,725 (8.3%)	**	**	**	25,516
$50-64,999	329,458	23,579 (7.2%)	**	**	**	18,228
$65-79,999	252,003	15,642 (6.2%)	**	**	**	14,256
$80,000 +	939,553	35,446 (3.8%)	**	**	4,278*	29,257
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< $20,000[b]	23.3%	36.8%	51.4%	**	30.4%	35.8%
$20-34,999	15.4%	19.4%	12.6%*	**	19.7%	19.9%
$35-49,999	12.0%	12.8%	**	**	17.0%*	13.0%
$50-64,999	10.7%	9.8%	124%*	**	**	9.3%
$65-79,999	8.2%	6.5%	**	**	**	7.2%
$80,000 +	30.4%	14.7%	10.9%*	**	19.0%	14.9%

Source: U.S. Bureau of the Census, 2011 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

In general, of the four unduplicated components of physically poor housing as described above, the category of four or more maintenance deficiencies comprises 82 percent of all physically poor housing units and 83 percent of renter-occupied physically poor units (Tables 7.20 and 7.25). Of all 240,000 physically poor occupied units in the city, 224,000, or 93 percent, were renter-occupied units.

Table 7.23
Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Household Type
New York City 2011

Household Type	All Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Units
All	3,088,881	240,495	7.8%	100.0%
Single Elderly	359,267	23,317	6.5%	9.7%
Single Adult	620,177	43,314	7.0%	18.0%
Single with Minor Child(ren)	118970	28,846	15.9%	12.0%
Elderly Household	329,276	16,659	5.1%	6.9%
Adult Household	848,294	59,166	7.0%	24.6%
Adult Household with Minor Child(ren)	749,898	69,193	9.2%	28.8%

Source: U.S. Bureau of the Census, 2011 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 7.24
Number, Incidence and Distribution of All Occupied Units that are Physically Poor by Birthplace of Householder
New York City 2011

Birthplace Region	All Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of All Physically Poor Occupied Units
All[b]	3,088,881	240,495	7.8%	100.0%
USA	1,356,219	112,684	8.3%	48.1%
Puerto Rico	101,550	13,712	13.5%	5.9%
Caribbean	353,895	46,974	13.3%	20.0%
Latin America	229,507	22,064	9.6%	9.4%
Europe/USSR	266,406	11,670	4.4%	5.0%
Asia	276,154	16,139	5.8%	6.9%
Africa	49,493	9,167	18.5%	3.9%
Other	28,903	**	**	**

Source: U.S. Bureau of the Census, 2011 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 7.25
Physically Poor Renter Occupied Units
by Borough by Type of Physically Poor Condition
New York City 2011

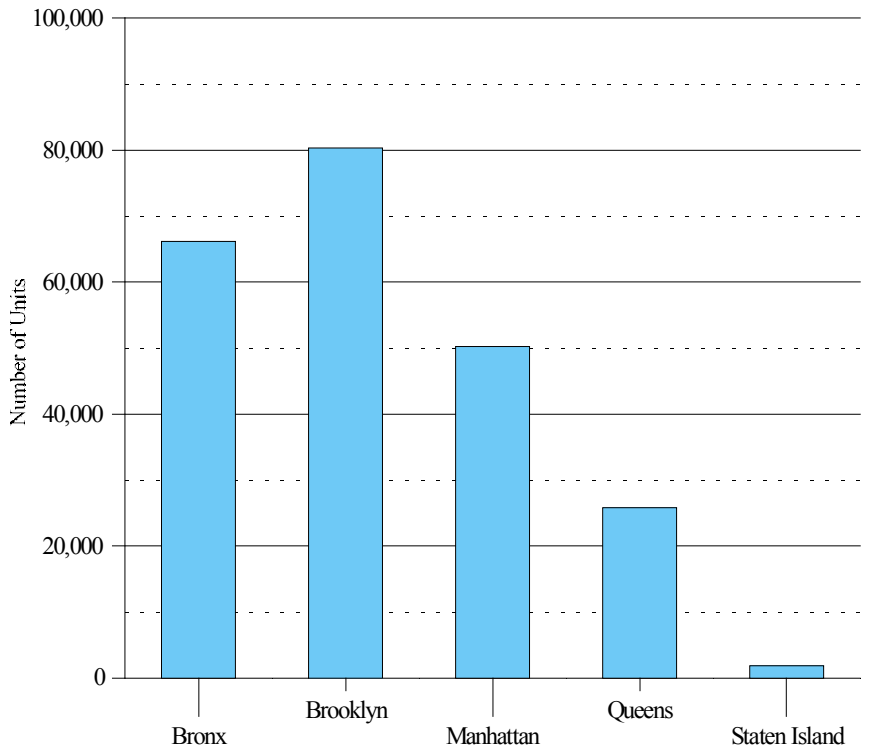
Borough	All Renter Occupied Units	Physically Poor[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
Bronx	375,491	66,176 (17.6%)	4,571*	**	7,628	56,495
Brooklyn	673,166	80,284 (11.9%)	9,379	**	6,034	67,615
Manhattan	570,853	50,181 (8.8%)	8,414	**	5,390	39,541
Queens	432,085	25,824 (6.0%)	4,177*	**	**	20,586
Staten Island	53,221	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Bronx	17.8%	29.5%	17.0%	**	37.1%	30.5%
Brooklyn	32.0%	35.8%	34.8%	**	29.4%	36.5%
Manhattan	27.1%	22.4%	31.2%	**	26.2%	21.3%
Queens	20.5%	11.5%	15.5%	**	**	11.1%
Staten Island	2.5%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2011 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

Renter Occupied Physically Poor Units by Borough

The proportion of physically poor renter-occupied units in the Bronx was 18 percent in 2011 (Table 7.25 and Exhibit Table 7.5 presented at the end of this chapter). This is the highest incidence of physically poor housing of any borough. The number of physically poor renter-occupied units in the borough was 66,000, or 30 percent of the 224,000 physically poor renter occupied units in the City, while only 18 percent of all renter-occupied units in the City were located in the borough (Table 7.25 and Figure 7.2).

Figure 7.2
Number of Physically Poor Renter Occupied Units by Borough
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

The proportion of physically poor renter units in Manhattan was 9 percent in 2011; the number of physically poor renter-occupied units in the borough was 50,000, or 22 percent of all such units in the City (Table 7.25). In Brooklyn, 12 percent of renter occupied units were physically poor units; the number of such units was 80,000, or 36 percent of the physically poor renter units in the City and the largest number of physically poor renter-occupied units for any borough (Table 7.25). (See also Map 7.3 later in this chapter.)

In terms of housing condition as measured by the proportion of physically poor renter-occupied units, Queens was very good with an incidence of just 6 percent (Table 7.25). In 2011, of all 224,000 physically poor renter-occupied units in the City, only 26,000, or 12 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; 97 percent of renter-occupied units in the borough were sound.

Characteristics of Physically Poor Renter-Occupied Units

As shown earlier in the discussion of the structure condition of buildings and maintenance deficiencies, physical housing condition is most closely related to the age of the dwelling and building structure type. Of all 224,000 physically poor renter-occupied units in the City in 2011, 52 percent were in either Old Law tenement buildings (11 percent) or New Law tenement buildings (41 percent). New Law tenement units' proportion of physically poor renter-occupied units in the City (41 percent) was much higher than their proportion of renter-occupied units in the City, which was 30 percent (Table 7.26). The 11-percentage-points higher proportion of physically poor units in this category is notable. New Law tenements alone had 43 percent of the renter units with 4 or more maintenance deficiencies. On the other hand, just 33 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 incidence for renter-occupied units in physically poor condition was 11 percent in 2011. However, the incidence of poor housing was more frequent in small- and medium-sized buildings in 2011. Of renter-occupied units in buildings with 6–19 units and 20–49 units, 14 percent each were in physically poor housing, compared to 13 percent for buildings with 50-99 units and just 8 percent for buildings with 100 or more units. The equivalent proportions for smaller buildings of 3-5 units and 1-2 units were 10 percent and 6 percent respectively (Table 7.27).

In 2011, of the 224,000 physically poor renter-occupied units in the City, 9 percent were units with no bedrooms, the same as the proportion of such renter-occupied units in the City as a whole (Table 7.28). Of all the physically poor renter studio units, half did not have complete kitchens and/or plumbing facilities for the exclusive use of the tenant. In other words, half of physically poor studios were SRO or SRO-type rental units.

In 2011, *in rem* (23 percent) and public housing (18 percent) had the highest incidence of physically poor housing, followed by pre-1947 rent-stabilized housing at 15 percent, compared to 11 percent of all renter units in the City that were in physically poor condition (Table 7.29). In fact, 49 percent or 110,000 of the City's units in poor condition were in pre-1947 stabilized housing, while this category held only 34 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 2011, of renter-occupied units with a contract rent less than $500, 17 percent were in physically poor condition; and 14 percent of units renting between $500 and $999 were physically poor, while between $1,000 and $1,499, 10 percent were physically poor units. Of units with rents of $1,500-$1,999, 9 percent were physically poor units, while only 4 percent of units renting for $2,000 or more were in physically poor condition (Table 7.30).

Table 7.26
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Structure Class by Type of Physically Poor Condition
New York City 2011

Structure Class	All Renter Occupied Units	Physically Poor[c] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[a]	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
Multiple Dwellings[a]	1,822,333	207,531 (11.4%)	24,074	5,261	18,819	173,113
Old-Law Tenement	184,931	22,270 (12.0%)	**	**	5,418	16,748
New-Law Tenement	567,091	86,884 (15.3%)	5,423	**	8,634	77,098
Post-1929 Multiple Dwelling	741,819	68,991 (9.3%)	4,514*	**	**	62,213
Other	46,311	7,074 (15.3%)	5,764	**	**	**
Converted	101,099	9,861 (9.8%)	**	**	**	7,591
1-2 Unit Houses	282,483	16,756 (5.9%)	**	**	**	12,148
Distribution						
All[b]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Multiple Dwellings[a]	86.6%	92.5%	89.3%	89.8%	91.6%	93.4%
Old-Law Tenement	9.6%	10.5%	**	**	27.1%	9.4%
New-Law Tenement	29.5%	41.0%	24.0%	**	43.2%	43.4%
Post-1929 Multiple Dwelling	38.6%	32.6%	20.0%	**	**	35.0%
Other	2.4%	3.3%	25.5%	**	**	**
Converted	5.3%	4.7%	**	**	**	4.3%
1-2 Unit Houses	14.7%	7.9%	**	**	**	6.8%

Source: U.S. Bureau of the Census, 2011 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.

Table 7.27
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Building Size
New York City 2011

Number of Units In Building	Total Renter Occupied Units	Number Physically Poor[a]	Percent that are Physically Poor (Incidence)	Percent of Physically Poor Units
All	2,104,816	224,288	10.7%	100.0%
1 – 2	282,483	16,756	5.9%	7.5%
3 – 5	280,174	26,649	9.5%	11.9%
6 – 19	313,475	43,989	14.0%	19.6%
20 – 49	438,259	59,041	13.5%	26.3%
50 – 99	356,003	45,281	12.7%	20.2%
100 +	434,423	32,572	7.5%	14.5%

Source: U.S. Bureau of the Census, 2011 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 7.28
Number and Distribution of Physically Poor Renter Occupied Units by Number of Bedrooms by Type of Physically Poor Condition
New York City 2011

Number of Bedrooms	All Renter Occupied Units	Physically Poor[a]	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,104,816	224,288	26,946	5,858	20,542	185,261
None	185,313	19,351	9,700	**	**	10,105
One	861,020	81,938	9,002	**	7,722	68,921
Two	723,305	77,790	5,097	**	7,955	67,577
Three or More	335,179	45,209	**	**	**	38,658
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
None	8.8%	8.6%	36.0%	**	**	5.5%
One	40.9%	36.5%	33.4%	**	37.6%	37.2%
Two	34.4%	34.7%	18.9%	**	38.7%	36.5%
Three or More	15.9%	20.2%	11.7%*	**	17.5%*	20.9%

Source: U.S. Bureau of the Census, 2011 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 households is small, interpret with caution.
** Too few units to report.

Table 7.29
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Rent Regulatory Status by Type of Physically Poor Condition
New York City 2011

Rent Regulation Status	All Renter Occupied Units	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition: Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
Controlled	38,374	4,640* (12.1%)	**	**	**	4,142*
Stabilized	960,870	125,652 (13.1%)	13,838	**	12,184	106,571
Pre-1947	724,649	110,208 (15.2%)	12,899	**	12,184	92,252
Post-1947	236,221	15,444 (6.5%)	**	**	**	14,319
All Other Regulated	106,004	7,701 (7.3%)	**	**	**	6,120
Mitchell-Lama	47,295	**	**	**	**	**
HUD & Other Regulated	58,709	5,049 (8.6%)	**	**	**	**
Unregulated	812,124	53,099 (6.5%)	10,125	**	6,534	37,231
In Rental Buildings	736,381	51,120 (6.9%)	9,880	**	6,178	35,660
In Coops/Condos	75,742	**	**	**	**	**
Public Housing	184,946	32,614 (17.6%)	**	**	**	30,767
In Rem	2,498	580 (23.2%)	**	**	168*	430
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Controlled	1.8%	2.1%	**	**	**	2.2%
Stabilized	45.7%	56.0%	51.4%	**	59.3%	57.5%
Pre-1947	34.4%	49.1%	47.9%	**	59.3%	49.8%
Post-1947	11.2%	6.9%	**	**	**	7.7%
All Other Regulated	5.0%	3.4%	**	**	**	3.3%
Mitchell-Lama	2.2%	**	**	**	**	**
HUD & Other Regulated	2.8%	2.3%	**	**	**	2.1%*
Unregulated	38.6%	23.7%	37.6%	**	31.8%	20.1%
In Rental Buildings	35.0%	22.8%	36.7%	**	30.1%	19.2%
In Coops/Condos	3.6%	**	**	**	**	**
Public Housing	8.8%	14.5%	**	**	**	16.6%
In Rem	0.1%	0.3%	**	**	0.8%*	0.2%

Source: U.S. Bureau of the Census, 2011 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 7.30
Physically Poor Renter Occupied Units by Contract Rent Interval
New York City 2011

	Total	Number Physically Poor[a]	Percent Physically Poor
All Renter Occupied[b]	2,104,816	224,288	10.7%
Less than $500	170,993	29,588	17.3%
$500 - $999	636,726	86,089	13.5%
$1,000 - $1,499	711,020	73,310	10.3%
$1,500 - $1,999	283,478	25,096	8.9%
$2,000 or more	256,411	9,187	3.6%

Source: U.S. Bureau of the Census, 2011 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.
b Total includes units for which no cash rent was reported.

Characteristics of Renter Households in Physically Poor Units

More than seven in ten of the households occupying physically poor rental units in 2011 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 7.31 and Figure 7.3). Of households living in physically poor units, blacks accounted for 37 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 22 percent respectively, while their corresponding shares of all renter households were 11 percent and 19 percent respectively. The incidence of living in poor housing for each of those three ethnic groups was correspondingly higher than the 11 percent citywide rate for renter households.

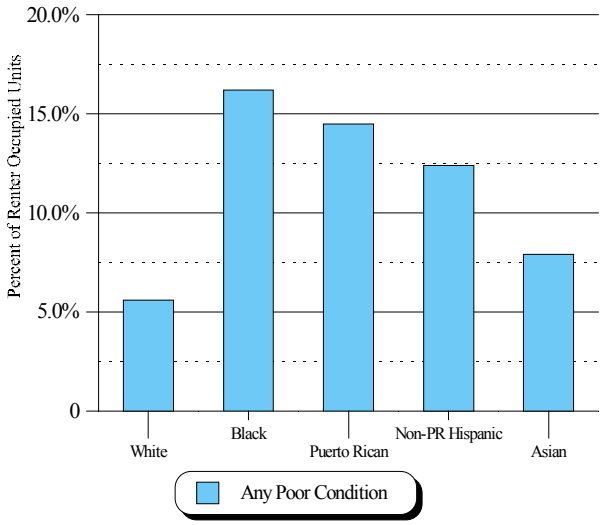
Compared to their share of all renter households, proportionately more households with children lived in physically poor renter units (Table 7.32). In 2011, of all single-adult-with-minor-children renter households, 17 percent lived in physically poor units, the highest percentage of any household type. 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, 28 percent of households in physically poor renter units were adults with minor children, while this household type's share of all renter households was just 24 percent. Of all adults-with-minor-children renter households, 13 percent lived in physically poor rental units. The household types with children have a conspicuously higher incidence of living in physically poor housing than other household types (Table 7.32).

Table 7.31
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Race/Ethnicity by Type of Physically Poor Condition New York City 2011

Race/ Ethnicity	All Renter Occupied	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
White	740,181	41,268 (5.6%)	8,756	**	**	31,003
Black	505,883	82,023 (16.2%)	7,342	**	5,436	71,042
Puerto Rican	220,521	32,080 (14.5%)	**	**	**	29,078
Non-Puerto Rican Hispanic	401,697	49,777 (12.4%)	5,882	**	6,677	39,472
Asian	215,385	17,037 (7.9%)	**	**	**	12,733
Other	21,149	**	**	**	**	**
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	35.2%	18.4%	32.5%	**	16.4%*	16.7%
Black	24.0%	36.6%	27.2%	**	26.5%	38.3%
Puerto Rican	10.5%	14.3%	**	**	**	15.7%
Non-Puerto Rican Hispanic	19.1%	22.2%	21.8%	**	32.5%	21.3%
Asian	10.2%	7.6%	**	**	**	6.9%
Other	1.0%	**	**	**	**	**

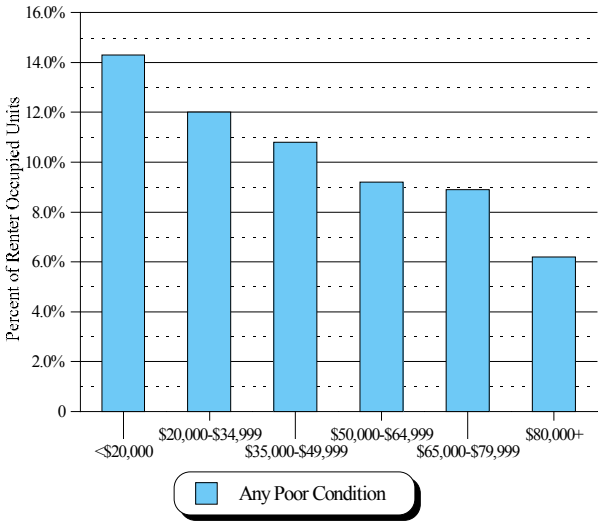
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a A housing unit that is in a dilapidated building, lacks a complete kitchen and/or plumbing facilities for exclusive use, has four or more maintenance deficiencies, or is in a building with three or more types of building defects.
* Since the number of units is small, interpret with caution.
** Too few units to report

Figure 7.3
Incidence of Physically Poor
Renter Occupied Units by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Figure 7.4
Incidence of Physically Poor
Renter Occupied Units by Income Group
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table 7.32
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Household Type by Type of Physically Poor Condition New York City 2011

Household Type	All Renter Occupied	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition: Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
Single Elderly	231,498	21,494 (9.3%)	7,846	**	**	14,025
Single Adult	488,741	41,959 (8.6%)	7,323	**	**	32,579
Single with Minor Child(ren)	163,804	28,439 (17.4%)	**	**	**	25,787
Elderly Household	146,520	14,508 (9.9%)	**	**	**	13,109
Adult Household	579,006	54,882 (9.5%)	5,301	**	6,871	44,324
Adult Household with Minor Child(ren)	495,246	63,005 (12.7%)	4,278*	**	5,800	55,436
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single Elderly	11.0%	9.6%	29.1%	**	**	7.6%
Single Adult	23.2%	18.7%	27.2%	**	18.3%*	17.6%
Single with Minor Child(ren)	7.8%	12.7%	**	**	**	13.9%
Elderly Household	7.0%	6.5%	**	**	**	7.1%
Adult Household	27.5%	24.5%	19.7%	**	33.4%	23.9%
Adult Household with Minor Child(ren)	23.5%	28.1%	15.9%	**	28.2%	29.9%

Source: U.S. Bureau of the Census, 2011 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-adult households and adult households lived in physically poor rental units. Of households in physically poor renter-occupied units, 19 percent were single-adult households, while their share of all renter households was 23 percent. At the same time, 25 percent of households in such renter units were adult households, while their share of all renter households was 28 percent (Table 7.32).

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, 38 percent had incomes less than $20,000 in 2010, while 29 percent of all renter households had incomes at that level (Table 7.33 and Figure 7.4).

Table 7.33
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Income Group by Type of Physically Poor Condition
New York City 2011

Household Income Group	All Renter Occupied	Physically Poor Units[a] (% Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
< $20,000[b]	602,414	85,978 (14.3%)	14,422	**	6,679	68,748
$20-34,999	369,435	44,275 (12.0%)	**	**	**	37,757
$35-49,999	274,978	29,710 (10.8%)	**	**	**	24,916
$50-64,999	226,905	20,838 (9.2%)	**	**	**	16,153
$65-79,999	160,899	14,250 (8.9%)	**	**	**	13,247
$80,000 +	470,184	29,237 (6.2%)	**	**	**	24,440
Distribution						
All	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< $20,000[b]	28.6%	38.3%	53.5%	**	32.5%	37.1%
$20-34,999	17.6%	19.7%	12.4%*	**	19.5%*	20.4%
$35-49,999	13.1%	13.2%	**	**	17.7%*	13.4%
$50-64,999	10.8%	9.3%	11.9%*	**	**	8.7%
$65-79,999	7.6%	6.4%	**	**	**	7.2%
$80,000 +	22.3%	13.0%	**	**	16.2%*	13.2%

Source: U.S. Bureau of the Census, 2011 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.

Among renter households with incomes below the poverty level in 2010, 15 percent lived in physically poor housing, compared to 10 percent of renter households with income at or above the poverty level (Table 7.34). Of renter households receiving Public Assistance, 18 percent lived in physically poor housing, compared to 9 percent for households not receiving Public Assistance.

Table 7.34
Number and Percent of Renter Households and All Households in Physically Poor Housing by Poverty Level and Receipt of Public Assistance
New York City 2011

Income Status		In Physically Poor Housing[a]	
By Tenure	**Total**	**Number**	**Percent**
All Renter Households	2,104,816	224,288	10.7%
Below Poverty Level			
Yes	463,695	67,951	14.7%
No	1,641,121	156,337	9.5%
Receive Public Assistance			
Yes	438,608	79,246	18.1%
No	1,610,814	141,776	8.8%
All Households	3,088,881	240,495	7.8%
Below Poverty Level			
Yes	536,417	69,536	13.0%
No	2,552,465	170,959	6.7%
Receive Public Assistance			
Yes	494,519	81,702	16.5%
No	2,512,314	155,140	6.2%

Source: U.S. Bureau of the Census, 2011 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 renter households in physically poor units in the City in 2011, 60 percent paid more than 30 percent of their income for gross rent, while 56 percent of all renter households paid that much (Table 7.35). At the same time, 37 percent of renter households occupying physically poor units paid more than 50 percent of their income for rent, while just 32 percent of all renter households in the City paid that much.

Of heads of all renter households in the City in 2011, 19 percent were born in Puerto Rico or the rest of the Caribbean, but 26 percent of household heads living in physically poor rental units were born in Puerto Rico or the rest of the Caribbean (Table 7.36). On the other hand, 9 percent each of all renter household heads in the City were either from Europe/USSR or from Asia, while only 5 percent and 7 percent respectively of household heads living in physically poor renter units were from those regions.

Table 7.35
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Gross Rent/Income Ratio by Type of Physically Poor Condition
New York City 2011

Gross Rent/Income Ratio	All Renter Occupied	Physically Poor Units[a] (Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
30% or less	858,344	85,100 (9.9%)	7,543	**	7,263	73,184
31% - 40%	276,980	29,316 (10.6%)	**	**	**	23,474
41% - 50%	178,034	20,518 (11.5%)	**	**	**	15,959
51% - 70%	204,686	21,833 (10.7%)	**	**	**	17,540
Over 70%	417,325	57,237 (13.7%)	7,538	**	5,635	47,206
Distribution						
All[c]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
30% or less	44.4%	39.8%	30.7%	**	35.9%	41.3%
31% - 40%	14.3%	13.7%	16.1%*	**	**	13.2%
41% - 50%	9.2%	9.6%	14.3%*	**	**	9.0%
51% - 70%	10.6%	10.2%	**	**	**	9.9%
Over 70%	21.6%	26.7%	30.7%	**	27.9%	26.6%

Source: U.S. Bureau of the Census, 2011 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.

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 7.36
Number, Incidence and Distribution of Physically Poor Renter Occupied Units by Birthplace of Householder by Type of Physically Poor Condition
New York City 2011

Birthplace Region	All Renter Occupied	Physically Poor Units[a] (Incidence)	Type of Physically Poor Condition			
			Incomplete Bathroom or Kitchen	Dilapidated	3 or More Building Defect Types	4 or More Maintenance Deficiencies
Number						
All[b]	2,104,816	224,288 (10.7%)	26,946	5,858	20,542	185,261
USA	906,203	104,834 (11.6%)	12,228	**	6,824	89,489
Puerto Rico	87,279	13,563 (15.5%)	**	**	**	12,196
Caribbean	267,457	43,564 (16.3%)	**	**	**	39,888
Latin America	179,622	21,237 (11.8%)	**	**	**	16,227
Europe/USSR	161,577	10,366 (6.4%)	**	**	**	6,600
Asia	172,785	14,657 (8.5%)	**	**	**	11,456
Africa	40,546	8,584 (21.2%)	**	**	**	7,801
Other	20,250	**	**	**	**	**
Distribution						
All[c]	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
USA	49.4%	48.0%	48.7%	**	39.8%	48.4%
Puerto Rico	4.8%	6.2%	**	**	**	6.6%
Caribbean	14.6%	19.9%	**	**	**	21.6%
Latin America	9.8%	9.7%	14.0%*	**	**	8.8%
Europe/USSR	8.8%	4.7%	**	**	**	3.6%
Asia	9.4%	6.7%	**	**	**	6.2%
Africa	2.2%	3.9%	**	**	**	4.2%
Other	1.1%	**	**	**	**	**

Source: U.S. Bureau of the Census, 2011 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.
c Excludes households with zero or negative incomes and households with no cash rent.
* Since the number of units is small, interpret with caution.
** Too few units to report.

Of heads of all renter households in the City in 2011, 11 percent were living in physically poor units, but the highest rates of incidence by birthplace region fell to householders born in Africa (21 percent) and householders born in Puerto Rico and the rest of the Caribbean (16 percent each) (Table 7.36).

In short, a relatively large proportion of householders in physically poor renter units were from either Africa or the Caribbean, while a relatively small proportion were from Europe/USSR or Asia.

Housing Needs of Areas with a High Concentration of Physically Poor Units

The geographical concentration of poor housing conditions measured by various building, unit and neighborhood 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 associated neighborhood conditions related to the concentration of poorer quality housing by clearly describing characteristics of housing, households, and neighborhoods in the areas with such concentrations.

The improvement in housing and neighborhood conditions in the City over last several decades was impressive. Nonetheless, conditions in the west and south Bronx were still very poor with high concentrations of low quality units in 2011 (Table 7.37 and Map 7.3).

In the west and south Bronx, three-fifths of the 264,000 householders were either Puerto Rican (24 percent) or non-Puerto Rican Hispanic (36 percent), while 32 percent of householders were black (Table 7.37). Eighty-six percent of housing units in the area were rentals. Tenants in the area were very poor with a median income of $22,364 in 2010, only 58 percent of the City's tenants' income of $38,500. Their median contract rent was $900, 82 percent of the city-wide median rent of $1,100 in 2011. 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 42.9 percent, 9.1 percentage points higher than the city-wide ratio of 33.8 percent in 2011. 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 23 percent had four or more maintenance deficiencies (Map 7.3). Comparable situations in the City were 11 percent for each in 2011. Moreover, 16.0 percent of the area's tenants were crowded, 4.5 percentage points higher than the city-wide proportion of tenants.

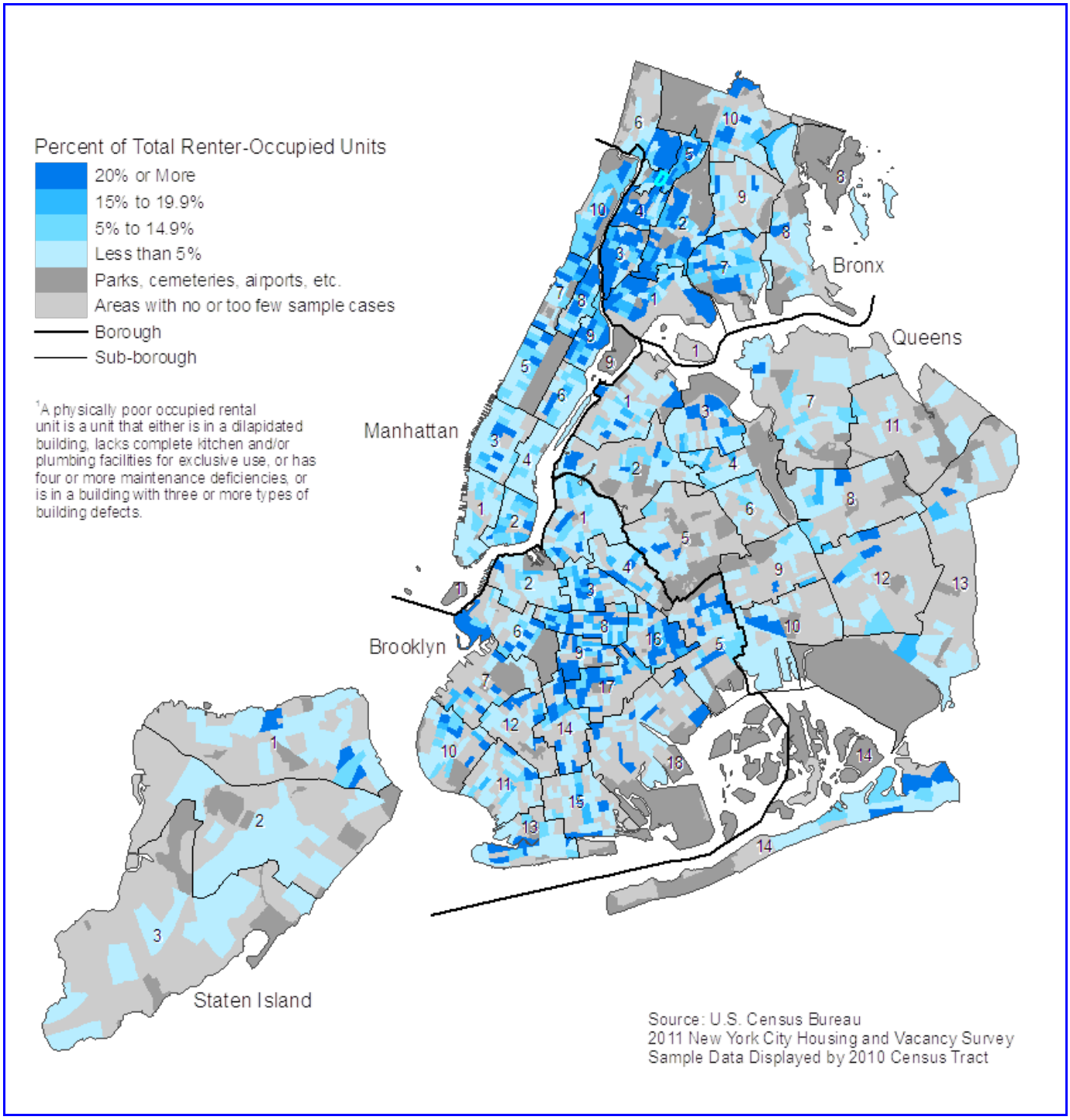
Table 7.37
Characteristics of Area with High Percentage of Physically Poor Units
New York City 2011

	All	Bronx	
Characteristics of the Area	**NYC**	**All**	**Physically Poor Area[a]**
Race/Ethnicity of Householder (All)	100.0%	100.0%	100.0%
White	41.3	14.6	5.0
Black	22.3	32.4	31.6
Puerto Rican	8.6	21.8	24.2
Non-PR Hispanic	15.4	27.1	36.3
Asian	11.5	3.4	2.3
Other	1.0	0.8*	**
Immigrant Householder (All)	40.0%	37.7%	39.0%
Median Household Income (All)	$48,040	$30,000	$24,000
Median Household Income (Renters)	$38,500	$25,200	$22,364
Household Income (All)	100.0%	100.0%	100.0%
<$20,000	23.3	36.2	43.4
$20,000 - $49,999	27.4	33.4	35.4
$50,000 - $99,999	26.8	21.7	17.0
$100,000+	22.4	8.7	4.2
Median Contract Rent	$1,100	$942	$900
Contract Rent Distribution	100.0%	100.0%	100.0%
<$500	8.3	11.5	13.6
$500 - $799	13.9	19.7	22.9
$800 - $999	17.0	26.1	26.1
$1,000 or more	60.8	42.7	37.4
Median Gross Rent/Income Ratio	33.8	40.8	42.9
All Housing Units	100.0%	100.0%	100.0%
Owner Occupied & For Sale	30.3	20.1	10.9
Renter Occupied & For Rent	64.8	76.0	86.1
Vacant not Available	4.9	3.9	3.0
One+ Building Defects (Renters)	11.2%	12.9%	13.7%
Four+ Maintenance Deficiencies (Renters)	10.5%	17.7%	23.1%
Crowded Renter Households	11.5%	14.3%	16.0%
Boarded Up Windows on Street (Renters)	7.3%	6.7%	7.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few units to report
a 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.

In short, in the west and south Bronx, with a high concentration of physically poor units, not only maintenance conditions, but also conditions of the buildings themselves needed to be improved. Moreover, in the area, crowding situations needed to be alleviated. However, considering the very low household incomes and high rent burdens, it is difficult for renters in the area to improve their housing conditions by choosing better housing units in terms of physical quality and living space because there are very few vacant rental units in the City that low-income people can afford. In 2011, the rental vacancy rate for units with rents of less than $900 in the City was 1.46 percent, as reported in Chapter 5, "Housing Vacancies and Vacancy Rates." In other words, any efforts to improve the area's housing quality should begin with an adequate understanding of the residents' level of affordability (Table 7.37).

Map 7.3
Physically Poor Renter-Occupied Units as a Percentage of All Occupied Rental Units
New York City 2011



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 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 as 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 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 field representatives 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 2011 HVS reports that neighborhood conditions in the City were very good. The proportion of all households near buildings with broken or boarded-up windows ("boarded-up buildings") on the same street in the City was a mere 6.6 percent in 2011 (Exhibit Table 7.6 presented at the end of Chapter 7).

The proportion of renter households near buildings with broken or boarded-up windows on the same street in the City was 7.3 percent in 2011 (Exhibit Table 7.6 presented at the end of Chapter 7).

The 2011 HVS data on boarded-up buildings partly reflect boarded-up buildings that were the result of building construction that was not completed, was discontinued, and/or delayed due to the profound decline in housing demand the City experienced in many neighborhoods over the last several years. The proportion of renter units on streets with boarded-up buildings in Brooklyn was 11.6 percent, the highest of any of the boroughs in the City in 2011 (Exhibit Table 7.6 presented at the end of Chapter 7). 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, 3.8 percent in 2011 (Exhibit Figure 7.3 presented at the end of Chapter 7).

The proportion of renter-occupied units near boarded-up buildings in the Bronx was 6.7 percent in 2011, and about the same in Staten Island, while it was 5.5 percent in Manhattan. A parallel pattern of neighborhood physical condition was clearly seen in the data for all households (Exhibit Table 7.6 presented at the end of Chapter 7).

Neighborhood conditions in the following seven sub-borough areas were much poorer than city-wide conditions in 2011 (Map 7.4). The proportions of renter-occupied units near boarded-up buildings were 15 percent or over in Brooklyn sub-boroughs 2 (Brooklyn Heights/Fort Greene), 3 (Bedford-Stuyvesant), 4 (Bushwick), 8 (North Crown Heights/Prospect Heights); 12 (Borough Park), and 16 (Brownsville/Ocean Hill) and in Manhattan sub-borough 8 (Central Harlem).[8]

Neighborhood Conditions of Renter-Occupied Units by Rent Level

As expected, there is an inverse relationship between the level of rent and neighborhood condition: the higher the contract rent in a neighborhood, the better the physical condition of that neighborhood. In other words, the proportion of renter-occupied units on streets with boarded-up buildings generally declines as the level of contract rent increases. In 2011, this pattern started with renter-occupied units with rents of less than $500. Of renter-occupied units with such low contract rents, 8.9 percent were

[8] Appendix A, "2011 HVS Data for Sub-Borough Areas," Table A.26.

Map 7.4
Percentage of Renter-Occupied Units on the Same Street as a Building With Broken or Boarded-up Windows
New York City 2011

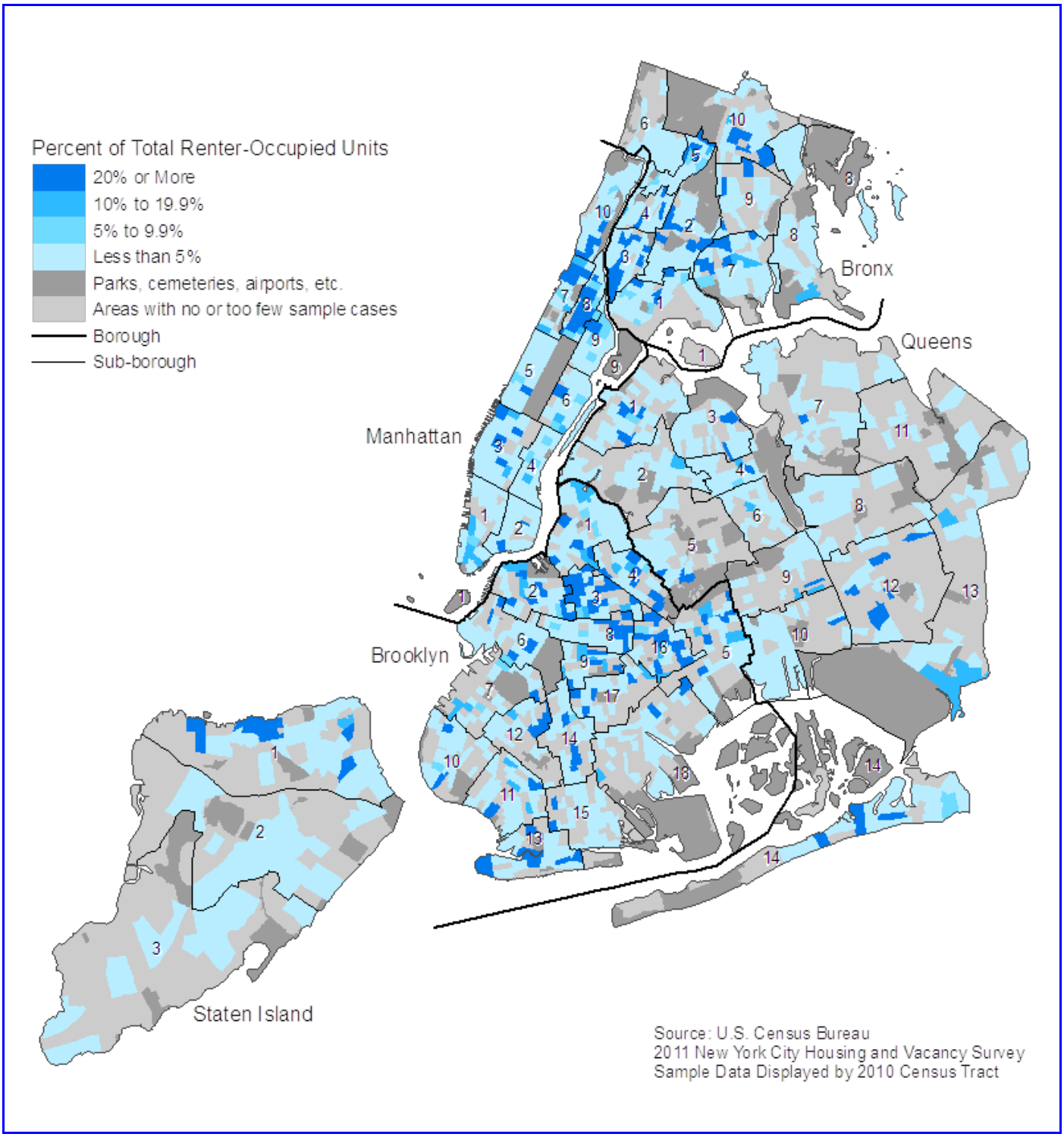


Table 7.38
Percentage of Renter Occupied Units on Same Street as a Building with Broken/Boarded-Up Windows by Contract Rent Level
New York City 2011

Contract Rent Level	Percentage on Street with a Building with Broken/Boarded-Up Windows
All	7.3%
$1 - $499	8.9%
$500 - $999	8.0%
$1,000 - $1,499	7.0%
$1,500 - $1,999	7.2%
$2,000 - $2,499	5.7%
$2,500+	6.3%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

on streets with boarded-up buildings (Table 7.38). The corresponding proportion for units with contract rents of $1,000-$1,499 was 7.0 percent, while the proportion was 6.3 percent for units with rents of $2,500 or more.

Residents' Ratings of Neighborhood Physical Condition

New Yorkers' opinion about the physical condition of neighborhood residential structures in 2011 was very good. According to the 2011 HVS, the proportion of all households, renter and owner together, that rated the quality of their neighborhood residential structures as "good" or "excellent" was a very high 75.2 percent (Table 7.39). Renter households' rating of "good" or "excellent" was 70.4 percent in 2011 (Table 7.40 and Figure 7.5).

Table 7.39
Distribution of All Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2011

	Rating of Physical Condition of Residential Structures in Neighborhood				
Borough	All	Excellent	Good	Fair	Poor
All Households	100.0%	20.8%	54.4%	20.5%	4.4%
Bronx	100.0%	11.2%	47.6%	31.5%	9.7%
Brooklyn	100.0%	16.1%	55.8%	23.7%	4.5%
Manhattan	100.0%	30.1%	50.0%	16.8%	3.1%
Queens	100.0%	20.6%	61.3%	15.4%	2.7%
Staten Island	100.0%	33.9%	54.2%	10.8%	*

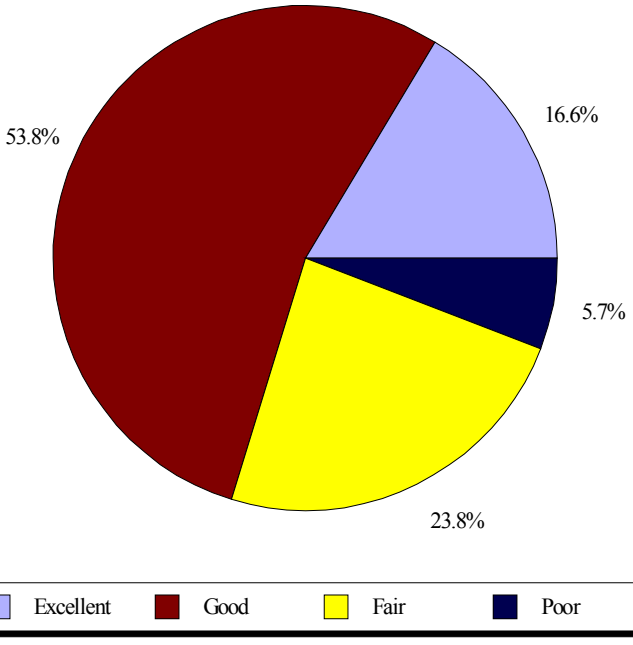
Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.

Table 7.40
Distribution of Renter Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2011

	Rating of Physical Condition of Residential Structures in Neighborhood				
Borough	**All**	**Excellent**	**Good**	**Fair**	**Poor**
All Renter Households	100.0%	16.6%	53.8%	23.8%	5.7%
Bronx	100.0%	9.1%	45.8%	33.6%	11.6%
Brooklyn	100.0%	13.1%	54.8%	26.5%	5.6%
Manhattan	100.0%	25.2%	51.7%	19.2%	3.9%
Queens	100.0%	16.4%	61.7%	18.2%	3.7%
Staten Island	100.0%	25.9%	57.8%	14.2%	*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
* Too few units to report.

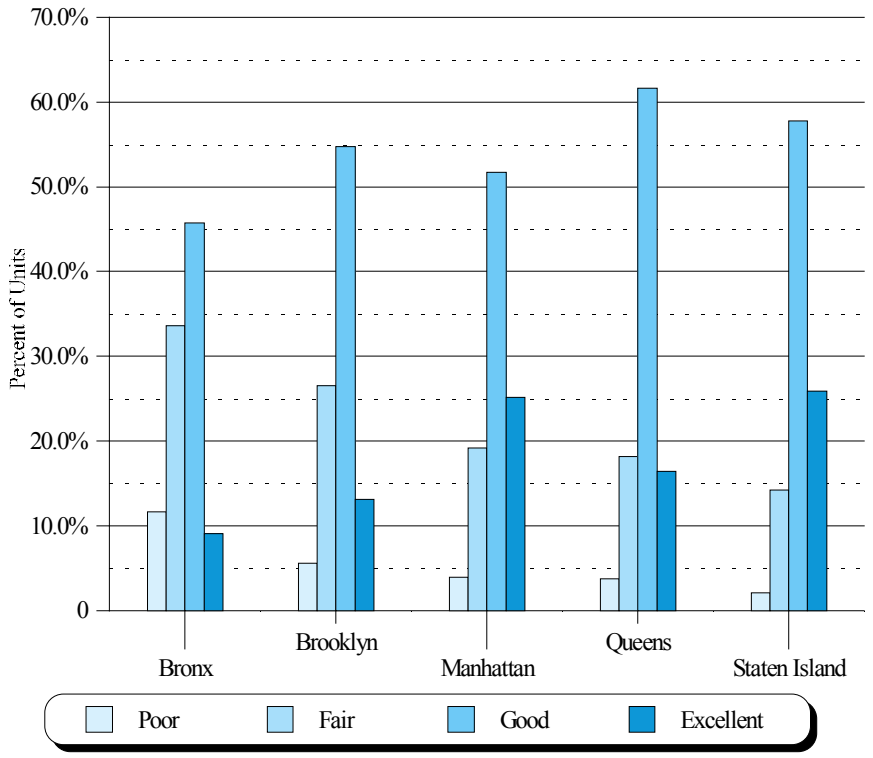
Figure 7.5
Distribution of Renter Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

In 2011, the levels of tenants' ratings of the physical condition of their neighborhoods were very high in Staten Island, Queens, and Manhattan (Map 7.5). Renter households' rating of "good" or "excellent" in Staten Island was 83.7 percent, the highest of any of the boroughs in the City. Ratings in Queens and Manhattan were 78.1 percent and 76.9 percent respectively. The rating in Brooklyn was 67.9 percent, while it was 54.9 percent in the Bronx, the lowest of all the boroughs in the City (Table 7.40 and Figure 7.6).

Figure 7.6
Distribution of Renter Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood by Borough
New York City 2011



Source: U. S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 $500, only 9.8 percent rated their neighborhood's physical condition as "excellent" (Table 7.41). But ratings moved up steadily as rent levels moved up. For renters paying $1,000-$1,499, the excellent rating was 13.5 percent. It climbed continuously to 31.6 percent for renters paying $2,000-$2,499 and jumped to a 42.1 percent for those paying $2,500 or more.

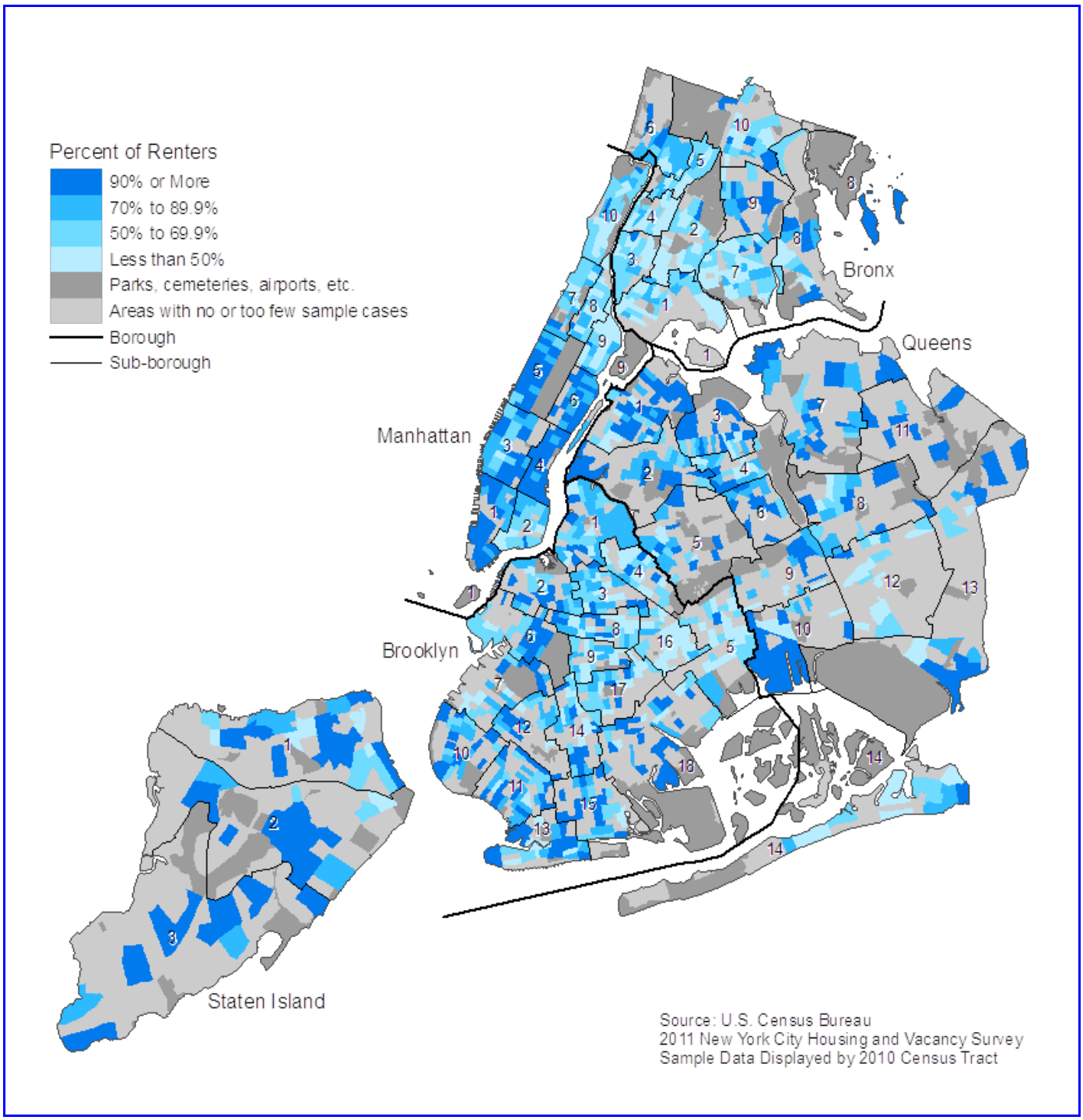
Table 7.41
Distribution of Renter Households' Ratings of the Physical Condition of Residential Structures in the Neighborhood by Contract Rent Level
New York City 2011

	Rating of Physical Condition of Residential Structures in Neighborhood				
Contract Rent Level	**All**	**Excellent**	**Good**	**Fair**	**Poor**
All Renter Households[a]	100.0%	16.6%	53.8%	23.8%	5.7%
$1 - $499	100.0%	9.8%	44.4%	33.3%	12.4%
$500 - $999	100.0%	11.5%	53.2%	28.0%	7.3%
$1,000 - $1,499	100.0%	13.5%	56.7%	24.8%	5.0%
$1,500 - $1,999	100.0%	21.0%	56.6%	18.7%	3.7%
$2,000 - $2,499	100.0%	31.6%	53.0%	13.8%	*
$2,500+	100.0%	42.1%	46.1%	9.5%	*
Median Contract Rent	$1,100	$1,350	$1,100	$1,000	$923

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes those who reported no cash rent.
* Too few units to report.

At the same time, 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 less than $500, 12.4 percent rated the physical condition of residential structures in their neighborhood as "poor" (Table 7.41). The rate decreased as the rent level increased, dwindling to 5.0 percent for renters paying rents of $1,000-$1,499. The numbers of tenants paying rents of $2,000-$2,499 and rents of $2,500 or more who rated their neighborhood condition as "poor" were too small to report.

Map 7.5
Percentage of Renters Rating the Physical Condition of Residential Buildings in Their Neighborhood as "Good" or "Excellent"
New York City 2011



Relationship between the Presence of Boarded-Up Buildings and Residents' Rating of Their Neighborhood's Physical Condition

Compared to field representatives' 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 2011 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, 9.0 percent rated their neighborhood's physical condition as "poor," while, of renters whose units were on streets without boarded-up buildings, only 5.5 percent rated their neighborhood's physical condition as "poor" (Table 7.42).

Table 7.42
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 2011

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	9.5%	17.2%
Good	50.1%	54.2%
Fair	31.4%	23.1%
Poor	9.0%	5.5%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Conversely, of renters who lived on streets without boarded-up buildings, 71.4 percent rated their neighborhood's physical condition as either "good" or "excellent," while, of renters in units on streets with boarded-up buildings, only 59.6 percent rated their neighborhood's physical condition as either "good" or "excellent."

Housing and Neighborhood Conditions of Immigrant Households

The 2011 HVS reports that building conditions for non-immigrant households were not appreciably better than those for immigrant households. Non-immigrant households' ratings of the physical condition of residential structures in their neighborhoods as "good" or "excellent" were also not much different than those of immigrant households (Tables 7.43 and 7.44).

Table 7.43
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for Renter Households
New York City 2011

Condition Characteristic	All Renter Households	Immigrant Renter Households	Non-Immigrant Renter Households[b]
Total	2,104,816	723,401	1,087,230
Physically Poor[a]	10.7%	11.6%	12.2%
Unit Conditions			
0 Maintenance Deficiencies	41.0%	40.5%	41.1%
4+ Maintenance Deficiencies	10.5%	10.1%	10.9%
Crowding			
1.01+ persons per room	11.5%	20.5%	6.6%
1.51+ persons per room	4.3%	7.6%	2.4%
Mean household size (persons)	2.52	3.07	2.27
Building Conditions			
Dilapidated	0.3%	0.5%*	**
One or More Defect Types	11.2%	11.2%	10.5%
Neighborhood Conditions			
Rating Good/Excellent	70.4%	70.9%	70.0%
Rating Fair/Poor	29.6%	29.1%	30.0%
Boarded Up Buildings on Street	7.3%	7.0%	7.3%

Source: U.S. Bureau of the Census, 2011 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 is small, interpret with caution.
** Too few units to report

Table 7.44
Incidence of Unit, Building and Neighborhood Condition Problems
By Immigrant Status for All Households
New York City 2011

Condition Characteristic	All Households	All Immigrant Households	All Non-Immigrant Households[b]
Total	3,088,881	1,049,890	1,575,816
Physically Poor[a]	7.8%	8.7%	8.9%
Unit Conditions			
0 Maintenance Deficiencies	47.8%	47.3%	47.9%
4+ Maintenance Deficiencies	7.7%	7.5%	7.9%
Crowding			
1.01+ persons per room	9.3%	16.9%	5.3%
1.51+ persons per room	3.3%	5.8%	1.9%
Mean household size (persons)	2.59	3.15	2.36
Building Conditions			
Dilapidated	0.2%	0.4%*	**
One or More Defect Types	9.1%	8.9%	8.7%
Neighborhood Conditions			
Rating Good/Excellent	75.2%	74.6%	75.5%
Rating Fair/Poor	24.8%	25.4%	24.5%
Boarded Up Buildings on Street	6.6%	6.5%	6.6%

Source: U.S. Bureau of the Census, 2011 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 is small, interpret with caution.
** Too few units to report.

Housing and Neighborhood Conditions as Reasons for Moving

As we discussed earlier, housing and neighborhood conditions can play an important role in households' decisions to move. For example, more space was the main reason for moving for 13 percent of recent mover renter households (moved in 2008 and after), and quality of residence, building condition or services was the main reason for 11 percent. Neighborhood services was the main reason for moving given by 9 percent of such households.[9]

[9] U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Neighborhood Conditions of Owner-Occupied Housing

Based on field representatives' observations 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 2011, of all owners, the proportion living on a street with a boarded-up building was only 5.2 percent, compared to 7.3 percent for renters (Tables 7.38 and 7.45).

Table 7.45
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 2011

Condition Characteristic	Percent
Percentage on Same Street with Broken or Boarded-Up Windows	5.2%
Percentage Rating Physical Condition of Residential Structures in Neighborhood	
Excellent	30.1%
Good	55.6%
Fair	13.1%
Poor	1.2%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

At the same time, owners' ratings of the physical condition of residential structures in their neighborhoods as either "good" or "excellent" were substantially higher than those of renters: 85.7 percent of owners rated the condition of their neighborhood as "good" (55.6 percent) or "excellent" (30.1 percent), compared to 70.4 percent of renters (Tables 7.40 and 7.45).

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

The City's housing efforts through the New Housing Marketplace Plan have contributed tremendously not only to meeting the increased demand for affordable housing, but also to improving the conditions of existing affordable housing and neighborhoods over the last ten years. Thus, the significant improvements in the condition of housing and neighborhoods in the City over the last several years deserve to be further reviewed analytically 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, quality housing by creating new housing and preserving existing housing. Through programs of the Department of Housing Preservation and Development, the City rehabilitated or newly constructed a total of 29,968 units through various City-funded programs between July 1, 2008, and June 30, 2011, the three-year period between the 2008 HVS and the 2011 HVS. Of these units, 14,288 were rehabilitated

and 15,680 were newly constructed.[10] The City made additional substantial contributions to maintaining good housing conditions and further improving neighborhood conditions by approving J-51 tax exemptions/abatements in the amount of $267,390,000 for improving the physical conditions of buildings containing 139,111 housing units in the City. The 25,665 units newly constructed with the benefit of the 421-A and 421-B programs and 830 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.[11] In addition, through effectively coordinated efforts under HPD's Targeted Enforcement Program, several HPD divisions work closely to identify residential buildings with housing maintenance code violations, and with outside community partners and responsible owners to stabilize building finances and improve building structural and maintenance conditions.

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 with non-profit and private groups in their efforts to preserve and create affordable new housing. An additional 8,367 New Housing Marketplace units were assisted by the HDC during that period.

Crowded Households

In population-dense New York City, where the number of people and households increased faster in the 1990s and through 2011 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 with its unique needs and preferences, but also to housing policy makers and planners in the City (Exhibit Table 7.7 at the end of Chapter 7).

In 2011, the percentage of renter households in the City that were crowded (more than one person per room), remained high at 11.5 percent. The percentage of renter households that were severely crowded (more than one-and-a-half persons per room) was 4.3 percent in 2011 (Table 7.46 and Exhibit Figure 7.4 presented at the end of Chapter 7).

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 2011, 9.3 percent were crowded and 3.3 percent were severely crowded (Table 7.46).

In 2011, 14.5 percent of renter-occupied units in Queens were crowded (Table 7.46). The borough's 2011 rate was 3.0 percentage points higher than the city-wide rate of 11.5 percent. The rate in the Bronx was 14.3 percent, 2.8 percentage points higher than the city-wide rate in 2011 (Map 7.6).

[10] New York City Department of Housing Preservation and Development, Office of Financial Management and Analysis, Division of Performance Analysis.

[11] New York City Department of Housing Preservation and Development, Office of Development, Division of Housing Incentives, Tax Incentive Programs.

Table 7.46
Incidence of Crowding and Severe Crowding in All Households and Renter Households by Borough
New York City 2011

	All Households	
Borough	**Percent Crowded (>1 Person Per Room)**	**Percent Severely Crowded (>1.5 Persons Per Room)**
All	9.3%	3.3%
Bronx	12.5%	3.6%
Brooklyn	10.4%	3.7%
Manhattan	6.1%	3.1%
Queens	10.3%	3.2%
Staten Island	4.2%	**

	Renter Households	
Borough	**Percent Crowded (>1 Person Per Room)**	**Percent Severely Crowded (>1.5 Persons Per Room)**
All	11.5%	4.3%
Bronx	14.3%	4.4%
Brooklyn	12.1%	4.6%
Manhattan	6.9%	3.5%
Queens	14.5%	4.7%
Staten Island	7.7%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

In Brooklyn in 2011, 12.1 percent of renter households were crowded (Table 7.46). In Staten Island, 7.7 percent of renter households were crowded. The borough's 2011 rate was 3.8 percentage points lower than the city-wide rate.

Only 6.9 percent of renter households in Manhattan were crowded. This was 4.6 percentage points lower than the city-wide rate (Table 7.46). This low crowding rate is due to the fact that 46 percent of renter households in the borough are single-person households (Table 7.47).

Map 7.6
Crowded Renter Households
New York City 2011

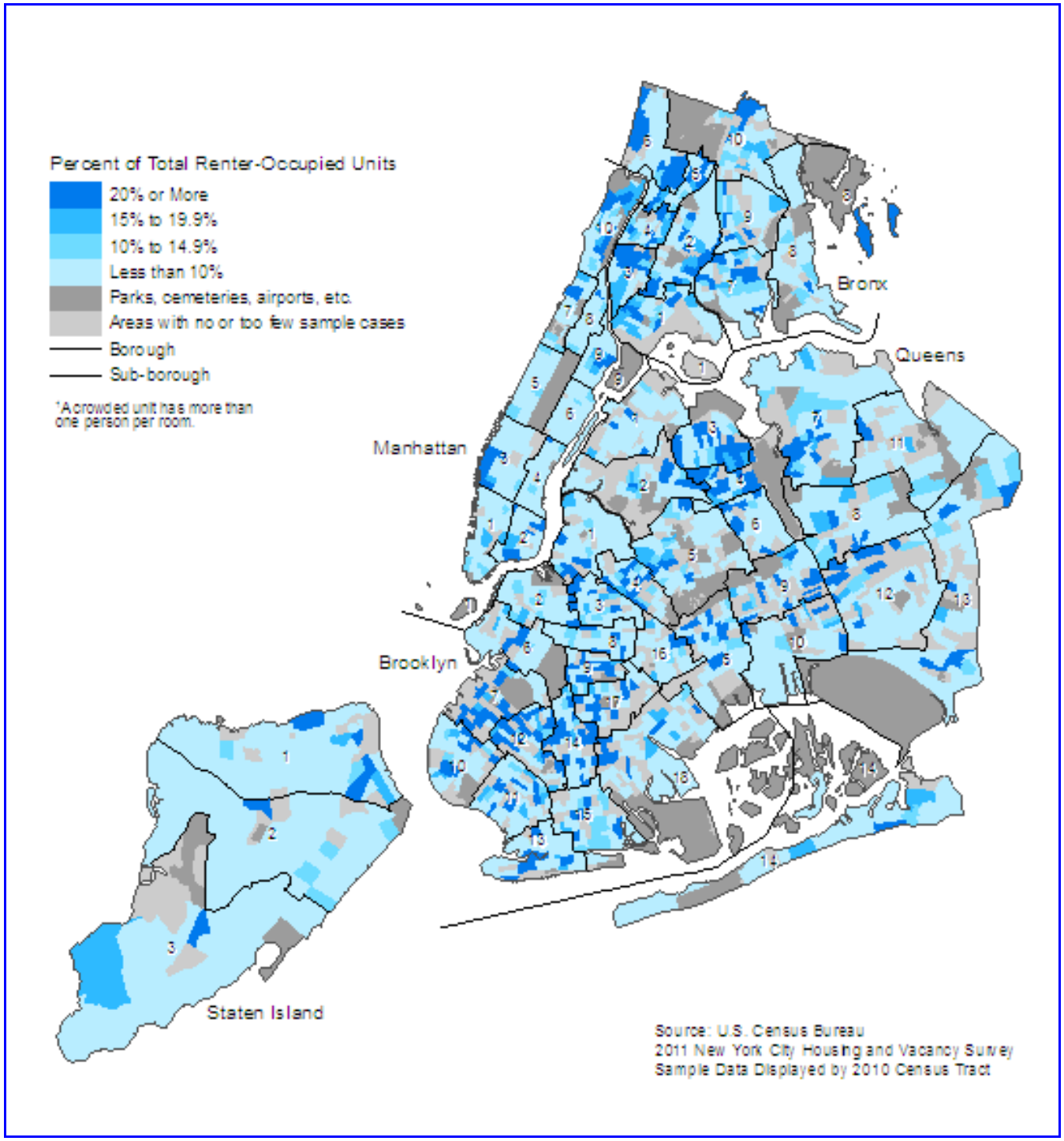


Table 7.47
Incidence of Crowding in Renter Occupied Units
by Borough by Household Size
New York City 2011

Borough	All	Household Size			
		1 Person	2 Persons	3-4 Persons	5 or More Persons
All Renter Households					
Percent Crowded	11.5%	--	3.8%	14.5%	68.3%
Percent of Households	100.0%	34.2%	28.5%	28.1%	9.2%
Percent of Crowded	100.0%	--	9.6%	35.7%	54.8%
Bronx					
Percent Crowded	14.3%	--	**	16.6%	70.6%
Percent of Households	100.0%	28.6%	25.1%	34.6%	11.8%
Percent of Crowded	100.0%	--	**	40.0%	57.9%
Brooklyn					
Percent Crowded	12.1%	--	3.0%	13.2%	66.2%
Percent of Households	100.0%	31.3%	28.5%	29.2%	11.1%
Percent of Crowded	100.0%	--	7.1%	32.0%	61.0%
Manhattan					
Percent Crowded	6.9%	--	6.0%	12.8%	69.4%
Percent of Households	100.0%	46.3%	31.6%	18.2%	3.9%
Percent of Crowded	100.0%	--	27.2%	33.6%	39.2%
Queens					
Percent Crowded	14.5%	--	4.6%	15.3%	72.5%
Percent of Households	100.0%	27.1%	27.2%	34.8%	10.8%
Percent of Crowded	100.0%	--	8.7%	36.9%	54.3%
Staten Island					
Percent Crowded	7.7%	--	**	**	**
Percent of Households	100.0%	39.3%	29.5%	21.5%	9.8%
Percent of Crowded	100.0%	--	**	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
** Too few units to report

Sources of High Crowding Rates

Crowding is, in general, a phenomenon of large households: the greater the number of large households, the greater the number of crowded households. The 2011 HVS again confirms this phenomenon. In the City as a whole, 9.2 percent of renter households had five or more persons. Of these large households, 68.3 percent were crowded (Table 7.47) and they represented 54.8 percent of all crowded renter households in the City.

The percentage of crowded households by household size clearly confirms crowding as a phenomenon of large households. For renter households in 2011, only 3.8 percent of two-person households were crowded; the rate for three-person households was 7.4 percent (Table 7.48). However, the rate for four-person households was an unparalleledly high 25.4 percent, more than twice the city-wide rate. The rate rocketed as household size increased further, soaring to 55.0 percent for five-person households and 80.3 percent for six-person households. The crowding rate for households with seven or more persons was an extremely high 91.4 percent. In other words, almost all such large households were crowded. Thus, the source of the high crowding situation is definitely large households.

Table 7.48
Incidence of Crowding and Severe Crowding
in Renter Occupied Units by Number of Persons in Household
New York City 2011

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	11.5%	4.3%
1	--	--
2	3.8%	3.8%
3	7.4%	2.0%
4	25.4%	6.2%
5	55.0%	20.9%
6	80.3%	14.2%
7 or More	91.4%	42.7%

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 2011, 10.8 percent of renter households in the borough had five or more persons, compared to the city-wide proportion of 9.2 percent (Table 7.47). Of these large renter households in Queens, 72.5 percent were crowded. Of all crowded renter households in the borough, an overwhelming 54.3 percent were such large households. In addition, the proportion of renter households with three to four persons in the borough was also very high, 34.8 percent, compared to the city-wide proportion of 28.1 percent. Of these households with three to four persons in Queens, 15.3 percent were crowded; 36.9 percent of the crowded renter households in the borough were households with three to four persons.

The crowding rate in the Bronx is similarly very high at 14.3 percent of renter households. 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, 11.8 percent housed five or more persons (Table 7.47). Seven in ten (70.6 percent) of these large households were crowded, and 57.9 percent of the crowded households in the borough were such large households.

A disproportionately larger proportion of immigrant renter households was crowded: 20.5 percent, almost two times the proportion of all renter households (Table 7.49). Again, this is attributable to the larger mean household size of 3.07 persons for immigrant renter households, compared to the mean household size of 2.52 for all renter households (Table 7.43).

Table 7.49
Number, Incidence and Distribution of Crowded Renter Households
by Immigrant Status by Borough
New York City 2011

Borough	Number of Renter Households[a]	Number of Crowded Households[a]	Percent that are Crowded (Incidence)	Percent of Crowded Renter Occupied Units[b]
All Renter Households[a]	**2,104,816**	**241,149**	**11.5%**	**100.0%**
Immigrant	723,401	148,455	20.5%	67.3%
Not Immigrant[c]	1,087,230	72,118	6.6%	32.7%
Bronx	**375,491**	**53,824**	**14.3%**	**100.0%**
Immigrant	125,011	28,275	22.6%	57.1%
Not Immigrant	204,859	21,279	10.4%	42.9%
Brooklyn	**673,166**	**81,278**	**12.1%**	**100.0%**
Immigrant	264,301	50,700	19.2%	66.3%
Not Immigrant	325,980	25,803	7.9%	33.7%
Manhattan	**570,853**	**39,459**	**6.9%**	**100.0%**
Immigrant	114,668	19,167	16.7%	54.7%
Not Immigrant	365,683	15,894	4.3%	45.3%
Queens	**432,085**	**62,511**	**14.5%**	**100.0%**
Immigrant	208,259	47,827	23.0%	86.4%
Not Immigrant	151,679	7,553	5.0%	13.6%
Staten Island	**53,221**	**4,077***	**7.7%**	**100.0%**
Immigrant	11,163	**	**	**
Not Immigrant	39,028	**	**	**

Source: U.S. Bureau of the Census, 2011 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.
c Born in US or Puerto Rico.
* Since the number of households is small, interpret with caution.
** 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. In the City, 67.3 percent or 148,000 of 241,000 crowded renter households were immigrant households, and immigrant renter households were three times as likely to be crowded as non-immigrant households (20.5 percent compared to 6.6 percent) (Table 7.49).

Queens, where 208,000 of 432,000 renter households were immigrant households in 2011, had a considerably higher proportion of immigrant households than the City as a whole (48.2 percent compared to 34.4 percent); and 86.4 percent or 48,000 of the 63,000 crowded renter households in Queens were immigrant households (Table 7.49).

On the other hand, the lower crowding rate in Manhattan appears to be the result of its extremely high proportion of one-person households, 46.3 percent, and its disproportionately low proportion of big households: a mere 3.9 percent of all renter households in the borough in 2011 had five or more persons (Table 7.47).

Crowding by Rent-Regulation Status

The percentage of all rent-stabilized units that were crowded was 13.9 percent, 2.4 percentage points higher than the city-wide rate of 11.5 percent (Table 7.50). The overall higher rate for rent-stabilized units was a phenomenon of the category's pre-1947 units, where the rate was 14.7 percent, compared to 11.5 percent for the category's post-1947 units in 2011. Pre-1947 units have a higher number of persons per household than post-1947 units (Table 2.28). Crowding did not exist in rent-controlled units.

Table 7.50
Incidence of Crowding and Severe Crowding
in Renter Occupied Units by Regulatory Status
New York City 2011

Regulatory Status	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	11.5%	4.3%
Controlled	**	**
Stabilized	13.9%	5.6%
Pre-1947	14.7%	5.9%
Post-1947	11.5%	4.8%
All Other Regulated[a]	6.3%	**
All Unregulated	10.9%	3.8%
Public Housing	5.9%	**
In Rem	8.5%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a Includes Mitchell-Lama, Article 4, HUD, Municipal Loan and Loft Board rent regulated units.
* Since the number of units is small, interpret with caution.
** Too few units to report

In Public Housing units, only 5.9 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: 6.3 percent. The percentage of crowded unregulated units was 10.9 percent.

Crowding by Race and Ethnicity

In 2011, in terms of race and ethnicity, crowding was a phenomenon of non-Puerto Rican Hispanic and Asian renter households (Figure 7.7). 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 23.2 percent and 20.8 percent respectively of such households were crowded (Table 7.51). 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 3.38 and 2.82 persons respectively, considerably larger than the city-wide average of 2.52.

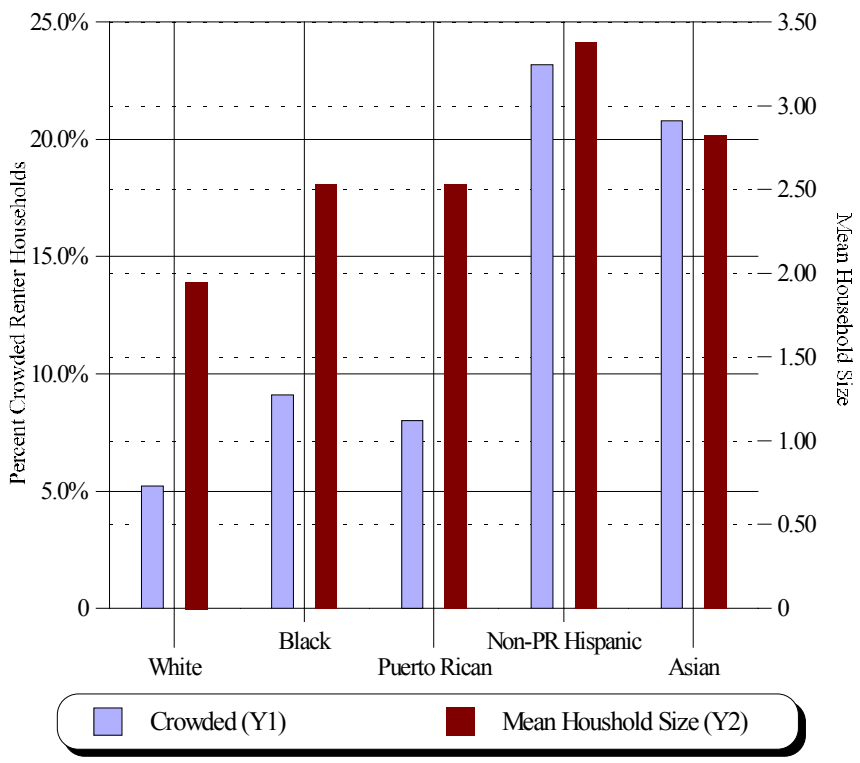
Table 7.51
Incidence of Crowding, Severe Crowding and Mean Household Size
of All Households and Renter Households by Race/Ethnicity
New York City 2011

Race/Ethnicity	Crowded (> 1 person per room)	Severely Crowded (>1.5 persons per room)	Mean Household Size
All Households			
All	9.3%	3.3%	2.59
White	4.1%	1.6%	2.14
Black	7.7%	2.2%	2.68
Puerto Rican	7.3%	2.2%	2.60
Non-Puerto Rican Hispanic	21.0%	7.9%	3.37
Asian	17.6%	6.4%	2.99
Renter Households			
All	11.5%	4.3%	2.52
White	5.2%	2.2%	1.95
Black	9.1%	2.7%	2.53
Puerto Rican	8.0%	2.4%	2.53
Non-Puerto Rican Hispanic	23.2%	9.0%	3.38
Asian	20.8%	8.4%	2.82

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Only 5.2 percent of white renter households were crowded, less than half the city-wide rate of 11.5 percent (Table 7.51). The rate for black renter households was 9.1 percent, also lower than the city-wide rate. Meanwhile, the rate for Puerto Rican renter households was 8.0 percent, the second-lowest after whites (Figure 7.7).

Figure 7.7
Crowding and Mean Household Size in Renter Households by Race/Ethnicity
New York City 2011



Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Crowding by Household Type

The percentage of crowded renter adult households with minor children was 34.8 percent, about three times higher than the city-wide average of 11.5 percent. That is to say, one in every three adult renter households with children was crowded (Table 7.52). The source of this extremely high rate was the household type's extraordinarily large mean household size of 4.55 persons, compared to 2.52 for renter households overall.

The rate of crowding for single adult renter households with minor children was 11.5 percent, the same as the overall rate for all renter households (Table 7.52). The rates for the elderly-household and adult-household types were each substantially lower than the city-wide rates.

Table 7.52
Incidence of Crowding, Severe Crowding and Mean Household Size of All Households and Renter Households by Household Type New York City 2011

Household Type	Crowded (>1 person per room)	Severely Crowded (>1.5 persons per room)	Mean Household Size
All Households			
All	9.3%	3.3%	2.59
Single Elderly	--	--	1.00
Single Adult	--	--	1.00
Single with Minor Child(ren)	10.7%	3.2%	2.98
Elderly Household	2.1%	1.1%*	2.44
Adult Household	6.2%	3.5%	2.63
Adult Household with Minor Child(ren)	27.9%	8.4%	4.61
Renter Households			
All	11.5%	4.3%	2.52
Single Elderly	--	--	1.00
Single Adult	--	--	1.00
Single with Minor Child(ren)	11.5%	3.2%	3.01
Elderly Household	3.7%	**	2.43
Adult Household	7.7%	4.5%	2.56
Adult Household with Minor Child(ren)	34.8%	11.3%	4.55

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report

Crowding in Owner Households

In general, owner households were not crowded. In 2011, the crowding rate for owner households as a whole was a mere 4.7 percent. However, even owner households were crowded if they were large households (Table 7.53). For five-person owner households, 13.4 percent were crowded, almost three times the city-wide rate for all owner households. For six-person owner households, the rate was 36.8 percent, and it was 55.0 percent for owner households with seven or more persons. In other words, more than half of such large owner households were crowded. In short, crowding is an absolute phenomenon of larger households, whether or not the households are renter or owner households.

Table 7.53
Incidence of Crowding and Severe Crowding
in Owner Occupied Units by Number of Persons in Household
New York City 2011

Number of Persons in Household	Percent Crowded (>1 Person Per Room)	Percent Severely Crowded (>1.5 Persons Per Room)
All	4.7%	1.2%
1	--	--
2	1.5%	1.5%
3	2.4%*	**
4	4.6%	**
5	13.4%	**
6	36.8%	**
7 or More	55.0%	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* Since the number of households is small, interpret with caution.
** Too few households to report

EXHIBIT TABLES

Exhibit Table 7.1
Incidence of Dilapidation in Renter Occupied and All Occupied Units
New York City, Selected Years 1965-2011

Year	Dilapidation Rate[a]	
	Renter Occupied Units	All Occupied Units
2011	0.3%	0.2%
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; 1978-2011 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 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:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

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.

Exhibit Table 7.2
Incidence of One or More Observable Building Defects for Renter Occupied Units by Borough New York City, Selected Years 1991 - 2011

	Percent of Renter Occupied Units in Buildings with One or More Defects							
Borough	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**	**2008**	**2011**
All	14.0%	10.7%	11.4%	10.9%	10.0%	9.1%	10.0%	11.2%
Bronx[a]	24.0%	8.8%	14.3%	15.8%	13.3%	11.3%	12.2%	12.9%
Brooklyn	13.0%	10.0%	13.1%	13.6%	11.0%	10.6%	8.4%	13.6%
Manhattan[a]	14.1%	15.0%	12.0%	9.2%	8.2%	9.5%	10.9%	11.9%
Queens	5.8%	7.0%	5.8%	6.4%	7.5%	4.6%	9.1%	5.7%
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, 2008 and 2011 New York City Housing and Vacancy Surveys.

Notes:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

a Marble Hill in the Bronx, except 1991 and 2011 in Manhattan.

** Too few units to report.

Exhibit Table 7.3
Incidence of No Maintenance Deficiencies and of Five or More Deficiencies in Renter Occupied Units by Borough
New York City, Selected Years 1991-2011

	Percent of Renter Occupied Units With No Deficiencies							
Borough	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**	**2008**	**2011**
All	38.2%	41.0%	42.1%	45.5%	46.3%	43.9%	45.9%	41.0%
Bronx	29.1%	32.4%	30.4%	36.7%	31.9%	34.1%	30.3%	30.6%
Brooklyn	37.5%	39.0%	43.1%	41.8%	46.1%	42.1%	44.7%	37.9%
Manhattan	31.9%	35.7%	37.9%	44.7%	45.5%	41.0%	50.7%	42.8%
Queens	52.5%	54.8%	53.2%	55.9%	57.8%	57.6%	51.2%	48.7%
Staten Island	60.3%	66.1%	58.3%	59.1%	68.4%	50.9%	61.6%	70.9%
	5 or More Deficiencies							
Borough	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**	**2008**	**2011**
All	7.7%	5.9%	6.1%	4.4%	4.0%	4.9%	4.4%	4.3%
Bronx	11.6%	7.1%	9.7%	6.5%	7.3%	8.4%	7.7%	7.9%
Brooklyn	8.7%	7.1%	6.0%	5.3%	4.7%	4.9%	4.7%	4.9%
Manhattan	7.9%	7.2%	7.3%	4.3%	3.2%	4.9%	3.4%	3.6%
Queens	3.2%	1.8%	2.6%	2.1%	1.6%	2.3%	2.8%	1.7%
Staten Island	*	*	*	*	*	*	*	*

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.
Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, Alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

* Too few units to report.

Exhibit Table 7.4
Incidence of Maintenance and Equipment Deficiencies in Renter Occupied Units by Type of Deficiency New York City, Selected Years 1991-2011

	Percent of Renter Occupied Units							
Deficiency Type	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**	**2008**	**2011**
Heating Inadequate	20.9%	18.2%	18.7%	15.3%	14.8%	19.1%	18.1%	20.2%
Heating Breakdowns								
None	75.9%	79.9%	80.4%	83.7%	84.9%	82.3%	85.3%	83.3%
1 or More Times	24.1%	20.1%	19.6%	16.3%	15.1%	17.7%	14.7%	16.7%
4 or More Times	9.9%	7.5%	8.2%	6.5%	6.5%	6.8%	5.7%	7.2%
Cracks or Holes in Walls, Ceilings, Floors	23.9%	21.8%	20.6%	18.9%	18.2%	18.6%	17.8%	20.3%
Broken Plaster/Peeling Paint[a]	13.2%	11.4%	11.1%	9.6%	9.1%	9.7%	7.4%	9.8%
Rodents Present	32.4%	31.2%	30.1%	27.1%	28.7%	28.5%	27.7%	28.2%
Inoperative Toilets	13.1%	10.9%	12.0%	12.5%	10.3%	12.3%	13.5%	11.3%
Water Leakage from Outside Unit	27.4%	24.1%	24.9%	21.7%	21.3%	21.8%	19.4%	23.6%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

a Area of non-intact plaster or paint exceeding 8.5 x 11.0 inches.

Exhibit Table 7.5
Incidence of Physically Poor Renter Occupied Units by Borough
New York City, Selected Years 1991 - 2011

	Number and Percent of Renter Occupied Units that are Physically Poor[a]								
	1991	1993	1996	1999	2002	2005	2008	2011	
Borough	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Number	Percent
All	16.8%	13.4%	13.6%	10.4%	9.7%	11.0%	8.5%	224,288	10.7%
Bronx	22.0%	15.8%	19.0%	14.5%	15.3%	17.1%	12.0%	66,176	17.6%
Brooklyn	18.1%	14.2%	14.3%	11.9%	9.6%	11.3%	9.0%	80,284	11.9%
Manhattan	18.9%	16.7%	15.6%	10.9%	10.0%	10.9%	8.6%	50,181	8.8%
Queens	8.4%	6.7%	6.1%	5.2%	5.1%	5.9%	5.5%	25,824	6.0%
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, 2008 and 2011 New York City Housing and Vacancy Surveys.

Notes:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

a 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.

Exhibit Table 7.6
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 1991-2011

Borough								
Renter Occupied	**1991**	**1993**	**1996**	**1999**	**2002**	**2005**	**2008**	**2011**
All	15.7%	13.7%	11.4%	8.8%	8.7%	6.3%	5.1%	7.3%
Bronx[a]	16.2%	9.1%	10.0%	6.9%	4.7%	4.7%	5.6%	6.7%
Brooklyn	18.0%	14.7%	16.0%	12.7%	13.7%	9.2%	5.1%	11.6%
Manhattan[a]	20.6%	22.0%	12.6%	11.3%	9.8%	6.8%	6.6%	5.5%
Queens	4.7%	5.0%	4.7%	2.4%	3.7%	2.6%	2.8%	3.8%
Staten Island	17.1%	9.9%	9.4%	**	6.9%*	**	**	6.9%*
All Occupied								
All	13.0%	11.5%	10.0%	7.3%	7.9%	5.6%	4.5%	6.6%
Bronx[a]	14.1%	8.2%	9.3%	6.4%	4.8%	5.3%	5.0%	6.4%
Brooklyn	16.2%	13.4%	14.8%	11.2%	13.1%	8.3%	4.8%	10.9%
Manhattan[a]	18.0%	19.1%	11.5%	9.4%	8.3%	6.3%	5.6%	4.9%
Queens	4.2%	4.8%	4.0%	2.4%	4.6%	2.7%	3.2%	3.7%
Staten Island	10.5%	5.7%	6.9%	3.1%	3.7%	2.8%	2.5%*	5.0%

Sources: U.S. Bureau of the Census, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.
Notes:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

a Marble Hill in the Bronx (1993, 1996, 1999, 2002, 2005 and 2008); in Manhattan (1991 and 2011).

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

** Too few units to report.

Exhibit Table 7.7
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1960-2011

Year	Crowded Units (>1 Person Per Room) Percent	Severely Crowded Units (>1.5 Persons Per Room) Percent
2011	11.5%	4.3%
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%

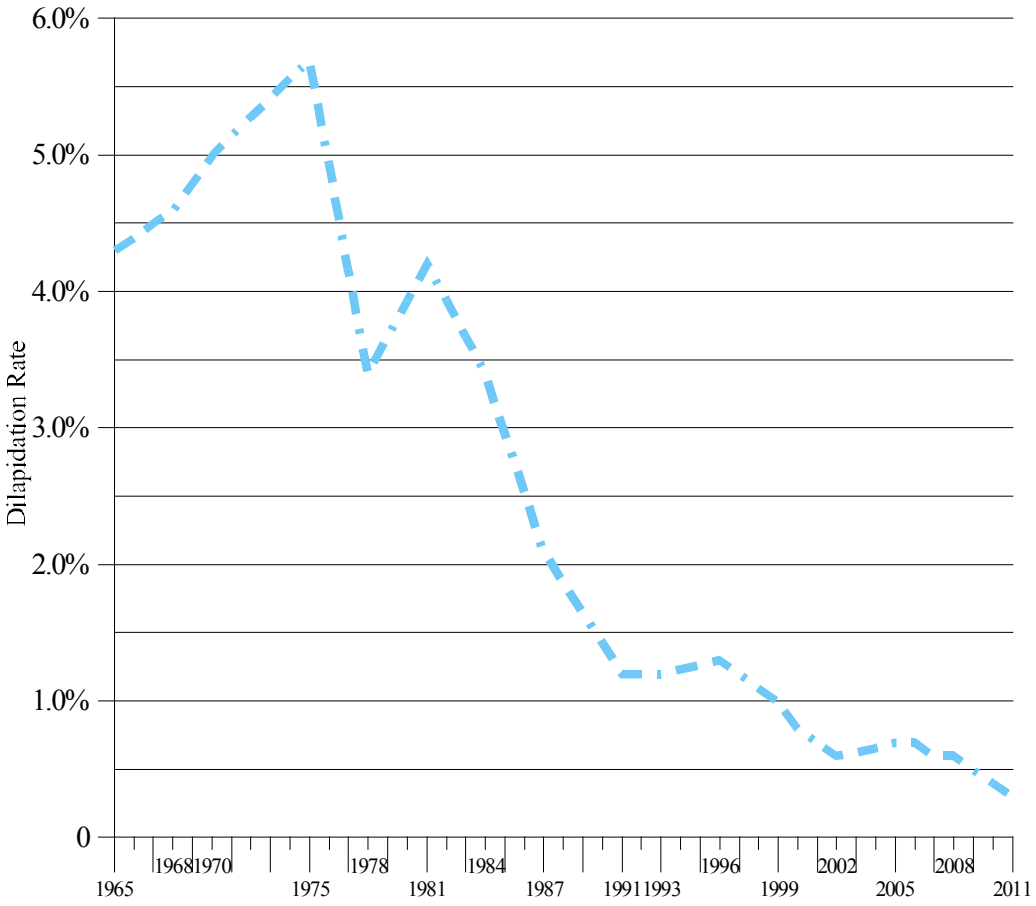
Sources: 1960-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, Table 7.44, p. 266; 1978-2011 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

EXHIBIT FIGURES

Exhibit Figure 7.1
Dilapidation Rate for Renter Occupied Units
New York City, Selected Years 1965 - 2011

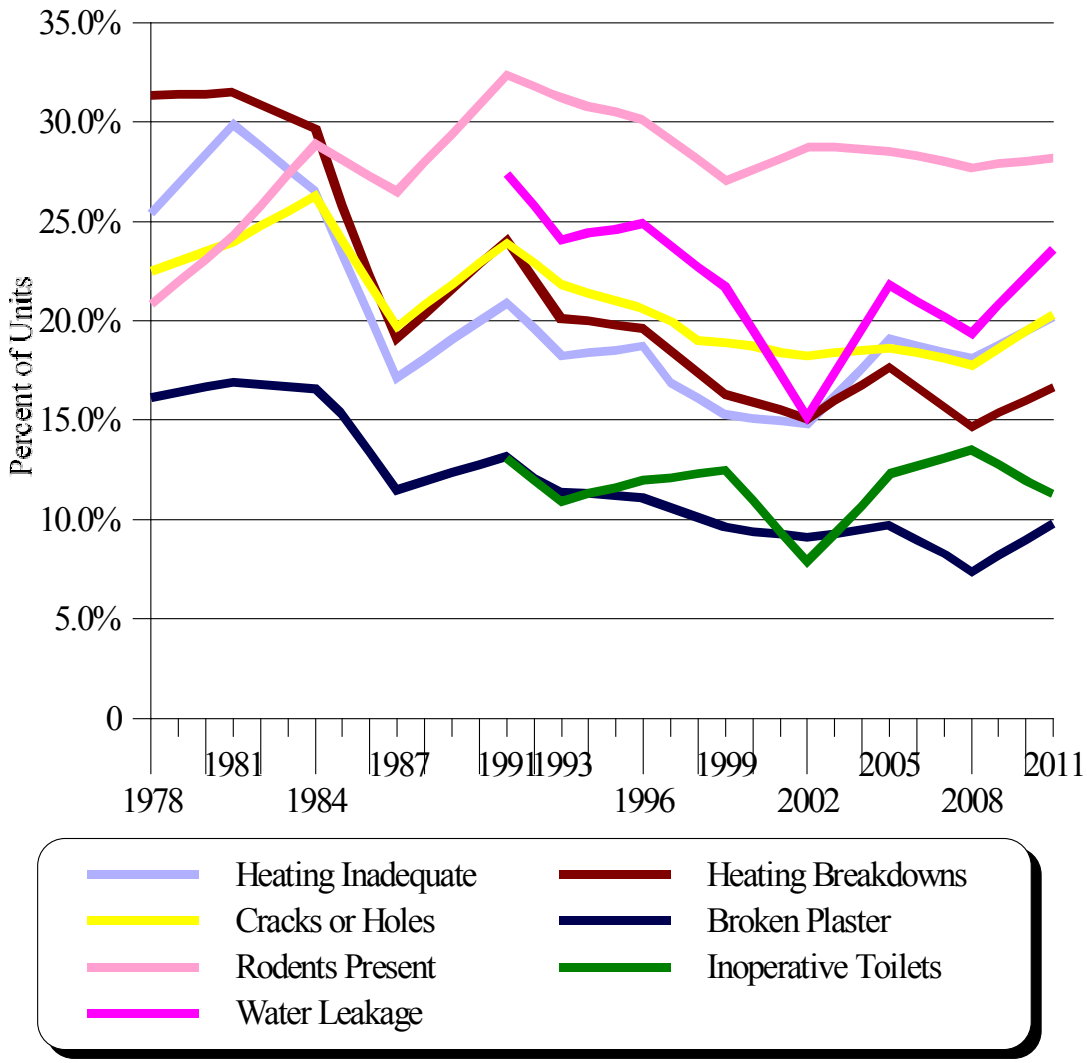


Sources: 1965 and 1968 data from Niebanck, Paul L., *Rent Control and the Rental Housing Market, New York City 1968, p.101;* 1970-1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City, 1991*, p. 232; 1978-2002 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

Exhibit Figure 7.2
Incidence of Maintenance and Equipment Deficiencies in Renter Occupied Units
by Type of Deficiency
New York City, Selected Years 1978 - 2011

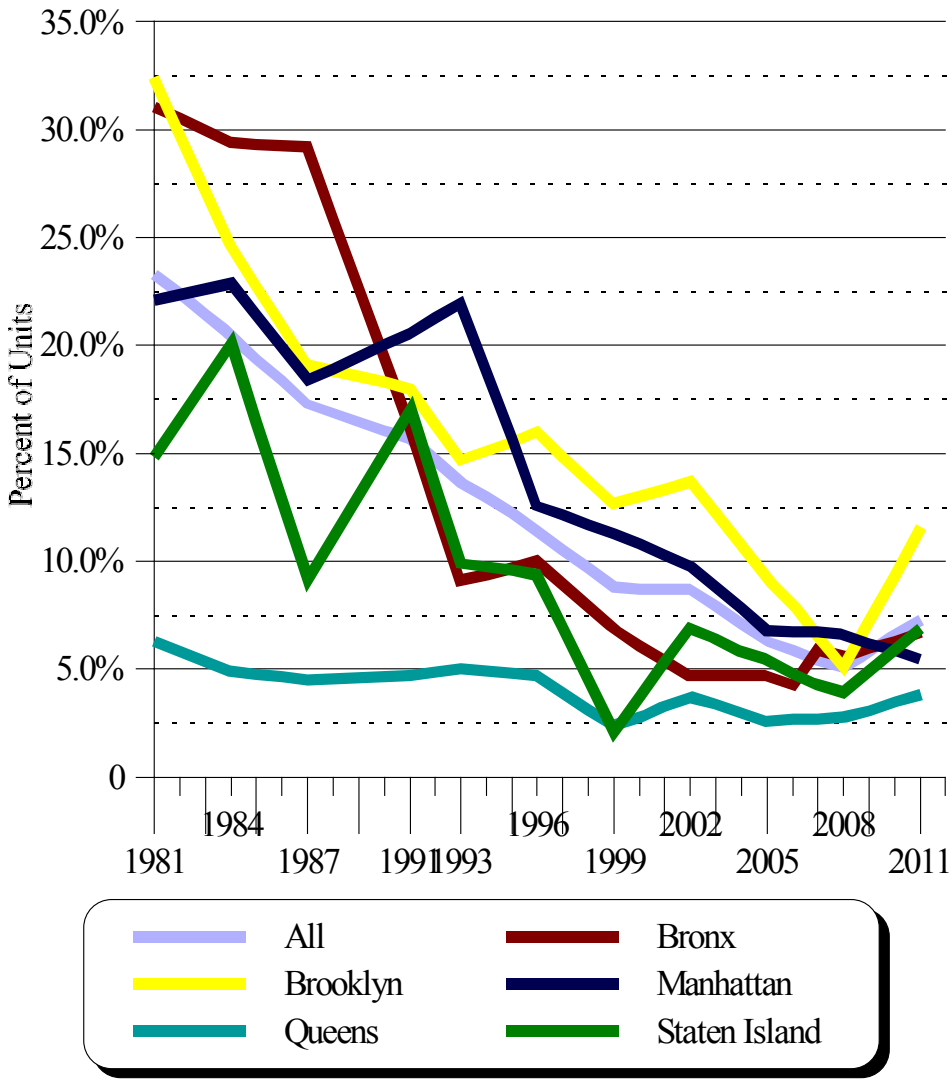


Sources: U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

Exhibit Figure 7.3
Incidence of Renter Occupied Units on Same Street as a Building with Broken/Boarded-up Windows by Borough
New York City, Selected Years 1981 - 2011

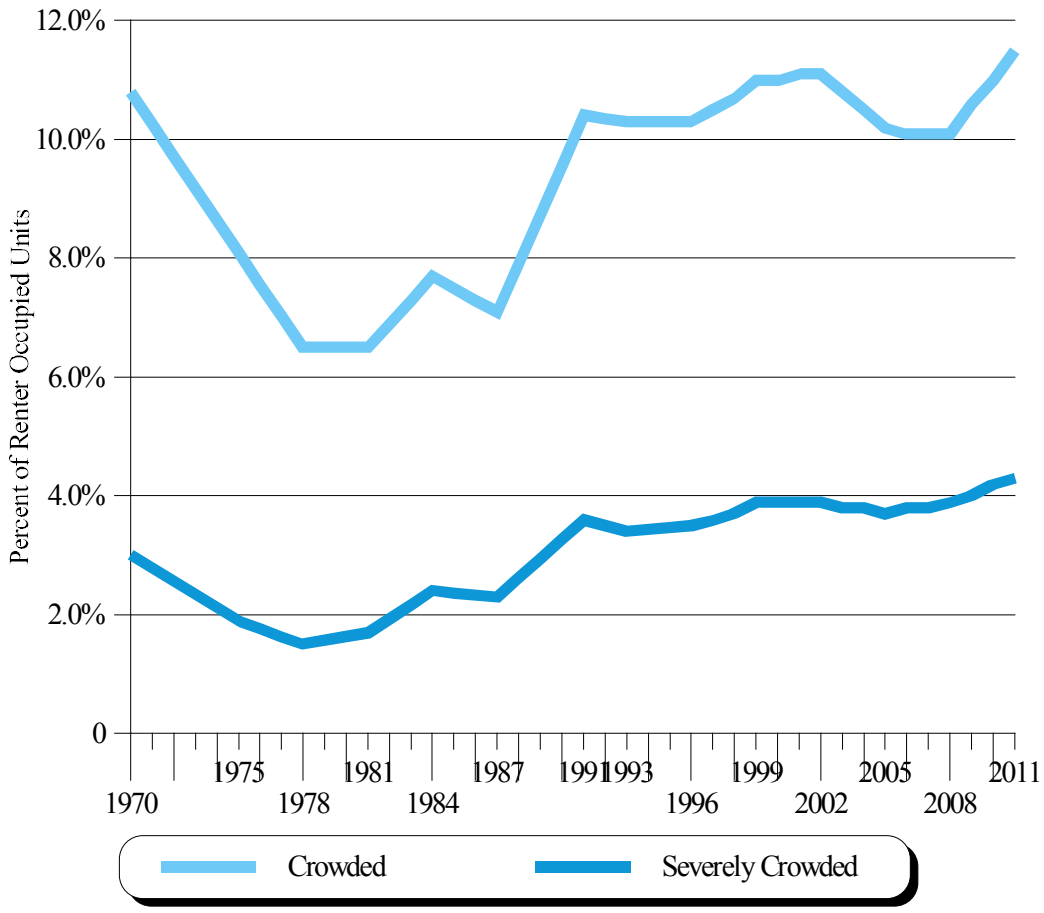


Sources: U.S. Bureau of the Census, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

Exhibit Figure 7.4
Incidence of Crowding and Severe Crowding in Renter Occupied Units
New York City, Selected Years 1970 - 2011



Sources: 1970, 1975 data from Stegman, Michael A., *Housing and Vacancy Report: New York City*, 1991, Table 7.44, p. 266; 1978-2002 data from U.S. Bureau of the Census, 1978, 1981, 1984, 1987, 1991, 1993, 1996, 1999, 2002, 2005, 2008 and 2011 New York City Housing and Vacancy Surveys.

Note:

The HVS is a sample survey and the samples for the 2011, 2008 and previous HVSs were drawn from different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Both samples for the 2008 and 2011 HVSs were updated based on new construction, alterations and conversions. The weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census. Therefore, in this report, data from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. Data in Exhibit Tables and Graphs are used in determining general historical trends and/or patterns.

A 2011 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 2011 HVS, boundaries of sub-borough areas were determined by the 2010 Census tracts and were changed a little from sub-borough boundaries based on the 2000 census. Census tracts included in each sub-borough area covered in the 2011 HVS are listed at the end of this Appendix. 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.

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, in this report, data on population and households, as well as on housing units, from the 2011 HVS are not compared with data from the 2008 and previous HVSs conducted during the 2000 decade. It is very difficult to compare them, principally for the following reasons: First, the HVS is a sample survey and the samples for the 2011 and 2008 HVSs were drawn from two different sample frames. The 2011 HVS sample was drawn from the 2010 decennial census, while the samples for the 2008 and previous HVSs in that decade were drawn from the 2000 census. Second, the weighting for the 2011 HVS sample used estimates based on the 2010 census, while the weighting for the samples for the 2008 and previous HVSs in that decade used estimates based on the 2000 census.

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."

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 with the numbers and names of the sub-borough areas. Second is a set of 30 tables of sub-borough area data from the 2011 HVS. 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).

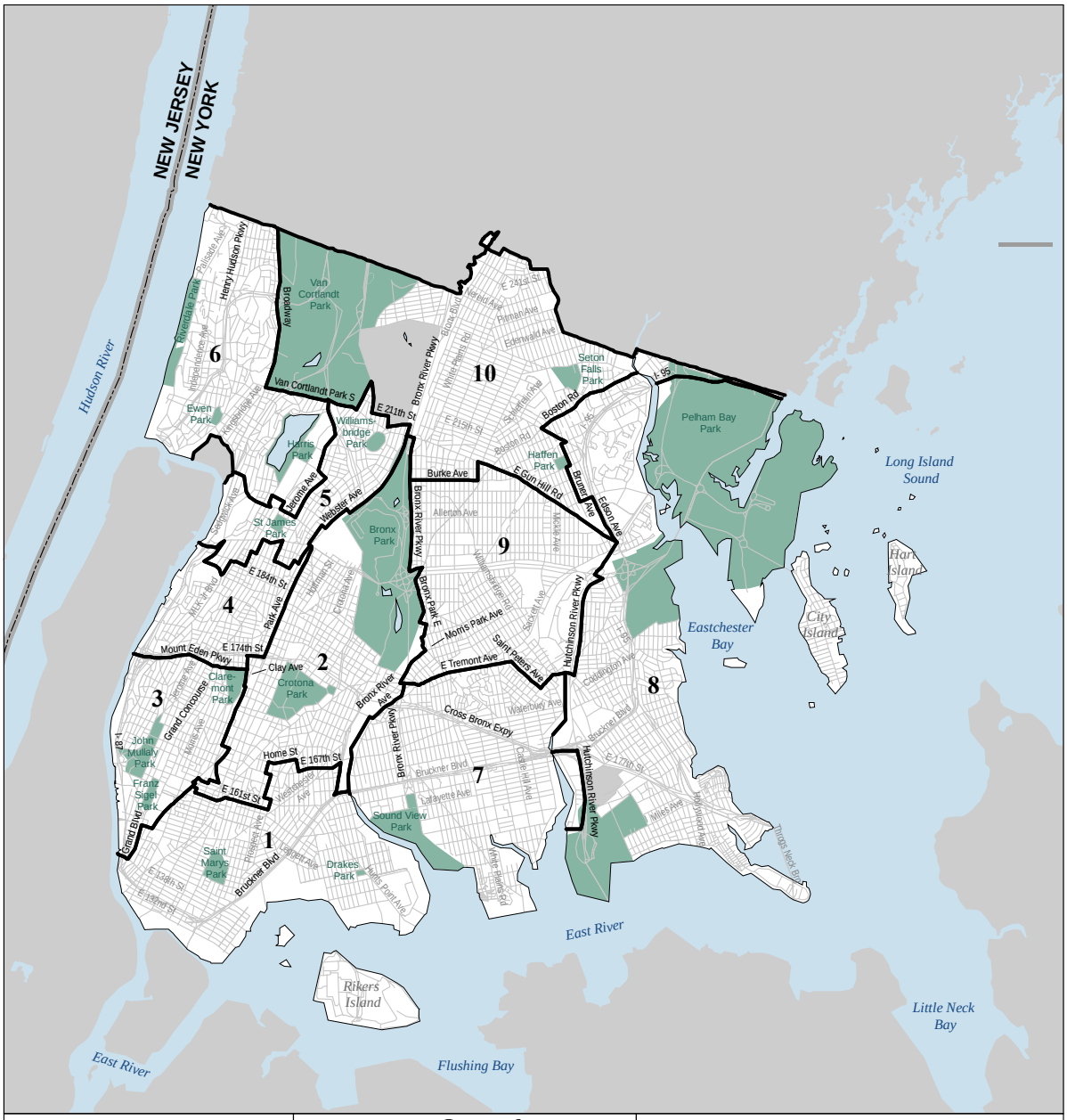
2. **Income and Public Assistance:** Median Income (A.11), Income Distribution (A.12), Poverty Rates (A.13), Public Assistance Dependency (A.13), 50% or 80% of HUD Area Median Income (A.14).

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, NY (Bronx County)



Location within City

Legend

Linden Blvd — Road
7 — Sub-borough boundary
NEW YORK — State boundary
Cemetery
Seaside Park — Park
Borough

0 1 2 Miles
0 1 2 Kilometers
1:100,000

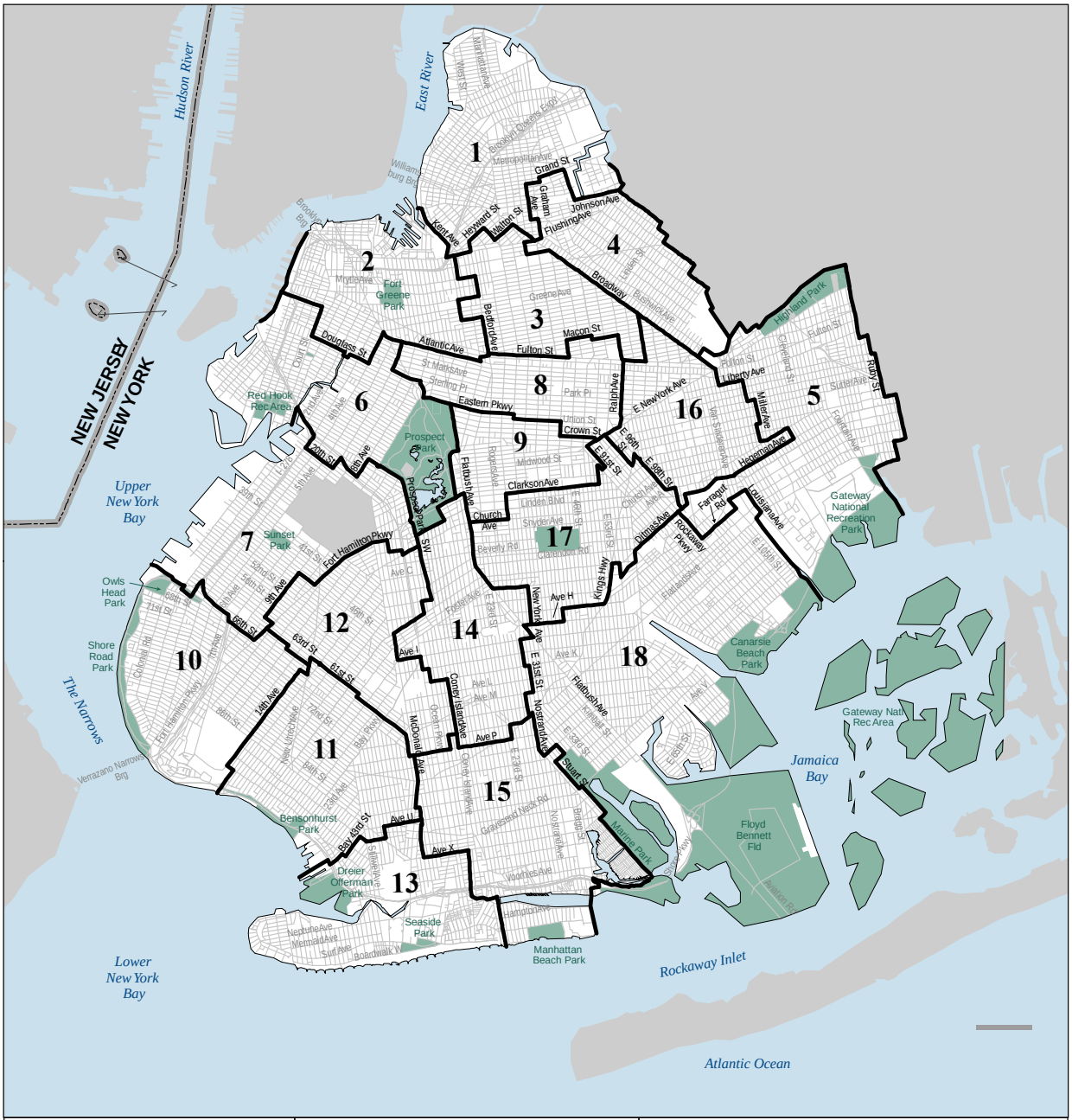
This map was created by the U.S. Census Bureau in cooperation with the City of New York; July 2013.

Key to Sub-Boroughs

1 Mott Haven/Hunts Point
2 Morrisania/East Tremont
3 Highbridge/S. Concourse
4 University Heights/Fordham
5 Kingsbridge Heights/Mosholu
6 Riverdale/Kingsbridge
7 Soundview/Parkchester
8 Throgs Neck/Co-op City
9 Pelham Parkway
10 Williamsbridge/Baychester

2011 New York City Housing and Vacancy Survey

Brooklyn, NY (Kings County)



Location within City

Legend

Road
Sub-borough boundary
State boundary
Cemetery
Park
Borough

0 1 2 Miles
0 1 2 Kilometers
1:115,000

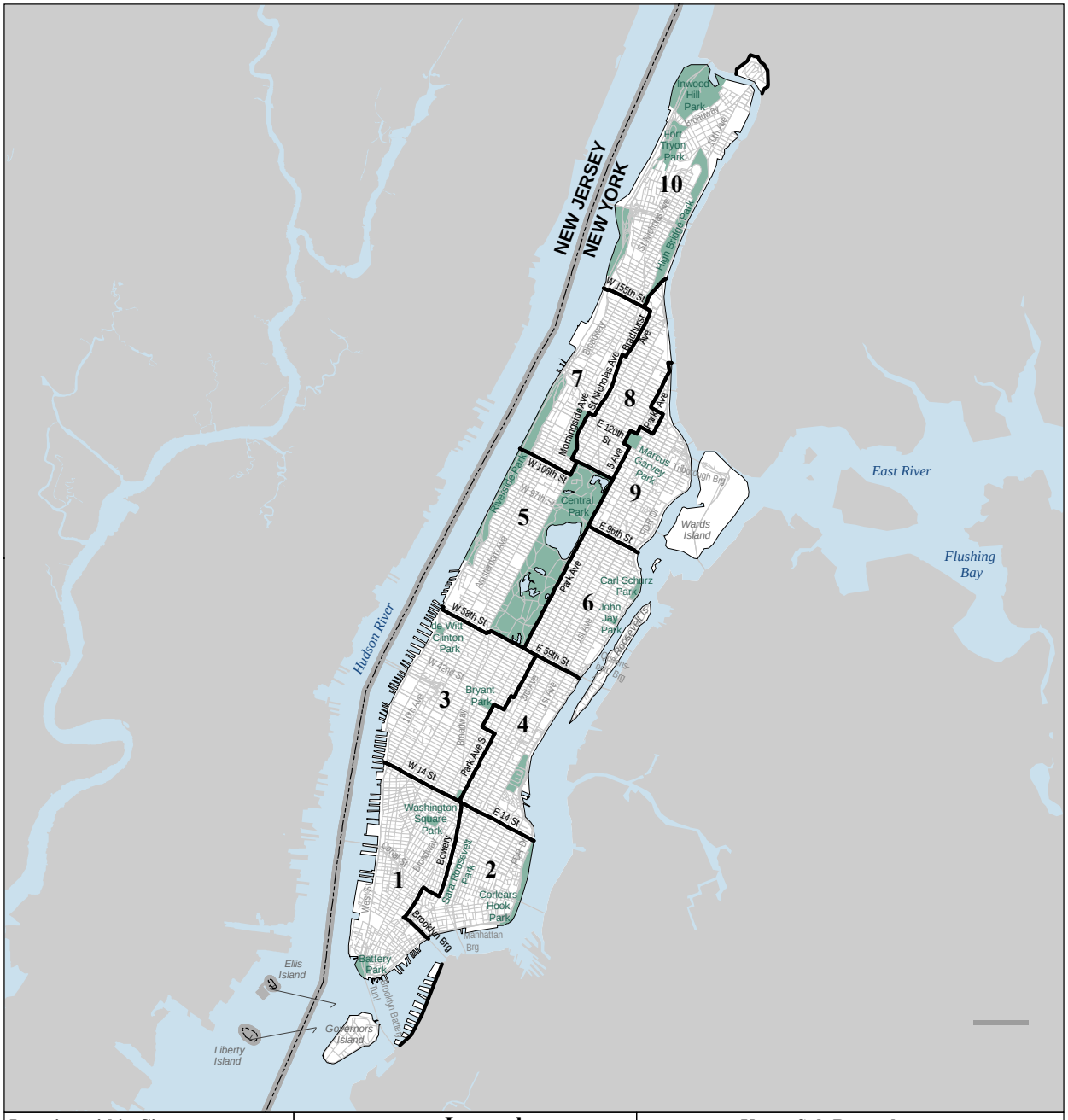
This map was created by the U.S. Census Bureau in cooperation with the City of New York; July 2013.

Key to Sub-Boroughs

1 Williamsburg/Greenpoint
2 Brooklyn Heights/Fort Greene
3 Bedford Stuyvesant
4 Bushwick
5 East New York/Starrett City
6 Park Slope/Carroll Gardens
7 Sunset Park
8 North Crown Heights/ Prospect Heights
9 South Crown Heights
10 Bay Ridge
11 Bensonhurst
12 Borough Park
13 Coney Island
14 Flatbush
15 Sheepshead Bay/ Gravesend
16 Brownsville/ Ocean Hill
17 East Flatbush
18 Flatlands/Canarsie

2011 New York City Housing and Vacancy Survey

Manhattan, NY (New York County)



Location within City

Legend

Linden Blvd — Road
7 — Sub-borough boundary
NEW YORK — State boundary
Cemetery
Seaside Park — Park
Borough

0 1 2 Miles
0 1 2 Kilometers
1:125,000

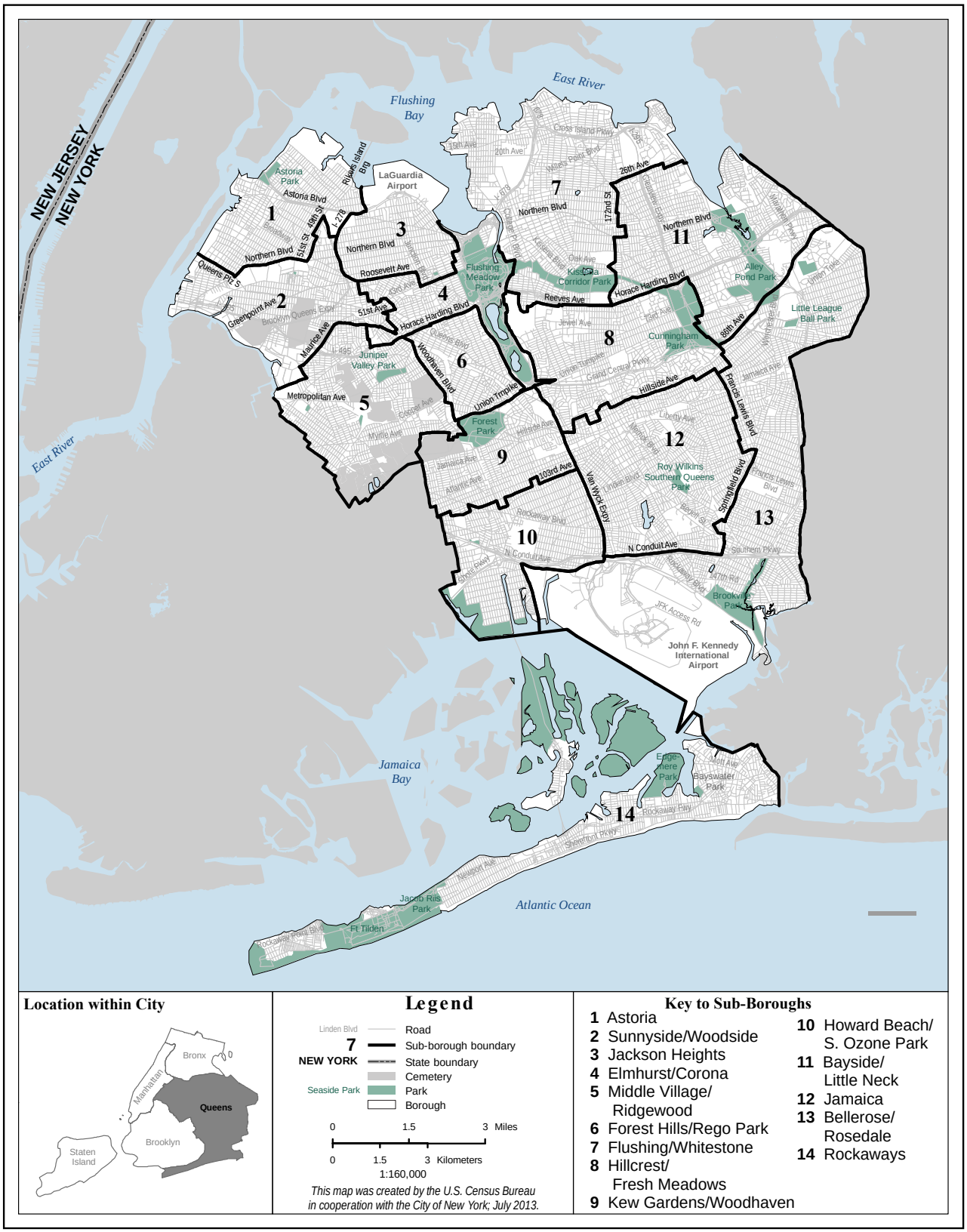
This map was created by the U.S. Census Bureau in cooperation with the City of New York; July 2013.

Key to Sub-Boroughs

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

2011 New York City Housing and Vacancy Survey

Queens, NY (Queens County)



Location within City

Legend

- Road
- Sub-borough boundary
- State boundary
- Cemetery
- Park
- Borough

0 1.5 3 Miles
0 1.5 3 Kilometers
1:160,000

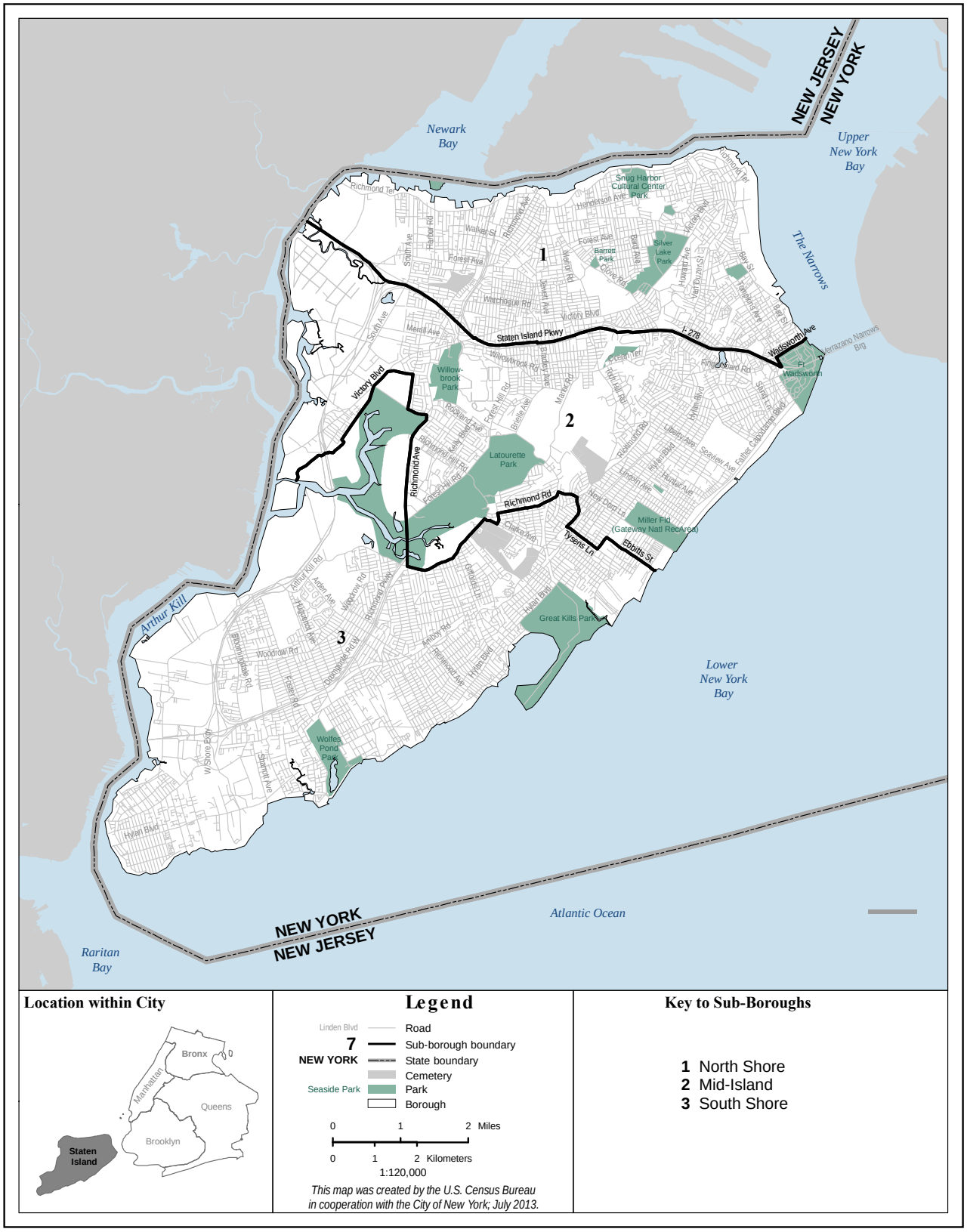
This map was created by the U.S. Census Bureau in cooperation with the City of New York; July 2013.

Key to Sub-Boroughs

1 Astoria
2 Sunnyside/Woodside
3 Jackson Heights
4 Elmhurst/Corona
5 Middle Village/ Ridgewood
6 Forest Hills/Rego Park
7 Flushing/Whitestone
8 Hillcrest/ Fresh Meadows
9 Kew Gardens/Woodhaven
10 Howard Beach/ S. Ozone Park
11 Bayside/ Little Neck
12 Jamaica
13 Bellerose/ Rosedale
14 Rockaways

2011 New York City Housing and Vacancy Survey

Staten Island, NY (Richmond County)



2011 New York City Housing and Vacancy Survey

Table A.1
Number of Households, Number of Individuals and Mean Household Size by Sub-Borough
New York City 2011

Sub-Borough Area	Households	Population	Mean Size
New York City	**3,088,881**	**8,020,045**	**2.60**
Bronx	**473,656**	**1,341,096**	**2.83**
1. Mott Haven/Hunts Point	48,534	152,781	3.15
2. Morrisania/East Tremont	53,064	150,878	2.84
3. Highbridge/South Concourse	48,774	142,837	2.93
4. University Heights/Fordham	41,984	126,354	3.01
5. Kingsbridge Heights/Mosholu	44,600	126,590	2.84
6. Riverdale/Kingsbridge	42,655	106,127	2.49
7. Soundview/Parkchester	60,484	181,105	2.99
8. Throgs Neck/Co-op City	44,073	105,145	2.39
9. Pelham Parkway	44,821	119,984	2.68
10. Williamsbridge/Baychester	44,669	129,296	2.89
Brooklyn	**929,296**	**2,484,192**	**2.67**
1. Williamsburg/Greenpoint	57,276	130,082	2.27
2. Brooklyn Heights/Fort Greene	54,751	121,005	2.21
3. Bedford Stuyvesant	50,162	135,717	2.71
4. Bushwick	42,966	134,406	3.13
5. East New York/Starrett City	50,879	150,496	2.96
6. Park Slope/Carroll Gardens	50,691	113,787	2.24
7. Sunset Park	43,424	141,650	3.26
8. North Crown Heights/Prospect Heights	47,386	106,900	2.26
9. South Crown Heights	43,445	116,124	2.67
10. Bay Ridge	51,478	120,640	2.34
11. Bensonhurst	69,260	185,274	2.68
12. Borough Park	46,067	157,839	3.43
13. Coney Island	51,293	121,954	2.38
14. Flatbush	55,291	160,554	2.90
15. Sheepshead Bay/Gravesend	57,353	144,452	2.52
16. Brownsville/Ocean Hill	44,291	119,856	2.71
17. East Flatbush	44,532	127,364	2.86
18. Flatlands/Canarsie	68,751	196,092	2.85
Manhattan	**752,459**	**1,541,415**	**2.05**
1. Greenwich Village/Financial District	78,867	136,491	1.73
2. Lower E. Side/Chinatown	72,698	155,697	2.14
3. Chelsea/Clinton/Midtown	82,816	137,737	1.66
4. Stuyvesant Town/Turtle Bay	85,822	150,303	1.75
5. Upper West Side	101,868	201,047	1.97
6. Upper East Side	116,623	212,639	1.82
7. Morningside Heights/Hamilton Heights	45,896	113,982	2.48
8. Central Harlem	50,668	111,795	2.21
9. East Harlem	45,794	109,838	2.40
10. Washington Heights/Inwood	71,408	211,887	2.97
Queens	**769,860**	**2,196,519**	**2.85**
1. Astoria	73,584	171,134	2.33
2. Sunnyside/Woodside	52,437	141,295	2.69
3. Jackson Heights	52,304	166,140	3.18
4. Elmhurst/Corona	46,618	150,289	3.22
5. Middle Village/Ridgewood	60,983	159,371	2.61
6. Forest Hills/Rego Park	49,388	108,391	2.19
7. Flushing/Whitestone	89,307	235,333	2.64
8. Hillcrest/Fresh Meadows	55,094	148,281	2.69
9. Kew Gardens/Woodhaven	44,731	134,020	3.00
10. Howard Beach/S. Ozone Park	37,151	119,299	3.21
11. Bayside/Little Neck	42,473	108,664	2.56
12. Jamaica	67,252	232,631	3.46
13. Bellerose/Rosedale	59,507	208,897	3.51
14. Rockaways	39,032	112,775	2.89
Staten Island	**163,610**	**456,800**	**2.79**
1. North Shore	57,594	167,491	2.91
2. Mid-Island	48,153	134,928	2.80
3. South Shore	57,863	154,403	2.67

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table A.2
Number of Individuals by Race/Ethnicity by Sub-Borough
New York City 2011

Sub-Borough Area	All[a]	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian	Other[b]
New York City	**8,020,045**	**2,668,775**	**1,826,693**	**688,362**	**1,630,213**	**1,062,517**	**143,484**
Bronx	**1,341,096**	**141,471**	**400,290**	**280,697**	**451,002**	**50,305**	**17,332**
1. Mott Haven/Hunts Point	152,781	**	31,991	55,471	62,187	**	**
2. Morrisania/East Tremont	150,878	5,793	49,882	38,694	53,553	**	**
3. Highbridge/South Concourse	142,837	**	46,173	17,980	72,593	**	**
4. University Heights/Fordham	126,354	**	38,928	18,418	67,047	**	**
5. Kingsbridge Heights/Mosholu	126,590	6,883	21,056	32,283	57,154	9,017	**
6. Riverdale/Kingsbridge	106,127	43,159	9,485	10,031	35,029	5,898	**
7. Soundview/Parkchester	181,105	5,695	53,652	51,159	49,694	16,119	4,786*
8. Throgs Neck/Co-op City	105,145	38,059	30,595	20,534	11,766	**	**
9. Pelham Parkway	119,984	28,076	28,850	22,813	27,399	11,413	**
10.Williamsbridge/Baychester	129,296	9,348	89,676	13,313	14,579	**	**
Brooklyn	**2,484,192**	**888,719**	**788,953**	**169,442**	**326,440**	**268,446**	**42,192**
1. Williamsburg/Greenpoint	130,082	81,449	5,633	15,069	16,295	9,720	**
2. Brooklyn Heights/Fort Greene	121,005	43,099	39,138	7,154	15,538	12,503	**
3. Bedford Stuyvesant	135,717	28,693	69,657	12,070	18,987	**	4,831*
4. Bushwick	134,406	10,017	22,483	24,734	65,821	8,437	**
5. East New York/Starrett City	150,496	**	80,905	18,761	32,145	12,215	**
6. Park Slope/Carroll Gardens	113,787	71,709	10,568	10,455	10,311	6,691	4,052*
7. Sunset Park	141,650	27,570	**	14,186	47,419	45,164	4,673*
8. North Crown Heights/Prospect Heights	106,900	17,479	72,257	5,015	5,423	4,463*	**
9. South Crown Heights	116,124	26,332	76,513	**	7,172	**	**
10. Bay Ridge	120,640	78,664	**	8,408	8,775	19,790	**
11. Bensonhurst	185,274	91,464	**	6,968	18,923	65,459	**
12. Borough Park	157,839	104,132	**	**	17,000	28,480	**
13. Coney Island	121,954	72,127	15,671	9,336	8,745	16,076	**
14. Flatbush	160,554	60,689	59,262	5,649	17,675	14,455	**
15. Sheepshead Bay/Gravesend	144,452	114,987	5,252	**	6,858	13,515	**
16. Brownsville/Ocean Hill	119,856	**	88,349	11,267	15,380	**	**
17. East Flatbush	127,364	5,487	112,168	**	5,289	**	**
18. Flatlands/Canarsie	196,092	50,048	120,993	8,316	8,687	6,165	**
Manhattan	**1,541,415**	**737,149**	**191,473**	**97,588**	**296,862**	**173,269**	**45,074**
1. Greenwich Village/Financial District	136,491	100,083	**	**	8,710	19,533	4,747*
2. Lower E. Side/Chinatown	155,697	50,400	8,424	20,997	14,098	58,184	**
3. Chelsea/Clinton/Midtown	137,737	83,789	8,391	10,072	13,495	20,220	**
4. Stuyvesant Town/Turtle Bay	150,303	111,401	4,686*	**	8,478	18,329	5,400
5. Upper West Side	201,047	134,241	15,717	7,755	18,956	18,508	5,870
6. Upper East Side	212,639	167,290	5,298	6,336	11,005	16,437	6,273
7. Morningside Heights/Hamilton Heights	113,982	25,735	32,469	6,948	35,705	7,109	6,017
8. Central Harlem	111,795	11,165	67,923	7,029	17,111	**	5,513
9. East Harlem	109,838	15,007	30,739	24,681	27,323	8,436	**
10. Washington Heights/Inwood	211,887	38,039	15,660	10,509	141,982	**	**
Queens	**2,196,519**	**608,042**	**402,223**	**100,607**	**517,137**	**534,860**	**33,650**
1. Astoria	171,134	79,451	11,233	7,903	48,646	22,186	**
2. Sunnyside/Woodside	141,295	39,059	**	4,135*	42,328	51,908	**
3. Jackson Heights	166,140	14,002	10,435	6,043	107,104	28,336	**
4. Elmhurst/Corona	150,289	6,395	10,152	6,459	70,202	56,880	**
5. Middle Village/Ridgewood	159,371	85,250	**	17,259	41,779	10,971	**
6. Forest Hills/Rego Park	108,391	57,179	**	**	15,468	26,215	**
7. Flushing/Whitestone	235,333	76,849	4,981*	**	29,845	120,025	**
8. Hillcrest/Fresh Meadows	148,281	50,279	19,806	8,983	18,136	50,881	**
9. Kew Gardens/Woodhaven	134,020	35,587	5,979	12,832	42,527	33,050	4,045*
10. Howard Beach/S. Ozone Park	119,299	41,882	25,100	7,959	12,096	29,596	**
11. Bayside/Little Neck	108,664	60,494	**	**	8,746	36,527	**
12. Jamaica	232,631	**	152,097	4,602*	37,588	25,695	8,714
13. Bellerose/Rosedale	208,897	22,445	113,660	4,398*	25,296	39,257	**
14. Rockaways	112,775	35,237	42,504	11,029	17,377	**	**
Staten Island	**456,822**	**293,393**	**43,754**	**40,029**	**38,772**	**35,637**	**5,236**
1. North Shore	167,491	58,120	38,902	25,167	23,787	19,347	**
2. Mid-Island	134,928	98,334	**	6,871	12,317	11,102	**
3. South Shore	154,403	136,940	**	7,992	**	5,188	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Hispanics are removed first from other race/ethnicity categories.

b Includes Native Hawaiian, Pacific Islander, American Indian or Alaska Native and individuals of two or more races.

* 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 2011

Sub-Borough Area	Total	Under 18	18 - 64	65 or Over
New York City	**8,020,045**	**1,822,569**	**5,269,804**	**927,671**
Bronx	**1,341,096**	**394,952**	**814,410**	**131,734**
1. Mott Haven/Hunts Point	152,781	51,583	89,053	12,145
2. Morrisania/East Tremont	150,878	51,150	87,433	12,295
3. Highbridge/South Concourse	142,837	45,896	81,848	15,093
4. University Heights/Fordham	126,354	40,593	78,927	6,834
5. Kingsbridge Heights/Mosholu	126,590	38,174	78,250	10,166
6. Riverdale/Kingsbridge	106,127	26,341	64,419	15,366
7. Soundview/Parkchester	181,105	51,942	113,345	15,819
8. Throgs Neck/Co-op City	105,145	22,324	66,345	16,476
9. Pelham Parkway	119,984	31,812	77,246	10,925
10.Williamsbridge/Baychester	129,296	35,137	77,543	16,615
Brooklyn	**2,484,192**	**600,994**	**1,615,591**	**267,607**
1. Williamsburg/Greenpoint	130,082	23,917	96,050	10,114
2. Brooklyn Heights/Fort Greene	121,005	23,895	83,111	13,999
3. Bedford Stuyvesant	135,717	38,575	85,071	12,071
4. Bushwick	134,406	38,886	83,719	11,801
5. East New York/Starrett City	150,496	43,083	96,717	10,696
6. Park Slope/Carroll Gardens	113,787	20,760	83,153	9,874
7. Sunset Park	141,650	37,881	91,362	12,407
8. North Crown Heights/Prospect Heights	106,900	22,691	75,647	8,562
9. South Crown Heights	116,124	26,885	75,391	13,848
10. Bay Ridge	120,640	25,785	79,286	15,569
11. Bensonhurst	185,274	31,159	127,890	26,225
12. Borough Park	157,839	55,682	85,892	16,264
13. Coney Island	121,954	25,957	72,204	23,794
14. Flatbush	160,554	42,968	101,742	15,844
15. Sheepshead Bay/Gravesend	144,452	28,502	92,945	23,005
16. Brownsville/Ocean Hill	119,856	39,659	70,384	9,812
17. East Flatbush	127,364	30,463	84,777	12,124
18. Flatlands/Canarsie	196,092	44,244	130,251	21,597
Manhattan	**1,541,415**	**257,395**	**1,080,815**	**203,206**
1. Greenwich Village/Financial District	136,491	14,666	102,706	19,120
2. Lower E. Side/Chinatown	155,697	21,263	111,133	23,300
3. Chelsea/Clinton/Midtown	137,737	13,489	108,248	16,000
4. Stuyvesant Town/Turtle Bay	150,303	14,606	115,472	20,225
5. Upper West Side	201,047	36,091	131,965	32,991
6. Upper East Side	212,639	31,509	147,049	34,081
7. Morningside Heights/Hamilton Heights	113,982	26,278	76,351	11,352
8. Central Harlem	111,795	23,861	77,152	10,782
9. East Harlem	109,838	25,676	69,444	14,718
10. Washington Heights/Inwood	211,887	49,956	141,295	20,636
Queens	**2,196,519**	**466,810**	**1,462,815**	**266,894**
1. Astoria	171,134	35,347	118,303	17,484
2. Sunnyside/Woodside	141,295	27,541	99,433	14,321
3. Jackson Heights	166,140	35,204	117,642	13,293
4. Elmhurst/Corona	150,289	29,229	106,700	14,360
5. Middle Village/Ridgewood	159,371	35,859	104,195	19,317
6. Forest Hills/Rego Park	108,391	16,548	75,348	16,496
7. Flushing/Whitestone	235,333	34,396	162,595	38,341
8. Hillcrest/Fresh Meadows	148,281	30,762	94,916	22,603
9. Kew Gardens/Woodhaven	134,020	35,047	83,974	14,999
10. Howard Beach/S. Ozone Park	119,299	27,974	77,133	14,192
11. Bayside/Little Neck	108,664	22,277	67,380	19,008
12. Jamaica	232,631	60,689	147,250	24,692
13. Bellerose/Rosedale	208,897	47,954	136,026	24,917
14. Rockaways	112,775	27,982	71,920	12,872
Staten Island	**456,822**	**102,419**	**296,173**	**58,230**
1. North Shore	167,491	40,219	107,406	19,866
2. Mid-Island	134,928	28,492	88,099	18,336
3. South Shore	154,403	33,708	100,668	20,028

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table A.4
Number of Individuals 18 Years of Age and Over
by Level of Educational Attainment by Sub-Borough
New York City 2011

Sub-Borough Area	All	Years of Education			
		Less than 12	12 Years	13-15 Years	16+
New York City	**6,197,475**	**1,056,375**	**1,611,985**	**1,290,659**	**2,238,456**
Bronx	**946,144**	**251,147**	**300,189**	**227,298**	**167,510**
1. Mott Haven/Hunts Point	101,198	42,807	27,877	22,794	7,719
2. Morrisania/East Tremont	99,728	37,839	31,530	21,854	8,506
3. Highbridge/South Concourse	96,941	32,921	26,873	23,924	13,223
4. University Heights/Fordham	85,761	26,823	34,071	18,253	6,614
5. Kingsbridge Heights/Mosholu	88,417	24,104	31,081	20,421	12,811
6. Riverdale/Kingsbridge	79,786	13,672	18,397	18,578	29,139
7. Soundview/Parkchester	129,163	31,152	43,407	36,505	18,099
8. Throgs Neck/Co-op City	82,821	7,964	27,767	23,532	23,557
9. Pelham Parkway	88,171	15,564	22,684	20,652	29,272
10. Williamsbridge/Baychester	94,158	18,302	36,502	20,784	18,570
Brooklyn	**1,883,198**	**342,949**	**520,268**	**396,032**	**623,949**
1. Williamsburg/Greenpoint	106,165	14,296	25,713	19,312	46,844
2. Brooklyn Heights/Fort Greene	97,110	14,716	13,589	12,617	56,188
3. Bedford Stuyvesant	97,142	17,903	32,628	22,888	23,723
4. Bushwick	95,520	35,187	25,862	18,661	15,811
5. East New York/Starrett City	107,413	21,692	41,623	27,534	16,563
6. Park Slope/Carroll Gardens	93,027	9,051	14,763	10,952	58,261
7. Sunset Park	103,769	38,625	25,320	15,915	23,908
8. North Crown Heights/Prospect Heights	84,209	11,845	22,246	17,067	33,051
9. South Crown Heights	89,239	14,427	27,111	19,638	28,062
10. Bay Ridge	94,855	14,915	21,271	21,395	37,274
11. Bensonhurst	154,115	31,041	44,595	34,960	43,519
12. Borough Park	102,156	19,362	31,461	19,253	32,081
13. Coney Island	95,998	17,668	24,683	19,712	33,935
14. Flatbush	117,586	15,679	28,485	29,616	43,806
15. Sheepshead Bay/Gravesend	115,950	10,593	30,376	29,162	45,820
16. Brownsville/Ocean Hill	80,196	23,169	29,332	15,222	12,474
17. East Flatbush	96,901	14,619	38,149	21,230	22,903
18. Flatlands/Canarsie	151,848	18,161	43,062	40,897	49,728
Manhattan	**1,284,020**	**151,016**	**170,594**	**187,369**	**775,041**
1. Greenwich Village/Financial District	121,826	**	6,978	10,012	102,072
2. Lower E. Side/Chinatown	134,434	35,928	24,190	18,663	55,652
3. Chelsea/Clinton/Midtown	124,249	9,603	11,932	17,805	84,908
4. Stuyvesant Town/Turtle Bay	135,697	**	7,120	15,363	111,090
5. Upper West Side	164,955	7,278	13,843	16,828	127,006
6. Upper East Side	181,130	**	8,851	17,341	151,196
7. Morningside Heights/Hamilton Heights	87,704	14,775	15,971	18,650	38,307
8. Central Harlem	87,934	12,659	21,859	21,978	31,438
9. East Harlem	84,161	19,520	20,715	17,572	26,355
10. Washington Heights/Inwood	161,931	42,623	39,133	33,159	47,017
Queens	**1,729,709**	**275,011**	**497,210**	**385,349**	**572,139**
1. Astoria	135,787	16,921	33,798	22,692	62,376
2. Sunnyside/Woodside	113,754	18,418	29,599	19,521	46,215
3. Jackson Heights	130,936	43,527	33,743	21,179	32,487
4. Elmhurst/Corona	121,060	31,422	37,962	20,806	30,870
5. Middle Village/Ridgewood	123,512	22,199	40,360	30,523	30,430
6. Forest Hills/Rego Park	91,843	4,949*	19,522	17,753	49,619
7. Flushing/Whitestone	200,936	33,237	62,847	36,898	67,955
8. Hillcrest/Fresh Meadows	117,519	17,391	30,541	23,185	46,402
9. Kew Gardens/Woodhaven	98,973	16,680	30,373	22,232	29,689
10. Howard Beach/S. Ozone Park	91,325	9,999	30,856	27,561	22,908
11. Bayside/Little Neck	86,388	6,751	23,565	18,642	37,430
12. Jamaica	171,942	28,666	59,400	47,753	36,122
13. Bellerose/Rosedale	160,942	14,792	40,980	47,989	57,181
14. Rockaways	84,793	10,059	23,664	28,614	22,456
Staten Island	**354,404**	**36,251**	**123,724**	**94,612**	**99,817**
1. North Shore	127,273	19,478	42,428	34,387	30,980
2. Mid-Island	106,435	9,635	38,084	27,477	31,239
3. South Shore	120,696	7,138	43,212	32,748	37,598

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

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

** Too few individuals to report.

Table A.5
Number of Owner Households, Number of Renter Households, and Homeownership Rate by Sub-Borough
New York City 2011

Sub-Borough Area	Number of Households		Ownership
	Owner	Renter	Rate (%)
New York City	**984,066**	**2,104,816**	**31.9**
Bronx	**98,166**	**375,491**	**20.7**
1. Mott Haven/Hunts Point	4,187*	44,348	8.6
2. Morrisania/East Tremont	7,108	45,956	13.4
3. Highbridge/South Concourse	4,122*	44,651	8.5
4. University Heights/Fordham	**	40,416	**
5. Kingsbridge Heights/Mosholu	**	41,213	7.6*
6. Riverdale/Kingsbridge	14,404	28,251	33.8
7. Soundview/Parkchester	14,491	45,993	24.0
8. Throgs Neck/Co-op City	24,325	19,747	55.2
9. Pelham Parkway	10,081	34,740	22.5
10. Williamsbridge/Baychester	14,494	30,175	32.4
Brooklyn	**256,130**	**673,166**	**27.6**
1. Williamsburg/Greenpoint	12,025	45,251	21.0
2. Brooklyn Heights/Fort Greene	18,624	36,127	34.0
3. Bedford Stuyvesant	9,263	40,899	18.5
4. Bushwick	**	38,998	9.2*
5. East New York/Starrett City	11,657	39,222	22.9
6. Park Slope/Carroll Gardens	17,008	33,682	33.6
7. Sunset Park	10,273	33,152	23.7
8. North Crown Heights/Prospect Heights	7,806	39,580	16.5
9. South Crown Heights	5,815	37,630	13.4
10. Bay Ridge	17,691	33,787	34.4
11. Bensonhurst	21,920	47,340	31.6
12. Borough Park	14,128	31,939	30.7
13. Coney Island	16,597	34,696	32.4
14. Flatbush	13,400	41,891	24.2
15. Sheepshead Bay/Gravesend	24,589	32,765	42.9
16. Brownsville/Ocean Hill	5,334	38,957	12.0
17. East Flatbush	12,694	31,838	28.5
18. Flatlands/Canarsie	33,339	35,412	48.5
Manhattan	**181,606**	**570,853**	**24.1**
1. Greenwich Village/Financial District	22,592	56,275	28.6
2. Lower E. Side/Chinatown	10,176	62,522	14.0
3. Chelsea/Clinton/Midtown	18,816	64,000	22.7
4. Stuyvesant Town/Turtle Bay	24,909	60,913	29.0
5. Upper West Side	33,494	68,374	32.9
6. Upper East Side	40,405	76,218	34.6
7. Morningside Heights/Hamilton Heights	9,818	36,079	21.4
8. Central Harlem	8,843	41,825	17.5
9. East Harlem	4,738*	41,056	10.3
10. Washington Heights/Inwood	7,817	63,591	10.9
Queens	**337,775**	**432,085**	**43.9**
1. Astoria	11,226	62,358	15.3
2. Sunnyside/Woodside	14,850	37,587	28.3
3. Jackson Heights	14,842	37,463	28.4
4. Elmhurst/Corona	10,178	36,440	21.8
5. Middle Village/Ridgewood	25,501	35,482	41.8
6. Forest Hills/Rego Park	24,327	25,061	49.3
7. Flushing/Whitestone	41,572	47,735	46.5
8. Hillcrest/Fresh Meadows	26,506	28,587	48.1
9. Kew Gardens/Woodhaven	19,813	24,917	44.3
10. Howard Beach/S. Ozone Park	23,822	13,329	64.1
11. Bayside/Little Neck	29,857	12,616	70.3
12. Jamaica	37,233	30,019	55.4
13. Bellerose/Rosedale	41,339	18,168	69.5
14. Rockaways	16,708	22,323	42.8
Staten Island	**110,389**	**53,221**	**67.5**
1. North Shore	33,264	24,330	57.8
2. Mid-Island	33,203	14,950	69.0
3. South Shore	43,923	13,940	75.9

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

* 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 2011

Sub-Borough Area	All[a]	White	Black	Puerto Rican	Non-Puerto Rican Hispanic	Asian
New York City	**100.0%**	**41.3**	**22.3**	**8.6**	**15.4**	**11.5**
Bronx	**100.0**	**14.6**	**32.4**	**21.8**	**27.1**	**3.4**
1. Mott Haven/Hunts Point	100.0	**	24.1	37.3	36.6	**
2. Morrisania/East Tremont	100.0	**	37.7	26.6	28.6	**
3. Highbridge/South Concourse	100.0	**	38.8	15.5	41.8	**
4. University Heights/Fordham	100.0	**	33.5	17.7	45.4	**
5. Kingsbridge Heights/Mosholu	100.0	8.0*	23.0	26.5	36.2	**
6. Riverdale/Kingsbridge	100.0	48.6	9.1*	7.9*	27.4	**
7. Soundview/Parkchester	100.0	**	33.6	29.9	23.4	7.2
8. Throgs Neck/Co-op City	100.0	40.0	30.7	18.9	7.4*	**
9. Pelham Parkway	100.0	31.3	22.8	22.9	14.3	8.8*
10. Williamsbridge/Baychester	100.0	10.9	68.5	8.9*	9.3	**
Brooklyn	**100.0**	**41.3**	**32.1**	**7.2**	**10.3**	**8.2**
1. Williamsburg/Greenpoint	100.0	67.4	**	11.5	10.2	5.8*
2. Brooklyn Heights/Fort Greene	100.0	44.8	29.7	5.7*	9.6	8.9
3. Bedford Stuyvesant	100.0	14.2	61.1	10.3	11.2	**
4. Bushwick	100.0	12.0	19.5	19.7	40.0	**
5. East New York/Starrett City	100.0	**	58.5	12.0	19.0	**
6. Park Slope/Carroll Gardens	100.0	68.6	8.5	8.6	8.4	**
7. Sunset Park	100.0	27.8	**	12.8	27.3	27.3
8. North Crown Heights/Prospect Heights	100.0	18.9	66.4	**	**	**
9. South Crown Heights	100.0	20.2	67.3	**	**	**
10. Bay Ridge	100.0	72.2	**	8.3	**	11.7
11. Bensonhurst	100.0	60.1	**	6.2	6.9	26.8
12. Borough Park	100.0	70.7	**	**	7.7*	14.7
13. Coney Island	100.0	72.9	9.0	**	**	8.2
14. Flatbush	100.0	42.2	37.4	**	8.8	6.9*
15. Sheepshead Bay/Gravesend	100.0	81.8	**	**	5.5*	6.5*
16. Brownsville/Ocean Hill	100.0	**	74.5	10.5	12.2	**
17. East Flatbush	100.0	**	85.1	**	**	**
18. Flatlands/Canarsie	100.0	26.5	61.6	**	4.8*	**
Manhattan	**100.0**	**57.2**	**12.9**	**5.5**	**12.3**	**10.6**
1. Greenwich Village/Financial District	100.0	77.2	**	**	6.2	12.2
2. Lower E. Side/Chinatown	100.0	45.0	5.8	11.2	6.4	30.7
3. Chelsea/Clinton/Midtown	100.0	64.6	6.6	4.8*	9.2	13.3
4. Stuyvesant Town/Turtle Bay	100.0	76.7	4.3*	**	4.1*	12.1
5. Upper West Side	100.0	74.3	7.8	3.8*	5.3	7.5
6. Upper East Side	100.0	81.7	**	**	4.7	8.0
7. Morningside Heights/Hamilton Heights	100.0	27.8	33.7	**	23.2	8.0*
8. Central Harlem	100.0	12.4	66.4	6.0*	9.0	**
9. East Harlem	100.0	17.5	32.9	23.1	17.9	6.6*
10. Washington Heights/Inwood	100.0	27.1	10.2	7.7	52.4	**
Queens	**100.0**	**36.3**	**16.2**	**4.9**	**19.3**	**22.4**
1. Astoria	100.0	54.1	6.8	**	22.0	12.7
2. Sunnyside/Woodside	100.0	37.1	**	**	24.5	33.2
3. Jackson Heights	100.0	14.8	7.8	**	55.2	16.9
4. Elmhurst/Corona	100.0	7.9*	7.6*	**	40.8	39.1
5. Middle Village/Ridgewood	100.0	62.3	**	11.7	18.5	6.3*
6. Forest Hills/Rego Park	100.0	57.1	**	**	14.1	21.6
7. Flushing/Whitestone	100.0	37.1	**	**	11.3	47.1
8. Hillcrest/Fresh Meadows	100.0	39.6	15.2	6.8*	11.2	26.9
9. Kew Gardens/Woodhaven	100.0	38.2	**	10.4	26.3	18.9
10. Howard Beach/S. Ozone Park	100.0	44.0	19.1	**	**	21.0
11. Bayside/Little Neck	100.0	62.6	**	**	**	28.1
12. Jamaica	100.0	**	67.7	**	13.2	11.4
13. Bellerose/Rosedale	100.0	19.6	50.0	**	9.4	18.1
14. Rockaways	100.0	36.9	35.1	9.1*	14.3	**
Staten Island	**100.0**	**70.0**	**8.6**	**9.0**	**5.9**	**6.3**
1. North Shore	100.0	43.8	21.6	14.8	10.2	9.2
2. Mid-Island	100.0	78.0	**	**	**	7.0*
3. South Shore	100.0	89.3	**	5.7*	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Includes 30,445 (1.0%) "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 2011

		Single			More than One Adult		
Sub-Borough Area	**All**	**Elderly**	**Adult**	**w/Child**	**Elderly**	**2 or More**	**w/Child**
New York City	**100.0%**	**11.6**	**20.1**	**5.9**	**10.7**	**27.5**	**24.3**
Bronx	**100.0**	**12.1**	**16.4**	**12.3**	**9.5**	**21.3**	**28.3**
1. Mott Haven/Hunts Point	100.0	14.0	10.6	18.7	8.1*	18.9	29.7
2. Morrisania/East Tremont	100.0	13.2	16.1	18.0	5.9*	18.6	28.2
3. Highbridge/South Concourse	100.0	16.2	13.3	15.3	8.7	17.2	29.4
4. University Heights/Fordham	100.0	7.8*	18.0	15.6	**	23.4	31.4
5. Kingsbridge Heights/Mosholu	100.0	11.1	16.2	13.3	8.6*	24.4	26.4
6. Riverdale/Kingsbridge	100.0	14.8	17.4	7.6*	13.7	23.4	23.1
7. Soundview/Parkchester	100.0	9.6	16.7	9.7	9.4	22.5	32.2
8. Throgs Neck/Co-op City	100.0	14.9	20.0	7.0*	14.7	22.9	20.5
9. Pelham Parkway	100.0	10.2	17.6	9.1	9.8	25.5	27.8
10. Williamsbridge/Baychester	100.0	9.4	19.2	8.0*	13.3	17.0	32.9
Brooklyn	**100.0**	**10.4**	**18.4**	**6.2**	**10.6**	**28.0**	**26.3**
1. Williamsburg/Greenpoint	100.0	9.7	20.7	5.4*	7.8	40.9	15.5
2. Brooklyn Heights/Fort Greene	100.0	12.4	27.8	**	7.5	29.2	19.0
3. Bedford Stuyvesant	100.0	11.3	25.6	7.2*	7.5*	23.5	24.7
4. Bushwick	100.0	7.6*	11.9	9.3*	8.1*	26.0	37.1
5. East New York/Starrett City	100.0	6.8*	22.0	16.0	7.7*	21.6	26.0
6. Park Slope/Carroll Gardens	100.0	7.0*	24.4	**	8.2	36.8	20.9
7. Sunset Park	100.0	7.7*	12.9	**	7.3*	32.8	37.0
8. North Crown Hgts./Prospect Hgts.	100.0	6.9*	31.8	6.3*	6.4*	25.9	22.7
9. South Crown Heights	100.0	8.3*	21.0	**	14.3	26.4	24.1
10. Bay Ridge	100.0	15.1	23.9	**	11.0	23.7	22.7
11. Bensonhurst	100.0	10.1	13.7	**	15.4	36.4	21.4
12. Borough Park	100.0	11.3	6.9*	**	12.7	24.7	42.2
13. Coney Island	100.0	22.2	13.6	**	14.7	19.8	24.3
14. Flatbush	100.0	10.9	12.9	**	9.9	29.2	32.9
15. Sheepshead Bay/Gravesend	100.0	14.3	12.0	**	16.9	27.6	27.1
16. Brownsville/Ocean Hill	100.0	9.6	18.0	19.6	8.3*	19.6	24.8
17. East Flatbush	100.0	8.3*	19.4	9.1	10.4	24.3	28.6
18. Flatlands/Canarsie	100.0	7.0	14.4	6.8	13.2	29.4	29.2
Manhattan	**100.0**	**13.9**	**31.5**	**3.9**	**8.7**	**28.4**	**13.7**
1. Greenwich Village/Financial Dist.	100.0	11.2	39.6	**	8.7	28.5	10.3
2. Lower E. Side/Chinatown	100.0	14.0	30.0	**	10.0	31.9	11.5
3. Chelsea/Clinton/Midtown	100.0	15.0	41.2	**	4.6*	29.5	7.6
4. Stuyvesant Town/Turtle Bay	100.0	14.2	36.8	**	8.0	31.5	7.8
5. Upper West Side	100.0	15.0	31.0	3.1*	11.0	24.5	15.3
6. Upper East Side	100.0	14.8	35.3	**	10.6	24.4	12.8
7. Morningside Hgts./Hamilton Hgts.	100.0	11.9	21.9	**	9.9	30.4	19.6
8. Central Harlem	100.0	11.5	30.0	9.9	**	29.1	15.3
9. East Harlem	100.0	18.4	18.8	12.8	8.3*	24.7	17.0
10. Washington Heights/Inwood	100.0	11.9	16.2	5.2*	9.0	32.0	25.7
Queens	**100.0**	**10.8**	**14.8**	**3.9**	**12.5**	**28.9**	**29.1**
1. Astoria	100.0	10.7	24.3	4.1*	8.1	31.1	21.8
2. Sunnyside/Woodside	100.0	10.6	14.2	**	10.4	34.8	27.2
3. Jackson Heights	100.0	9.6	10.2	**	9.0	33.5	34.4
4. Elmhurst/Corona	100.0	6.5*	14.3	**	11.3	30.5	34.9
5. Middle Village/Ridgewood	100.0	11.5	18.0	**	12.7	26.4	28.4
6. Forest Hills/Rego Park	100.0	14.5	23.5	**	9.4	32.4	18.4
7. Flushing/Whitestone	100.0	10.9	12.7	**	15.4	36.9	20.9
8. Hillcrest/Fresh Meadows	100.0	14.5	16.2	**	12.4	25.8	27.8
9. Kew Gardens/Woodhaven	100.0	11.7	13.8	7.1*	9.7	20.3	37.5
10. Howard Beach/S. Ozone Park	100.0	9.6*	**	**	15.7	31.1	34.1
11. Bayside/Little Neck	100.0	13.3	12.6	**	21.3	22.6	27.4
12. Jamaica	100.0	10.3	11.2	6.5	13.3	22.5	36.2
13. Bellerose/Rosedale	100.0	7.7	8.2	5.2*	14.6	25.9	38.4
14. Rockaways	100.0	9.8*	17.8	8.2*	12.5	24.8	26.9
Staten Island	**100.0**	**10.5**	**12.7**	**4.0**	**14.8**	**31.0**	**27.0**
1. North Shore	100.0	11.0	14.5	**	12.7	32.0	26.7
2. Mid-Island	100.0	11.2	8.8	**	16.4	30.7	27.7
3. South Shore	100.0	9.6	14.2	**	15.5	30.3	26.7

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* 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 2011

Sub-Borough Area	All	USA	Puerto Rico/Non-USA
New York City	**100.0%**	**50.9**	**49.1**
Bronx	**100.0**	**45.6**	**54.4**
1. Mott Haven/Hunts Point	100.0	44.4	55.6
2. Morrisania/East Tremont	100.0	46.6	53.4
3. Highbridge/South Concourse	100.0	37.0	63.0
4. University Heights/Fordham	100.0	33.9	66.1
5. Kingsbridge Heights/Mosholu	100.0	38.0	62.0
6. Riverdale/Kingsbridge	100.0	52.9	47.1
7. Soundview/Parkchester	100.0	43.7	56.3
8. Throgs Neck/Co-op City	100.0	67.7	32.3
9. Pelham Parkway	100.0	48.9	51.1
10. Williamsbridge/Baychester	100.0	45.9	54.1
Brooklyn	**100.0**	**47.8**	**52.2**
1. Williamsburg/Greenpoint	100.0	64.9	35.1
2. Brooklyn Heights/Fort Greene	100.0	71.9	28.1
3. Bedford Stuyvesant	100.0	67.6	32.4
4. Bushwick	100.0	45.0	55.0
5. East New York/Starrett City	100.0	40.6	59.4
6. Park Slope/Carroll Gardens	100.0	73.8	26.2
7. Sunset Park	100.0	35.7	64.3
8. North Crown Heights/Prospect Heights	100.0	61.4	38.6
9. South Crown Heights	100.0	41.3	58.7
10. Bay Ridge	100.0	58.5	41.5
11. Bensonhurst	100.0	30.8	69.2
12. Borough Park	100.0	39.3	60.7
13. Coney Island	100.0	29.7	70.3
14. Flatbush	100.0	41.8	58.2
15. Sheepshead Bay/Gravesend	100.0	41.0	59.0
16. Brownsville/Ocean Hill	100.0	57.8	42.2
17. East Flatbush	100.0	25.3	74.7
18. Flatlands/Canarsie	100.0	39.7	60.3
Manhattan	**100.0**	**66.4**	**33.6**
1. Greenwich Village/Financial District	100.0	71.0	29.0
2. Lower E. Side/Chinatown	100.0	55.7	44.3
3. Chelsea/Clinton/Midtown	100.0	66.0	34.0
4. Stuyvesant Town/Turtle Bay	100.0	77.6	22.4
5. Upper West Side	100.0	75.3	24.7
6. Upper East Side	100.0	78.3	21.7
7. Morningside Heights/Hamilton Heights	100.0	58.9	41.1
8. Central Harlem	100.0	69.0	31.0
9. East Harlem	100.0	56.9	43.1
10. Washington Heights/Inwood	100.0	37.4	62.6
Queens	**100.0**	**38.4**	**61.6**
1. Astoria	100.0	48.0	52.0
2. Sunnyside/Woodside	100.0	32.2	67.8
3. Jackson Heights	100.0	21.2	78.8
4. Elmhurst/Corona	100.0	12.9	87.1
5. Middle Village/Ridgewood	100.0	44.4	55.6
6. Forest Hills/Rego Park	100.0	35.1	64.9
7. Flushing/Whitestone	100.0	29.9	70.1
8. Hillcrest/Fresh Meadows	100.0	41.6	58.4
9. Kew Gardens/Woodhaven	100.0	33.5	66.5
10. Howard Beach/S. Ozone Park	100.0	50.9	49.1
11. Bayside/Little Neck	100.0	54.2	45.8
12. Jamaica	100.0	41.1	58.9
13. Bellerose/Rosedale	100.0	40.4	59.6
14. Rockaways	100.0	62.5	37.5
Staten Island	**100.0**	**71.6**	**28.4**
1. North Shore	100.0	67.6	32.4
2. Mid-Island	100.0	65.3	34.7
3. South Shore	100.0	80.7	19.3

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

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 2011

Sub-Borough Area	Puerto Rico/Non-USA	Immigrantsa
New York City	49.1%	40.0%
Bronx	54.4	37.7
1. Mott Haven/Hunts Point	55.6	31.5
2. Morrisania/East Tremont	53.4	32.6
3. Highbridge/South Concourse	63.0	48.0
4. University Heights/Fordham	66.1	48.8
5. Kingsbridge Heights/Mosholu	62.0	42.8
6. Riverdale/Kingsbridge	47.1	32.7
7. Soundview/Parkchester	56.3	35.9
8. Throgs Neck/Co-op City	32.3	23.7
9. Pelham Parkway	51.1	36.3
10. Williamsbridge/Baychester	54.1	44.4
Brooklyn	**52.2**	**44.6**
1. Williamsburg/Greenpoint	35.1	26.7
2. Brooklyn Heights/Fort Greene	28.1	20.4
3. Bedford Stuyvesant	32.4	21.5
4. Bushwick	55.0	41.4
5. East New York/Starrett City	59.4	51.2
6. Park Slope/Carroll Gardens	26.2	14.8
7. Sunset Park	64.3	55.9
8. North Crown Heights/Prospect Heights	38.6	31.9
9. South Crown Heights	58.7	49.8
10. Bay Ridge	41.5	37.6
11. Bensonhurst	69.2	62.7
12. Borough Park	60.7	54.4
13. Coney Island	70.3	62.0
14. Flatbush	58.2	52.5
15. Sheepshead Bay/Gravesend	59.0	54.8
16. Brownsville/Ocean Hill	42.2	33.1
17. East Flatbush	74.7	68.3
18. Flatlands/Canarsie	60.3	56.7
Manhattan	33.6	22.7
1. Greenwich Village/Financial District	29.0	21.3
2. Lower E. Side/Chinatown	44.3	29.0
3. Chelsea/Clinton/Midtown	34.0	21.8
4. Stuyvesant Town/Turtle Bay	22.4	14.3
5. Upper West Side	24.7	16.8
6. Upper East Side	21.7	12.6
7. Morningside Heights/Hamilton Heights	41.1	32.8
8. Central Harlem	31.0	23.0
9. East Harlem	43.1	24.3
10. Washington Heights/Inwood	62.6	45.0
Queens	**61.6**	**56.3**
1. Astoria	52.0	48.7
2. Sunnyside/Woodside	67.8	57.4
3. Jackson Heights	78.8	74.5
4. Elmhurst/Corona	87.1	81.9
5. Middle Village/Ridgewood	55.6	48.3
6. Forest Hills/Rego Park	64.9	56.6
7. Flushing/Whitestone	70.1	67.3
8. Hillcrest/Fresh Meadows	58.4	53.5
9. Kew Gardens/Woodhaven	66.5	59.9
10. Howard Beach/S. Ozone Park	49.1	43.8
11. Bayside/Little Neck	45.8	42.3
12. Jamaica	58.9	55.3
13. Bellerose/Rosedale	59.6	54.7
14. Rockaways	37.5	33.3
Staten Island	**28.4**	**24.1**
1. North Shore	32.4	24.6
2. Mid-Island	34.7	31.2
3. South Shore	19.3	18.0

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a 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 2011

Sub-Borough Area	Sub-Families and Secondary Individuals
New York City	**452,675**
Bronx	**55,842**
1. Mott Haven/Hunts Point	6,718
2. Morrisania/East Tremont	7,214
3. Highbridge/South Concourse	7,947
4. University Heights/Fordham	5,898
5. Kingsbridge Heights/Mosholu	6,621
6. Riverdale/Kingsbridge	**
7. Soundview/Parkchester	6,653
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	4,313*
10. Williamsbridge/Baychester	4,587*
Brooklyn	**137,800**
1. Williamsburg/Greenpoint	11,956
2. Brooklyn Heights/Fort Greene	9,542
3. Bedford Stuyvesant	8,903
4. Bushwick	10,930
5. East New York/Starrett City	8,394
6. Park Slope/Carroll Gardens	5,411
7. Sunset Park	13,033
8. North Crown Heights/Prospect Heights	6,243
9. South Crown Heights	5,545
10. Bay Ridge	**
11. Bensonhurst	11,522
12. Borough Park	7,276
13. Coney Island	**
14. Flatbush	8,842
15. Sheepshead Bay/Gravesend	4,664*
16. Brownsville/Ocean Hill	5,827
17. East Flatbush	6,952
18. Flatlands/Canarsie	6,043
Manhattan	**118,195**
1. Greenwich Village/Financial District	8,927
2. Lower E. Side/Chinatown	19,945
3. Chelsea/Clinton/Midtown	8,856
4. Stuyvesant Town/Turtle Bay	18,001
5. Upper West Side	4,789*
6. Upper East Side	9,063
7. Morningside Heights/Hamilton Heights	10,133
8. Central Harlem	9,097
9. East Harlem	6,030
10. Washington Heights/Inwood	23,354
Queens	**128,647**
1. Astoria	12,463
2. Sunnyside/Woodside	13,005
3. Jackson Heights	9,568
4. Elmhurst/Corona	18,731
5. Middle Village/Ridgewood	4,903*
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	13,404
8. Hillcrest/Fresh Meadows	7,169
9. Kew Gardens/Woodhaven	6,578
10. Howard Beach/S. Ozone Park	4,761*
11. Bayside/Little Neck	**
12. Jamaica	17,344
13. Bellerose/Rosedale	10,782
14. Rockaways	4,893*
Staten Island	**12,190**
1. North Shore	5,903
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* 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 2011

Sub-Borough Area	All Households	Owners	Renters
New York City	**$48,040**	**$75,000**	**$38,500**
Bronx	**$30,000**	**$60,000**	**$25,200**
1. Mott Haven/Hunts Point	18,000	62,520	16,764
2. Morrisania/East Tremont	22,601	40,000	20,219
3. Highbridge/South Concourse	27,000	63,000	25,000
4. University Heights/Fordham	20,700	**	20,200
5. Kingsbridge Heights/Mosholu	30,000	59,000*	27,280
6. Riverdale/Kingsbridge	43,725	87,400	30,000
7. Soundview/Parkchester	32,000	68,000	28,400
8. Throgs Neck/Co-op City	45,961	50,000	42,800
9. Pelham Parkway	43,741	80,000	37,000
10. Williamsbridge/Baychester	35,662	56,472	27,400
Brooklyn	**$42,000**	**$72,000**	**$35,000**
1. Williamsburg/Greenpoint	50,000	67,000	45,000
2. Brooklyn Heights/Fort Greene	60,000	80,000	46,800
3. Bedford Stuyvesant	32,496	71,870	28,100
4. Bushwick	35,000	40,000*	35,000
5. East New York/Starrett City	35,000	70,000	28,000
6. Park Slope/Carroll Gardens	79,000	123,000	65,000
7. Sunset Park	40,000	58,200	35,000
8. North Crown Heights/Prospect Heights	41,000	110,000	35,000
9. South Crown Heights	43,000	73,500	39,800
10. Bay Ridge	46,808	66,000	40,000
11. Bensonhurst	43,000	71,000	34,200
12. Borough Park	36,696	69,464	29,960
13. Coney Island	31,000	66,043	24,828
14. Flatbush	50,000	75,500	42,200
15. Sheepshead Bay/Gravesend	50,000	80,000	30,000
16. Brownsville/Ocean Hill	22,000	63,800	20,219
17. East Flatbush	42,000	58,870	36,000
18. Flatlands/Canarsie	50,000	67,400	35,935
Manhattan	**$69,000**	**$130,000**	**$57,780**
1. Greenwich Village/Financial District	105,000	200,000	90,000
2. Lower E. Side/Chinatown	45,480	110,000	37,564
3. Chelsea/Clinton/Midtown	82,000	145,000	75,000
4. Stuyvesant Town/Turtle Bay	100,000	140,000	84,000
5. Upper West Side	92,800	150,000	80,000
6. Upper East Side	90,000	146,500	75,000
7. Morningside Heights/Hamilton Heights	42,000	96,564	35,000
8. Central Harlem	39,000	90,000	33,189
9. East Harlem	31,870	47,200	31,000
10. Washington Heights/Inwood	42,200	95,000	40,000
Queens	**$52,000**	**$67,000**	**$42,450**
1. Astoria	45,000	61,000	41,400
2. Sunnyside/Woodside	51,000	74,400	47,000
3. Jackson Heights	50,000	55,000	45,000
4. Elmhurst/Corona	45,000	50,000	45,000
5. Middle Village/Ridgewood	50,208	61,500	45,000
6. Forest Hills/Rego Park	58,000	75,000	49,800
7. Flushing/Whitestone	49,700	65,000	37,000
8. Hillcrest/Fresh Meadows	57,300	73,000	44,600
9. Kew Gardens/Woodhaven	45,000	70,000	34,000
10. Howard Beach/S. Ozone Park	59,200	65,000	44,847
11. Bayside/Little Neck	60,000	66,000	47,900
12. Jamaica	50,000	60,600	43,000
13. Bellerose/Rosedale	74,000	80,000	60,000
14. Rockaways	45,000	79,745	25,000
Staten Island	**$61,000**	**$78,000**	**$35,000**
1. North Shore	50,000	70,000	30,028
2. Mid-Island	59,000	74,940	35,000
3. South Shore	75,000	86,900	36,560

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

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

** Too few households to report.

Table A.12
Distribution of All Households by Household Income Group by Sub-Borough
New York City 2011

Sub-Borough Area	All	< $20,000	$20-49,999	$50-99,999	$100-149,999	$150,000+
New York City	**100.0%**	**23.3**	**27.4**	**26.8**	**11.2**	**11.2**
Bronx	**100.0**	**36.2**	**33.4**	**21.7**	**5.9**	**2.8**
1. Mott Haven/Hunts Point	100.0	54.6	28.4	14.0	**	**
2. Morrisania/East Tremont	100.0	45.0	35.6	16.7	**	**
3. Highbridge/South Concourse	100.0	39.5	37.0	18.8	**	**
4. University Heights/Fordham	100.0	47.3	33.3	17.0	**	**
5. Kingsbridge Heights/Mosholu	100.0	38.0	38.1	17.4	**	**
6. Riverdale/Kingsbridge	100.0	24.1	31.6	25.6	11.0	7.8*
7. Soundview/Parkchester	100.0	33.7	33.9	22.5	7.3	**
8. Throgs Neck/Co-op City	100.0	22.1	29.6	31.7	11.0	**
9. Pelham Parkway	100.0	28.0	27.9	28.1	11.1	**
10. Williamsbridge/Baychester	100.0	27.3	37.6	27.0	**	**
Brooklyn	**100.0**	**24.8**	**30.8**	**26.2**	**10.5**	**7.7**
1. Williamsburg/Greenpoint	100.0	22.9	25.8	29.0	14.8	7.5
2. Brooklyn Heights/Fort Greene	100.0	18.8	26.8	25.7	12.9	15.9
3. Bedford Stuyvesant	100.0	32.6	34.1	20.8	6.8*	**
4. Bushwick	100.0	30.8	35.5	25.0	7.6*	**
5. East New York/Starrett City	100.0	29.0	35.7	24.6	7.3*	**
6. Park Slope/Carroll Gardens	100.0	14.0	19.2	28.7	15.7	22.4
7. Sunset Park	100.0	23.9	36.7	21.5	7.2*	10.6
8. North Crown Heights/Prospect Heights	100.0	22.9	33.6	28.0	9.8	**
9. South Crown Heights	100.0	25.4	31.7	24.9	11.7	**
10. Bay Ridge	100.0	19.8	33.3	26.6	10.6	9.7
11. Bensonhurst	100.0	26.9	26.8	28.1	9.7	8.6
12. Borough Park	100.0	26.3	34.2	25.6	7.0*	6.9*
13. Coney Island	100.0	34.1	27.9	22.5	9.9	**
14. Flatbush	100.0	21.3	28.5	33.3	10.5	6.5*
15. Sheepshead Bay/Gravesend	100.0	23.2	26.5	28.7	12.5	9.2
16. Brownsville/Ocean Hill	100.0	44.4	32.7	17.2	4.8*	**
17. East Flatbush	100.0	23.2	36.8	25.5	11.8	**
18. Flatlands/Canarsie	100.0	14.0	34.4	30.9	13.9	6.8
Manhattan	**100.0**	**19.4**	**19.8**	**22.7**	**13.3**	**24.9**
1. Greenwich Village/Financial District	100.0	10.5	13.3	23.0	12.8	40.4
2. Lower E. Side/Chinatown	100.0	30.8	21.8	18.6	11.4	17.4
3. Chelsea/Clinton/Midtown	100.0	18.9	15.7	20.8	16.6	28.0
4. Stuyvesant Town/Turtle Bay	100.0	12.8	14.9	20.3	18.4	33.7
5. Upper West Side	100.0	14.4	14.8	22.8	13.5	34.6
6. Upper East Side	100.0	10.9	16.4	25.7	16.5	30.5
7. Morningside Heights/Hamilton Heights	100.0	29.5	25.1	24.1	8.0*	13.3
8. Central Harlem	100.0	28.9	28.9	22.8	8.6	10.8
9. East Harlem	100.0	32.4	31.5	23.5	**	6.6*
10. Washington Heights/Inwood	100.0	25.4	30.7	25.1	11.7	7.1
Queens	**100.0**	**19.0**	**27.7**	**33.7**	**12.8**	**6.9**
1. Astoria	100.0	22.3	30.3	31.3	12.9	**
2. Sunnyside/Woodside	100.0	15.2	31.5	32.8	13.5	6.9*
3. Jackson Heights	100.0	17.2	32.3	40.8	7.0*	**
4. Elmhurst/Corona	100.0	19.4	34.8	34.7	8.3*	**
5. Middle Village/Ridgewood	100.0	21.1	26.5	34.2	12.4	5.9*
6. Forest Hills/Rego Park	100.0	20.3	21.2	32.8	13.7	12.0
7. Flushing/Whitestone	100.0	18.7	31.4	32.5	10.1	7.3
8. Hillcrest/Fresh Meadows	100.0	23.5	21.6	31.2	16.3	7.5
9. Kew Gardens/Woodhaven	100.0	21.4	32.1	26.7	14.0	**
10. Howard Beach/S. Ozone Park	100.0	15.1	23.5	40.3	13.3	**
11. Bayside/Little Neck	100.0	17.6	22.9	30.1	16.3	13.1
12. Jamaica	100.0	19.7	28.2	36.3	11.9	**
13. Bellerose/Rosedale	100.0	10.0	19.4	40.7	18.5	11.5
14. Rockaways	100.0	24.8	28.5	25.5	11.9	9.2*
Staten Island	**100.0**	**15.9**	**25.3**	**31.4**	**14.7**	**12.8**
1. North Shore	100.0	19.1	28.8	33.6	9.8	8.7
2. Mid-Island	100.0	17.4	26.6	27.9	14.1	14.0
3. South Shore	100.0	11.4	20.8	32.0	20.0	15.7

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

* 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 2011

Sub-Borough Area	Percent Below Poverty Level	Percent Receiving Public Assistance
New York City	**17.4**	**16.4**
Bronx	**29.2**	**26.7**
1. Mott Haven/Hunts Point	47.8	42.6
2. Morrisania/East Tremont	40.2	36.7
3. Highbridge/South Concourse	32.0	33.7
4. University Heights/Fordham	37.1	35.6
5. Kingsbridge Heights/Mosholu	30.4	30.5
6. Riverdale/Kingsbridge	16.2	12.3
7. Soundview/Parkchester	27.5	26.9
8. Throgs Neck/Co-op City	15.4	7.6*
9. Pelham Parkway	18.5	14.0
10. Williamsbridge/Baychester	23.1	22.9
Brooklyn	**19.5**	**20.7**
1. Williamsburg/Greenpoint	18.3	19.2
2. Brooklyn Heights/Fort Greene	15.2	10.4
3. Bedford Stuyvesant	28.1	30.1
4. Bushwick	25.7	43.1
5. East New York/Starrett City	22.5	26.0
6. Park Slope/Carroll Gardens	11.2	12.4
7. Sunset Park	26.0	24.2
8. North Crown Heights/Prospect Heights	19.5	16.6
9. South Crown Heights	18.3	23.0
10. Bay Ridge	11.4	12.5
11. Bensonhurst	20.3	17.6
12. Borough Park	24.9	24.7
13. Coney Island	22.9	29.1
14. Flatbush	17.5	19.3
15. Sheepshead Bay/Gravesend	13.6	13.5
16. Brownsville/Ocean Hill	36.5	37.7
17. East Flatbush	17.8	14.7
18. Flatlands/Canarsie	10.4	10.7
Manhattan	**13.0**	**10.6**
1. Greenwich Village/Financial District	5.9	**
2. Lower E. Side/Chinatown	23.9	19.0
3. Chelsea/Clinton/Midtown	10.7	8.0
4. Stuyvesant Town/Turtle Bay	7.3	**
5. Upper West Side	9.3	6.0
6. Upper East Side	7.0	**
7. Morningside Heights/Hamilton Heights	22.6	16.6
8. Central Harlem	18.2	16.0
9. East Harlem	22.4	26.1
10. Washington Heights/Inwood	18.5	25.7
Queens	**13.2**	**12.0**
1. Astoria	16.3	12.1
2. Sunnyside/Woodside	11.1	10.1
3. Jackson Heights	13.8	16.3
4. Elmhurst/Corona	15.1	13.9
5. Middle Village/Ridgewood	13.0	14.2
6. Forest Hills/Rego Park	10.3	12.5
7. Flushing/Whitestone	12.6	9.2
8. Hillcrest/Fresh Meadows	18.4	14.6
9. Kew Gardens/Woodhaven	16.0	11.4
10. Howard Beach/S. Ozone Park	10.3*	**
11. Bayside/Little Neck	11.0	**
12. Jamaica	15.8	15.2
13. Bellerose/Rosedale	5.9*	6.9*
14. Rockaways	14.5	25.1
Staten Island	**10.4**	**10.7**
1. North Shore	14.5	17.1
2. Mid-Island	11.7	8.4*
3. South Shore	**	6.5*

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

* 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 2011

Sub-Borough Area	50% AMI[a]	80% AMI[a]
New York City	**38.9%**	**55.5%**
Bronx	**55.9**	**75.0**
1. Mott Haven/Hunts Point	71.5	86.7
2. Morrisania/East Tremont	68.0	88.1
3. Highbridge/South Concourse	60.6	80.6
4. University Heights/Fordham	70.2	85.7
5. Kingsbridge Heights/Mosholu	60.2	81.0
6. Riverdale/Kingsbridge	42.5	58.7
7. Soundview/Parkchester	54.5	74.8
8. Throgs Neck/Co-op City	35.7	56.7
9. Pelham Parkway	41.6	62.4
10. Williamsbridge/Baychester	51.1	71.4
Brooklyn	**42.9**	**60.6**
1. Williamsburg/Greenpoint	36.1	50.5
2. Brooklyn Heights/Fort Greene	29.9	46.8
3. Bedford Stuyvesant	51.9	70.3
4. Bushwick	56.9	75.5
5. East New York/Starrett City	50.6	70.8
6. Park Slope/Carroll Gardens	22.7	35.6
7. Sunset Park	49.4	64.4
8. North Crown Heights/Prospect Heights	41.9	60.5
9. South Crown Heights	40.3	63.4
10. Bay Ridge	37.1	54.7
11. Bensonhurst	43.9	60.4
12. Borough Park	50.4	66.5
13. Coney Island	53.9	68.3
14. Flatbush	38.1	56.9
15. Sheepshead Bay/Gravesend	40.0	55.0
16. Brownsville/Ocean Hill	64.6	80.3
17. East Flatbush	42.2	66.3
18. Flatlands/Canarsie	33.6	56.2
Manhattan	**29.2**	**40.7**
1. Greenwich Village/Financial District	14.6	24.3
2. Lower E. Side/Chinatown	43.7	52.3
3. Chelsea/Clinton/Midtown	26.0	35.0
4. Stuyvesant Town/Turtle Bay	19.7	28.3
5. Upper West Side	21.3	30.1
6. Upper East Side	16.5	27.2
7. Morningside Heights/Hamilton Heights	42.7	56.5
8. Central Harlem	46.2	60.8
9. East Harlem	50.5	69.0
10. Washington Heights/Inwood	43.6	63.2
Queens	**35.2**	**53.7**
1. Astoria	41.1	57.6
2. Sunnyside/Woodside	35.8	53.3
3. Jackson Heights	38.7	63.0
4. Elmhurst/Corona	37.4	67.2
5. Middle Village/Ridgewood	38.0	55.1
6. Forest Hills/Rego Park	30.1	45.0
7. Flushing/Whitestone	37.1	55.7
8. Hillcrest/Fresh Meadows	34.6	50.9
9. Kew Gardens/Woodhaven	43.1	60.4
10. Howard Beach/S. Ozone Park	27.1	47.8
11. Bayside/Little Neck	29.5	45.2
12. Jamaica	37.2	55.2
13. Bellerose/Rosedale	19.3	37.4
14. Rockaways	40.8	57.0
Staten Island	**29.3**	**46.9**
1. North Shore	33.4	54.8
2. Mid-Island	32.9	47.1
3. South Shore	22.1	38.9

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Note:
a The 2011 area median income (AMI) for the New York, NY Metropolitan Statistical Area, applicable to 2010 income, was $64,200 for a family of four, adjusted for household size and local market conditions to $81,800. See Table 3.5 for more information.

Table A.15
Total of All Housing Units by Tenure by Sub-Borough
New York City 2011

Sub-Borough Area	Total Housing Units[a]	Owner	Rental
New York City	**3,352,041**	**1,014,940**	**2,172,634**
Bronx	**510,347**	**102,633**	**388,022**
1. Mott Haven/Hunts Point	51,819	4,187*	45,499
2. Morrisania/East Tremont	57,578	7,307	48,442
3. Highbridge/South Concourse	50,464	4,292*	45,044
4. University Heights/Fordham	44,421	**	41,691
5. Kingsbridge Heights/Mosholu	49,109	**	43,919
6. Riverdale/Kingsbridge	46,742	15,744	28,925
7. Soundview/Parkchester	65,580	15,600	47,743
8. Throgs Neck/Co-op City	47,339	24,908	19,913
9. Pelham Parkway	46,889	10,081	35,087
10. Williamsbridge/Baychester	50,406	15,143	31,757
Brooklyn	**997,495**	**266,562**	**691,178**
1. Williamsburg/Greenpoint	62,701	13,672	45,835
2. Brooklyn Heights/Fort Greene	60,584	21,475	36,332
3. Bedford Stuyvesant	54,907	9,681	42,205
4. Bushwick	46,701	**	39,826
5. East New York/Starrett City	54,716	12,042	39,638
6. Park Slope/Carroll Gardens	52,945	17,217	34,370
7. Sunset Park	47,082	10,913	34,736
8. North Crown Heights/Prospect Heights	53,776	9,490	41,793
9. South Crown Heights	46,159	6,025	38,279
10. Bay Ridge	55,500	18,066	34,964
11. Bensonhurst	73,074	21,920	48,400
12. Borough Park	49,760	14,338	32,824
13. Coney Island	52,607	16,597	35,239
14. Flatbush	58,055	13,400	43,920
15. Sheepshead Bay/Gravesend	62,269	25,206	33,925
16. Brownsville/Ocean Hill	47,275	5,960	39,790
17. East Flatbush	47,216	12,903	32,799
18. Flatlands/Canarsie	72,169	33,689	36,300
Manhattan	**840,676**	**187,599**	**587,313**
1. Greenwich Village/Financial District	89,525	23,731	58,472
2. Lower E. Side/Chinatown	75,683	10,176	62,897
3. Chelsea/Clinton/Midtown	99,280	20,144	65,309
4. Stuyvesant Town/Turtle Bay	97,509	25,311	62,686
5. Upper West Side	115,085	34,836	70,947
6. Upper East Side	137,424	41,772	80,216
7. Morningside Heights/Hamilton Heights	49,142	9,818	36,634
8. Central Harlem	54,209	8,868	42,771
9. East Harlem	49,130	5,127	42,567
10. Washington Heights/Inwood	73,689	7,817	64,815
Queens	**828,446**	**346,721**	**449,108**
1. Astoria	79,512	12,036	64,138
2. Sunnyside/Woodside	55,149	15,268	38,758
3. Jackson Heights	57,126	15,196	39,959
4. Elmhurst/Corona	48,986	10,505	37,367
5. Middle Village/Ridgewood	65,383	25,955	36,665
6. Forest Hills/Rego Park	53,480	24,821	26,204
7. Flushing/Whitestone	97,746	43,175	49,556
8. Hillcrest/Fresh Meadows	57,344	26,506	29,608
9. Kew Gardens/Woodhaven	48,267	20,515	25,721
10. Howard Beach/S. Ozone Park	38,862	23,822	13,730
11. Bayside/Little Neck	45,016	30,517	12,755
12. Jamaica	73,935	38,483	31,706
13. Bellerose/Rosedale	62,988	42,265	18,772
14. Rockaways	44,653	17,657	24,170
Staten Island	**175,077**	**111,425**	**57,013**
1. North Shore	63,262	33,625	26,614
2. Mid-Island	51,039	33,449	15,713
3. South Shore	60,776	44,350	14,686

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a 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 2011

Sub-Borough Area	All	Stabilized	All Other Regulated[a]	Un-Regulated
New York City	**100.0%**	**45.7**	**15.8**	**38.6**
Bronx	**100.0**	**59.3**	**20.3**	**20.4**
1. Mott Haven/Hunts Point	100.0	42.0	44.7	13.4
2. Morrisania/East Tremont	100.0	46.8	39.8	13.4
3. Highbridge/South Concourse	100.0	82.1	11.5	**
4. University Heights/Fordham	100.0	75.9	13.5	10.7
5. Kingsbridge Heights/Mosholu	100.0	91.2	**	**
6. Riverdale/Kingsbridge	100.0	68.3	13.1*	18.6
7. Soundview/Parkchester	100.0	46.1	22.2	31.7
8. Throgs Neck/Co-op City	100.0	34.7	22.2	43.1
9. Pelham Parkway	100.0	49.9	10.4*	39.7
10.Williamsbridge/Baychester	100.0	42.9	14.9	42.2
Brooklyn	**100.0**	**42.9**	**16.0**	**41.2**
1. Williamsburg/Greenpoint	100.0	49.9	16.7	33.4
2. Brooklyn Heights/Fort Greene	100.0	29.6	28.7	41.7
3. Bedford Stuyvesant	100.0	32.5	26.7	40.9
4. Bushwick	100.0	31.2	21.8	47.0
5. East New York/Starrett City	100.0	18.4	36.1	45.5
6. Park Slope/Carroll Gardens	100.0	31.0	16.8	52.2
7. Sunset Park	100.0	44.4	**	52.3
8. North Crown Hgts./Prospect Hgts.	100.0	49.7	17.1	33.2
9. South Crown Heights	100.0	78.4	**	18.9
10. Bay Ridge	100.0	50.8	**	44.4
11. Bensonhurst	100.0	44.8	**	51.9
12. Borough Park	100.0	42.6	**	52.7
13. Coney Island	100.0	41.7	34.1	24.2
14. Flatbush	100.0	74.7	**	23.8
15. Sheepshead Bay/Gravesend	100.0	51.1	**	42.0
16. Brownsville/Ocean Hill	100.0	32.8	35.5	31.7
17. East Flatbush	100.0	52.7	**	41.1
18. Flatlands/Canarsie	100.0	12.1	17.4	70.5
Manhattan	**100.0**	**45.6**	**18.8**	**35.6**
1. Greenwich Village/Financial District	100.0	28.4	14.0	57.6
2. Lower E. Side/Chinatown	100.0	45.5	30.1	24.4
3. Chelsea/Clinton/Midtown	100.0	39.6	14.5	45.8
4. Stuyvesant Town/Turtle Bay	100.0	37.5	6.8	55.7
5. Upper West Side	100.0	37.4	16.3	46.3
6. Upper East Side	100.0	43.8	9.0	47.2
7. Morningside Hgts./Hamilton Hgts.	100.0	55.4	23.0	21.6
8. Central Harlem	100.0	54.5	30.4	15.1
9. East Harlem	100.0	32.1	53.6	14.3
10. Washington Heights/Inwood	100.0	82.6	9.8	7.6
Queens	**100.0**	**42.2**	**7.7**	**50.1**
1. Astoria	100.0	50.6	15.6	33.8
2. Sunnyside/Woodside	100.0	55.4	**	39.0
3. Jackson Heights	100.0	47.9	**	48.7
4. Elmhurst/Corona	100.0	54.4	**	45.6
5. Middle Village/Ridgewood	100.0	36.3	**	62.0
6. Forest Hills/Rego Park	100.0	67.5	**	25.5
7. Flushing/Whitestone	100.0	42.1	**	55.3
8. Hillcrest/Fresh Meadows	100.0	48.6	14.1	37.3
9. Kew Gardens/Woodhaven	100.0	35.8	**	64.2
10. Howard Beach/S. Ozone Park	100.0	**	**	96.0
11. Bayside/Little Neck	100.0	**	**	77.4
12. Jamaica	100.0	34.1	**	59.3
13. Bellerose/Rosedale	100.0	**	**	89.0
14. Rockaways	100.0	17.8*	46.7	35.5
Staten Island	**100.0**	**13.8**	**14.2**	**72.0**
1. North Shore	100.0	21.2	20.4	58.4
2. Mid-Island	100.0	**	**	78.5
3. South Shore	100.0	**	**	88.8

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a "Other Regulated" includes Rent Controlled, Public Housing, HUD subsidized, Mitchell Lama rentals, Article 4, Loft Board and *in rem* units.

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

Table A.17
Distribution of Occupied and Vacant Available Units by Number of Bedrooms by Sub-Borough
New York City 2011

Sub-Borough Area	All	Number of Bedrooms			
		None	One	Two	Three +
New York City	**100.0%**	**6.9**	**34.0**	**33.1**	**26.1**
Bronx	**100.0**	**3.6**	**36.1**	**36.5**	**23.8**
1. Mott Haven/Hunts Point	100.0	**	27.9	38.6	30.4
2. Morrisania/East Tremont	100.0	**	30.5	40.2	24.4
3. Highbridge/South Concourse	100.0	**	43.9	37.8	14.6
4. University Heights/Fordham	100.0	**	40.2	34.3	19.3
5. Kingsbridge Heights/Mosholu	100.0	6.6*	44.9	31.6	16.9
6. Riverdale/Kingsbridge	100.0	**	43.5	38.3	14.4
7. Soundview/Parkchester	100.0	**	36.5	39.6	23.1
8. Throgs Neck/Co-op City	100.0	**	31.4	34.8	33.0
9. Pelham Parkway	100.0	**	34.4	35.0	26.7
10. Williamsbridge/Baychester	100.0	**	28.8	33.0	35.1
Brooklyn	**100.0**	**4.6**	**32.0**	**35.9**	**27.5**
1. Williamsburg/Greenpoint	100.0	**	36.5	39.0	19.8
2. Brooklyn Heights/Fort Greene	100.0	10.8	32.8	38.8	17.6
3. Bedford Stuyvesant	100.0	7.2*	32.4	29.7	30.7
4. Bushwick	100.0	**	24.5	38.9	31.7
5. East New York/Starrett City	100.0	**	20.2	42.7	33.1
6. Park Slope/Carroll Gardens	100.0	6.8*	33.9	36.0	23.3
7. Sunset Park	100.0	**	25.0	41.6	29.0
8. North Crown Heights/Prospect Heights	100.0	**	38.7	37.7	18.1
9. South Crown Heights	100.0	**	46.3	29.3	21.5
10. Bay Ridge	100.0	**	45.3	26.5	23.3
11. Bensonhurst	100.0	**	31.6	35.0	32.4
12. Borough Park	100.0	**	29.3	34.6	33.3
13. Coney Island	100.0	**	36.7	38.4	20.6
14. Flatbush	100.0	6.3*	36.9	35.5	21.3
15. Sheepshead Bay/Gravesend	100.0	**	30.4	34.6	31.7
16. Brownsville/Ocean Hill	100.0	**	26.5	39.5	31.8
17. East Flatbush	100.0	**	32.3	33.5	29.7
18. Flatlands/Canarsie	100.0	**	19.7	35.6	42.6
Manhattan	**100.0**	**15.3**	**42.7**	**29.0**	**12.9**
1. Greenwich Village/Financial District	100.0	20.9	47.5	24.3	7.3
2. Lower E. Side/Chinatown	100.0	16.2	45.5	23.7	14.6
3. Chelsea/Clinton/Midtown	100.0	22.5	51.5	19.5	6.5
4. Stuyvesant Town/Turtle Bay	100.0	20.8	47.0	25.4	6.8
5. Upper West Side	100.0	15.2	42.0	28.2	14.7
6. Upper East Side	100.0	16.1	45.0	26.7	12.1
7. Morningside Heights/Hamilton Heights	100.0	9.0	33.8	34.4	22.9
8. Central Harlem	100.0	10.0	29.7	42.1	18.1
9. East Harlem	100.0	10.2	29.8	42.7	17.3
10. Washington Heights/Inwood	100.0	**	39.6	38.8	18.4
Queens	**100.0**	**4.4**	**29.7**	**33.6**	**32.3**
1. Astoria	100.0	**	41.5	38.6	17.3
2. Sunnyside/Woodside	100.0	5.9*	38.3	36.7	19.1
3. Jackson Heights	100.0	**	34.3	35.5	24.8
4. Elmhurst/Corona	100.0	13.5	36.4	25.5	24.6
5. Middle Village/Ridgewood	100.0	**	25.9	44.8	27.7
6. Forest Hills/Rego Park	100.0	9.3	46.4	28.6	15.6
7. Flushing/Whitestone	100.0	5.8	28.7	34.5	31.0
8. Hillcrest/Fresh Meadows	100.0	**	32.1	32.8	33.9
9. Kew Gardens/Woodhaven	100.0	**	34.8	33.8	27.6
10. Howard Beach/S. Ozone Park	100.0	**	12.8	30.6	55.7
11. Bayside/Little Neck	100.0	**	18.3	37.1	42.7
12. Jamaica	100.0	**	22.3	28.3	46.0
13. Bellerose/Rosedale	100.0	**	12.5	27.0	59.8
14. Rockaways	100.0	**	26.6	33.2	33.3
Staten Island	**100.0**	**2.3***	**19.0**	**22.7**	**56.0**
1. North Shore	100.0	**	19.7	27.3	49.5
2. Mid-Island	100.0	**	17.3	25.7	54.6
3. South Shore	100.0	**	19.7	15.5	63.8

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* 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 2011

Sub-Borough Area	All	Old Law/ New Law	Post 1929	Other Multiple Dwellings[a]	1 or 2 Family
New York City	**100.0%**	**29.1**	**35.6**	**6.6**	**28.7**
Bronx	**100.0**	**37.2**	**43.2**	**2.0**	**17.5**
1. Mott Haven/Hunts Point	100.0	37.0	52.9	**	7.3*
2. Morrisania/East Tremont	100.0	36.5	48.3	**	14.1
3. Highbridge/South Concourse	100.0	67.1	30.8	**	**
4. University Heights/Fordham	100.0	54.6	34.7	**	**
5. Kingsbridge Heights/Mosholu	100.0	60.9	35.6	**	**
6. Riverdale/Kingsbridge	100.0	30.4	57.4	**	12.2
7. Soundview/Parkchester	100.0	27.9	49.4	**	19.3
8. Throgs Neck/Co-op City	100.0	12.1	52.2	**	33.6
9. Pelham Parkway	100.0	24.9	33.0	**	39.6
10. Williamsbridge/Baychester	100.0	17.0	35.3	**	43.2
Brooklyn	**100.0**	**33.0**	**28.5**	**8.8**	**29.7**
1. Williamsburg/Greenpoint	100.0	49.3	32.3	**	12.7
2. Brooklyn Heights/Fort Greene	100.0	16.6	43.5	30.1	9.8
3. Bedford Stuyvesant	100.0	26.8	27.3	22.0	23.9
4. Bushwick	100.0	47.4	23.7	**	23.1
5. East New York/Starrett City	100.0	18.8	36.1	**	43.7
6. Park Slope/Carroll Gardens	100.0	54.6	9.1	16.0	20.3
7. Sunset Park	100.0	48.8	12.4	11.5	27.3
8. North Crown Heights/Prospect Heights	100.0	49.7	19.0	15.9	15.4
9. South Crown Heights	100.0	51.9	28.8	**	16.8
10. Bay Ridge	100.0	36.6	21.2	**	36.1
11. Bensonhurst	100.0	38.5	11.5	6.5	43.6
12. Borough Park	100.0	25.5	25.0	12.4	37.2
13. Coney Island	100.0	13.3	60.3	11.5	14.9
14. Flatbush	100.0	37.9	37.7	**	19.5
15. Sheepshead Bay/Gravesend	100.0	15.1	40.9	**	42.7
16. Brownsville/Ocean Hill	100.0	41.8	34.9	**	20.4
17. East Flatbush	100.0	33.2	24.8	**	39.8
18. Flatlands/Canarsie	100.0	**	21.9	**	74.0
Manhattan	**100.0**	**41.2**	**45.3**	**12.4**	**1.1**
1. Greenwich Village/Financial District	100.0	35.8	38.3	23.8	**
2. Lower E. Side/Chinatown	100.0	50.0	45.3	4.4*	**
3. Chelsea/Clinton/Midtown	100.0	24.7	53.1	21.9	**
4. Stuyvesant Town/Turtle Bay	100.0	23.5	64.6	11.7	**
5. Upper West Side	100.0	30.9	39.0	28.2	**
6. Upper East Side	100.0	37.5	56.3	4.8	**
7. Morningside Heights/Hamilton Heights	100.0	74.6	15.2	8.6*	**
8. Central Harlem	100.0	51.5	39.7	7.5*	**
9. East Harlem	100.0	33.9	63.6	**	**
10. Washington Heights/Inwood	100.0	73.6	24.4	**	**
Queens	**100.0**	**12.9**	**34.7**	**2.5**	**49.9**
1. Astoria	100.0	46.8	28.7	**	21.9
2. Sunnyside/Woodside	100.0	24.1	44.6	**	28.8
3. Jackson Heights	100.0	22.7	40.1	**	30.7
4. Elmhurst/Corona	100.0	**	66.7	**	20.7
5. Middle Village/Ridgewood	100.0	34.4	8.7	**	53.8
6. Forest Hills/Rego Park	100.0	**	80.2	**	16.7
7. Flushing/Whitestone	100.0	7.4	40.0	**	51.3
8. Hillcrest/Fresh Meadows	100.0	**	48.5	**	51.2
9. Kew Gardens/Woodhaven	100.0	10.6	30.7	**	52.0
10. Howard Beach/S. Ozone Park	100.0	**	9.4*	**	86.0
11. Bayside/Little Neck	100.0	**	15.4	**	84.6
12. Jamaica	100.0	4.5*	28.8	**	65.8
13. Bellerose/Rosedale	100.0	**	**	**	97.3
14. Rockaways	100.0	**	53.7	**	42.9
Staten Island	**100.0**	******	**11.5**	******	**86.9**
1. North Shore	100.0	**	19.8	**	75.8
2. Mid-Island	100.0	**	9.1	**	90.9
3. South Shore	100.0	**	5.1*	**	94.9

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
a "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 2011

Sub-Borough Area	Conventional	Coop/Condo[a]	Median Estimated Value[b]
New York City	**57.6%**	**42.4%**	**$490,000**
Bronx	**53.1**	**46.9**	**385,000**
1. Mott Haven/Hunts Point	**	**	200,000
2. Morrisania/East Tremont	70.4	**	400,000
3. Highbridge/South Concourse	**	79.0*	**
4. University Heights/Fordham	**	**	**
5. Kingsbridge Heights/Mosholu	**	**	150,000*
6. Riverdale/Kingsbridge	27.9	72.1	400,000
7. Soundview/Parkchester	53.5	46.5	300,000
8. Throgs Neck/Co-op City	38.7	61.3	450,000
9. Pelham Parkway	90.6	**	400,000
10. Williamsbridge/Baychester	80.3	**	350,000
Brooklyn	**69.3**	**30.7**	**500,000**
1. Williamsburg/Greenpoint	38.2	61.8	690,000
2. Brooklyn Heights/Fort Greene	26.1	73.9	700,000
3. Bedford Stuyvesant	87.5	**	500,000
4. Bushwick	100.0*	**	550,000*
5. East New York/Starrett City	97.6	**	400,000
6. Park Slope/Carroll Gardens	42.6	57.4	800,000
7. Sunset Park	70.7	29.3*	600,000
8. North Crown Heights/Prospect Heights	55.1	44.9*	500,000
9. South Crown Heights	78.2	**	600,000
10. Bay Ridge	68.4	31.6	600,000
11. Bensonhurst	88.8	**	675,000
12. Borough Park	73.4	26.6*	600,000
13. Coney Island	34.3	65.7	399,000
14. Flatbush	56.4	43.6	450,000
15. Sheepshead Bay/Gravesend	73.3	26.7	500,000
16. Brownsville/Ocean Hill	100.0	**	450,000
17. East Flatbush	97.2	**	430,000
18. Flatlands/Canarsie	91.2	**	450,000
Manhattan	**3.0**	**97.0**	**750,000**
1. Greenwich Village/Financial District	**	99.1	1,000,000
2. Lower E. Side/Chinatown	**	98.0	550,000
3. Chelsea/Clinton/Midtown	**	100.0	800,000
4. Stuyvesant Town/Turtle Bay	**	97.6	650,000
5. Upper West Side	**	97.3	900,000
6. Upper East Side	**	99.0	1,000,000
7. Morningside Heights/Hamilton Heights	**	94.4	500,000
8. Central Harlem	**	78.8	500,000
9. East Harlem	**	96.0	**
10. Washington Heights/Inwood	**	94.7	500,000
Queens	**68.3**	**31.7**	**410,000**
1. Astoria	65.6	34.4*	500,000
2. Sunnyside/Woodside	63.0	37.0	550,000
3. Jackson Heights	55.1	44.9	400,000
4. Elmhurst/Corona	66.6	33.4*	570,000
5. Middle Village/Ridgewood	94.5	**	500,000
6. Forest Hills/Rego Park	22.7	77.3	280,000
7. Flushing/Whitestone	59.3	40.7	500,000
8. Hillcrest/Fresh Meadows	67.2	32.8	459,000
9. Kew Gardens/Woodhaven	67.0	33.0	400,000
10. Howard Beach/S. Ozone Park	87.9	**	450,000
11. Bayside/Little Neck	61.6	38.4	500,000
12. Jamaica	79.5	20.5	350,000
13. Bellerose/Rosedale	85.8	14.2	400,000
14. Rockaways	55.3	44.7	400,000
Staten Island	**91.9**	**8.1**	**400,000**
1. North Shore	94.6	**	367,000
2. Mid-Island	89.5	10.5*	450,000
3. South Shore	91.7	8.3*	450,000

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Includes Mitchell Lama units

b 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 2011

Sub-Borough Area	Contract Rent	Contract Rent/ Income Ratio	Gross Rent	Gross Rent/ Income Ratio
New York City	**$1,100**	**30.9**	**$1,204**	**33.8**
Bronx	**942**	**36.0**	**1,050**	**40.8**
1. Mott Haven/Hunts Point	815	44.6	906	46.0
2. Morrisania/East Tremont	880	38.7	970	43.1
3. Highbridge/South Concourse	900	37.7	1,026	42.3
4. University Heights/Fordham	932	45.0	1,045	52.0
5. Kingsbridge Heights/Mosholu	959	39.3	1,100	45.3
6. Riverdale/Kingsbridge	970	30.1	1,087	32.3
7. Soundview/Parkchester	940	32.6	1,035	36.7
8. Throgs Neck/Co-op City	1,044	26.5	1,193	30.0
9. Pelham Parkway	997	29.8	1,110	32.7
10. Williamsbridge/Baychester	1,000	39.7	1,149	45.4
Brooklyn	**1,020**	**31.4**	**1,143**	**34.5**
1. Williamsburg/Greenpoint	1,240	30.7	1,316	33.0
2. Brooklyn Heights/Fort Greene	1,350	27.7	1,430	28.9
3. Bedford Stuyvesant	900	30.6	1,000	33.4
4. Bushwick	1,004	30.7	1,182	34.5
5. East New York/Starrett City	1,000	33.7	1,130	36.1
6. Park Slope/Carroll Gardens	1,500	24.0	1,600	26.5
7. Sunset Park	1,000	32.9	1,170	38.1
8. North Crown Heights/Prospect Heights	1,000	30.1	1,100	33.6
9. South Crown Heights	950	26.8	1,060	30.5
10. Bay Ridge	1,100	32.1	1,200	35.4
11. Bensonhurst	1,000	32.2	1,110	35.3
12. Borough Park	1,030	43.9	1,184	48.0
13. Coney Island	998	39.0	1,055	40.0
14. Flatbush	1,100	32.2	1,200	35.7
15. Sheepshead Bay/Gravesend	1,000	34.8	1,080	38.6
16. Brownsville/Ocean Hill	850	34.6	1,000	39.8
17. East Flatbush	995	31.1	1,095	34.5
18. Flatlands/Canarsie	1,000	30.0	1,155	31.6
Manhattan	**1,500**	**28.6**	**1,580**	**29.8**
1. Greenwich Village/Financial District	2,214	25.9	2,320	26.8
2. Lower E. Side/Chinatown	1,000	27.7	1,095	29.0
3. Chelsea/Clinton/Midtown	1,900	30.5	2,000	31.4
4. Stuyvesant Town/Turtle Bay	2,000	26.4	2,100	27.7
5. Upper West Side	1,950	25.6	2,025	26.3
6. Upper East Side	2,000	30.9	2,090	32.0
7. Morningside Heights/Hamilton Heights	1,060	28.3	1,175	30.8
8. Central Harlem	950	26.8	1,000	30.2
9. East Harlem	830	27.1	875	28.6
10. Washington Heights/Inwood	1,027	31.5	1,150	34.5
Queens	**1,200**	**30.8**	**1,265**	**34.1**
1. Astoria	1,200	27.8	1,270	29.8
2. Sunnyside/Woodside	1,200	31.6	1,300	34.7
3. Jackson Heights	1,238	32.9	1,350	35.7
4. Elmhurst/Corona	1,200	31.1	1,260	34.8
5. Middle Village/Ridgewood	1,100	27.5	1,180	29.9
6. Forest Hills/Rego Park	1,215	29.3	1,295	33.8
7. Flushing/Whitestone	1,200	36.0	1,300	39.6
8. Hillcrest/Fresh Meadows	1,150	32.0	1,235	32.9
9. Kew Gardens/Woodhaven	1,150	39.5	1,260	43.7
10. Howard Beach/S. Ozone Park	1,200	30.0	1,310	36.9
11. Bayside/Little Neck	1,300	27.4	1,400	30.9
12. Jamaica	1,178	28.4	1,263	33.3
13. Bellerose/Rosedale	1,150	21.0	1,350	24.0
14. Rockaways	975	35.5	1,035	38.1
Staten Island	**1,000**	**28.2**	**1,130**	**33.0**
1. North Shore	1,025	33.7	1,150	39.3
2. Mid-Island	962	26.0	1,125	30.6
3. South Shore	950	26.4	1,105	30.5

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Table A.21
Distribution of Renter Occupied Units by Contract Rent Level by Sub-Borough
New York City 2011

Sub-Borough Area	Total[a]	Less than $700	$700-$999	$1,000-$1,499	$1,500-$1,999	$2,000+
New York City	**100.0%**	**16.2**	**23.1**	**34.5**	**13.8**	**12.5**
Bronx	**100.0**	**21.5**	**35.8**	**35.0**	**6.9**	**
1. Mott Haven/Hunts Point	100.0	40.1	27.5	24.0	7.7*	**
2. Morrisania/East Tremont	100.0	35.1	27.7	32.9	**	**
3. Highbridge/South Concourse	100.0	17.4	47.7	32.3	**	**
4. University Heights/Fordham	100.0	19.8	36.4	35.9	**	**
5. Kingsbridge Heights/Mosholu	100.0	11.7	43.1	42.4	**	**
6. Riverdale/Kingsbridge	100.0	**	40.8	40.0	**	**
7. Soundview/Parkchester	100.0	21.6	38.1	35.7	**	**
8. Throgs Neck/Co-op City	100.0	16.4*	23.7	42.1	**	**
9. Pelham Parkway	100.0	15.2	35.7	36.3	12.9	**
10. Williamsbridge/Baychester	100.0	15.6	31.6	34.9	16.1	**
Brooklyn	**100.0**	**17.5**	**25.9**	**37.5**	**13.1**	**6.1**
1. Williamsburg/Greenpoint	100.0	20.7	13.7	25.1	23.7	16.8
2. Brooklyn Heights/Fort Greene	100.0	19.6	13.0	24.6	21.7	21.0
3. Bedford Stuyvesant	100.0	33.7	19.4	32.2	10.6	**
4. Bushwick	100.0	21.6	20.2	36.7	15.6	**
5. East New York/Starrett City	100.0	22.3	23.1	43.5	10.6	**
6. Park Slope/Carroll Gardens	100.0	19.2	**	17.9	23.4	33.4
7. Sunset Park	100.0	14.0	27.1	42.8	13.1	**
8. North Crown Heights/Prospect Heights	100.0	20.7	25.7	40.2	8.1*	**
9. South Crown Heights	100.0	11.6	43.3	32.9	10.6*	**
10. Bay Ridge	100.0	**	26.8	51.3	14.0	**
11. Bensonhurst	100.0	6.8*	36.6	47.0	9.2	**
12. Borough Park	100.0	**	29.0	46.8	14.2	**
13. Coney Island	100.0	18.0	32.5	30.3	15.5	**
14. Flatbush	100.0	**	32.4	47.9	12.0	**
15. Sheepshead Bay/Gravesend	100.0	15.5	33.6	36.8	9.7*	**
16. Brownsville/Ocean Hill	100.0	37.8	22.2	37.4	**	**
17. East Flatbush	100.0	11.0*	39.6	41.5	**	**
18. Flatlands/Canarsie	100.0	18.3	23.2	41.4	15.1	**
Manhattan	**100.0**	**16.0**	**13.8**	**18.8**	**16.6**	**34.7**
1. Greenwich Village/Financial District	100.0	6.0*	8.5	9.9	13.6	62.0
2. Lower E. Side/Chinatown	100.0	31.1	16.7	15.5	16.0	20.6
3. Chelsea/Clinton/Midtown	100.0	11.0	6.0*	16.1	18.1	48.8
4. Stuyvesant Town/Turtle Bay	100.0	**	**	16.2	23.0	52.7
5. Upper West Side	100.0	11.7	10.5	12.6	16.0	49.2
6. Upper East Side	100.0	4.8*	4.3*	17.3	22.7	50.9
7. Morningside Heights/Hamilton Heights	100.0	27.4	17.8	27.1	13.9	13.7
8. Central Harlem	100.0	33.4	23.6	27.9	7.5*	7.5*
9. East Harlem	100.0	37.4	23.4	20.7	10.4	8.2*
10. Washington Heights/Inwood	100.0	12.6	33.7	32.1	16.8	4.9*
Queens	**100.0**	**9.8**	**18.6**	**49.7**	**17.9**	**3.9**
1. Astoria	100.0	18.2	15.2	40.3	22.0	**
2. Sunnyside/Woodside	100.0	**	15.3	54.7	15.2	8.8*
3. Jackson Heights	100.0	**	20.9	46.0	23.6	**
4. Elmhurst/Corona	100.0	**	17.9	53.4	20.5	**
5. Middle Village/Ridgewood	100.0	**	26.0	63.1	**	**
6. Forest Hills/Rego Park	100.0	**	16.3*	47.2	23.9	**
7. Flushing/Whitestone	100.0	7.3*	17.7	47.9	22.8	**
8. Hillcrest/Fresh Meadows	100.0	**	21.2	52.7	13.4*	**
9. Kew Gardens/Woodhaven	100.0	**	23.3	60.4	**	**
10. Howard Beach/S. Ozone Park	100.0	**	**	60.0	**	**
11. Bayside/Little Neck	100.0	**	**	50.0	30.0*	**
12. Jamaica	100.0	13.9	19.1	49.8	15.8	**
13. Bellerose/Rosedale	100.0	**	18.7*	45.3	22.1*	**
14. Rockaways	100.0	28.6	22.7	36.4	**	**
Staten Island	**100.0**	**14.9**	**33.3**	**41.6**	**6.9***	****
1. North Shore	100.0	**	31.9	43.8	**	**
2. Mid-Island	100.0	27.1*	24.8*	37.3	**	**
3. South Shore	100.0	**	45.7	42.5	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a 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 2011

Sub-Borough Area	Total	Less than $700	$700-$999	$1,000-$1,499	$1,500-$1,999	$2,000+
New York City	**100.0%**	**13.2**	**18.0**	**38.1**	**16.4**	**14.3**
Bronx	**100.0**	**17.3**	**24.8**	**44.9**	**10.9**	**2.1**
1. Mott Haven/Hunts Point	100.0	33.3	26.5	27.6	10.6	**
2. Morrisania/East Tremont	100.0	29.9	24.0	37.8	7.0*	**
3. Highbridge/South Concourse	100.0	11.4	32.8	49.4	**	**
4. University Heights/Fordham	100.0	14.2	27.4	44.8	12.5	**
5. Kingsbridge Heights/Mosholu	100.0	**	28.2	56.8	7.9*	**
6. Riverdale/Kingsbridge	100.0	**	28.7	49.8	**	**
7. Soundview/Parkchester	100.0	20.6	19.9	50.4	**	**
8. Throgs Neck/Co-op City	100.0	**	**	45.1	22.4	**
9. Pelham Parkway	100.0	12.7	21.3	46.6	17.8	**
10. Williamsbridge/Baychester	100.0	13.1*	17.3	43.3	21.5	**
Brooklyn	**100.0**	**14.1**	**20.6**	**41.5**	**16.3**	**7.5**
1. Williamsburg/Greenpoint	100.0	15.5	13.4	28.4	25.5	17.2
2. Brooklyn Heights/Fort Greene	100.0	19.3	12.7	23.0	21.1	23.9
3. Bedford Stuyvesant	100.0	28.8	19.9	28.7	17.9	**
4. Bushwick	100.0	15.3	15.7	40.2	19.6	9.2*
5. East New York/Starrett City	100.0	20.4	20.6	42.3	15.7	**
6. Park Slope/Carroll Gardens	100.0	15.8	9.5*	16.5	22.7	35.5
7. Sunset Park	100.0	9.9*	21.6	43.6	20.0	**
8. North Crown Heights/Prospect Heights	100.0	16.9	24.0	42.0	11.3	**
9. South Crown Heights	100.0	**	32.8	47.4	10.7*	**
10. Bay Ridge	100.0	**	18.7	58.6	17.6	**
11. Bensonhurst	100.0	**	26.3	55.6	10.3	**
12. Borough Park	100.0	**	19.6	50.1	18.9	**
13. Coney Island	100.0	16.1	25.1	36.3	18.7	**
14. Flatbush	100.0	**	22.6	55.4	15.3	**
15. Sheepshead Bay/Gravesend	100.0	12.0*	26.6	43.4	12.6*	**
16. Brownsville/Ocean Hill	100.0	32.4	17.4	39.5	10.1*	**
17. East Flatbush	100.0	**	31.8	51.1	**	**
18. Flatlands/Canarsie	100.0	18.3	13.3	46.2	17.1	**
Manhattan	**100.0**	**13.4**	**12.8**	**20.8**	**16.3**	**36.7**
1. Greenwich Village/Financial District	100.0	5.4*	6.5*	11.4	10.2	66.5
2. Lower E. Side/Chinatown	100.0	27.9	19.0	15.2	16.2	21.7
3. Chelsea/Clinton/Midtown	100.0	8.5	7.8	15.9	17.2	50.6
4. Stuyvesant Town/Turtle Bay	100.0	**	**	15.9	22.4	54.2
5. Upper West Side	100.0	9.6	9.7	13.8	14.6	52.4
6. Upper East Side	100.0	**	4.4*	16.4	22.6	53.3
7. Morningside Heights/Hamilton Heights	100.0	23.9	16.4	29.9	15.0	14.7
8. Central Harlem	100.0	27.9	21.1	33.5	9.9	7.5*
9. East Harlem	100.0	33.1	24.5	23.3	8.1*	10.9
10. Washington Heights/Inwood	100.0	8.0	24.5	42.5	19.2	5.8*
Queens	**100.0**	**8.0**	**14.2**	**48.8**	**22.3**	**6.7**
1. Astoria	100.0	14.8	15.4	36.9	27.1	5.7*
2. Sunnyside/Woodside	100.0	**	11.5	53.0	20.4	10.5*
3. Jackson Heights	100.0	**	13.5	45.5	29.1	**
4. Elmhurst/Corona	100.0	**	11.5	52.5	27.6	**
5. Middle Village/Ridgewood	100.0	**	20.1	64.9	10.8*	**
6. Forest Hills/Rego Park	100.0	**	**	49.6	24.0	**
7. Flushing/Whitestone	100.0	**	14.4	46.7	24.5	9.0
8. Hillcrest/Fresh Meadows	100.0	**	**	55.5	19.4	**
9. Kew Gardens/Woodhaven	100.0	**	17.0	58.8	17.5	**
10. Howard Beach/S. Ozone Park	100.0	**	**	58.2	**	**
11. Bayside/Little Neck	100.0	**	**	48.1	30.3*	**
12. Jamaica	100.0	10.6*	13.7*	48.1	18.2	**
13. Bellerose/Rosedale	100.0	**	17.9*	40.3	27.1	**
14. Rockaways	100.0	27.9	18.8	37.5	**	**
Staten Island	**100.0**	**12.5**	**22.4**	**46.2**	**11.8**	**7.1***
1. North Shore	100.0	**	19.7	49.1	12.9*	**
2. Mid-Island	100.0	**	**	36.9	**	**
3. South Shore	100.0	**	31.3*	51.5	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

* 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 2011

Sub-Borough Area	More than 30 Percent of Income	More than 50 Percent of Income
New York City	**55.6%**	**32.1%**
Bronx	**64.0**	**41.3**
1. Mott Haven/Hunts Point	66.9	48.9
2. Morrisania/East Tremont	68.8	43.1
3. Highbridge/South Concourse	66.1	43.7
4. University Heights/Fordham	70.1	51.4
5. Kingsbridge Heights/Mosholu	69.8	45.7
6. Riverdale/Kingsbridge	56.0	32.5
7. Soundview/Parkchester	61.2	35.0
8. Throgs Neck/Co-op City	46.5	25.2
9. Pelham Parkway	52.1	30.7
10.Williamsbridge/Baychester	69.3	44.2
Brooklyn	**56.7**	**32.5**
1. Williamsburg/Greenpoint	55.6	28.7
2. Brooklyn Heights/Fort Greene	46.1	26.3
3. Bedford Stuyvesant	56.8	31.9
4. Bushwick	61.9	35.6
5. East New York/Starrett City	61.7	37.5
6. Park Slope/Carroll Gardens	41.1	18.4
7. Sunset Park	59.7	30.7
8. North Crown Heights/Prospect Heights	55.7	24.8
9. South Crown Heights	50.4	30.1
10. Bay Ridge	56.5	31.9
11. Bensonhurst	57.5	35.4
12. Borough Park	67.5	46.8
13. Coney Island	61.4	40.7
14. Flatbush	57.0	34.6
15. Sheepshead Bay/Gravesend	60.3	38.7
16. Brownsville/Ocean Hill	60.8	41.9
17. East Flatbush	57.9	27.0
18. Flatlands/Canarsie	52.2	22.9
Manhattan	**48.8**	**26.6**
1. Greenwich Village/Financial District	43.4	21.8
2. Lower E. Side/Chinatown	46.1	25.3
3. Chelsea/Clinton/Midtown	51.8	27.3
4. Stuyvesant Town/Turtle Bay	46.8	28.2
5. Upper West Side	43.8	23.0
6. Upper East Side	53.5	24.3
7. Morningside Heights/Hamilton Heights	50.4	31.9
8. Central Harlem	49.2	26.4
9. East Harlem	46.1	23.9
10. Washington Heights/Inwood	55.3	34.7
Queens	**55.3**	**30.9**
1. Astoria	47.4	26.9
2. Sunnyside/Woodside	57.3	29.5
3. Jackson Heights	60.9	32.9
4. Elmhurst/Corona	59.5	29.3
5. Middle Village/Ridgewood	48.8	29.5
6. Forest Hills/Rego Park	54.2	29.0
7. Flushing/Whitestone	65.1	37.7
8. Hillcrest/Fresh Meadows	51.8	34.0
9. Kew Gardens/Woodhaven	68.0	40.1
10. Howard Beach/S. Ozone Park	55.9	29.5*
11. Bayside/Little Neck	50.0	**
12. Jamaica	55.6	29.1
13. Bellerose/Rosedale	35.2	22.2*
14. Rockaways	58.4	32.7
Staten Island	**56.7**	**30.3**
1. North Shore	63.6	34.9
2. Mid-Island	50.6	28.2
3. South Shore	50.3	**

Source: U.S. Bureau of the Census, 2011 York City Housing and Vacancy Survey.

Notes:

* 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 2011

Sub-Borough Area	More than 30 Percent	More than 50 Percent of Income
New York City	**50.9%**	**29.0%**
Bronx	**58.1**	**37.2**
1. Mott Haven/Hunts Point	63.9	45.2
2. Morrisania/East Tremont	62.2	38.7
3. Highbridge/South Concourse	58.3	39.7
4. University Heights/Fordham	65.7	47.3
5. Kingsbridge Heights/Mosholu	61.5	39.5
6. Riverdale/Kingsbridge	49.9	29.1
7. Soundview/Parkchester	56.0	32.8
8. Throgs Neck/Co-op City	39.7	21.4*
9. Pelham Parkway	48.1	26.2
10.Williamsbridge/Baychester	61.8	39.2
Brooklyn	**51.7**	**29.4**
1. Williamsburg/Greenpoint	50.9	26.3
2. Brooklyn Heights/Fort Greene	43.9	22.6
3. Bedford Stuyvesant	51.6	29.6
4. Bushwick	50.6	32.1
5. East New York/Starrett City	56.5	33.5
6. Park Slope/Carroll Gardens	38.3	16.8
7. Sunset Park	55.2	28.6
8. North Crown Heights/Prospect Heights	49.3	22.4
9. South Crown Heights	44.0	26.8
10. Bay Ridge	52.1	25.8
11. Bensonhurst	53.3	32.3
12. Borough Park	64.1	40.9
13. Coney Island	58.5	40.1
14. Flatbush	52.8	32.1
15. Sheepshead Bay/Gravesend	54.6	34.5
16. Brownsville/Ocean Hill	57.4	39.1
17. East Flatbush	51.0	25.8
18. Flatlands/Canarsie	47.6	18.8
Manhattan	**45.8**	**24.6**
1. Greenwich Village/Financial District	39.8	20.2
2. Lower E. Side/Chinatown	43.2	22.5
3. Chelsea/Clinton/Midtown	50.3	25.9
4. Stuyvesant Town/Turtle Bay	43.7	27.5
5. Upper West Side	40.9	21.6
6. Upper East Side	51.4	23.5
7. Morningside Heights/Hamilton Heights	46.5	29.2
8. Central Harlem	45.7	24.4
9. East Harlem	43.2	20.8
10. Washington Heights/Inwood	51.0	31.0
Queens	**50.4**	**27.3**
1. Astoria	45.1	22.2
2. Sunnyside/Woodside	51.6	26.9
3. Jackson Heights	54.0	26.9
4. Elmhurst/Corona	53.1	27.4
5. Middle Village/Ridgewood	45.6	26.4
6. Forest Hills/Rego Park	49.5	27.0
7. Flushing/Whitestone	59.5	31.8
8. Hillcrest/Fresh Meadows	51.3	31.4
9. Kew Gardens/Woodhaven	62.1	39.3
10. Howard Beach/S. Ozone Park	49.9	27.5*
11. Bayside/Little Neck	44.1	**
12. Jamaica	45.7	25.9
13. Bellerose/Rosedale	28.7	18.8*
14. Rockaways	55.8	29.8
Staten Island	**47.2**	**25.4**
1. North Shore	55.9	29.7
2. Mid-Island	41.1	25.3*
3. South Shore	37.2	**

Source: U.S. Bureau of the Census, 2011 York City Housing and Vacancy Survey.
Notes:
* 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 2011

Sub-Borough Area	Number of Maintenance Deficiencies		
	None	3 or more	5 or more
New York City	**41.0%**	**19.6%**	**4.3%**
Bronx	**30.6**	**30.1**	**7.9**
1. Mott Haven/Hunts Point	21.0	32.7	10.8
2. Morrisania/East Tremont	26.1	36.2	8.6*
3. Highbridge/South Concourse	22.4	34.9	**
4. University Heights/Fordham	21.2	38.6	12.6
5. Kingsbridge Heights/Mosholu	24.4	32.8	9.1*
6. Riverdale/Kingsbridge	33.9	25.9	**
7. Soundview/Parkchester	40.0	28.5	9.7*
8. Throgs Neck/Co-op City	43.4	**	**
9. Pelham Parkway	52.7	15.2	**
10. Williamsbridge/Baychester	35.0	24.2	**
Brooklyn	**37.9**	**21.3**	**4.9**
1. Williamsburg/Greenpoint	46.4	12.9	**
2. Brooklyn Heights/Fort Greene	38.2	16.2	**
3. Bedford Stuyvesant	33.0	26.6	**
4. Bushwick	26.7	20.7	**
5. East New York/Starrett City	30.4	25.0	**
6. Park Slope/Carroll Gardens	31.3	19.6	**
7. Sunset Park	41.6	18.6	**
8. North Crown Heights/Prospect Heights	30.6	24.3	**
9. South Crown Heights	15.0	41.9	10.8*
10. Bay Ridge	57.4	13.5*	**
11. Bensonhurst	59.1	9.7*	**
12. Borough Park	48.2	15.1	**
13. Coney Island	44.3	11.9*	**
14. Flatbush	27.6	30.8	**
15. Sheepshead Bay/Gravesend	54.1	14.2*	**
16. Brownsville/Ocean Hill	26.6	33.5	10.5*
17. East Flatbush	29.7	34.1	**
18. Flatlands/Canarsie	42.1	14.6	**
Manhattan	**42.8**	**17.3**	**3.6**
1. Greenwich Village/Financial District	56.1	7.5*	**
2. Lower E. Side/Chinatown	41.7	17.2	**
3. Chelsea/Clinton/Midtown	49.1	11.9	**
4. Stuyvesant Town/Turtle Bay	54.7	8.4	**
5. Upper West Side	47.3	14.4	**
6. Upper East Side	55.4	8.7	**
7. Morningside Heights/Hamilton Heights	29.0	26.9	**
8. Central Harlem	26.0	31.4	**
9. East Harlem	24.2	32.8	9.3*
10. Washington Heights/Inwood	25.1	29.3	6.8*
Queens	**48.7**	**12.3**	**1.7**
1. Astoria	49.8	14.6	**
2. Sunnyside/Woodside	47.0	16.6	**
3. Jackson Heights	39.0	14.0	**
4. Elmhurst/Corona	41.8	14.7	**
5. Middle Village/Ridgewood	50.2	11.7*	**
6. Forest Hills/Rego Park	39.3	15.4*	**
7. Flushing/Whitestone	62.1	**	**
8. Hillcrest/Fresh Meadows	59.1	**	**
9. Kew Gardens/Woodhaven	50.9	**	**
10. Howard Beach/S. Ozone Park	54.9	**	**
11. Bayside/Little Neck	62.3	**	**
12. Jamaica	38.2	15.8*	**
13. Bellerose/Rosedale	52.6	**	**
14. Rockaways	34.0	**	**
Staten Island	**70.9**	******	******
1. North Shore	64.2	**	**
2. Mid-Island	71.2	**	**
3. South Shore	82.0	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* 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 or More Building Defects and Percent on Same Street as Building with Broken/Boarded-Up Windows by Sub-Borough
New York City 2011

Sub-Borough Area	One or More Building Defects	Boarded-Up Windows on Same Street
New York City	**11.2%**	**7.3%**
Bronx	**12.9**	**6.7**
1. Mott Haven/Hunts Point	8.1*	7.2*
2. Morrisania/East Tremont	**	7.5*
3. Highbridge/South Concourse	14.1	11.4
4. University Heights/Fordham	16.4	**
5. Kingsbridge Heights/Mosholu	18.9	**
6. Riverdale/Kingsbridge	14.9*	**
7. Soundview/Parkchester	20.6	9.7
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	**	**
10.Williamsbridge/Baychester	18.7	**
Brooklyn	**13.6**	**11.6**
1. Williamsburg/Greenpoint	21.2	7.3*
2. Brooklyn Heights/Fort Greene	11.0*	16.5
3. Bedford Stuyvesant	20.0	33.7
4. Bushwick	14.9	18.9
5. East New York/Starrett City	9.0*	12.6
6. Park Slope/Carroll Gardens	20.5	**
7. Sunset Park	13.8	**
8. North Crown Heights/Prospect Heights	10.8*	14.8
9. South Crown Heights	11.3	12.0
10. Bay Ridge	9.8*	**
11. Bensonhurst	14.2	**
12. Borough Park	**	15.1
13. Coney Island	26.8	11.8
14. Flatbush	8.3*	8.3*
15. Sheepshead Bay/Gravesend	**	**
16. Brownsville/Ocean Hill	8.5*	19.5
17. East Flatbush	13.4*	**
18. Flatlands/Canarsie	11.2*	**
Manhattan	**11.9**	**5.5**
1. Greenwich Village/Financial District	10.4	**
2. Lower E. Side/Chinatown	24.2	**
3. Chelsea/Clinton/Midtown	6.9	6.3*
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	**	**
6. Upper East Side	10.4	**
7. Morningside Heights/Hamilton Heights	12.5	**
8. Central Harlem	**	23.1
9. East Harlem	**	**
10. Washington Heights/Inwood	30.7	6.3*
Queens	**5.7**	**3.8**
1. Astoria	5.8*	7.0
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	14.6*	**
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
Staten Island	******	**6.9***
1. North Shore	**	13.7*
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

* 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 2011

Sub-Borough Area	Boarded Up Windows on Same Street
New York City	**6.9%**
Bronx	**6.4**
1. Mott Haven/Hunts Point	8.4
2. Morrisania/East Tremont	7.1
3. Highbridge/South Concourse	10.1
4. University Heights/Fordham	**
5. Kingsbridge Heights/Mosholu	7.7*
6. Riverdale/Kingsbridge	**
7. Soundview/Parkchester	8.7
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	**
10. Williamsbridge/Baychester	8.9
Brooklyn	**11.5**
1. Williamsburg/Greenpoint	8.2
2. Brooklyn Heights/Fort Greene	16.8
3. Bedford Stuyvesant	37.0
4. Bushwick	18.5
5. East New York/Starrett City	14.4
6. Park Slope/Carroll Gardens	**
7. Sunset Park	7.8*
8. North Crown Heights/Prospect Heights	17.4
9. South Crown Heights	15.1
10. Bay Ridge	**
11. Bensonhurst	**
12. Borough Park	13.4
13. Coney Island	9.6
14. Flatbush	8.7
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	21.8
17. East Flatbush	**
18. Flatlands/Canarsie	4.5*
Manhattan	**4.9**
1. Greenwich Village/Financial District	**
2. Lower E. Side/Chinatown	**
3. Chelsea/Clinton/Midtown	6.4
4. Stuyvesant Town/Turtle Bay	**
5. Upper West Side	**
6. Upper East Side	3.0
7. Morningside Heights/Hamilton Heights	8.5
8. Central Harlem	21.1
9. East Harlem	6.7*
10. Washington Heights/Inwood	6.1
Queens	**3.9**
1. Astoria	6.0
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	6.6*
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	11.4
13. Bellerose/Rosedale	5.4*
14. Rockaways	**
Staten Island	**5.3**
1. North Shore	10.9
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* 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 2011

Sub-Borough Area	Physically Poor[a]
New York City	**7.8%**
Bronx	**14.7**
1. Mott Haven/Hunts Point	17.5
2. Morrisania/East Tremont	18.8
3. Highbridge/South Concourse	23.9
4. University Heights/Fordham	23.1
5. Kingsbridge Heights/Mosholu	18.0
6. Riverdale/Kingsbridge	8.7*
7. Soundview/Parkchester	15.5
8. Throgs Neck/Co-op City	**
9. Pelham Parkway	**
10. Williamsbridge/Baychester	10.0
Brooklyn	**9.3**
1. Williamsburg/Greenpoint	6.1*
2. Brooklyn Heights/Fort Greene	**
3. Bedford Stuyvesant	12.1
4. Bushwick	8.0*
5. East New York/Starrett City	10.7
6. Park Slope/Carroll Gardens	8.8
7. Sunset Park	11.0
8. North Crown Heights/Prospect Heights	15.0
9. South Crown Heights	20.7
10. Bay Ridge	6.3*
11. Bensonhurst	5.2*
12. Borough Park	**
13. Coney Island	6.0*
14. Flatbush	12.3
15. Sheepshead Bay/Gravesend	**
16. Brownsville/Ocean Hill	17.4
17. East Flatbush	13.4
18. Flatlands/Canarsie	6.0
Manhattan	**6.9**
1. Greenwich Village/Financial District	**
2. Lower E. Side/Chinatown	10.0
3. Chelsea/Clinton/Midtown	6.6
4. Stuyvesant Town/Turtle Bay	**
5. Upper West Side	5.1
6. Upper East Side	3.2*
7. Morningside Heights/Hamilton Heights	9.8
8. Central Harlem	13.0
9. East Harlem	14.7
10. Washington Heights/Inwood	11.8
Queens	**3.8**
1. Astoria	4.1*
2. Sunnyside/Woodside	7.0*
3. Jackson Heights	6.1*
4. Elmhurst/Corona	**
5. Middle Village/Ridgewood	**
6. Forest Hills/Rego Park	**
7. Flushing/Whitestone	**
8. Hillcrest/Fresh Meadows	**
9. Kew Gardens/Woodhaven	**
10. Howard Beach/S. Ozone Park	**
11. Bayside/Little Neck	**
12. Jamaica	7.0
13. Bellerose/Rosedale	**
14. Rockaways	**
Staten Island	**2.2***
1. North Shore	**
2. Mid-Island	**
3. South Shore	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a "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 2011

Sub-Borough Area	All	Good or Excellent	Fair	Poor
New York City	**100.0%**	**75.2**	**20.5**	**4.4**
Bronx	**100.0**	**58.8**	**31.5**	**9.7**
1. Mott Haven/Hunts Point	100.0	49.6	32.4	18.0
2. Morrisania/East Tremont	100.0	42.0	45.5	12.5
3. Highbridge/South Concourse	100.0	54.1	35.9	10.0
4. University Heights/Fordham	100.0	41.1	39.2	19.7
5. Kingsbridge Heights/Mosholu	100.0	54.5	34.9	10.6
6. Riverdale/Kingsbridge	100.0	75.9	20.8	**
7. Soundview/Parkchester	100.0	55.3	35.7	9.0
8. Throgs Neck/Co-op City	100.0	81.9	14.9	**
9. Pelham Parkway	100.0	77.5	19.4	**
10. Williamsbridge/Baychester	100.0	63.9	29.8	**
Brooklyn	**100.0**	**71.9**	**23.7**	**4.5**
1. Williamsburg/Greenpoint	100.0	73.8	21.5	**
2. Brooklyn Heights/Fort Greene	100.0	80.8	16.5	**
3. Bedford Stuyvesant	100.0	66.4	29.6	**
4. Bushwick	100.0	53.3	40.9	**
5. East New York/Starrett City	100.0	53.1	39.0	7.9*
6. Park Slope/Carroll Gardens	100.0	87.5	8.2*	**
7. Sunset Park	100.0	69.4	27.5	**
8. North Crown Heights/Prospect Heights	100.0	63.8	29.4	**
9. South Crown Heights	100.0	58.4	33.3	8.4*
10. Bay Ridge	100.0	87.3	11.4	**
11. Bensonhurst	100.0	82.7	16.1	**
12. Borough Park	100.0	78.9	18.7	**
13. Coney Island	100.0	77.3	17.4	**
14. Flatbush	100.0	68.7	26.7	**
15. Sheepshead Bay/Gravesend	100.0	88.4	11.2	**
16. Brownsville/Ocean Hill	100.0	42.3	43.4	14.3
17. East Flatbush	100.0	64.3	30.9	**
18. Flatlands/Canarsie	100.0	80.1	17.1	**
Manhattan	**100.0**	**80.1**	**16.8**	**3.1**
1. Greenwich Village/Financial District	100.0	93.5	6.1	**
2. Lower E. Side/Chinatown	100.0	64.6	29.5	5.9*
3. Chelsea/Clinton/Midtown	100.0	85.0	11.8	**
4. Stuyvesant Town/Turtle Bay	100.0	95.0	4.7*	**
5. Upper West Side	100.0	93.9	5.1	**
6. Upper East Side	100.0	93.2	6.2	**
7. Morningside Heights/Hamilton Heights	100.0	67.2	28.6	**
8. Central Harlem	100.0	59.1	37.3	**
9. East Harlem	100.0	50.7	37.1	12.3
10. Washington Heights/Inwood	100.0	59.4	33.8	6.8
Queens	**100.0**	**81.9**	**15.4**	**2.7**
1. Astoria	100.0	82.8	14.2	**
2. Sunnyside/Woodside	100.0	87.6	10.6	**
3. Jackson Heights	100.0	78.0	19.6	**
4. Elmhurst/Corona	100.0	69.1	26.8	**
5. Middle Village/Ridgewood	100.0	86.2	10.9	**
6. Forest Hills/Rego Park	100.0	93.2	**	**
7. Flushing/Whitestone	100.0	88.3	10.2	**
8. Hillcrest/Fresh Meadows	100.0	83.8	15.0	**
9. Kew Gardens/Woodhaven	100.0	78.7	18.5	**
10. Howard Beach/S. Ozone Park	100.0	85.1	14.3	**
11. Bayside/Little Neck	100.0	97.1	**	**
12. Jamaica	100.0	61.1	31.1	7.8
13. Bellerose/Rosedale	100.0	87.1	11.8	**
14. Rockaways	100.0	64.6	27.7	**
Staten Island	**100.0**	**88.0**	**10.8**	******
1. North Shore	100.0	77.5	20.0	**
2. Mid-Island	100.0	90.0	9.5	**
3. South Shore	100.0	97.0	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.
Notes:
* 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 2011

Sub-Borough	Crowded[a]	Severely Crowded[a]
New York City	**11.5%**	**4.3%**
Bronx	**14.3**	**4.4**
1. Mott Haven/Hunts Point	12.3	**
2. Morrisania/East Tremont	13.3	**
3. Highbridge/South Concourse	20.3	**
4. University Heights/Fordham	18.0	**
5. Kingsbridge Heights/Mosholu	16.5	**
6. Riverdale/Kingsbridge	13.9*	**
7. Soundview/Parkchester	13.3	**
8. Throgs Neck/Co-op City	**	**
9. Pelham Parkway	12.4	**
10. Williamsbridge/Baychester	**	**
Brooklyn	**12.1**	**4.6**
1. Williamsburg/Greenpoint	6.9*	**
2. Brooklyn Heights/Fort Greene	**	**
3. Bedford Stuyvesant	10.6	**
4. Bushwick	17.6	8.3*
5. East New York/Starrett City	8.6*	**
6. Park Slope/Carroll Gardens	**	**
7. Sunset Park	24.9	9.8*
8. North Crown Heights/Prospect Heights	**	**
9. South Crown Heights	14.7	**
10. Bay Ridge	11.8	8.9*
11. Bensonhurst	9.4	**
12. Borough Park	27.4	11.4*
13. Coney Island	11.3*	**
14. Flatbush	19.7	9.2*
15. Sheepshead Bay/Gravesend	10.9*	**
16. Brownsville/Ocean Hill	**	**
17. East Flatbush	13.6	**
18. Flatlands/Canarsie	10.4*	**
Manhattan	**6.9**	**3.5**
1. Greenwich Village/Financial District	5.9*	**
2. Lower E. Side/Chinatown	11.8	5.9*
3. Chelsea/Clinton/Midtown	**	**
4. Stuyvesant Town/Turtle Bay	**	**
5. Upper West Side	4.6*	**
6. Upper East Side	**	**
7. Morningside Heights/Hamilton Heights	9.1*	**
8. Central Harlem	**	**
9. East Harlem	8.8*	**
10. Washington Heights/Inwood	14.7	5.6*
Queens	**14.5**	**4.7**
1. Astoria	**	**
2. Sunnyside/Woodside	15.5	**
3. Jackson Heights	26.1	8.7*
4. Elmhurst/Corona	31.6	13.5
5. Middle Village/Ridgewood	9.6*	**
6. Forest Hills/Rego Park	**	**
7. Flushing/Whitestone	16.1	7.4*
8. Hillcrest/Fresh Meadows	13.6*	**
9. Kew Gardens/Woodhaven	14.8*	**
10. Howard Beach/S. Ozone Park	**	**
11. Bayside/Little Neck	**	**
12. Jamaica	21.1	**
13. Bellerose/Rosedale	**	**
14. Rockaways	**	**
Staten Island	**7.7**	****
1. North Shore	**	**
2. Mid-Island	**	**
3. South Shore	**	**

Source: U.S. Bureau of the Census, 2011 New York City Housing and Vacancy Survey.

Notes:

a Crowded- More than 1.0 person per room. Severely crowded- More than 1.5 persons per room.

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

** Too few households to report.

Census Tracts Included In Each Sub Borough Area

BRONX

1) Mott Haven/Hunts Point

1.00	19.00	23.00	25.00	27.01	27.02	31.00	33.00
35.00	37.00	39.00	41.00	43.00	51.00	65.00	67.00
69.00	71.00	73.00	75.00	77.00	79.00	83.00	85.00
87.00	89.00	93.00	115.02	117.00	119.00	121.02	127.01
129.01	131.00	159.00					

2) Morrisania/East Tremont

60.00	121.01	123.00	125.00	133.00	135.00	141.00	145.00
147.01	147.02	149.00	151.00	153.00	155.00	157.00	161.00
163.00	165.00	167.00	169.00	185.00	220.00	334.00	359.00
361.00	363.00	365.01	365.02	367.00	369.01	369.02	371.00
373.00	375.04	385.00	387.00	389.00	391.00	393.00	395.00
397.00							

3) Highbridge/South Concourse

59.02	61.00	63.00	143.00	171.00	173.00	175.00	177.01
177.02	179.01	179.02	181.01	181.02	183.01	183.02	189.00
193.00	195.00	197.00	199.00	201.00	209.00	211.00	213.02
219.00	221.01	221.02	223.00	225.00			

4) University Heights/Fordham

53.00	205.01	205.02	213.01	215.01	215.02	217.00	227.01
227.02	227.03	229.01	229.02	231.00	233.01	233.02	235.01
235.02	237.03	237.04	239.00	241.00	243.00	245.01	245.02
247.00	249.00	251.00	257.00	379.00	381.00	383.01	383.02

5) Kingsbridge Heights/Mosholu

237.02	253.00	255.00	261.00	263.00	265.00	269.00	399.01
399.02	401.00	403.02	405.01	405.02	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

267.01	267.02	273.00	277.00	279.00	281.00	283.00	285.00
287.00	289.00	293.01	293.02	295.00	297.00	301.00	307.01
309.00	319.00	323.00	335.00	337.00	343.00	345.00	351.00
403.03	403.04	407.01	409.00				

7) Soundview/Parkchester

2.00	4.00	16.00	20.00	24.00	28.00	38.00	40.01
42.00	44.00	46.00	48.00	50.01	50.02	52.00	54.00
56.00	62.00	64.00	68.00	70.00	72.00	74.00	76.00
78.00	84.00	86.00	90.00	92.00	96.00	98.00	202.00
204.00	206.01	210.01	210.02	212.00	216.01	216.02	218.00
222.00							

8) Throgs Neck/Co-op City

110.00	118.00	130.00	132.00	138.00	144.00	152.00	158.00
160.00	162.00	164.00	166.00	184.00	194.00	264.00	266.01
266.02	274.01	274.02	276.00	300.00	302.00	462.01	462.02
504.00	516.00						

9) Pelham Parkway

200.00	224.01	224.03	224.04	228.00	230.00	232.00	236.00
238.00	240.00	244.00	246.00	248.00	250.00	252.00	254.00
256.00	284.00	286.00	288.00	296.00	310.00	312.00	314.00
316.00	318.00	324.00	326.00	328.00	330.00	332.01	332.02
336.00	338.00	340.00	342.00	344.00	348.00	350.00	360.00

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	414.00	418.00	420.00
422.00	424.00	426.00	428.00	430.00	434.00	435.00	436.00
442.00	444.00	448.00	449.01	449.02	451.01	451.02	456.00
458.00	460.00	484.00					

BROOKLYN

1) Williamsburg/Greenpoint

449.00	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	561.00
563.00	565.00	569.00	571.00	573.00	575.00	579.00	589.00
591.00	593.00						

2) Brooklyn Heights/Fort Greene

1.00	3.01	5.01	5.02	7.00	9.00	11.00	13.00
15.00	21.00	23.00	29.01	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	187.00	191.00	193.00	195.00	197.00	199.00
201.00	211.00	227.00	229.00	231.00	235.00	543.00	

3) Bedford Stuyvesant

233.00	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	1237.00			

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
485.00	489.00	493.00					

5) East New York/Starrett City

1058.01	1058.04	1070.00	1078.00	1098.00	1104.00	1106.00	1110.00
1116.00	1118.00	1120.00	1124.00	1142.01	1142.02	1146.00	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	1198.00
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	53.00	59.00	63.00	65.00
67.00	75.00	77.00	85.00	117.00	119.00	121.00	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	175.00	500.00	502.02	504.00	1502.00		

8) North Crown Heights/Prospect Heights

161.00	163.00	203.00	205.00	207.00	215.00	217.00	219.00
221.00	247.00	271.00	297.00	299.00	305.00	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	796.01	796.02	798.01	798.02	800.00
802.00	804.00	806.00	808.00	810.00	820.00	822.00	874.01
876.00	878.00	880.00					

10) Bay Ridge

30.00	34.00	36.00	38.00	44.00	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	126.00	128.01	130.00	132.00	134.00
136.00	138.00	140.00	142.00	148.00	150.00	152.00	154.00
160.00	162.00	164.00	166.00	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	326.00	328.00	330.00	336.00	340.00
342.00	348.00	350.00	352.00	354.00	356.01	356.02	360.01
360.02	362.00	364.00	366.00	370.00	374.01	374.02	382.00
386.00	398.00	610.02	610.03	610.04			

14) Flatbush

456.00	458.00	460.00	462.01	480.00	482.00	506.00	508.01
508.03	508.04	510.01	510.02	512.00	514.00	516.01	516.02
518.00	520.00	526.00	528.00	530.00	532.00	534.00	538.00
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	768.00	770.00	772.00
774.00	786.00	788.00	1522.00				

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	616.00	620.00	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
906.00	908.00	910.00	912.00	916.00	918.00	920.00	922.00
924.00	1122.00	1126.00	1128.00	1130.00	1132.00	1134.00	1144.00
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	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	932.00
934.00	936.00	938.00	946.00				

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
696.01	696.02	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	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	37.00	39.00	41.00	43.00	45.00	47.00
49.00	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	317.03
317.04	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

44.00	44.01	48.00	50.00	60.00	62.00	64.00	66.00
68.00	70.00	72.00	78.00	80.00	82.00	86.01	86.02
86.03	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							

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	238.01
238.02							

7) Morningside Heights/Hamilton Heights

193.00	195.00	197.01	199.00	201.01	203.00	205.00	207.01
209.01	211.00	213.03	217.03	219.00	223.01	223.02	225.00
227.00	229.00	231.00	233.00	235.01	237.00		

8) Central Harlem

186.00	190.00	197.02	200.00	201.02	206.00	208.00	212.00
214.00	215.00	216.00	218.00	220.00	221.02	222.00	224.00
226.00	228.00	230.00	232.00	234.00	235.02	236.00	243.02
257.00	259.00						

9) East Harlem

156.02	158.02	160.02	162.00	164.00	166.00	168.00	170.00
172.00	174.01	174.02	178.00	180.00	182.00	184.00	188.00
192.00	194.00	196.00	198.00	210.00	240.00	242.00	

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	291.00
293.00	295.00	297.00	299.00	303.00	307.00	309.00	311.00

QUEENS

1) Astoria

25.00	31.00	33.00	37.00	39.00	43.00	45.00	47.00
51.00	53.00	55.00	57.00	59.00	61.00	63.00	65.01
65.02	69.00	71.00	73.00	75.00	77.00	79.00	81.00
83.00	85.00	87.00	91.00	95.00	97.00	99.00	101.00
103.00	105.00	107.01	111.00	113.00	115.00	117.00	119.00
121.00	123.01	125.00	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	181.01	181.02
183.00	185.01	185.02	187.00	189.00	199.00	205.00	219.00
229.00	235.00	243.00	245.00	247.00	249.00	251.00	253.01
253.02	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	309.02	309.03	309.04	327.00	329.00	331.00
337.00	339.00	347.00	351.00	353.00	357.00	361.00	363.00
365.00	367.00	371.00	373.00	375.00	377.00	379.00	381.00
401.00	403.00	405.00	407.00	409.00			

4) Elmhurst/Corona

267.00	269.01	269.02	271.00	383.01	383.02	399.00	411.00
413.00	415.00	427.00	437.01	437.02	439.00	443.01	443.02
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	531.00	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	607.01
613.01	613.02	619.00	621.00	623.00	625.00	627.00	629.00
633.01	633.02	635.00	637.00	639.00	655.01	657.02	657.03
659.00	661.00	663.00	665.01	667.01	669.00	671.00	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	713.03	713.04	713.05	713.06	717.01	717.02
719.00	721.00	723.00	729.00	731.00	737.00	739.00	741.00
743.00	745.00	747.00	749.00	757.01	757.02	769.01	769.02

7) Flushing/Whitestone

797.01	797.02	799.00	803.01	803.02	837.00	845.00	849.00
853.00	855.00	857.00	859.00	861.00	863.00	865.00	869.00
871.00	889.01	907.00	919.00	925.00	929.00	939.00	945.00
947.00	973.00	981.00	987.00	991.00	997.01	997.03	997.04
997.05	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	779.02	779.03	779.04	779.05	779.06	779.07
779.08	793.00	809.00	1223.00	1227.01	1227.02	1241.00	1247.00
1257.00	1265.00	1267.00	1277.00	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	50.00	54.00	58.00	62.01	62.02	86.00
88.00	94.00	96.00	98.00	100.00	102.00	104.00	106.00
158.01	158.02	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

1085.00	1093.00	1097.00	1099.00	1113.00	1123.00	1129.00	1133.00
1139.00	1181.00	1291.02	1291.03	1291.04	1367.00	1377.00	1385.01
1385.02	1399.00	1403.00	1409.01	1409.02	1417.00	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	194.00
196.00	198.00	202.00	204.00	206.00	208.00	212.00	238.00
240.00	246.00	254.00	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	294.00	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	414.00
424.00	426.00	432.00	434.00	440.00	444.00	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	788.00	790.00	792.00

13) Bellrose/Rosedale

306.00	320.00	328.00	358.00	496.00	512.00	516.00	532.00
534.01	536.01	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	580.00
582.00	590.00	592.00	594.00	596.00	598.00	600.00	606.00
608.00	610.00	612.00	614.00	616.01	616.02	618.00	620.00
622.00	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	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	934.01	934.02	938.00
942.01	942.02	942.03	954.00	964.00	972.02	972.03	972.04
992.00	998.01	998.02	1008.01	1008.02	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	17.00	20.01
21.00	27.00	29.00	33.00	36.00	39.00	40.00	47.00
59.00	67.00	75.00	77.00	81.00	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	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	173.00
177.00	181.00	187.02	189.02	273.01	273.02	277.02	277.04
277.05	277.06	279.00	291.02	291.03	291.04		

3) South Shore

128.05	128.06	132.01	132.03	132.04	138.00	146.04	146.05
146.06	146.07	146.08	154.00	156.01	156.02	156.03	170.05
170.07	170.08	170.09	170.10	170.11	170.12	176.00	198.00
208.01	208.03	208.04	226.00	228.00	244.01	244.02	248.00

Note: Census tracts that cover an area that is entirely over-water have the number 9901 for the 2010 Census. There are three such tracts, one each in the Boroughs of Brooklyn, Queens and Staten Island. These three tracts are not listed above as part of any sub-borough.

B 2011 New York City Housing and Vacancy Survey Glossary

The following definitions were prepared by the US Census Bureau to describe characteristics of individuals, households, housing units, and neighborhoods that are available from the 2011 New York City Housing and Vacancy Survey.

Accessibility. See Wheelchair Accessibility.

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. Persons age 99 and over are noted as 99 years old.

Asking Rent. See Monthly Asking Rent.

Average Hours Worked in 2010. This item refers to the number of hours per week in 2010 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 8.5 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.

Cash Rent. Money rent paid for occupancy of a housing unit in the form of cash, check, money order, debit or credit card payment.

Cell Phone Usage. The number of adults aged 18+ who have a cell phone available. This includes use of a shared cell phone available at least one-third of the time.

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 havetaken 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 either 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. See Appendix C – Definitions of Rent Regulation Status.

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, vacant-for-rent, 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 2006 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). This applies to programs the person is currently enrolled in. This includes regular schooling such as senior high schools; colleges; universities; and graduate or professional schools. It also includes enrollment in GED, literacy, ESL and occupational, vocational or apprenticeship programs.

Employment. See Labor Force Status.

Energy Assistance. See Home Energy Assistance Program (HEAP).

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.

Falls. The item reports whether a household member age 65 or over has fallen in the home within the past three months.

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 2010 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.

Grab Bars. For households with at least one person aged 65 or over, the survey asks if grab bars are available in the bathtub/shower, or near the toilet, or both.

Gross Rent. See Monthly Gross Rent.

Health Condition. This is the respondent's rating of his/her general health condition as excellent, very good, good, fair, or poor, or whether the respondent does not know.

Health Care Postponed. This refers to the respondent's answers to whether certain types of health care were postponed for financial reasons during the past year. The types of care referenced were: dental, preventative care/check-ups, mental health, treatment or diagnosis of illness or health condition, and prescription drugs.

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, downed power lines, running out of fuel or other situations.

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.

Home Energy Assistance Program (HEAP). This item determines if the household was part of the HEAP program in 2010 and the amount of assistance received that year. HEAP is a federally-funded program that provides heating benefits to low-income New Yorkers in one of three ways:

- Regular benefit – Assistance with the cost of heating their homes.
- Emergency benefit – Assistance with heat or heat-related emergencies when the household lacks the resources to resolve the emergency on their own.
- Furnace repair or replacement – assistance to repair/replace furnaces, boilers, and other direct heating equipment necessary to keep the home's primary heating source functional.

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.

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. See the 2010 Poverty Threshold chart at the end of Appendix B.

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. A housing unit can exist within, over, or under a structure that appears to be nonresidential or commercial. Housing units must meet **both** of the following qualifications:

- Be separate living quarters, meaning occupants live separately from any other occupants in the building, and

- Have direct access, meaning that the entrance to the living quarters must be directly 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. If the householder was not born in the USA, year moved to the U.S. is provided. If born outside New York City, year he/she moved to New York City is provided. Householders born in Puerto Rico are U.S. citizens; thus not considered to be immigrants.

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 2010 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 from an unincorporated business 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.

- Family Assistance/Temporary Assistance for Needy Families (TANF) - payments received through a welfare program administered by the state or local government to families with dependent children.

- Safety Net Assistance - payments received through a program that is a form of public assistance for low income households with no dependent children.

- 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 it is 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 59 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 Federal Supplementary Compensation 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 2010. 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 2010 for householders who live alone. See Income of Households for a description of each income source.

Industry Code. Industry classifications use the 2007 Census industry classification system developed from the 2007 North American Industry Classification System (NAICS) published by the Executive Office of the President, Office of Management and Budget. This system consists of 269 categories for employed people, including military, classified into 20 sectors. 2011 NYCHVS industry codes are 4-digit codes.

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:

(a) Persons who reported doing unpaid work in a family business for less than 15 hours a week.

(b) Persons who reported being temporarily absent (for any reason other than a layoff) from working in a family business without pay.

(c) Persons who reported not working the week prior to interview, and one of the following situations existed:

- The person responded "no" to being temporarily absent from a job.
- The person responded "no" to looking for work during 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 occupancy 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 2011 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. It is the total rent scheduled to be paid to the landlord, regardless of who pays it, such as a parent helping a child. 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. This is the rate of interest on the most recent home loan and is asked only at owner-occupied units with a mortgage.

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 2011 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 2011. 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 8.5 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 2011 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 2010. 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. 2011 NYCHVS occupation codes are 4-digit codes based on the 2010 Standard Occupational Classification (SOC) Manual published by the Executive Office of the President, Office of

Management and Budget. There are 539 specific Census occupational categories, for employed people, including military, arranged into 23 major occupational groups.

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. The data refer to the presence of mice or rats in the building and cockroaches in the unit during a specified time period.

- 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: this is the 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 Appendix.

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 (TANF) or Family Assistance; Safety Net Assistance; 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 2006 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 in the Overview of the 2011 HVS at the Census Bureau's website.

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 2010.

Reason Householder Moved From Previous Residence. These data are shown for units where the householder moved into the sample unit in 2008 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.

Other Housing Reason - Householder moved because of some other problem with previous residence or amenities of current residence.

OTHER

Displaced by Urban Renewal, Highway Construction, or Other Public Activity - Householder moved because of government action such as road construction.

Displaced by Private Action (Other than Eviction) - Householder moved because of private action (other than eviction) such as conversion of a building to cooperative or condominium units.

Schools - Householder moved because there are better schools in this neighborhood.

Natural Disaster/Fire - Householder moved because last residence was damaged by fire or a natural disaster.

Any Other - Householder moved for any other reason not listed above.

Reasons Vacant Unit Not Available. Data are presented for the reason that the vacant unit is not available for sale or for rent according to the following categories:

- Rented, not yet occupied - If money rent has been paid or a lease signed, but the renter has not moved in, the vacant unit is included in this category.
- Sold, not yet occupied - If the unit has recently been sold, but the new owner has not yet moved in, the vacant unit is included in this category.
- Unit or building is undergoing renovation - Includes vacant units which are being renovated, or the building is being renovated.
- Unit or building is awaiting renovation - Also includes vacant units held off the market until other units in the building can be vacated so that the whole building can be renovated.
- Being converted to nonresidential purposes - Vacant units that will be converted to nonresidential use are included in this category.
- There is a legal dispute involving the unit - Includes vacant units wherein the terms of a will, a lawsuit, settlement of an estate, or some other legal matter places the unit in limbo.
- Being converted or awaiting conversion to condominium or cooperative - Includes vacant units that are not available for rent or sale because they are in the process of being converted to a condo/coop.
- Held for occasional, seasonal, or recreational use - Includes vacant units which are held for weekend or other occasional use throughout the year. Units belonging to a corporation for occasional use by an employee are also included in this category.
- The owner cannot rent or sell at this time due to personal problems - Includes vacant units that are unavailable for occupancy because of some personal problem of the owner such as age or illness.
- Being held pending sale of building - Includes vacant units that are being held until the entire building is sold.

- Being held for planned demolition - Includes vacant units in a building that the owner plans to demolish once the unit is vacated.

- Held for other reasons - Includes vacant units that are unavailable for reasons not included in any of the above categories.

Reference Person. The 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.

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. 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 to code each sample housing unit. See Appendix C - Definitions of Rent Regulation Status.

Rent Subsidy. 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:

(1) 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.

(2) 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.

(3) Advantage (Work, Child, or Fixed) provides up to two years of rent support to families with children, adult families and single adults who are exiting the homeless shelter system.

- Families living in a homeless shelter for at least 90 days are eligible for Work Advantage once they obtain employment.
- Families living in a homeless shelter with a child in the foster care system are eligible for Child Advantage.
- SSI recipients living in homeless shelters are eligible for Fixed Advantage.

(4) The Public Assistance Grant is made up of the Basic Grant and the Shelter Allowance, and is administered by the Human Resources Administration (HRA). It's meant to be used for the payment of rent and may be paid directly to the landlord. If the rent is more than the Shelter Allowance, the tenant must pay the remainder of the rent with the Basic Grant.

(5) Housing Stability Plus (HSP) is a 5-year rent subsidy program administered by the HRA to help homeless families receiving public assistance leave the shelter. The subsidy payment starts at 100% of rent and is reduced by 20% each year. The HSP program ended in 2007, but families who were enrolled still receive the subsidy until their five years are up or they are no longer eligible. This rent supplement is in addition to any shelter allowance.

(6) Employment Incentive Housing Program (EIHP) is a 2-year rent supplement program administered by the HRA to help homeless families receiving public assistance leave the shelter. Recipients must be receiving public assistance and be engaged in work activities to receive the supplement. This rent supplement is in addition to any shelter allowance.

(7) The Long Term Stayer's Program (LTSP) is administered by the HRA and provides five years of rental assistance to families receiving public assistance who are exiting homeless shelters after extended stays. Recipients must be receiving public assistance to be eligible for LTSP. This rent supplement is in addition to any shelter allowance.

(8) Jiggetts is a rent supplement provided to public assistance recipients who are involved in court cases of eviction proceedings involving non-payment of rent.

(9) The Family Eviction Prevention Program (FEPS) is a program administered by the HRA to help families with children under 18 who are facing eviction to stay in their homes. The supplement can be provided for up to five years and is in addition to any shelter allowance.

(10) Any other federal housing subsidy program not listed above.

(11) Any other state or city housing subsidy program not listed above.

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 (SCRIE). 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 household income and an increase that raises the carrying charge above one-third 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.

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 2011 New York City Housing and Vacancy Survey are based on the Multiple Dwelling Law and are defined as follows:

- Old Law Tenement (built before 1901) - A "class A" multiple dwelling constructed before 1901 and subject to the regulations of the Tenement House Acts of 1867 and 1879. These buildings were usually designed to fit the maximum number of rooms on the standard 25' x 100' lot, with "railroad flat" floor plans, having rooms lined up like cars on a train. These plans offered little light or ventilation for interior rooms. Most of the buildings were six stories or less, with four apartments per floor. There were minimum standards regarding ventilation, fire escapes, sanitation, and basement units.

- New Law Tenement (built 1901-1929) - A "class A" multiple dwelling constructed between 1901 and 1929 and subject to new standards for ventilation, sanitation, and fire safety contained in the Tenement House Act of 1901. Distinguished from the Old Law Tenement in terms of reduction of hazardous conditions and improved access to light and air. Typically, these structures were larger than Old Law Tenements, built on lots at least 40 feet wide, with courtyards or double sized air shafts to meet the enhanced ventilation standards.

- Multiple Dwelling Built After 1929 (including public housing) - A "class A" multiple dwelling constructed after 1929 and subject to the regulations of the Multiple Dwelling Law of 1929. This law codified standards for high rise apartments, whether for tenements or luxury buildings. This law made "mechanical ventilation" an acceptable substitute for windows in corridors and baths, increased height and bulk limits, and legitimated the double-loaded corridor, in which a series of apartments open onto an interior hallway with no windows.

- Apartment Hotel Built Before 1929 - A "class A" multiple dwelling constructed before 1929 that has hotel-type amenities such as a front desk, maid service, or linen service.

- One-two Family Dwelling Converted to Apartments - A "class A" multiple dwelling that was converted from a dwelling that previously had fewer than three residential units.

- Non-residential Building Altered to Apartments - A "class A" multiple dwelling that was altered from a non-residential building that previously had no residential units.

- Tenement Building Used for Single Room Occupancy - A "class A" multiple dwelling with units that are being used for single room occupancy pursuant to section 248 of the Multiple Dwelling Law. Section 248 specifies the conditions under which "class A" multiple dwellings may be used for single room occupancy. Single room occupancy is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant(s) reside separately and independently of the other occupant(s) of the same apartment. When a "class A" multiple dwelling is used wholly or in part for a single room occupancy, it remains a "class A" multiple dwelling.

- One-two Family Dwelling Converted to Rooming House - A "class B" multiple dwelling that was converted from a dwelling that previously had fewer than three residential units. A rooming house is a multiple dwelling, other than a hotel, having fewer than thirty sleeping rooms and in which persons either individually or as families are housed for hire or otherwise with or without meals.

- Miscellaneous Class B Structure - This includes all other "class B" multiple dwellings such as old law and new law residential apartment buildings converted for single room occupancy, but not pursuant to section 248 of the Multiple Dwelling Law; lodging houses; rooming houses; hotels; and commercial buildings altered for residential single room occupancy use. A lodging house is a multiple dwelling, other than a hotel, a rooming house, or a furnished rooming house, in which persons are housed for hire for a single night, or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a week. An inn with fewer that thirty sleeping rooms is a rooming house. A hotel is an inn having thirty or more sleeping rooms.

- One-two Family House. A private dwelling in any building or structure designed and occupied exclusively for residence purposes by not more 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 face or is accessible to a legal street or public thoroughfare.

Sub-borough Areas. Sub-borough areas are groups of census tracts, aggregated below the county/borough level, containing at least 100,000 persons, as determined by the New York City Department of Housing Preservation and Development and the Census Bureau, based on Census Bureau requirements. The boundaries of sub-borough areas often approximate community district boundaries; however, sub-borough areas are not the same as community districts, whose boundaries are defined by the city government. For 2011, sub-borough areas approximate the Public Use Microdata Areas (PUMAs) from the American Community Survey.

Telephone Service. The data represent 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 Schedule. These codes are assigned during clerical editing of the questionnaires and may be used in computer editing to assign tenure and vacancy status if these items are not reported. (This item appears on the Microdata File only.)

Type of Worker. Type of worker consists of the following categories:

(1) Private Wage and Salary Worker - FOR PROFIT company, business, or individual for wages, salary, or commission. This classification also includes compensation by tips, piece rates, or pay "in kind," if received from a non-governmental source, regardless of whether the source is a large corporation or a single individual.

(2) Private Wage and Salary Worker - NOT-FOR-PROFIT, tax exempt, or charitable organization. This category includes:

- Employees of churches, unions, YMCAs, political parties, professional associations, non-profit hospitals, and similar organizations.

- Persons who work for condominium and cooperative associations, other cooperative businesses, mutual and fraternal insurance companies, mutual savings banks, and credit unions.

- Employees of foreign governments, the United Nations, or other formal international organizations controlled by foreign governments.

(3) Government Worker – federal

(4) Government Worker - state, local (city, borough, etc.) - these categories include:

- Employees of public schools, government-owned bus lines, and government-owned utilities (by level of government).

- Persons elected to paid offices.

- Civilian and active duty members of the Armed Forces.

(5) Self-employed in own incorporated/unincorporated business or professional practice.

- Own business, incorporated, refers to people who own all or most of the stock in a privately held corporation, and consider themselves self-employed.

- Own businesses, unincorporated, refers to work for profit or fees in the person's own business, shop, office, etc. It does **not** include managers or other executives hired to run a business, salespersons on commission, or corporate officers. This category includes sole proprietorships and partnerships, but the company cannot be incorporated.

(6) Working without pay in a family business - persons who received no monetary compensation for their work in a family business are included in this category. In addition, persons who receive room and board as pay for work in a family business are also included here.

Utilities and Fuels. Data on amounts paid for the utility items (electricity, gas, water, and sewer) and the fuel items (oil, coal, kerosene, wood, etc.) are shown if they are used and paid separately from the rent or any condominium or maintenance fees. Amounts for electricity and gas are monthly; water and sewer, and other fuel costs are yearly.

The gas, water and sewer utility items, and fuel items used in the monthly gross rent tabulation are all two-part questions: 1) Is the item paid separately (from the rent or any condominium or maintenance fees), and 2) If it is paid separately, what is the cost (amount). However, information on electricity is asked in a three part question: 1) Is electricity paid separately (from the rent or any condominium or maintenance fees), 2) if it is paid separately, what is the cost (amount), and 3) if it is combined with the gas payment and respondent cannot give separate estimates of gas and electricity costs.

Vacancy Status. Data on the status of vacant units are presented in the following categories:

- Vacant for rent - Includes vacant units that are for rent only; both for rent or for sale; unsold vacant units offered for rent in condominium or cooperative buildings; individually owned units offered for rent during an extended absence by the owner; and vacant units in a building offered for sale and the sample unit is offered for rent.

- Vacant for sale - Includes only vacant units for sale to the general public.

- Not available for rent or for sale - Includes vacant units not available for rent or for sale. See Reason Vacant Unit Not Available for a description of the reasons.

Value. Value is the respondent's estimate of how much the apartment or house/lot would sell for if it were for sale. Any nonresidential portions of the property are excluded from the estimate.

Water Leakage. The data refer to units where water has leaked into the unit other than from the unit's fixtures backing up or overflowing. Units with situations such as leaks through the ceilings or roof, or closed windows are included here.

Wheelchair Accessibility. A series of items were added in 1996 to determine if the building and sample unit were wheelchair-accessible. The field representative determined by observation or measurement if the street entry and inner lobby (width at least 32"), elevator (door width 36", cab depth 51"), and unit entrance (width 32") were accessible. Additionally, each respondent living in a building with an elevator was asked if the elevator could be reached without using steps, and, all respondents were asked whether the unit could be reached from the sidewalk outside, without using any steps.

Worked Last Week. Last week refers to the full calendar week, Sunday through Saturday before the interview. The following activities are counted as work: paid work; work for meals, lodging, supplies, etc.; work for piece rates, commissions, or tips; work in the person's own business or professional practice; work without pay in a family business; active military duty; and any part-time job such as babysitting. Work excludes work around a person's own house, unpaid babysitting, volunteer work, and school work.

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 2010 by Size of Family and Number of Related Children Under 18 Years

		Related children under 18 years								
Size of family unit	**Weighted average thresholds**	**None**	**One**	**Two**	**Three**	**Four**	**Five**	**Six**	**Seven**	**Eight or more**
One person (unrelated individual).....	$11,139									
Under 65 years.....	$11,344	$11,344								
65 years and over.....	$10,458	$10,458								
Two people.....	$14,218									
Householder under 65 years.....	$14,676	$14,602	$15,030							
Householder 65 years and over.....	$13,194	$13,180	$14,973							
Three people.....	$17,374	$17,057	$17,552	$17,568						
Four people.....	$22,314	$22,491	$22,859	$22,113	$22,190					
Five people.....	$26,439	$27,123	$27,518	$26,675	$26,023	$25,625				
Six people.....	$29,897	$31,197	$31,320	$30,675	$30,056	$29,137	$28,591			
Seven people.....	$34,009	$35,896	$36,120	$35,347	$34,809	$33,805	$32,635	$31,351		
Eight people.....	$37,934	$40,146	$40,501	$39,772	$39,133	$38,227	$37,076	$35,879	$35,575	
Nine people or more.....	$45,220	$48,293	$48,527	$47,882	$47,340	$46,451	$45,227	$44,120	$43,845	$42,156

Source: U.S. Census Bureau.

C Definitions of Rent Regulation Status

2011 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 2011 New York City Housing and Vacancy Survey (HVS) used a sample based primarily on the 2010 Census and updated for units added by new construction or through alteration or conversion. The 2008, 2005 and 2002 HVSs 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 2011 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 2011 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 tenancy and unit characteristics to DHCR. Owners of rent stabilized units are required to file registrations annually.

For the 2011, 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 registration files covering the preceding five-year period (2006 – 2010), and selected the most recent registration status available for each unit. The annual apartment registration files include records of units classified as stabilized, exempt, or vacant. HPD also obtained from DHCR records of units known to be controlled as of March 2011, based on records where building owners had requested an increase in the Maximum Base Rent or requested a Fuel Cost Adjustment. The file of controlled units excluded those that had been controlled at one time but were decontrolled because of the death of a tenant, relocation of a tenant, high income-high rent decontrol, or high rent vacancy. Based on these records provided by DHCR, HPD provided the most recent available rent regulation status (controlled, stabilized or exempt) for a unit 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 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 was greater than $2,000 at the time of the 2011 HVS.

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 abatement 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).

Other Regulated Rental Housing

This category in tables of HVS data prepared by the Census Bureau encompasses all other government-regulated 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) *In Rem*

In Rem includes units located in structures owned by the City of New York as a result of an *in rem* proceeding initiated by the city after the owner failed to pay tax on the property for 3 or more years for 1- and 2-family dwellings, or one or more years for a multiple dwelling. Though many of these units in multiple dwellings had previously been subject to either rent control or rent stabilization, they are exempt from both regulatory systems during the period of city ownership. 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.

(b) HUD Regulated

Unit is in a building which received a subsidy through a federal program which requires HUD to regulate rents in the building. These programs include Section 8 New Construction, Substantial and Moderate Rehabilitation as well as other subsidized construction and rehabilitation programs. They do not include units in buildings which receive federal mortgage guarantees; nor, because the HUD lists used for the HVSs were organized by building, not unit, do they include units whose tenants receive Section 8 existing certificates or rent vouchers unless the entire building is receiving federal subsidy. Moreover, some units that receive subsidies from more than one government source may be listed under another control category such as Mitchell-Lama. Thus, the HVS data on HUD Federal Subsidy should not be used to study units or occupants of units participating in these programs.

(c) Article 4

Unit is in a building that 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.

(d) 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 rent regulated by the New York City Loft Board, as indicated by Loft Board records.

(e) 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.

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."

Not Regulated

Units with no current governmental restrictions or regulation on rents or rental conditions or type of tenancy are included in this category, comprised of the following units:

(a) 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.

(b) Cooperative or condominium units that are renter occupied by tenants who moved into them after the buildings were converted to cooperatives or condominiums.

(c) 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.

(d) Units that were deregulated by order of the DHCR because of monthly contract rent of $2,000 or more and annual tenant income of $175,000 or more, under provisions of the Rent Regulation Reform Act of 1997. These units were identified from a list of such units provided by the DHCR. Note: The Rent Act of 2011 raised these thresholds to $2,500 in rent and $200,000 in annual income, but these provisions were not effective until July 1, 2011, after the 2011 HVS was completed.

(e) 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. This high rent vacancy deregulation threshold was raised to $2,500, also effective after the 2011 HVS was completed.

Definition of Program Status Input

This variable is only used as part of the control status recode programming sequence that identifies the rent regulation status of a unit. For reasons of confidentiality, units in buildings receiving benefits from more than one program are only listed for one program by the Census Bureau. Thus, the variable does not give complete data for all programs and should not be used to study characteristics of units in the various programs. Definitions of programs used in this control status recode are the same as those described above, with the addition of the following two programs:

421-a

Unit is in a building which receives or received 421-a tax benefits from the City of New York. This program provides real estate tax exemptions 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.

D 2011 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 2011 NYCHVS sample consists of housing units selected from the following four sampling frames:

1. Housing units included in the 2010 Census

2. Housing units constructed since the 2010 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 sub-universe. Note that these housing units are also part of the 2010 Census frame.

4. Housing units constructed since the 2010 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 some IN REM buildings 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 2010 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 2010 Census

   We selected units in this frame from Certificates of Occupancy (C of Os) issued between April 2010 and October 2010. We dropped all housing units that were also on the 2010 census frame from this sample. We sorted the housing units by borough and date (i.e., year and month) of issue and selected a systematic sample of housing units within each borough. We listed each structure that contained a sample housing unit and then identified the designated sample unit in the order in which the unit appeared on these listings.

3. Housing Units in Structures Owned by New York City (IN REM)

   This frame consisted of units in structures owned by New York City as of November 2010. 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 2011 survey. The city identified addresses where units were potentially created through alterations or conversions, which received Certificates of Occupancy since April 2010. That list of alteration and conversion addresses was matched to the C of O frame list for newly constructed buildings and to the 2010 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 2010 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 2011 NYCHVS was 19,077. The table below provides the total number of sampled housing units by borough.

Borough	Number of Housing Units
Bronx	2,898
Brooklyn	5,504
Manhattan	5,124
Queens	4,574
Staten Island	977
Total	19,077

Of these housing units, 256 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 256 noninterviews are known as type-A noninterviews. There were an additional 894 units, known as type-C noninterviews, that were not interviewed because they no longer exist or were uninhabitable. This classification produced a 99 percent overall response rate (19,077-256-894)/(19,077-894) = (17,927/18,183). 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 99 percent. For calculating response rates, the following must be answered to be considered a response: Occupancy/vacancy status, year moved, coop/condo status, tenure, units in structure, contract rent, type of vacant units, and asking rent AND two of the following five items from the household roster for each person: sex, age, relationship to householder, Hispanic origin and race.

The sample housing units were visited between January and May 2011 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 2011 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:

A. 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 2010 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.

B. Nonresponse Adjustment

We adjusted the base weight of each interviewed housing unit to account for the 256 eligible units that did not respond (type-A noninterviews). We applied this noninterview adjustment factor to all interviewed housing units to account for type-A noninterviews using a factor equal to the following ratio:

$$\frac{(weighted\ count\ of\ interviewed\ units) + (weighted\ count\ of\ Type\ A\ noninterviews)}{(weighted\ count\ of\ interviewed\ units)}$$

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 2010 Census frame, we computed the noninterview adjustment factor separately by borough using the characteristics below. We used 2010 Census data where available to determine the tenure and characteristics cell of a unit. If the 2010 Census data were not available, we used 2011 NYCHVS data.

   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 (non-Hispanic), Black (non-Hispanic), All Remaining Races or Hispanic)

   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. We computed the factor for IN REM units separately by borough.

New Construction, Alterations and Conversions

3. For new construction units, alterations and conversions, we computed the factor separately using the year the segment was selected (2011) and borough.

C. Ratio Estimate Factors

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 2010 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.

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:

$$\frac{Independent\ Estimate\ of\ the\ Number\ of\ HUs\ (Persons)\ for\ the\ cell}{NYCHVS\ Sample\ Estimate\ of\ the\ Number\ of\ HUs\ (Persons)\ for\ the\ cell}$$

The denominators of the ratios equals the sum of the weights of housing units (or persons) with all previous factors applied.

1. 2010 Census Ratio Estimate Factor

This procedure adjusted for differences between the 2010 Census counts and the Census characteristics of the corresponding weighted sample counts. The purpose of the factor is to reduce the variability resulting from sampling the 2010 Census frame. We adjusted the weights of all NYCHVS sample units selected from the 2010 Census frame. We computed the factors separately by borough using the following 2010 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 (non-Hispanic), Black (non-Hispanic), All Remaining Races or Hispanic)

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. 2011 Housing Unit Ratio Estimate Factor

This procedure adjusted the 2011 NYCHVS sample estimate for sampling variability and housing unit undercoverage (as described in Section III.A.) by controlling the sample estimate to independent estimates of 2011 total housing units. The independent estimates were projected to 2011 based on 2010 Census housing unit totals. The independent estimates were derived from the Census Bureau's demographic population estimates program and are used here to correct for the coverage error. 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 2011 survey**.**

4. 2011 Person Ratio Estimate Factor

We used the same procedure to determine weights for estimating person characteristics, but added a ratio adjustment to account for sampling variability and known coverage deficiencies (as described in Section III.A.) 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 2011 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 2010 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 2011 NYCHVS, we missed about three percent of the housing units in the five boroughs covered by the survey. Overall, we missed about five 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	2%
White & Other Males	2%
African American Females	7%
African American Males	9%
Asian Females	1%
Asian Males	-1%
Hispanic Females	6%
Hispanic Males	11%

We adjusted for this undercoverage through the housing unit and person ratio estimate factors previously described. Measures of other errors for this survey are not available. However, we believe some of the important response and most of the operational errors were detected and corrected during the Bureau's review of the data for reasonableness and consistency.

B. Sampling Errors

Sampling error is a measure of how estimates from a sample vary from the actual value. NOTE: By the term "actual value" we mean the value we would have gotten had all housing units been interviewed, under the same conditions, rather than only a sample.

The formulas in Tables 1 through 6, citywide and for each borough which can be found toward the end of this document, allow you to compute a range of error such that there is a known probability of being correct if you say the actual value is within the range. The error formulas are approximations to the errors. They indicate the order of magnitude of the errors rather than the actual errors for any specific characteristic. To construct the range, add and subtract the error computed from the formulas to the estimate. A table of the standard errors of the estimates for selected NYCHVS items is posted at the Census Bureau's website at http://www.census.gov/hhes/www/housing/nychvs/2011/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 2011 NYCHVS, there are 18,011 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:

$$1.64 * \sqrt{(276.76 * 18011) - (.000277 * 18011^2)} = 3628.39$$

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 18,011 plus or minus 3,628 or in the range 14,383 to 21,639.

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:

$$Z * Y * \sqrt{\frac{276.76 * P * (100 - P)}{B}}$$

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 567,167 occupied home owner conventional housing units in New York City and 135,514 , or 23.89 percent, were built between 1947 and 1973. 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:

$$1.64 * 1.000 * \sqrt{\frac{276.76 * 23.89 * 76.11}{567{,}167}} = 1.54$$

Thus, if you say that the actual percentage of owners in buildings built between 1947 and 1973 is between 22.35 percent and 25.43 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:

$$\sqrt{(error\ on\ first\ number)^2 + (error\ on\ second\ number)^2}$$

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 12,660 vacant-for-rent units in New York City with 3 to 5 units in the building and 5,450 vacant-for-rent units with 6 to 9 units in the building. The respective errors for a 90-percent confidence interval are 3,065 and 2,013. The error for a 90-percent confidence interval for the 7,210 difference is the following:

$$\sqrt{(3{,}065)^2 + (2{,}013)^2} = 3{,}667$$

Thus, there is a 90-percent chance you'll be correct if you say the actual difference between vacant-for-rent units in 3 to 5 unit buildings vs. 6 to 9 unit buildings in New York City is between 3,543 and 10,877.

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 $450,000. 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	31,020	3.15	3.15
$25,000-$49,999	16,906	1.72	4.87
$50,000-$74,999	8,855	0.90	5.77
$75,000-$99,999	4,675	0.48	6.25
$100,000-$149,999	21,457	2.18	8.43
$150,000-$199,999	33,284	3.38	11.81
$200,000-$249,999	49,156	5.00	16.80
$250,000-$299,999	45,675	4.64	21.44
$300,000-$349,999	69,551	7.07	28.51
$350,000-$399,999	74,063	7.53	36.04
$400,000-$499,999	162,184	16.48	52.52
$500,000-$599,999	134,978	13.72	66.24
$600,000-$699,999	92,290	9.38	75.61
$700,000-$799,999	76,457	7.77	83.38
$800,000-$999,999	62,257	6.33	89.71
$1,000,000 or more	101,257	10.29	100.00
Not Applicable	2,104,816		
TOTAL	3,088,881		

The error on a 50-percent characteristic based on 984,065 (3,088,881 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.*

$$1.64 * 1.0000 * \sqrt{\frac{276.76 * 50 * 50}{984{,}065}} = 1.38$$

$$(499{,}999.5 - 399{,}999.5) * \frac{1.38}{16.48} = 8{,}374$$

$$(599{,}999.5 - 499{,}999.5) * \frac{1.38}{13.72} = 10{,}058$$

$$\frac{10{,}058 + 8{,}374}{2} = 9{,}216$$

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.
- 1.38 is the error for a 90-percent confidence interval for the 50-percent characteristic
- 13.72 is the percent of cases that fall in the interval containing the median and 16.48 is the percent of cases that fall in the interval above the interval containing the median.

The 90-percent confidence interval for the median ($450,000) is:

$$\$450{,}000 \pm \$9{,}216$$

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 $440,784 and $459,216.

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:

$$Z * Y * \sqrt{\frac{(\sum_{i=1}^{n} p_i x_i^2 - (\sum_{i=1}^{n} p_i x_i)^2)}{c}} * 276.76$$

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^{th} interval

x_i: is the midpoint of the i^{th} interval (NOTE: The midpoint of the open-ended interval is 1.5 times the lower limit)

c: is the total number of households or persons in the distribution (NOTE: Subtract the number of "not applicable" from the total to get c)

n: is the total number of intervals in the distribution

For example, the mean (or average) value of all occupied housing units in New York City was $600,175 (compared to a median of $450,000). The distribution from which the mean was computed is given below.

Value	Number of HUs	p_i	x_i
Less Than $25,000	31,020	.0315	$12,500
$25,000-$49,999	16,906	.0172	$37,500
$50,000-$74,999	8,855	.0090	$62,500
$75,000-$99,999	4,675	.0048	$87,500
$100,000-$149,999	21,457	.0218	$125,000
$150,000-$199,999	33,284	.0338	$175,000
$200,000-$249,999	49,156	.0500	$225,000
$250,000-$299,999	45,675	.0464	$275,000
$300,000-$349,999	69,551	.0707	$325,000
$350,000-$399,999	74,063	.0753	$375,000
$400,000-$499,999	162,184	.1648	$450,000
$500,000-$599,999	134,978	.1372	$550,000
$600,000-$699,999	92,290	.0938	$650,000
$700,000-$799,999	76,457	.0777	$750,000
$800,000-$999,999	62,257	.0633	$900,000
$1,000,000 Or More	101,257	.1029	$1,500,000
Not Applicable	2,104,816	-----	
Total	3,088,881	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:

$$1.64 * 1.000 * \sqrt{\frac{(466{,}520{,}842{,}119 - (565{,}977)^2)}{984{,}065} * 276.76} = \$10{,}516$$

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 $589,659 and $610,691.

Table 1: Errors for New York City

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z * \sqrt{276.76 * A - .000067 * A^2}$ *or* $Z * 277$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z * \sqrt{390.69 * A - .000065 * A^2}$ *or* $Z * 391$	1.188
Housing Unit Characteristics[2] Listed in Table 7B	$Z * \sqrt{558.61 * A + .000285 * A^2}$ *or* $Z * 559$	1.421
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z * \sqrt{287.86 * A - .000036 * A^2}$ *or* $Z * 288$	1.020
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z * \sqrt{851.17 * A - .000138 * A^2}$ *or* $Z * 851$	1.754
Males	$Z * \sqrt{851.17 * A - .000224 * A^2}$ *or* $Z * 851$	1.754
Females	$Z * \sqrt{851.17 * A - .000202 * A^2}$ *or* $Z * 851$	1.754
Persons under 25 yrs. old and other special characteristics[4]	$Z * \sqrt{639.92 * A - .000242 * A^2}$ *or* $Z * 640$	1.521
African Americans, American Indians or Native Alaskans	$Z * \sqrt{1{,}496.31 * A - .000814 * A^2}$ *or* $Z * 1{,}496$	2.325
Borough and Sub-borough[3]	$Z * \sqrt{1{,}496.31 * A - .000152 * A^2}$ *or* $Z * 1{,}496$	2.325

[1] Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2] Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

[4] Special characteristics include: retired, income less than $20,000, highest education level is H.S diploma and not enrolled in any other education, self-employed for profit.

Table 2: Errors for Bronx

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z * \sqrt{276.76 * A - .000542 * A^2}$ *or* $Z * 277$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z * \sqrt{390.69 * A - .000766 * A^2}$ *or* $Z * 391$	1.188
Housing Unit Characteristics[2] Listed in Table 7B	$Z * \sqrt{558.61 * A - .001095 * A^2}$ *or* $Z * 559$	1.421
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z * \sqrt{287.86 * A - .000214 * A^2}$ *or* $Z * 288$	1.020
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z * \sqrt{851.17 * A - .000907 * A^2}$ *or* $Z * 851$	1.754
Males	$Z * \sqrt{851.17 * A - .001357 * A^2}$ *or* $Z * 851$	1.754
Females	$Z * \sqrt{851.17 * A - .001187 * A^2}$ *or* $Z * 851$	1.754
Persons under 25 yrs. old and other special characteristics[4]	$Z * \sqrt{639.92 * A - .001167 * A^2}$ *or* $Z * 640$	1.521
African Americans, American Indians or Native Alaskans	$Z * \sqrt{1{,}496.31 * A - .003691 * A^2}$ *or* $Z * 1{,}496$	2.325
Borough and Sub-borough[3]	$Z * \sqrt{1{,}496.31 * A - .001113 * A^2}$ *or* $Z * 1{,}496$	2.325

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

[4] Special characteristics include: retired, income less than $20,000, highest education level is H.S diploma and not enrolled in any other education, self-employed for profit.

Table 3: Errors for Brooklyn

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z * \sqrt{276.76 * A - .000277 * A^2}$ *or* $Z * 277$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z * \sqrt{390.69 * A - .000392 * A^2}$ *or* $Z * 391$	1.188
Housing Unit Characteristics[2] Listed in Table 7B	$Z * \sqrt{558.61 * A - .000560 * A^2}$ *or* $Z * 559$	1.421
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z * \sqrt{287.86 * A - .000116 * A^2}$ *or* $Z * 288$	1.020
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z * \sqrt{851.17 * A - .000505 * A^2}$ *or* $Z * 851$	1.754
Males	$Z * \sqrt{851.17 * A - .000730 * A^2}$ *or* $Z * 851$	1.754
Females	$Z * \sqrt{851.17 * A - .000648 * A^2}$ *or* $Z * 851$	1.754
Persons under 25 yrs. old and other special characteristics[4]	$Z * \sqrt{639.92 * A - .000753 * A^2}$ *or* $Z * 640$	1.521
African Americans, American Indians or Native Alaskans	$Z * \sqrt{1{,}496.31 * A - .001884 * A^2}$ *or* $Z * 1{,}496$	2.325
Borough and Sub-borough[3]	$Z * \sqrt{1{,}496.31 * A - .000604 * A^2}$ *or* $Z * 1{,}496$	2.325

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

[4] Special characteristics include: retired, income less than $20,000, highest education level is H.S diploma and not enrolled in any other education, self-employed for profit.

Table 4: Errors for Manhattan

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z * \sqrt{276.76 * A - .000329 * A^2}$ *or* $Z * 277$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z * \sqrt{390.69 * A - .000465 * A^2}$ *or* $Z * 391$	1.188
Housing Unit Characteristics[2] Listed in Table 7B	$Z * \sqrt{558.61 * A - .000665 * A^2}$ *or* $Z * 559$	1.421
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z * \sqrt{287.86 * A - .000188 * A^2}$ *or* $Z * 288$	1.020
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z * \sqrt{851.17 * A - .000634 * A^2}$ *or* $Z * 851$	1.754
Males	$Z * \sqrt{851.17 * A - .001189 * A^2}$ *or* $Z * 851$	1.754
Females	$Z * \sqrt{851.17 * A - .001041 * A^2}$ *or* $Z * 851$	1.754
Persons under 25 yrs. old and other special characteristics[4]	$Z * \sqrt{639.92 * A - .001566 * A^2}$ *or* $Z * 640$	1.521
African Americans, American Indians or Native Alaskans	$Z * \sqrt{1{,}496.31 * A - .007845 * A^2}$ *or* $Z * 1{,}496$	2.325
Borough and Sub-borough[3]	$Z * \sqrt{1{,}496.31 * A - .000976 * A^2}$ *or* $Z * 1{,}496$	2.325

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

[4] Special characteristics include: retired, income less than $20,000, highest education level is H.S diploma and not enrolled in any other education, self-employed for profit.

Table 5: Errors for Queens

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z * \sqrt{276.76 * A - .000334 * A^2}$ *or* $Z * 277$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z * \sqrt{390.69 * A - .000472 * A^2}$ *or* $Z * 391$	1.188
Housing Unit Characteristics[2] Listed in Table 7B	$Z * \sqrt{558.61 * A - .000674 * A^2}$ *or* $Z * 559$	1.421
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z * \sqrt{287.86 * A - .000131 * A^2}$ *or* $Z * 288$	1.020
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z * \sqrt{851.17 * A - .000475 * A^2}$ *or* $Z * 851$	1.754
Males	$Z * \sqrt{851.17 * A - .000799 * A^2}$ *or* $Z * 851$	1.754
Females	$Z * \sqrt{851.17 * A - .000752 * A^2}$ *or* $Z * 851$	1.754
Persons under 25 yrs. old and other special characteristics[4]	$Z * \sqrt{639.92 * A - .000933 * A^2}$ *or* $Z * 640$	1.521
African Americans, American Indians or Native Alaskans	$Z * \sqrt{1{,}496.31 * A - .003707 * A^2}$ *or* $Z * 1{,}496$	2.325
Borough and Sub-borough[3]	$Z * \sqrt{1{,}496.31 * A - .000681 * A^2}$ *or* $Z * 1{,}496$	2.325

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

[4] Special characteristics include: retired, income less than $20,000, highest education level is H.S diploma and not enrolled in any other education, self-employed for profit.

Table 6: Errors for Staten Island

	Publication Estimates	Percentages
	The error is the larger of:	Value of Y for Percent Formula
Errors on Housing Units		
Housing Unit Characteristics Not Listed in Tables 7A or 7B	$Z * \sqrt{276.76 * A - .001581 * A^2}$ *or* $Z * 277$	1.000
Housing Unit Characteristics[1] Listed in Table 7A	$Z * \sqrt{390.69 * A - .002232 * A^2}$ *or* $Z * 391$	1.188
Housing Unit Characteristics[2] Listed in Table 7B	$Z * \sqrt{558.61 * A - .003191 * A^2}$ *or* $Z * 559$	1.421
Errors on Persons		
Characteristics of Persons Not Listed Below	$Z * \sqrt{287.86 * A - .000629 * A^2}$ *or* $Z * 288$	1.020
	NOTE: For any of the person characteristics listed below that are cross-tabbed by Borough and Sub-borough use the formula for the specific characteristic listed below. Don't use the formulas listed below for cross-tabs of characteristics of persons listed below {e.g., Age by sex (males under 25), Age by Race (African Americans under 25), or sex by race (white females)}. Use the formula above (Characteristics of Persons Not Listed Below).	
Whites and other Races and Ethnicity	$Z * \sqrt{851.17 * A - .002056 * A^2}$ *or* $Z * 851$	1.754
Males	$Z * \sqrt{851.17 * A - .003797 * A^2}$ *or* $Z * 851$	1.754
Females	$Z * \sqrt{851.17 * A - .003648 * A^2}$ *or* $Z * 851$	1.754
Persons under 25 yrs. old and other special characteristics[4]	$Z * \sqrt{639.92 * A - .004243 * A^2}$ *or* $Z * 640$	1.521
African Americans, American Indians or Native Alaskans	$Z * \sqrt{1{,}496.31 * A - .034408 * A^2}$ *or* $Z * 1{,}496$	2.325
Borough and Sub-borough[3]	$Z * \sqrt{1{,}496.31 * A - .003270 * A^2}$ *or* $Z * 1{,}496$	2.325

[1]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7A. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[2]Use this formula only for estimates of the housing unit characteristics and subgroups listed in Table 7B. For estimates of the housing unit characteristics for subgroups not listed, use the first formula listed above.

[3] Exclude total population in households. Use the formula for "Characteristics of Persons Not Listed Below" for these person characteristics.

[4] Special characteristics include: retired, income less than $20,000, highest education level is H.S diploma and not enrolled in any other education, self-employed for profit.

Table 7A: Housing Unit Characteristics Associated with the Second of Three Error Formulas

For characteristics and subgroups matching to Table 7A, use the second of the three housing unit error formulas.

Characteristics	Applicable Subgroups
• Race and Ethnicity of Householder (White, non-Hispanic and Black, non-Hispanic)	Total Housing Units
• Borough Totals	Renter Occupied (Stabilized, Mitchell Lama, Public Housing) and Owner Occupied (Condominiums and Total Cooperatives)
• Sub-borough of Staten Island Totals	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
• Contract Rent < $300	Total Housing Units and Total Occupied Housing Units
• Wheel Chair Accessibility	All subgroups except Renter Occupied - Controlled and Owner Occupied - Conventional
• Floor Unit is on (except basement)	
• Access from Sidewalk to Elevator/Unit without using Stairs	
• Households Not Receiving Part of Monthly Rent from Government Programs	
• Condition of Building External Walls, Windows, Stairways, and Floors of Building	Total Occupied and Total Renter Occupied
• Number of Building Condition Problems 1-4	

Table 7B: Housing Unit Characteristics Associated with the Third of Three Error Formulas

For characteristics and subgroups matching to Table 7B, use the third of the three housing unit error formulas.

Characteristics	Applicable Subgroups
• Sub-borough Totals (All Boroughs Except Staten Island)	Total Housing Units, Total Occupied Housing Units, Total Rental Housing Units and Total Occupied Rental Housing Units
• Structure Classification - Multiple dwelling units	Total Housing Units and Total Occupied Housing Units
• Structure Classification - One or 2 family house	Total Housing Units
• Rent Control Status	Total Rental Housing Units and Total Occupied Rental Housing Units
• Year Building Built	Total Occupied and Total Renter Occupied
• Number of Stories in Building	
• Number of Units in Building	
• Presence of Owner in Building	
• Elevator in Building with 2 or more stories	
• State/City Assisted Cooperatives	Total Owner Housing Units and Total Occupied Owner Housing Units
• Private Cooperatives	
• Private Condominiums	

Topcoding

To ensure the confidentiality of the data on the microdata files, all financial characteristics that are not calculated variables have been topcoded. The number of cases that need to be topcoded for each characteristic is equal to either 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, approximately 1 percent of the renter occupied units had a contract rent above $4,800. The mean contract rent for these cases was calculated to be $6,866. This rent was assigned to each case falling above the topcode.

For calculated variables such as contract rent per room, contract rent as a percent of income, gross rent per room, and gross rent as a percent of income, cases with values above the topcode amounts are included in the not computed category.

A list of the items topcoded, the topcode amount, and the mean value above the topcode that was assigned are shown on the following page.

Item	Topcode Value*	Mean Value Above Topcode
Age	90 years	N/A
Asking Rent	$5,000	$11,797
Down Payment	$600,000	$1,112,832
Monthly Condominium or Co-op Maintenance Fees	$3,000	N/A
Monthly Contract Rent	$4,800	$6,866
Monthly Cost of Electricity	$480	$618
Monthly Cost of Gas	$580	$1,113
Monthly Cost of Gas and Electricity Combined	$500	$737
Monthly Mortgage Payment	$5,000	$11,565
Number of Stories/Floor of Unit	21	N/A
Units in Structure	100	N/A
Person Income From:		
Wages, Salary, Commissions, etc.	$350,000	$779,939
Farm or Nonfarm Business, etc.	$225,000	$777,671
Interest, Dividends, Royalties, etc.	$93,000	$314,595
Social Security or Railroad Retirement	$26,000	$31,870
SSI, Family Assistance, TANF, Safety Net, or other Public Assistance Payments	$16,000	$20,219
Retirement, Survivor, or Disability Pensions	$64,000	$99,045
VA Payments, Unemployment, Child Support, Alimony, or Other Income Sources	$28,000	$55,891
Purchase Price	$1,580,000	$2,467,395
Value	$2,500,000	$5,162,488
Year Built	2000	N/A
Yearly Cost of Other Fuels	$9,000	$11,558
Yearly Cost of Water and Sewer	$3,000	$4,539
2010 Fire and Liability Insurance	$3,700	$7,261
2010 Real Estate Taxes	$10,000	N/A
Interest Rate	8.0%	10.17%

* Data represents values above which topcoding begins.

E Comparison of Population Estimates in the 2011 Housing and Vacancy Survey and the 2011 Annual Population Estimates based on the Decennial Census Prepared by the U.S. Census Bureau

The 2011 Annual Population Estimates released by the Bureau, show a total resident population of 8,244,910 in New York City. The 2011 NYCHVS population estimate population was 8,020,045.

Both estimates are derived using the 2010 Decennial Census as the base period and by using the following components to estimate the change in the population since the census.

1. Base Population: The enumerated resident population from the 2010 Census is the starting point for all post-2010 population estimates.

2. Births: To estimate births, the Census Bureau's Population Division utilizes birth certificate data collected by the National Center for Health Statistics (NCHS). They produce birth estimates by race, ethnicity, sex, and age.

3. Deaths: To estimate deaths, the Census Bureau's Population Division utilizes death data collected by NCHS. They produce death estimates by race, ethnicity, sex, and age.

4. Net Domestic Migration: The Census Bureau's Population Division estimates net domestic migration separately for two population universes (household and group quarters) and two age groups (0 to 64 years and 65 years and older). For the 0 to 64 year old household population, they use person-level data on filers and dependents aged 0 to 64 years from Federal income tax returns supplied by the Internal Revenue Service (IRS). For the 65 years and older household population, the Census Bureau's Population Division uses annual Medicare enrollment data from the Centers for Medicare and Medicaid (CMS).

5. Net International Migration: the Census Bureau's Population Division estimates international migration in several parts: immigration of the foreign born, emigration of the foreign born, net migration between the United States and Puerto Rico, net migration of natives to and from the United States, and net movement of the Armed Forces population to and from the United States.

For more detail on the methodology, please refer the Census Bureau's Population Division website: http://www.census.gov/popest/methodology/2011-nat-st-co-meth.pdf

The July 1, 2011 annual resident population estimate for New York City is about 225,000 higher than the 2011 NYCHVS estimate for the following reasons:

1. The July 1, 2011 annual resident population estimate for New York City includes the group quarter population, or about 186,000 people. These include people in correctional facilities, nursing homes, juvenile facilities, military quarters, the homeless population, etc. People in

lodging houses with a group quarter arrangement would also be included here. The 2011 NYCHVS (or any other earlier NYCHVS) does not include group quarters population.

2. In addition to the 186,000 explained above, in weighting the 2011 NYCHVS, there is an additional adjustment to remove the population that are residing in housing units in special places as determined by the NYCHVS Field representatives, such as transient hotels, college dorms, prisons, shelters, etc. This accounted for about 22,000 persons.

   The decennial census estimate of housing units includes housing units in special places, although the decennial census does not use the term 'special place' any longer. Special places is a broader term than group quarters. Within special places, there are group quarters and housing units. Many special places have housing units and many do not. For example, a housing unit in a facility that housed mental patients would be included in the 2010 decennial census, but excluded in the NYCHVS. There are no differences in the 2010 decennial census and the NYCHVS with regard to the housing unit definition. However, below are some reasons why the decennial census and the NYCHVS might classify things differently:

   - The decennial census is primarily a mail-out mail back operation for most of the country, while the NYCHVS is a personal interview survey.

   - In the decennial census, respondents are instructed to enumerate themselves where they live and sleep most of the time, whereas the vast majority of NYCHVS interviews are personal visits.

   - The decennial census uses a fixed date, April 1, while the NYCHVS uses the date of interview. Indeed the 2011 NYCHVS was conducted about a year later than the 2010 decennial census. The sample case might have been a housing unit in the 2010 decennial census, but changed to a special situation (special place) for whatever reason by the spring of 2011, when the interview was conducted for the NYCHVS.

   - In addition to a personal interview by Field staff for the NYCHVS, subject matter specialists from Headquarters also personally visit **all** new Type C noninterviews to verify their status for each survey.

   - The NYCHVS has the advantage of more experienced interviewers, compared to the decennial censuses.

These are substantial differences in procedures which undoubtedly affect how units may be classified.

3. The reference period is later for the 2011 annual resident population estimate for New York City (July 1, 2011 versus March 15, 2011 for the NYCHVS), which accounts for a difference of about 17,000.

Robert R. Callis
Chief, Financial and Market Characteristics Branch
Social, Economic, and Housing Statistics Division

F

New York City Housing and Vacancy Survey Questionnaire 2011

OMB No. 0607-0757: Approval Expires 09/30/2011

Form **H-100** (9-7-2010)

U.S. DEPARTMENT OF COMMERCE
Economic and Statistics Administration
U.S. CENSUS BUREAU
ACTING AS COLLECTING AGENT FOR
NEW YORK CITY

NEW YORK CITY HOUSING AND VACANCY SURVEY QUESTIONNAIRE 2011

NOTICE – Your answers will be held in strict confidence and will be seen only by persons sworn to uphold the confidentiality of Census Bureau information.

A. NAME | CODE

B. DATE OF INTERVIEW ☐☐ \ ☐☐ \ 2011

C. RECORD OF VISITS *(Additional spaces on page 28)*

Date	Time	Remarks
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	
	a.m. p.m.	

Fill items D through J by observing the condition of the building containing the sample unit as you approach it and walk inside. – Mark (X) all that apply in D through G.

D. EXTERNAL WALLS
001 1 ☐ Missing bricks, siding, or other outside wall material
002 2 ☐ Sloping or bulging outside walls
003 3 ☐ Major cracks in outside walls
004 4 ☐ Loose or hanging cornice, roofing, or other material
005 5 ☐ None of these problems with walls
006 6 ☐ Unable to observe walls

E. WINDOWS
007 1 ☐ Broken or missing windows
008 2 ☐ Rotted/loose window frames/sashes
009 3 ☐ Boarded-up windows
010 4 ☐ None of these problems with windows
011 5 ☐ Unable to observe windows

F. STAIRWAYS (exterior and interior)
012 1 ☐ Loose, broken, or missing stair railings
013 2 ☐ Loose, broken, or missing steps
014 3 ☐ None of these problems with stairways
015 4 ☐ No interior steps or stairways
016 5 ☐ No exterior steps or stairways
035 6 ☐ Unable to observe stairways

G. FLOORS
017 1 ☐ Sagging or sloping floors
018 2 ☐ Slanted or shifted doorsills or door frames
019 3 ☐ Deep wear in floors causing depressions
020 4 ☐ Holes or missing flooring
021 5 ☐ None of these problems with floors
022 6 ☐ Unable to observe floors

H. CONDITION
023 1 ☐ Dilapidated – *Go to I*
☐ Not dilapidated –
→ If not dilapidated
2 ☐ Sound
3 ☐ Deteriorating

I. Are there any buildings with broken or boarded-up windows on this street? – *Include sample unit building*
024 1 ☐ Yes 2 ☐ No

J. WHEELCHAIR ACCESSIBILITY
1. Street entry and inner lobby entry (width 32")
036 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe building entrance

2. Elevator (door width 36", cab depth 51")
037 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe elevator 4 ☐ No elevator

3. Residential unit entrance (width 32")
038 1 ☐ Accessible 2 ☐ Inaccessible 3 ☐ Unable to observe residential unit entrance

K. OCCUPANCY STATUS
025 1 ☐ Occupied 2 ☐ Vacant

L. RESPONDENT
Name

Occupied unit – *Go to M*

Vacant unit – *Mark (X) one*
030 1 ☐ Superintendent
2 ☐ Rental office/agent
3 ☐ Real estate agent/broker
4 ☐ Owner
5 ☐ Other – *Specify*
} *SKIP to question 58 on page 23*

Ask–
M. How many people live or stay here?
Include anyone without a usual home elsewhere.
032 ☐☐ – *SKIP to question 1 on page 2.*

Always mark (X) one box. If an interview is not taken, explain why in the "Notes" area on page 27.

N. SAMPLE UNIT
033 01 ☐ Questionnaire complete

Questionnaire not complete
02 ☐ Refused
03 ☐ No one home
04 ☐ Temporarily absent – 1 month or longer
05 ☐ Other – *Explain in "Notes" area on page 27*
06 ☐ Demolished
07 ☐ Condemned
08 ☐ Nonresidential
09 ☐ Merged with another unit – *Give address below*
10 ☐ Unit damaged by fire
11 ☐ Building boarded up
12 ☐ List procedure applied
13 ☐ No such address (house number/street)
14 ☐ Other – *Explain in "Notes" area on page 27*

Complete after an occupied unit interview.
O. FORM TYPE
034 1 ☐ One form only 2 ☐ First of two forms

OFFICE USE ONLY

026 TS	027 A	028 B

U S C E N S U S B U R E A U

Place a check mark (✓) in ☐ beside the respondent.

1. HOUSEHOLD ROSTER

a. What are the names of all persons living or staying here? Start with the ADULT who owns or rents this apartment (house). *(Enter that name on line 1 below.)*

- ***Include anyone staying here with no other home***
- ***Include anyone who usually lives here but is temporarily away traveling or at school***
- ***Include lodgers, boarders, babies, etc.***

b. Is . . . male or female?

c. How old is . . . ? *(Enter whole years ONLY.)*

01 ☐ **PERSON 1 – Reference Person** (owner/renter)		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
02 ☐ **PERSON 2**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
03 ☐ **PERSON 3**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
04 ☐ **PERSON 4**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
05 ☐ **PERSON 5**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
06 ☐ **PERSON 6**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age
07 ☐ **PERSON 7**		
a. Last name		
First name	**b.** Sex 1 ☐ Male 2 ☐ Female	**c.** Age

Use continuation form for additional persons.

Section I – OCCUPIED UNITS

d. How is . . . related to . . . *(reference person) (person on Line 1)?* *Show Flashcard I and enter the appropriate code in the box below.*	**e. Is . . . of Spanish or Hispanic origin?** *(If Yes, read the categories and mark the appropriate box, otherwise mark "No.")*	**f. What is . . .'s race? Select one or more categories from the flashcard.** *Show Flashcard II and mark (X) all that apply, OR box 12 only and print race.*	**These next two questions may seem like ones I asked before, but I must ask them to double check.** *(Don't ask for persons under 15)* **g. Does . . . have a spouse or unmarried partner in the household?**	**h. Does . . . have a parent in the household?**
R Reference person	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ _____	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ _____	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ _____	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ _____	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ _____	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No
☐	1 ☐ No 2 ☐ Puerto Rican 3 ☐ Dominican 4 ☐ Cuban 5 ☐ South/Central American 6 ☐ Mexican-American, Mexican, Chicano 7 ☐ Other Spanish/Hispanic	01 ☐ 07 ☐ 02 ☐ 08 ☐ 03 ☐ 09 ☐ 04 ☐ 10 ☐ 05 ☐ 11 ☐ 06 ☐ 12 ☐ _____	*If yes, enter person number of spouse or partner; otherwise mark "No."* ☐ No ☐ Under 15	*If yes, enter person number(s) of parent(s); otherwise mark "No."* ☐ No

Page 2

FORM H-100 (9-7-2010)

Section I – OCCUPIED UNITS – Continued

2a. Is there anyone now living in this apartment (house) that came here within the past five years from a homeless situation such as a shelter, transitional center or hotel?

050 1 ☐ Yes – *GO to 2b*
2 ☐ No – *SKIP to 3*

b. Who are they? *(Fill in the persons who answered "yes" to 2a above)*

Refer to the roster, page 2, and enter the person number(s) starting in box 055.

055	056	057	058	059	060
1	1	1	1	1	1
2	2	2	2	2	2

061	062	063	064	065	066
1	1	1	1	1	1
2	2	2	2	2	2

c. Was . . . in the homeless situation mainly because he/she could not afford his/her own apartment (house) or mainly for other reasons?

Affordability – *Circle "1" next to person number in 2b.*
Other reason – *Circle "2" next to person number in 2b.*

The following questions (3 through 11c) refer to the reference person (the person listed on line 1).

3. Where was the most recent place . . . *(reference person)* **lived for six months or more before moving into this apartment (house)?**

(Show Flashcard III to respondent and have him/her select an answer. Then mark (X) the appropriate box.)

NOTE – *If the respondent indicates that the reference person has always lived in the SAME unit that he/she currently lives in, don't mark (X) box 01 unless you are certain. Many people may feel as though they have lived in a unit forever, but it's rare. The reference person had to live there since birth. Be sure to probe.*

IN NEW YORK CITY, SAME BUILDING

051 01 ☐ Always lived in this unit
02 ☐ Another unit in the same building

IN NEW YORK CITY, OTHER BUILDING

03 ☐ Bronx
04 ☐ Brooklyn
05 ☐ Manhattan
06 ☐ Queens
07 ☐ Staten Island

Which sub-borough did . . . *(reference person)* **live in?** *Refer to the maps in your job aid.*

068 ☐☐ Sub-borough
00 ☐ Don't know

OUTSIDE OF NEW YORK CITY

08 ☐ NY, NJ, Connecticut
09 ☐ Other State
10 ☐ Puerto Rico
11 ☐ Dominican Republic
12 ☐ Caribbean (other than Puerto Rico or Dominican Republic)
13 ☐ Mexico
14 ☐ Central America, South America
15 ☐ Canada
16 ☐ Europe
17 ☐ Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)
18 ☐ China, Hong Kong, Taiwan
19 ☐ Korea
20 ☐ India
21 ☐ Pakistan, Bangladesh
22 ☐ Philippines
23 ☐ Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)
24 ☐ Other Asia
25 ☐ Africa
26 ☐ All other countries – *Specify* _____

4a. In what year did . . . *(reference person)* **move into this apartment (house)?**

Year
052 ☐☐☐☐ If 1971 – *Ask 4b*
If any other year – *SKIP to 5*

b. *Ask only if reference person moved here in 1971* **Did . .** (reference person) **move here on or after July 1, 1971?**

053 1 ☐ Yes, on or after July 1 in 1971
2 ☐ No, before July 1 in 1971

5. Are you the first occupant(s) of this apartment (house) since its construction, gut rehabilitation, or creation through conversion or sub-division?

054 1 ☐ Yes, first occupants
2 ☐ No, previously occupied
3 ☐ Don't know

CHECK ITEM A REFER TO QUESTION 4a ABOVE

☐ Moved here 2008 or later – *GO to question 6 on page 4*
☐ Moved here 2007 or earlier – *SKIP to question 7 on page 5*

FORM H-100 (9-7-2010) Page 3

Section I – OCCUPIED UNITS – Continued

6. What is the main reason . . . *(reference person)* **moved from his/her previous residence?**

Mark (X) ONLY one box.

110

EMPLOYMENT

01 ☐ Job transfer/new job
02 ☐ Retirement
03 ☐ Looking for work
04 ☐ Commuting reasons
05 ☐ To attend school
06 ☐ Other financial/employment reason

FAMILY

07 ☐ Needed larger house or apartment
08 ☐ Widowed
09 ☐ Separated/divorced
10 ☐ Newly married
11 ☐ Moved to be with or closer to relatives
12 ☐ Family decreased (except widowed/ separated/divorced)
13 ☐ Wanted to establish separate household
14 ☐ Other family reason

NEIGHBORHOOD

15 ☐ Neighborhood overcrowded
16 ☐ Change in racial or ethnic composition of neighborhood
17 ☐ Wanted this neighborhood/better neighborhood services
18 ☐ Crime or safety concerns
19 ☐ Other neighborhood reason

HOUSING

20 ☐ Wanted to own residence
21 ☐ Wanted to rent residence
22 ☐ Wanted less expensive residence/difficulty paying rent or mortgage
23 ☐ Wanted better quality residence
24 ☐ Evicted
25 ☐ Poor building condition/services
26 ☐ Harassment by landlord
27 ☐ Needed housing accessible for persons with mobility impairments
28 ☐ Other housing reason

OTHER

29 ☐ Displaced by urban renewal, highway construction, or other public activity
30 ☐ Displaced by private action (other than eviction)
31 ☐ Schools
32 ☐ Natural disaster/fire
33 ☐ Any other – *Specify* _____

Notes

FORM H-100 (9-7-2010)

Section I – OCCUPIED UNITS – Continued

7. Place of birth

SHOW Flashcard III to respondent.

Where was →

	a. . . . *(reference person)* **born?**	**b. . . .'s** *(reference person's)* **father born?**	**c. . . .'s** *(reference person's)* **mother born?**
07. New York City (responses 01-07 on card)	111 07 ☐	112 07 ☐	113 07 ☐
09. U.S., Outside New York City (response 08 or 09 on card)	09 ☐	09 ☐	09 ☐
10. Puerto Rico	10 ☐	10 ☐	10 ☐
11. Dominican Republic	11 ☐	11 ☐	11 ☐
12. Caribbean (other than Puerto Rico or Dominican Republic)	12 ☐	12 ☐	12 ☐
13. Mexico	13 ☐	13 ☐	13 ☐
14. Central America, South America	14 ☐	14 ☐	14 ☐
15. Canada	15 ☐	15 ☐	15 ☐
16. Europe	16 ☐	16 ☐	16 ☐
17. Russia/Successor States to Soviet Union (Ukraine, Georgia, etc.)	17 ☐	17 ☐	17 ☐
18. China, Hong Kong, Taiwan	18 ☐	18 ☐	18 ☐
19. Korea	19 ☐	19 ☐	19 ☐
20. India	20 ☐	20 ☐	20 ☐
21. Pakistan, Bangladesh	21 ☐	21 ☐	21 ☐
22. Philippines	22 ☐	22 ☐	22 ☐
23. Southeast Asia (Burma, Cambodia, Laos, Malaysia, Singapore, Thailand, Vietnam)	23 ☐	23 ☐	23 ☐
24. Other Asia	24 ☐	24 ☐	24 ☐
25. Africa	25 ☐	25 ☐	25 ☐
26. All other countries	26 ☐	26 ☐	26 ☐

Mark (X) box 07 above for categories 01-07 on Flashcard III. Mark (X) box 09 for categories 08 and 09. Categories 10-26 match exactly as shown on Flashcard III

8. Is this apartment (house) part of a condominium or cooperative building or development?

A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or "co-op" is a building or development that is owned by its shareholders.

114
1 ☐ No
2 ☐ Yes, a condominium
3 ☐ Yes, a cooperative
4 ☐ Don't know

9a. Is this apartment (house) owned or being bought by . . . *(reference person)* **or someone else in this household?**

115
1 ☐ Yes, owned or being bought – *SKIP to 11a*
0 ☐ No – *GO to 9b*

b. Does . . . *(reference person)* **or someone else in this household own cooperative shares for this apartment (house)?**

129
1 ☐ Yes – *SKIP to 11a*
2 ☐ No
3 ☐ Don't know
} *GO to 9c*

c. Does . . . *(reference person)* **pay cash rent for this apartment (house) or does he/she occupy it rent free?**

116
2 ☐ Pay cash rent – *GO to Check Item B*
3 ☐ Occupy rent free – *SKIP to 20*

CHECK ITEM B

REFER TO QUESTION 8 ABOVE

☐ Condominium (box 2 marked)
☐ Cooperative (box 3 marked)
} *GO to 10a*
☐ All other renter occupied (box 1 or 4 marked) – *SKIP to 20*

10a. Did . . . *(reference person)* **live here and pay cash rent at the time this building became a condominium or cooperative?**

117
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

b. When this apartment (house) became a condominium or cooperative was it done through a non-eviction plan?

Under a non-eviction plan, tenants can NOT be evicted for NOT buying their unit.

118
1 ☐ Yes
2 ☐ No
3 ☐ Don't know
} *SKIP to 20*

Section I – OCCUPIED UNITS – Continued

11a. **In what year did . . .** *(reference person)* **acquire this apartment (house)?**
119 Year ☐☐☐☐

b. **Before . . .** *(reference person)* **acquired this apartment (house) was it owned and occupied by another household, rented by . . .** *(reference person)*, **rented by another household, or never previously occupied?**
120 1 ☐ Owned and occupied by another household
2 ☐ Rented by reference person
3 ☐ Rented by another household
4 ☐ Never previously occupied
5 ☐ Don't know

c. **Before . . .** *(reference person)* **acquired this apartment (house) was it part of a condominium or cooperative building or development?**
121 1 ☐ Yes
2 ☐ No
3 ☐ Don't know

CHECK ITEM C REFER TO QUESTION 11a ABOVE
☐ Acquired 2006 or later – *GO to 12a*
☐ Acquired 2005 or earlier – *SKIP to 13*

12a. **What was the purchase price for this apartment (house)?**
122 $ _____ .00
123 0 ☐ Don't know

b. **What was the down payment for this apartment (house)?**
124 $ _____ .00
125 0 ☐ Don't know

13. **What is the value of this apartment (house), that is, in your opinion, how much would it currently sell for if it were on the market?**
126 $ _____ .00

14. **Is there a mortgage, home equity loan, or similar loan on this apartment (house) or is this apartment (house) owned free and clear?**
127 1 ☐ Mortgage, home equity, or similar loan
2 ☐ Owned free and clear – *SKIP to Check Item D*

15a. **What are the current monthly mortgage or loan payments 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)
☐ Cooperative (box 3 marked) } *GO to 16*
☐ All other owner occupied (box 1 or 4 marked) – *SKIP to 18a*

16. **What are the monthly condominium or co-op maintenance fees for this apartment (house)? Exclude payments for any mortgages (loans) on this unit.**
130 $ _____ .00

CHECK ITEM E *REFER TO QUESTION 1c ON PAGE 2 FOR EACH PERSON*
☐ With any household member age 62 or over – *GO to 17*
☐ No household member age 62 or over – *SKIP to 18a*

17. **Is any household member receiving a Senior Citizen Carrying Charge Increase Exemption as part of the SCRIE program?**
(Senior Citizen Rent Increase Exemption)
140 1 ☐ Yes
2 ☐ No
3 ☐ Don't know

18a. **Is the fire and liability insurance premium for this apartment (house) paid separately?**
(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)
141 1 ☐ Yes – *GO to 18b*
2 ☐ No, included in mortgage or loan payment – *SKIP to 18c*
3 ☐ No insurance – *SKIP to 19a*

b. **What was the cost of fire and liability insurance for 2010?**
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

FORM H-100 (9-7-2010)

Section I – OCCUPIED UNITS – Continued

19a. Are the real estate taxes for this apartment (house) paid separately?

(Separately means not included in the mortgage or loan payment or the condominium or co-op maintenance fee.)

144
1 ☐ Yes – *GO to 19b*
2 ☐ No, included in mortgage or loan payment
3 ☐ No, included in condominium or maintenance fee
} *SKIP to 20*

b. What were the real estate taxes for 2010?

145 $ _____ . 00

NOTE – *Questions 20–22a, 23a and 23b pertain to the building. Be certain to mark (X) the same box in each question for all forms within the same building.*

20. How many units are in this building?

If the respondent doesn't know, canvass the building and count the units.

146
01 ☐ 1 unit without business
02 ☐ 1 unit with business
03 ☐ 2 units without business
04 ☐ 2 units with business
05 ☐ 3 units
06 ☐ 4 units
07 ☐ 5 units
08 ☐ 6 to 9 units
09 ☐ 10 to 12 units
10 ☐ 13 to 19 units
11 ☐ 20 to 49 units
12 ☐ 50 to 99 units
13 ☐ 100 to 199 units
14 ☐ 200 or more units

If owner occupied, mark "Yes" without asking.

21. Does the owner of this building live in this building?

147
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

22a. How many stories are in this building?

Count the basement if there are people living in it.

148
01 ☐ One – *SKIP to 23c*
02 ☐ Two
03 ☐ Three
04 ☐ Four
05 ☐ Five
06 ☐ 6 to 10
07 ☐ 11 to 20
08 ☐ 21 to 40
09 ☐ 41 or more

b. On what floor is this unit?

Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.

0 ☐ Basement

172 ☐☐ Floor

23a. Is there a passenger elevator in this building?

149
1 ☐ Yes
2 ☐ No – *SKIP to 23c*

b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?

173
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?

171
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

24a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.

150
1 ☐ One – *SKIP to 25a*
2 ☐ Two
3 ☐ Three
4 ☐ Four
5 ☐ Five
6 ☐ Six
7 ☐ Seven
8 ☐ Eight or more

b. Of these rooms, how many are bedrooms?

151
01 ☐ None
02 ☐ One
03 ☐ Two
04 ☐ Three
05 ☐ Four
06 ☐ Five
07 ☐ Six
08 ☐ Seven
09 ☐ Eight or more

Section I – OCCUPIED UNITS – Continued

25a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?

152
0 ☐ Yes, has complete plumbing facilities – *GO to 25b*
1 ☐ No, has some but not all facilities in this apartment (house) – *SKIP to 25c*
2 ☐ No plumbing facilities in this apartment (house) – *SKIP to 26a*

b. Are these facilities for the exclusive use of this household or are they also for use by another household?

153
3 ☐ For the exclusive use of this household
4 ☐ Also for use by another household

c. Was there any time in the last three months when all the toilets in this apartment (house) were not working for six consecutive hours?

154
1 ☐ Yes
2 ☐ No
3 ☐ No toilet in this apartment (house)

26a. Does this apartment (house) have complete kitchen facilities? Complete kitchen facilities include a sink with piped water, a range or cookstove, and a refrigerator.

155
0 ☐ Yes has complete kitchen facilities – *GO to 26b*
1 ☐ No, has some but not all facilities in this apartment (house) – *SKIP to 26c*
2 ☐ No kitchen facilities in this apartment (house), but facilities available in building } *SKIP to 27*
3 ☐ No kitchen facilities in this building

b. Are these facilities for the exclusive use of this household or are they also for use by another household?

156
4 ☐ For the exclusive use of this household
5 ☐ Also for use by another household

c. Are all the kitchen facilities in your apartment (house) functioning?

157
1 ☐ Yes, all are functioning
2 ☐ No, one or more is not working at all

27. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?

158
1 ☐ Fuel oil
2 ☐ Utility gas
3 ☐ Electricity
4 ☐ Other fuel (including CON ED steam)
5 ☐ Don't know

28. I have some questions about utility costs.

a. (1) Do you pay for your own electricity?

159
1 ☐ Yes – *GO to 28a(2)*
2 ☐ Yes, but combined with gas – *Ask for separate estimates; if not possible SKIP to 28c*
3 ☐ No, included in rent, condominium or other fee – *SKIP to 28b(1)*

(2) What is the average MONTHLY cost?

160 $ _____ . 00

b. (1) Do you pay for your own gas?

161
1 ☐ Yes – *GO to 28b(2)*
2 ☐ No, included in rent, condominium or other fee } *SKIP to 28d(1)*
3 ☐ No, gas not used

(2) What is the average MONTHLY cost?

162 $ _____ . 00

IMPORTANT – *SKIP 28c unless the respondent cannot provide separate estimates for electricity and gas, and pays a combined bill. If separate estimates are available, fill 28a(2) and 28b(2), leave 28c blank, and SKIP to 28d(1).*

c. What is your combined average electricity and gas payment each month?

163 $ _____ . 00 } *Fill this ONLY when separate estimates cannot be given.*

d. (1) Do you pay your own water and sewer charges?

164
1 ☐ Yes – *GO to 28d(2)*
2 ☐ No, included in rent, condominium or other fee or no charge – *SKIP to 28e(1)*

(2) What is the total YEARLY cost?

165 $ _____ . 00

e. (1) Do you pay for your own oil, coal, kerosene, wood, steam, etc.?

166
1 ☐ Yes – *GO to 28e(2)*
2 ☐ No, included in rent, condominium or other fee } *SKIP to 29a*
3 ☐ No, these fuels not used

(2) What is the total YEARLY cost?

167 $ _____ . 00

FORM H-100 (9-7-2010)

Section I – OCCUPIED UNITS – Continued

29a. In 2010, did this household receive any payments from the Home Energy Assistance Program (HEAP) or any other federal, state, or city program to help pay for some home heating costs?

174 1 ☐ Yes – *GO to 29b*
2 ☐ No – *SKIP to Check Item F*

b. Altogether, how much energy assistance was received in 2010?

175 $ _____ .00 Annual Amount

CHECK ITEM F *REFER TO QUESTION 9 ON PAGE 5*

☐ Owner occupied (question 9a, box 1 marked)
☐ Owns co-op shares (question 9b, box 1 marked)
☐ Occupy rent free (question 9c, box 3 marked)
} *SKIP to 32a on page 11*
☐ Pay cash rent (question 9c, box 2 marked) – *GO to 30a*

30a. What is the MONTHLY rent?

(If rent is paid other than monthly, refer to the manual on how to convert it.)

182 $ _____ .00 Per month

b. What is the length of the lease on this apartment (house) – – that is, the total time from when the lease began until it will expire?

181 1 ☐ Less than 1 year
2 ☐ 1 year
3 ☐ More than 1 but less than 2 years
4 ☐ 2 years
5 ☐ More than 2 years
6 ☐ No lease
7 ☐ Don't know

Notes

Section I – OCCUPIED UNITS – Continued

31a. Is any part of the monthly rent for this apartment (house) paid by any of the following government programs, either to a member of this household or directly to the landlord?

(1) Federal Section 8 certificate or voucher program	541	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(2) Senior Citizen Rent Increase Exemption (SCRIE)	184	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(3) Advantage (Work Advantage, Child Advantage or Fixed Advantage)	199	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(4) Public assistance shelter allowance	542	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(5) Housing Stability Plus (HSP)	176	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(6) Employment Incentive Housing Program (EIHP)	198	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(7) Long Term Stayers Program (LTSP)	177	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(8) Jiggetts	197	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(9) Family Eviction Prevention Supplement (FEPS)	178	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(10) Another Federal housing subsidy program	543	1 ☐ Yes 2 ☐ No 3 ☐ Don't know
(11) Another state or city housing subsidy program	544	1 ☐ Yes 2 ☐ No 3 ☐ Don't know

b. Of the *(amount from question 30a)* **rent you reported, how much is paid out of pocket by this household?**

(Out of pocket means the money your household pay for rent over and above any shelter allowance or other government housing subsidy.)

547 $ _____ . 00

0 ☐ None

Notes

FORM H-100 (9-7-2010)

Section I – OCCUPIED UNITS – Continued

32a. **Now, I would like to ask you some questions about the condition of this housing unit.**

At any time during this winter was there a breakdown in your heating equipment; that is, was it completely unusable for 6 consecutive hours or longer?

185 0 ☐ Yes – *GO to 32b*
1 ☐ No – *SKIP to 33*

b. **How many times did that happen?**

186 2 ☐ One
3 ☐ Two
4 ☐ Three
5 ☐ Four or more times

33. **During this winter when your regular heating system was working, did you, at any time, have to use additional sources of heat because your regular system did not provide enough heat? Additional sources may be the kitchen stove, a fireplace, or a portable heater.**

187 1 ☐ Yes
2 ☐ No

34a. **At any time in the last 90 days have you seen any mice or rats or signs of mice or rats in this building?**

188 1 ☐ Yes
2 ☐ No

b. **During the past month, about how many cockroaches did you see in this apartment (house) on a typical day?**

571 1 ☐ None
2 ☐ 1 to 5
3 ☐ 6 to 19
4 ☐ 20 or more
5 ☐ Don't know/Not sure

c. **Is this building serviced by an exterminator regularly, only when needed, irregularly, or not at all?**

189 1 ☐ Regularly
2 ☐ Only when needed
3 ☐ Irregularly
4 ☐ Not at all
5 ☐ Don't know

35. **Does this apartment (house) have open cracks or holes in the interior walls or ceiling? Do not include hairline cracks.**

190 1 ☐ Yes
2 ☐ No

36. **Does this apartment (house) have holes in the floors?**

191 1 ☐ Yes
2 ☐ No

37a. **Is there any broken plaster or peeling paint on the ceiling or inside walls?**

192 0 ☐ Yes – *GO to 37b*
1 ☐ No – *SKIP to 38*

b. **Is the area of broken plaster or peeling paint larger than 8½ inches by 11 inches?**

Show unfolded flashcard.

193 2 ☐ Yes
3 ☐ No

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?**

194 1 ☐ Yes
2 ☐ No

We are also interested in the condition of your neighborhood.

39. **How would you rate the physical condition of the residential structures in this NEIGHBORHOOD – would you say they are on the whole excellent, good, fair, or poor?**

196 1 ☐ Excellent
2 ☐ Good
3 ☐ Fair
4 ☐ Poor

Now in order to better understand the housing situation in the city, we need to learn something about the income, employment, and education level of each household member.

Notes

INTERVIEWER: *Continue with questions for each person on page 12.*

Section I – OCCUPIED UNITS – Continued

CHECK ITEM G *Ask questions 40a–50b of ALL household members age 15 and above. Refer to question 1c on page 2 for each person's age.*	**40a. Did . . . work at any time last week?**	**b. How many hours did . . . work last week at all jobs?** *(Subtract time off; add overtime or extra hours worked)*	**41. Was . . . TEMPORARILY absent or on layoff from a job last week?**	**42. Has . . . been doing anything to find work during the last four weeks?**
601 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	201 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	211 ☐☐ Hours – *SKIP to 45a*	221 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	231 1 ☐ Yes – *SKIP to 44* 2 ☐ No
602 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	202 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	212 ☐☐ Hours – *SKIP to 45a*	222 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	232 1 ☐ Yes – *SKIP to 44* 2 ☐ No
603 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	203 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	213 ☐☐ Hours – *SKIP to 45a*	223 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	233 1 ☐ Yes – *SKIP to 44* 2 ☐ No
604 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	204 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	214 ☐☐ Hours – *SKIP to 45a*	224 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	234 1 ☐ Yes – *SKIP to 44* 2 ☐ No
605 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	205 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	215 ☐☐ Hours – *SKIP to 45a*	225 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	235 1 ☐ Yes – *SKIP to 44* 2 ☐ No
606 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	206 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	216 ☐☐ Hours – *SKIP to 45a*	226 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	236 1 ☐ Yes – *SKIP to 44* 2 ☐ No
607 1 ☐ 15 years or older – *Ask questions 40a–50b* 2 ☐ Under 15 – *SKIP to Check Item H on page 19*	207 1 ☐ Yes – Full or part-time (includes helping without pay in family business) 2 ☐ No – Did not work (or did only own housework, school work, or volunteer work) – *SKIP to 41*	217 ☐☐ Hours – *SKIP to 45a*	227 1 ☐ Yes, on layoff 2 ☐ Yes, on vacation, temporary illness, labor dispute, etc. – *SKIP to 45a* 3 ☐ No	237 1 ☐ Yes – *SKIP to 44* 2 ☐ No

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Section I – OCCUPIED UNITS – Continued

43. What is the main reason . . . is not looking for work?	**44. When did . . . last work at his/her job or business?**	**The following questions ask about the job worked last week.** *If . . . had more than one job, describe the one . . . worked the most hours. If . . . didn't work, refer to the most recent job since 2006.*		
		45a. For whom did . . . work? *Print the name of the company, employer, business, or branch of armed services if on active duty.*	**b. What kind of business or industry is this?** *For example: hospital, newspaper publishing, garment manufacturing, stock brokerage.*	**c. Is this mainly manufacturing, wholesale trade, retail trade, or something else?**
Show Flashcard IV and enter the code. ☑ 631 ☐	241 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	251 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ☑ 632 ☐	242 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	252 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ☑ 633 ☐	243 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	253 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ☑ 634 ☐	244 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	254 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ☑ 635 ☐	245 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	255 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ☑ 636 ☐	246 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	256 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)
Show Flashcard IV and enter the code. ☑ 637 ☐	247 1 ☐ 2011 2 ☐ 2010 3 ☐ 2006–2009 → GO to 45a 4 ☐ 2005 or earlier 5 ☐ Never worked → SKIP to 49b		*Describe the main activity at location where employed.* ☑	257 1 ☐ Manufacturing 2 ☐ Wholesale trade 3 ☐ Retail trade 4 ☐ Other (service, construction, government, etc.)

Section I – OCCUPIED UNITS – Continued

46a. What kind of work was . . . doing, that is what's his/her occupation? *For example: registered nurse, personnel manager, seamstress, stockbroker.*	**b. What are . . .'s usual activities at this job?** *For example: patient care, directing hiring policies, stitching pants, selling stock.*	**47. What type of business or organization does . . . work at?** *Read all categories unless the answer is apparent from the information given in question 45, then mark (X) the appropriate box.*
261	271	281 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business
262	272	282 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business
263	273	283 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business
264	274	284 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business
265	275	285 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business
266	276	286 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business
267	277	287 1 ☐ Private FOR PROFIT company, business, or individual for wages, salary, or commission 2 ☐ Private NOT-FOR-PROFIT, tax-exempt, or charitable organization 3 ☐ Government – Federal 4 ☐ Government – State or local (city, borough, etc.) 5 ☐ Self-employed in own incorporated or unincorporated business or professional practice 6 ☐ Working without pay in family business

Section I – OCCUPIED UNITS – Continued

48a. How many weeks did . . . work in 2010? *Count paid vacation, paid sick leave, and military service.*	**b. How many hours did . . . usually work each week in 2010?**
291 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	301 ☐☐ Hours
292 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	302 ☐☐ Hours
293 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	303 ☐☐ Hours
294 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	304 ☐☐ Hours
295 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	305 ☐☐ Hours
296 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	306 ☐☐ Hours
297 ☐☐ Weeks or 00 ☐ None –*SKIP to 49b*	307 ☐☐ Hours

Section I – OCCUPIED UNITS – Continued

The following questions are about income received during 2010? *If an exact amount is not known, accept a best estimate. If there was a net loss in b or c, mark the "Loss" box and enter the dollar amount of the loss.*

49a. Did . . . earn income from wages, salary, commissions, bonuses, or tips?	**b. Did . . . earn any income from (his/her) own farm or nonfarm business, proprietorship, or partnership?**	**c. Did . . . receive any interest, dividends, net rental or royalty income, or income from estates and trusts? Include even small amounts credited to an account.**
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 311 $ _____.00 Annual amount – Dollars 312 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 331 $ _____.00 Annual amount – Dollars 332 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 351 $ _____.00 Annual amount – Dollars 352 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 313 $ _____.00 Annual amount – Dollars 314 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 333 $ _____.00 Annual amount – Dollars 334 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 353 $ _____.00 Annual amount – Dollars 354 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 315 $ _____.00 Annual amount – Dollars 316 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 335 $ _____.00 Annual amount – Dollars 336 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 355 $ _____.00 Annual amount – Dollars 356 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 317 $ _____.00 Annual amount – Dollars 318 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 337 $ _____.00 Annual amount – Dollars 338 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 357 $ _____.00 Annual amount – Dollars 358 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 319 $ _____.00 Annual amount – Dollars 320 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 339 $ _____.00 Annual amount – Dollars 340 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 359 $ _____.00 Annual amount – Dollars 360 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 321 $ _____.00 Annual amount – Dollars 322 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 341 $ _____.00 Annual amount – Dollars 342 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 361 $ _____.00 Annual amount – Dollars 362 1 ☐ No 2 ☐ Loss
☐ Yes – **How much from all jobs? Report the amount before deductions for taxes, bonds, dues or other items** → 323 $ _____.00 Annual amount – Dollars 324 1 ☐ No	☐ Yes – **How much? Report net income after business expenses** → 343 $ _____.00 Annual amount – Dollars 344 1 ☐ No 2 ☐ Loss	☐ Yes – **How much?** → 363 $ _____.00 Annual amount – Dollars 364 1 ☐ No 2 ☐ Loss

Section I – OCCUPIED UNITS – Continued

49d. Did . . . receive any Social Security or Railroad Retirement payments? Include payments as a retired worker, dependent, or disabled worker.	**e.** Did . . . receive any income from government programs for Supplemental Security Income (SSI), Family Assistance/Temporary Assistance for Needy Families (TANF), Safety Net, or any other public assistance or public welfare payments, including shelter allowance?	**f.** Did . . . receive any income from retirement, survivor, or disability pensions? Include payments from companies, unions, Federal, State, or local governments and the U.S. military. Do NOT include Social Security.
☐ Yes – **How much?** ↙ 371 $ _____ 00 Annual amount – Dollars 372 1 ☐ No	☐ Yes – **How much?** ↙ 391 $ _____ 00 Annual amount – Dollars 392 1 ☐ No	☐ Yes – **How much?** ↙ 411 $ _____ 00 Annual amount – Dollars 412 1 ☐ No
☐ Yes – **How much?** ↙ 373 $ _____ 00 Annual amount – Dollars 374 1 ☐ No	☐ Yes – **How much?** ↙ 393 $ _____ 00 Annual amount – Dollars 394 1 ☐ No	☐ Yes – **How much?** ↙ 413 $ _____ 00 Annual amount – Dollars 414 1 ☐ No
☐ Yes – **How much?** ↙ 375 $ _____ 00 Annual amount – Dollars 376 1 ☐ No	☐ Yes – **How much?** ↙ 395 $ _____ 00 Annual amount – Dollars 396 1 ☐ No	☐ Yes – **How much?** ↙ 415 $ _____ 00 Annual amount – Dollars 416 1 ☐ No
☐ Yes – **How much?** ↙ 377 $ _____ 00 Annual amount – Dollars 378 1 ☐ No	☐ Yes – **How much?** ↙ 397 $ _____ 00 Annual amount – Dollars 398 1 ☐ No	☐ Yes – **How much?** ↙ 417 $ _____ 00 Annual amount – Dollars 418 1 ☐ No
☐ Yes – **How much?** ↙ 379 $ _____ 00 Annual amount – Dollars 380 1 ☐ No	☐ Yes – **How much?** ↙ 399 $ _____ 00 Annual amount – Dollars 400 1 ☐ No	☐ Yes – **How much?** ↙ 419 $ _____ 00 Annual amount – Dollars 420 1 ☐ No
☐ Yes – **How much?** ↙ 381 $ _____ 00 Annual amount – Dollars 382 1 ☐ No	☐ Yes – **How much?** ↙ 401 $ _____ 00 Annual amount – Dollars 402 1 ☐ No	☐ Yes – **How much?** ↙ 421 $ _____ 00 Annual amount – Dollars 422 1 ☐ No
☐ Yes – **How much?** ↙ 383 $ _____ 00 Annual amount – Dollars 384 1 ☐ No	☐ Yes – **How much?** ↙ 403 $ _____ 00 Annual amount – Dollars 404 1 ☐ No	☐ Yes – **How much?** ↙ 423 $ _____ 00 Annual amount – Dollars 424 1 ☐ No

Section I – OCCUPIED UNITS – Continued	
49g. Did . . . receive any income from Veterans' (VA) payments, unemployment compensation, child support, alimony, or any other regular source of income? **Do NOT include lump-sum payments such as money from an inheritance or the sale of a home.**	**50a. Are you/Is . . . currently enrolled, either part-time or full time in any of these?** *(Read categories and mark all that apply)*
☐ Yes – **How much?** 431 $ _____.00 Annual amount – Dollars 432 1☐ No	663 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled
☐ Yes – **How much?** 433 $ _____.00 Annual amount – Dollars 434 1☐ No	664 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled
☐ Yes – **How much?** 435 $ _____.00 Annual amount – Dollars 436 1☐ No	665 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled
☐ Yes – **How much?** 437 $ _____.00 Annual amount – Dollars 438 1☐ No	666 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled
☐ Yes – **How much?** 439 $ _____.00 Annual amount – Dollars 440 1☐ No	667 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled
☐ Yes – **How much?** 441 $ _____.00 Annual amount – Dollars 442 1☐ No	668 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled
☐ Yes – **How much?** 443 $ _____.00 Annual amount – Dollars 444 1☐ No	669 1☐ GED program 2☐ High school 3☐ College 4☐ Graduate or professional degree program 5☐ Occupational, vocational, or apprenticeship program 6☐ Literacy or ESL program 7☐ No, not enrolled

Section I – OCCUPIED UNITS – Continued

50b. How much school have you/has . . . completed?

CHECK ITEM H

Is this the last person listed?

471

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

472

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

473

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

474

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

475

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

476

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

477

01 ☐ No school completed
02 ☐ Up to 6th grade
03 ☐ 7th or 8th grade
04 ☐ 9th, 10th, 11th, or 12th grade but no H.S. diploma
05 ☐ H.S. diploma
06 ☐ Some college but no degree
07 ☐ Associate degree
08 ☐ College graduate
09 ☐ Some graduate/professional training
10 ☐ Graduate/professional degree

☐ Yes – *GO to 51*

☐ No – *Return to Check Item G on page 12 for the next person*

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	548	1 ☐ Yes	2 ☐ No	3 ☐ Don't know
b. Safety Net Assistance	549	1 ☐ Yes	2 ☐ No	3 ☐ Don't know
c. Supplemental Security Income (SSI), including aid to the blind or disabled	550	1 ☐ Yes	2 ☐ No	3 ☐ Don't know
d. Other – *Specify* _____	551	1 ☐ Yes	2 ☐ No	3 ☐ Don't know

52a. 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.

53a. 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

b. Did you postpone any of the following types of health care for financial reasons during the past year? *(Read items 1 – 5 below and mark* **Yes** or **No** for each.)

(1) Dental	647	1 ☐ Yes	2 ☐ No
(2) Preventive care/check-up	648	1 ☐ Yes	2 ☐ No
(3) Mental Health	649	1 ☐ Yes	2 ☐ No
(4) Treatment or diagnosis of illness or health condition	650	1 ☐ Yes	2 ☐ No
(5) Prescription Drugs	651	1 ☐ Yes	2 ☐ No

CHECK ITEM I

REFER TO ROSTER ON PAGE 2 FOR ANY PERSON AGED 65 OR OVER.

☐ No person age 65 or over – *SKIP to Check Item J*
☐ At least one person age 65 or over – *GO to 53c*

IN HOUSEHOLDS WITH AT LEAST 1 ADULT AGED 65+:

53c. In the bathroom that is used the most by the person(s) age 65 or over, are grab bars located near the toilet or in the shower or bathtub?

537 1 ☐ Yes – near the toilet only
2 ☐ Yes – in shower or tub only
3 ☐ Yes – in both shower or tub and near toilet
4 ☐ No
5 ☐ Don't know

d. In the past 3 months has a member of your household who is 65 years of age or older fallen in the home? (A fall is when a person accidently drops to the floor or ground, or to any other lower level.)

538 1 ☐ Yes
2 ☐ No
3 ☐ Don't know

CHECK ITEM J

REFER TO QUESTION 7a ON PAGE 5 FOR THE REFERENCE PERSON

☐ Born in New York City *(box 07 marked)* – *SKIP to Check Item K on page 21*
☐ Born in U.S. outside New York City *(box 09 or 10 marked)* – *SKIP to 55 on page 21*
☐ Born outside U.S. *(box 11–26 marked)* – *GO to 54a*

FORM H-100 (9-7-2010)

Section I – OCCUPIED UNITS – Continued

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 K — *REFER TO QUESTION 9 ON PAGE 5*

☐ Owner occupied (question 9a, box 1 marked)
☐ Owns co-op shares (question 9b, box 1 marked)
} *GO to Question 56*

☐ Occupy rent free (question 9c, box 3 marked)
☐ Pay cash rent (question 9c, box 2 marked)
} *SKIP to Closing Statement on page 22*

56. In the last year (2010), how much was spent by this household on any of the following types of routine maintenance or repairs to this apartment (house)?

a. Interior or exterior painting — 680 — $ _____ . 00 — 0000000 ☐ None

b. Repairs to the plumbing *(such as fixing leaks and unclogging pipes and drains)* — 681 — $ _____ . 00 — 0000000 ☐ None

c. Repairs to the roof, cornice, or chimney — 682 — $ _____ . 00 — 0000000 ☐ None

d. Repairs or maintenance to the heating or air conditioning equipment — 683 — $ _____ . 00 — 0000000 ☐ None

e. Repairs to interior or exterior stairways *(such as steps, railings, and banisters)* — 684 — $ _____ . 00 — 0000000 ☐ None

f. Repairs to interior walls, floors, or carpeting — 685 — $ _____ . 00 — 0000000 ☐ None

g. Repairs or maintenance to sidewalks, driveways, decks, patios or fences — 686 — $ _____ . 00 — 0000000 ☐ None

h. Cost for extermination services or pest control — 687 — $ _____ . 00 — 0000000 ☐ None

i. Cost for lawn service and snow removal — 688 — $ _____ . 00 — 0000000 ☐ None

j. Other routine maintenance or repairs *(such as costs for repairs to washing machines, dryers, refrigerators, stoves, and security equipment)* — 689 — $ _____ . 00 — 0000000 ☐ None

Notes

Section I – OCCUPIED UNITS – Continued

57. In the last 3 years (2008–2010), how much was spent by this household on capital improvements to this apartment (house)?
Capital improvements are additions to the property that increase the value or upgrade the facilities.

a. New or upgraded heating or air conditioning system or equipment	690	$ _____ . 00 0000000 ☐ None
b. New or upgraded bathroom facilities	691	$ _____ . 00 0000000 ☐ None
c. New or upgraded kitchen facilities	692	$ _____ . 00 0000000 ☐ None
d. New or upgraded laundry facilities	693	$ _____ . 00 0000000 ☐ None
e. New roof, siding or stucco	694	$ _____ . 00 0000000 ☐ None
f. Upgraded electrical system *(such as rewiring the apartment (house))*	695	$ _____ . 00 0000000 ☐ None
g. New or upgraded security system	696	$ _____ . 00 0000000 ☐ None
h. New or upgraded windows or doors	697	$ _____ . 00 0000000 ☐ None
i. Removal of environmental hazards *(such as lead paint, asbestos, radon, mold, etc.)*	698	$ _____ . 00 0000000 ☐ None
j. Other capital improvements *(such as new stairs, new carpeting, accessibility improvements, or energy saving devices, etc.)*	699	$ _____ . 00 0000000 ☐ None

CLOSING STATEMENT

Thank you for answering the survey questions. Before I turn it in, I'll review this form to make certain I didn't skip anything. If I did, it would be easier to call you back rather than return here. Would you please give me your phone number in case I need to follow-up?

029 Area code ☐☐☐ Number ☐☐☐ – ☐☐☐☐

END INTERVIEW. ***Fill items N and O on the front cover.***

Notes

Section II – VACANT UNITS

58. If this apartment (house) is occupied, will it be the first occupancy since its construction, gut rehabilitation, or creation through conversion?

518
1 ☐ Yes, first occupancy
2 ☐ No, previously occupied
3 ☐ Don't know

NOTE – *Questions 59–61a, 62a and 62b pertain to the building. Be certain to mark (X) the same box for each form in the same building.*

59. How many units are in this building?

If the respondent doesn't know, canvass the building and count the units.

519
01 ☐ 1 unit without business
02 ☐ 1 unit with business
03 ☐ 2 units without business
04 ☐ 2 units with business
05 ☐ 3 units
06 ☐ 4 units
07 ☐ 5 units
08 ☐ 6 to 9 units
09 ☐ 10 to 12 units
10 ☐ 13 to 19 units
11 ☐ 20 to 49 units
12 ☐ 50 to 99 units
13 ☐ 100 to 199 units
14 ☐ 200 or more units

60. Does the owner of this building live in this building?

520
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

61a. How many stories are in this building?

Count the basement if there are people living in it.

521
01 ☐ One – *SKIP to 62c*
02 ☐ Two
03 ☐ Three
04 ☐ Four
05 ☐ Five
06 ☐ 6 to 10
07 ☐ 11 to 20
08 ☐ 21 to 40
09 ☐ 41 or more

b. On what floor number is this unit?

Enter the 2-digit floor number or mark (X) box "0" if basement unit. Enter the lowest floor number if on more than one floor.

0 ☐ Basement

554 ☐☐ Floor

62a. Is there a passenger elevator in this building?

522
1 ☐ Yes
2 ☐ No – *SKIP to 62c*

b. Is it possible to go from the sidewalk to a passenger elevator without going up or down any steps or stairs?

553
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

c. Is it possible to go from the sidewalk to this unit without going up or down any steps or stairs?

555
1 ☐ Yes
2 ☐ No
3 ☐ Don't know

63a. How many rooms are in this apartment (house)? Do not count bathrooms, porches, balconies, halls, foyers, or half-rooms.

523
1 ☐ One – *SKIP to 64a*
2 ☐ Two
3 ☐ Three
4 ☐ Four
5 ☐ Five
6 ☐ Six
7 ☐ Seven
8 ☐ Eight or more

b. Of these rooms, how many are bedrooms?

524
01 ☐ None
02 ☐ One
03 ☐ Two
04 ☐ Three
05 ☐ Four
06 ☐ Five
07 ☐ Six
08 ☐ Seven
09 ☐ Eight or more

Notes

Section II – VACANT UNITS – Continued

64a. Does this apartment (house) have complete plumbing facilities; that is, hot and cold piped water, a flush toilet, and a bathtub or shower?

525
0 ☐ Yes, has complete plumbing facilities – *GO to 64b*
1 ☐ No, has some but not all facilities in this apartment (house)
2 ☐ No plumbing facilities in this apartment (house)
} *SKIP to 65a*

b. Are these facilities for the exclusive use of the intended occupants of this apartment (house) or are they also intended for use by the occupants of another apartment (house)?

526
3 ☐ For the exclusive use of the intended occupants of this apartment (house)
4 ☐ Also intended for use by the occupants of another apartment (house)

65a. Does this apartment (house) have complete kitchen facilities? Complete kitchen facilities include a sink with piped water, a range or cookstove, and a refrigerator.

527
0 ☐ Yes, has complete kitchen facilities – *GO to 65b*
1 ☐ No, has some but not all facilities in this apartment (house)
2 ☐ No kitchen facilities in this apartment (house), but facilities available in building
3 ☐ No kitchen facilities in this building
} *SKIP to 66*

b. Are these facilities for the exclusive use of the intended occupants of this apartment (house) or are they also intended for use by the occupants of another apartment (house)?

528
4 ☐ For the exclusive use of the intended occupants of this apartment (house)
5 ☐ Also intended for use by the occupants of another apartment (house)

66. How is this apartment (house) heated – by fuel oil, utility gas, electricity, or with some other fuel?

529
1 ☐ Fuel oil
2 ☐ Utility gas
3 ☐ Electricity
4 ☐ Other fuel (including CON ED steam)
5 ☐ Don't know

67. Is this apartment (house) part of a condominium or cooperative building or development?

A condominium is a building or development with individually owned apartments or houses having commonly owned areas and grounds. A cooperative or co-op is a building or development that is owned by its shareholders.

530
1 ☐ No
2 ☐ Yes, a condominium
3 ☐ Yes, a cooperative
4 ☐ Don't know

68. How long has this apartment (house) been vacant?

531
1 ☐ Less than 1 month
2 ☐ 1 up to 2 months
3 ☐ 2 up to 3 months
4 ☐ 3 up to 6 months
5 ☐ 6 up to 12 months
6 ☐ 1 year or more

69a. Before this apartment (house) became vacant was it owner or renter occupied?

532
1 ☐ Owner occupied
2 ☐ Renter occupied
3 ☐ Never previously occupied
4 ☐ Don't know

b. Before this apartment (house) became vacant was it part of a condominium or cooperative building or development?

533
1 ☐ No
2 ☐ Yes, a condominium
3 ☐ Yes, a cooperative
4 ☐ Don't know

Notes

FORM H-100 (9-7-2010)

Section II – VACANT UNITS – Continued

70. Is this apartment (house) –

534
1 ☐ Available for rent? – *SKIP to 72*
2 ☐ Available for sale only? – *SKIP to closing statement below.*
3 ☐ Not available for rent or sale? – *GO to 71*

71. What are the reasons that this apartment (house) is not available for sale or rent?

List all reasons mentioned, and then be sure to mark (X) ONLY one box for the primary reason.

_____
_____
_____
_____
_____
_____
_____
_____
_____

535
01 ☐ Rented, not yet occupied
02 ☐ Sold, not yet occupied
03 ☐ Unit or building is undergoing renovation
04 ☐ Unit or building is awaiting renovation
05 ☐ Being converted to nonresidential purposes
06 ☐ There is a legal dispute involving the unit
07 ☐ Being converted or awaiting conversion to condominium or cooperative
08 ☐ Held for occasional, seasonal, or recreational use
09 ☐ The owner cannot rent or sell at this time due to personal problems (e.g. age or illness)
10 ☐ Being held pending sale of building
11 ☐ Being held for planned demolition
12 ☐ Held for other reasons – *Specify* _____

SKIP to closing statement below.

72. What is the MONTHLY asking rent?

(If rent is paid other than monthly, refer to the manual on how to convert it.)

INTERVIEWER: If the respondent indicates that the monthly rent for the vacant unit is based upon the income of the tenant – ask for a rent range such as $700–$800. Then enter the midpoint of the range; in this case $750.

536 $ _____ . 00 Per month

CLOSING STATEMENT

Thank you for answering the survey questions. Before I turn it in, I'll review this form to make certain I didn't skip anything. If I did, it would be easier to call you back rather than return here. Would you please give me your phone number in case I need to follow-up?

029 Area code ☐☐☐ Number ☐☐☐ – ☐☐☐☐

END INTERVIEW. *Fill item N on the front cover.*

Notes

NOTES

NOTES

C. RECORD OF VISITS *(Continued from page 1)*		
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.	
CREW LEADER/ASSISTANT		
	a.m. / p.m.	
	a.m. / p.m.	
	a.m. / p.m.	